

*Durbin Crossing Community
Development District*

SEPTEMBER 23, 2024

AGENDA

Durbin Crossing Community Development District

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

September 16, 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, September 23, 2024 at 6:00 p.m.** at the Durbin Crossing South Amenity Center, 145 South Durbin Parkway, St. Johns, Florida 32259.

Following is the revised agenda for the meeting:

- I. Pledge of Allegiance
- II. Roll Call
- III. Audience Comments
- IV. Review of Action Items
- V. Approval of Consent Agenda
 - A. Minutes of the August 26, 2024 Meeting
 - B. Financial Statements
 - C. Assessment Receipts Schedule
 - D. Check Register
- VI. Consideration of Resolution 2024-07, Amending the Amenity Policies Regarding Recreational Field Usage
- VII. Staff Reports
 - A. Landscape & Irrigation Maintenance Team – Report
 - B. District Counsel

- C. District Engineer
 - D. District Manager
 - E. General Manager - Report
 - F. Operations Manager - Report
 - G. Amenity Manager - Report
- VIII. Supervisors' Request and Audience Comments
- IX. Review of Action Items
- X. Next Scheduled Meeting – October 28, 2024 at 6:00 p.m. at the Durbin South Amenity Center
- XI. 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

Durbin Crossing Action Items

Item	Date	Responsibility	Description
Capital Reserve Study Review	7/22/24	Daniel Laughlin/ Sue O'lear	Review reserve study to confirm prices are accurate with actual current costs
Patriot Oaks Crosswalk Prjoect	6/24/24	Mike Yuro/Zach Davidson	Oversee extenstion of sidewalk at the crosswalk for Patriot Oaks.
Shade Structure South Playground	7/22/24	Zach Davidson	Get proposals for shade structre for South Playground
Tennis & Basketball Court Resurfacing	8/26/24	Zach Davidson	Oversee the resrucaing of the basketball and tennis courts. One tennis court to be converted into two pickleball courts. Zach will look into fence portion and discussion color/stripping at next meeting as well as provide warranty info
Sod Phase III	8/26/24	Zach Davidson/Sue O'lear	Sod project was approved. Monitor Yellowstone to make sure everything is on track. Staff to create communications to residents regarding the project
Access Card System Upgrade	8/26/24	Sue O'lear	Look into options/costs to upgrade the current access card system. Consider systems that have phone scan capabilities
Streetlight Inspection	8/26/24	Zach Davidson	Inspect streetlights at night and report any that are out
Report a Concern	8/26/24	Sue O'lear	Create a dedicated email account for the report a concern link so Zach isn't the only one that receives them. This will allow quicker response when he is busy or out.
Community Greenspace Signage		Sue O'lear/Karen Haber	Work on signage to install at "pocket park" green spaces throughout communtiy to notify residents that organized sports are not authorized in those areas

FIFTH 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, August 26, 2024 at 6:00 p.m. at the Durbin South Amenity Center, 145 South Durbin Parkway, Jacksonville, Florida.

Present and constituting a quorum were:

Peter E. Pollicino	Chairman
Sarah Gabel Hall	Supervisor
Jason Harrah	Supervisor
Shalene B. Estes	Supervisor

Also present were:

Daniel Laughlin	District Manager
Mike Eckert	District Counsel
Mike Yuro	District Engineer
Dan Fagen	Vesta/Amenity Services Group
Sue O’Lear	Vesta/Amenity Services Group
Kristen “Kiki” Jimenez	Vesta/Amenity Services Group
Zach Davidson	Vesta/Amenity Services Group
Blake Dougherty	Yellowstone
Richard Craig	Yellowstone
Several Residents	

The following is a summary of the discussions and actions taken at the August 26, 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 July 22, 2024 Meeting**
- B. Financial Statements**
- C. Assessment Receipt Schedule**
- D. Check Register**

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

The next item taken out of order.

SIXTH ORDER OF BUSINESS

Public Hearing for the Purpose of Adopting the Fiscal Year 2025 Budget

On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor the public hearing was opened.

Mr. Laughlin stated when we approved the budget that set the high water mark and we can come down from that but cannot increase it at the public hearing. A 3.6% increase is being proposed and it goes by different lot sizes. The biggest lot the 83-Foot has a \$59 increase per year, the 43-foot lot has a \$32 increase per year and the townhomes have a \$24 increase per year. Most of the increase is contractual or inflationary and we had some decrease based on trends we have been using. The biggest increase was an increase to the capital reserve funding.

Mr. Parker stated I assume I would see the sharing money under miscellaneous income but I didn't see an amount that was charged for events is in there. How is the sharing done?

Mr. Pollicino stated the \$30,000 is the money we give to Vesta for planning events, parties. That is the revenue generated from the events that are planned throughout the fiscal year.

Mr. Laughlin stated that is also access card fees, rental fees, insurance claims and recreational program rates.

Mr. Parker stated I don't see sharing in there.

Mr. Laughlin stated we don't have it individually it is one lump sum. They send backup to show where those revenues come from.

Mr. Fagen stated if it is actuals going back this year we provide a breakdown with the quarterly check. That is easily provided. Let me clarify, it is not on events in which the district charges a fee to the residents to help subsidize the special event fund. It is more like swim lessons, Zumba and that kind of thing.

Mr. Harrah stated we can expand the interest income definition and narrative and the projected Vesta earnings for the fiscal year.

A resident asked where does the interest income come from?

Mr. Laughlin stated we have a trust account where the money sits and generates interest and we have the capital reserve fund sits in a State Board of Administration account, which gains interest as well.

A resident asked is there any increase in interest income that could offset the increase to the residents, such that without that it would have been a larger increase?

Mr. Laughlin stated the interest is always hard when we do the budget. It is just recently that we have gotten bigger returns. Yes, it helps offset.

A resident stated the increase in capital reserve from \$100,000 to \$221,000. Is that related to the pool?

Mr. Laughlin stated no. We have a capital reserve study that takes all the assets and tells you when you can expect certain things to be replaced. Each year they have a beginning balance, their recommended contribution to stay ahead of these things and that is the amount in the reserve study.

Ms. Hall asked when was the last capital reserve study?

Mr. Laughlin stated 2022.

Ms. Hall stated that number might be low.

Mr. Laughlin stated I found very few things that were under, that being one and seal coating. I think they had a lot of things that were over.

On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor the public hearing was closed.
--

A. Consideration of Resolution 2024-05 Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2025

On MOTION by Ms. Estes seconded by Mr. Harrah with all in favor Resolution 2024-05 was approved.

B. Consideration of Resolution 2024-06 Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2025

Mr. Laughlin stated next is the public hearing to consider imposing the special assessments.

These are the funds the district needs and we will certify the assessment roll to the county and that is what they use to assess the properties.

On MOTION by Ms. Hall seconded by Mr. Harrah with all in favor the public hearing was opened.

There being no comments or questions, the board took the following action.

On MOTION by Mr. Harrah seconded by Ms. Estes with all in favor the public hearing was closed.

On MOTION by Ms. Estes seconded by Mr. Harrah with all in favor Resolution 2024-06 was approved.

FIFTH ORDER OF BUSINESS

Discussion of Pickleball Courts

Mr. Davidson stated I have a sketch of what it would look like if we converted one tennis court to pickleball and I asked for proposals from two fence vendors.

Ms. Hall stated you cannot fit more than two when you convert a tennis court to pickleball. A couple things you have to consider. I talked to the tennis pro and he said if we did that the ladies league would not be able to play matches here anymore., but it's a very small percentage of people. You can probably fit more with pickleball. As a representative of the community I look at the big picture and how many people will benefit from the change and I think more people will benefit from the change than the small percentage of players in the ladies tennis league. I don't think that two ultimately will be enough. You can spend additional money to get more but that would be not fitting the immediate need. The next option is to knock two out and you can fit n much more. If

you knock out the two side by side you can fit at least six, possibly eight. Then you have two courts here and two courts there. But we have a big tennis community so long term I'm thinking it would be nice to build one more tennis court at north next to the basketball court so we don't have to build additional bathrooms like the original plan. It won't impact parking at north because it is only two more people but this solves the immediate need but if we want to think long term we are going to have to build at least one more tennis court or four more pickleball courts. I don't think two are going to be enough.

Mr. Pollicino stated in the short term we can convert one and assess needs and capacity and if it grows we get more community support and we can look at budgets.

Ms. Hall stated I agree. As much as I would like to do it in the far right corner, we need to do it in the far left corner because people need a place to stand. It would be closer to the sidewalk and pavilion so people can set up and wait.

Mr. Harrah moved to approve a not to exceed \$10,000 for installation of pickleball courts in the south far left back corner and after further discussion Mr. Harrah withdrew the motion.

On MOTION by Mr. Harrah seconded by Ms. Estes with all in favor staff was authorized to contract with Court Surfaces to resurface six tennis courts, basketball courts, convert one tennis court to two pickleball courts in an amount not to exceed \$110,000 subject to final approval by the chair.

Mr. Eckert stated one thing to keep in mind if we are saving a lot of money on the fence to separate pickleball courts, then I agree it is worth doing. But if the savings are not great, \$500, I would recommend against hiring a separate fence contractor to avoid vendors pointing fingers at each other if there is a problem; don't make that trade. The Board agreed with this advice.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Landscape Maintenance Team

1. Report

A copy of the landscape maintenance report was included in the agenda package.

2. Proposals for Roundabout Enhancements

On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor the proposal for sod for phase 3 in the amount of \$177,959.12 was approved.

On MOTION by Ms. Estes seconded by Mr. Pollicino with all in favor the proposal for Option 2 for the roundabout enhancements in the amount of \$12,653.24 was approved.

B. District Counsel – Memorandum Regarding Ethics Training

Mr. Eckert stated just a reminder to the board about your ethics training if you haven't done it already. You need to complete it by December 21, 2024 and report it on your form 1 in 2025.

C. District Engineer

Mr. Yuro stated the sidewalk project is complete and it came out well.

D. District Manager

1. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2025

On MOTION by Mr. Harrah seconded by Ms. Hall with all in favor the fiscal year 2025 meeting schedule was approved.

2. Consideration of Adopting Goals and Objectives for Fiscal Year 2025

Mr. Laughlin stated this is something new and has to be adopted by October 1st.

On MOTION by Ms. Estes seconded by Ms. Hall with all in favor the goals and objectives were approved.

Mr. Laughlin stated I did go through the reserve study and Zach did as well. Zach emailed me his main concern was the amount they allotted for pool motors and the most recent one they had was \$3,600.

Mr. Davidson stated that price is pool pumps, motors and filters and that price will just cover grids, any motors that need repair that will not be enough. We had to replace one at the north two years ago and it was almost \$9,000. We have three motors here. I will have someone come out and look at them before I pull the trigger.

E. General Manager - Report

Ms. O’Lear reviewed the general manager’s report, copy of which was included in the agenda package and gave an overview of the status of the action items.

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.

Mr. Harrah requested that a response be made by someone within three days upon receipt of an issue reported on the app.

G. Amenity Manager – Report

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

EIGHTH ORDER OF BUSINESS Supervisor’s Requests and Audience Comments

Ms. Hall stated I pulled up a color scheme on my phone for the pickleball court and you can do green on the outside, blue on the inside. If you wanted to do two courts, I have seen roll out courts and you can push it up against the fence when not in use.

Mr. Rostvold stated I have an encroachment issue I have been working on and I missed the last meeting. My concern is the easement is basically for drainage, access and utilities. As far as the removal, sections 4 and 11, reads to me basically for any reason so the CDD can request removal or terminate the agreement. I didn’t know if we could incorporate language that would indicate it is for the purposes of the easement.

Mr. Eckert stated if what you are asking for is we have a right to say to remove it and what you are saying is we can’t exceed our easement rights and ask you to remove it. We can’t ask you to remove it because we want to build a haunted house. That is not an issue. For that particular

provision that you are asking for, to make sure we are not going to ask you to remove it for something that isn't a permitted use of the easement, that is fine.

Mr. Harrah asked has that been approved before?

Mr. Eckert stated you probably authorized it and told me to work on it.

On MOTION by Mr. Harrah seconded by Ms. Estes with all in favor the easement encroachment for 124 Staplehurst Drive was approved subject to final review by district counsel and the chair.

NINTH ORDER OF BUSINESS

**Next Scheduled Meeting – September 23, 2024
@ 6:00 p.m. at the Durbin South Amenity
Center**

Mr. Laughlin stated the next scheduled meeting will be held September 23, 2024 at 6:00 p.m. in the same location.

On MOTION by Mr. Harrah seconded by Ms. Hall with all in favor the meeting adjourned at 7:43 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Durbin Crossing
Community Development District

Unaudited Financial Reporting
August 31, 2024



Durbin Crossing
Community Development District
Combined Balance Sheet
August 31, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 72,634	\$ -	\$ 44,465	\$ 117,099
Due from Other	1,116	-	-	1,116
Due from Capital Reserve	628	-	-	628
Investments:				
State Board of Administration (SBA)	2,566	-	1,259,870	1,262,436
Custody	574,577	-	1,711	576,289
Series 2017A1				
Reserve	-	1,343,722	-	1,343,722
Revenue	-	1,010,650	-	1,010,650
Prepayment	-	558	-	558
Cost of Issuance	-	11,019	-	11,019
Series 2017A2 Term Bond 1				
Reserve	-	132,938	-	132,938
Prepayment	-	3,496	-	3,496
Series 2017A2 Term Bond 2				
Reserve	-	40,000	-	40,000
Prepayment	-	4,764	-	4,764
Prepaid Expenses	5,000	-	-	5,000
Deposits	200	-	-	200
Total Assets	\$ 656,720	\$ 2,547,146	\$ 1,306,047	\$ 4,509,912
Liabilities:				
Accounts Payable	\$ -	\$ -	\$ 8,800	\$ 8,800
Total Liabilities	\$ -	\$ -	\$ 8,800	\$ 8,800
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 5,000	\$ -	\$ -	\$ 5,000
Deposits	200	-	-	200
Restricted for:				
Debt Service - Series	-	2,547,146	-	2,547,146
Assigned for:				
Capital Reserve Fund	-	-	1,297,247	1,297,247
Unassigned	651,520	-	-	651,520
Total Fund Balances	\$ 656,720	\$ 2,547,146	\$ 1,297,247	\$ 4,501,112
Total Liabilities & Fund Balance	\$ 656,720	\$ 2,547,146	\$ 1,306,047	\$ 4,509,912

Durbin Crossing

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2024

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 2,588,202	\$ 2,588,202	\$ 2,604,795	\$ 16,594
Interest Income	5,000	5,000	42,919	37,919
Misc Income	30,000	27,500	23,597	(3,903)
Total Revenues	\$ 2,623,202	\$ 2,620,702	\$ 2,671,311	\$ 50,609

Expenditures:

General & Administrative:

Supervisor Fees	\$ 11,000	\$ 10,083	\$ 9,000	\$ 1,083
FICA Expense	842	772	689	83
Assessment Roll Administration	5,300	5,300	5,300	-
Engineering Fees	13,000	13,000	13,843	(843)
Dissemination Fees	7,632	6,996	6,996	-
Attorney Fees	50,000	50,000	70,762	(20,762)
Annual Audit	4,200	4,200	3,775	425
Trustee Fees	10,800	10,800	10,775	25
Arbitrage	1,200	1,200	1,200	-
Impact Fee Administration	15,900	14,575	14,575	-
Management Fees	54,403	49,870	49,869	0
Information Technology	1,590	1,458	1,458	-
Website Maintenance	1,060	972	972	0
Telephone	800	733	300	434
Postage	3,000	2,750	2,741	9
Printing & Binding	2,150	2,150	2,271	(121)
Insurance	8,592	8,592	8,083	509
Legal Advertising	2,000	1,833	1,140	694
Other Current Charges	1,000	917	-	917
Office Supplies	150	138	7	131
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 194,794	\$ 186,513	\$ 203,930	\$ (17,417)

Operations & Maintenance

Amenity Center

Insurance	\$ 41,544	\$ 41,544	\$ 41,828	\$ (284)
Repairs & Replacements	80,000	73,333	74,083	(749)
Recreational Passes	3,000	2,750	-	2,750
Office Supplies	5,000	4,583	3,823	761
Permit Fees	4,500	4,125	3,362	763
Utilities				
Water & Sewer	42,000	38,500	30,356	8,144
Electric	40,000	36,667	22,843	13,824
Cable/Phone/Internet	21,000	19,250	20,049	(799)
Security System	1,670	1,531	560	971

Durbin Crossing

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2024

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
<u>Amenity Center Management Contracts</u>				
Managerial	253,658	232,520	232,520	0
Staffing	253,382	232,267	230,738	1,528
Lifeguards	89,442	75,648	75,648	-
Mobile App	3,500	3,208	3,208	(0)
Refuse Service	7,400	7,400	8,825	(1,425)
Pool Chemicals	34,000	31,167	31,795	(628)
Special Events	30,000	30,000	37,816	(7,816)
Holiday Décor	16,540	16,540	17,047	(507)
Pest Control	8,000	7,333	5,702	1,631
Pressure Washing	8,500	7,792	4,558	3,234
Fitness Equipment Maintenance	8,500	8,500	9,478	(978)
Subtotal Amenity Center	\$ 951,636	\$ 874,658	\$ 854,238	\$ 20,420
<u>Grounds Maintenance</u>				
Electric	\$ 5,708	\$ 5,708	\$ 6,941	\$ (1,233)
Water / Reuse	355,000	325,417	267,526	57,891
Streetlighting	80,572	73,858	65,419	8,438
Lake Maintenance	54,000	49,500	48,719	781
Landscape Maintenance	545,891	500,400	454,910	45,490
Landscape Contingency	72,500	72,500	131,896	(59,396)
Mulch	65,000	59,400	59,400	-
Sod Replacement	180,000	180,000	178,577	1,423
Fuel	1,100	1,008	641	368
Irrigation Repairs	15,000	15,000	26,002	(11,002)
Capital Reserve Funding	100,000	100,000	100,000	-
Water Quality Monitoring	2,000	2,000	2,300	(300)
Subtotal Ground Maintenance	\$ 1,476,771	\$ 1,384,791	\$ 1,342,330	\$ 42,460
Total Operations & Maintenance	\$ 2,428,407	\$ 2,259,449	\$ 2,196,568	\$ 62,881
Total Expenditures	\$ 2,623,202	\$ 2,445,962	\$ 2,400,498	\$ 45,464
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 174,740	\$ 270,812	\$ 96,073
Net Change in Fund Balance	\$ -	\$ 174,740	\$ 270,812	\$ 96,073
Fund Balance - Beginning	\$ -		\$ 385,908	
Fund Balance - Ending	\$ -		\$ 656,720	

Durbin Crossing
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 175,373	\$ 440,562	\$ 1,670,182	\$ 215,900	\$ 44,322	\$ 3,634	\$ -	\$ 54,271	\$ 550	\$ -	\$ -	\$ 2,604,795
Interest Income	996	508	400	433	6,614	6,796	6,957	6,890	5,161	4,337	3,827	-	42,919
Misc Income	2,821	1,045	781	-	5,375	470	2,456	300	-	9,444	905	-	23,597
Total Revenues	\$ 3,818	\$ 176,927	\$ 441,743	\$ 1,670,616	\$ 227,889	\$ 51,588	\$ 13,046	\$ 7,190	\$ 59,432	\$ 14,331	\$ 4,731	\$ -	\$ 2,671,311

Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ 600	\$ 1,000	\$ 1,000	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ -	\$ 9,000
FICA Expense	61	46	77	77	61	61	61	61	61	61	61	-	689
Assessment Roll Administration	5,300	-	-	-	-	-	-	-	-	-	-	-	5,300
Engineering Fees	1,324	-	1,075	653	653	669	870	3,975	943	3,683	-	-	13,843
Dissemination Fees	636	636	636	636	636	636	636	636	636	636	636	-	6,996
Attorney Fees	5,844	17,547	8,236	3,981	6,937	4,000	4,471	10,889	3,339	2,528	2,991	-	70,762
Annual Audit	-	-	-	-	-	-	-	-	-	-	3,775	-	3,775
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	1,325	1,325	1,325	1,325	-	14,575
Management Fees	4,534	4,534	4,534	4,534	4,534	4,534	4,534	4,534	4,534	4,534	4,534	-	49,869
Information Technology	133	133	133	133	133	133	133	133	133	133	133	-	1,458
Website Maintenance	88	88	88	88	88	88	88	88	88	88	88	-	972
Telephone	27	44	27	18	55	40	18	22	29	11	7	-	300
Postage	22	533	8	17	32	103	12	21	121	1,762	112	-	2,741
Printing & Binding	53	23	39	30	63	47	34	8	48	1,911	14	-	2,271
Insurance	8,083	-	-	-	-	-	-	-	-	-	-	-	8,083
Legal Advertising	276	84	83	83	84	-	84	122	151	86	85	-	1,140
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	1	1	0	1	1	1	1	0	1	0	1	-	7
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 33,681	\$ 25,594	\$ 17,261	\$ 12,575	\$ 15,400	\$ 12,437	\$ 20,042	\$ 22,614	\$ 12,207	\$ 17,558	\$ 14,562	\$ -	\$ 203,930

Operations & Maintenance													
Amenity Center													
Insurance	\$ 41,828	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,828
Repairs & Replacements	5,915	7,396	1,494	5,732	7,365	5,730	10,146	7,996	5,387	14,344	2,579	-	74,083
Recreational Passes	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	1,460	315	282	251	157	535	212	11	374	142	84	-	3,823
Permit Fees	445	-	-	1,966	-	-	-	-	575	-	375	-	3,362
Utilities													
Water & Sewer	2,867	2,752	2,406	2,064	1,638	2,456	2,279	2,236	2,963	4,505	4,190	-	30,356
Electric	2,918	2,181	2,451	1,465	1,620	1,379	1,775	1,668	1,927	2,722	2,737	-	22,843
Cable/Phone/Internet	1,775	1,775	1,775	1,810	1,835	1,851	1,901	1,901	1,778	1,816	1,832	-	20,049
Security System	-	-	-	-	-	-	280	-	-	280	-	-	560

Durbin Crossing
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Center Management Contracts													
Managerial	21,138	21,138	21,138	21,138	21,138	21,138	21,138	21,138	21,138	21,138	21,138	-	232,520
Staffing	20,976	20,976	20,976	20,976	20,976	20,976	20,976	20,976	20,976	20,976	20,976	-	230,738
Lifeguards	-	-	-	-	-	-	11,533	12,480	-	51,635	-	-	75,648
Mobile App	292	292	292	292	292	292	292	292	292	292	292	-	3,208
Refuse Service	732	742	743	843	834	822	819	826	822	824	817	-	8,825
Pool Chemicals	2,770	2,770	2,770	2,936	2,936	1,924	2,936	3,947	2,936	2,936	2,936	-	31,795
Special Events	4,641	3,372	4,705	8,070	351	4,268	3,710	1,320	3,247	3,582	549	-	37,816
Holiday Décor	-	12,542	1,849	2,283	147	227	-	-	-	-	-	-	17,047
Pest Control	408	524	443	337	119	637	1,411	119	337	912	456	-	5,702
Pressure Washing	1,525	-	-	-	-	-	-	-	-	-	3,033	-	4,558
Fitness Equipment Maintenance	-	300	-	-	-	515	4,550	-	160	2,239	1,715	-	9,478
Subtotal Amenity Center	\$ 109,690	\$ 77,073	\$ 61,324	\$ 70,163	\$ 59,408	\$ 62,749	\$ 83,956	\$ 74,911	\$ 62,912	\$ 128,343	\$ 63,709	\$ -	\$ 854,238
Grounds Maintenance													
Electric	\$ 632	\$ 615	\$ 640	\$ 678	\$ 721	\$ 628	\$ 614	\$ 603	\$ 593	\$ 610	\$ 605	\$ -	\$ 6,941
Water / Reuse	22,787	21,069	18,288	19,748	23,742	19,731	19,191	19,195	24,584	31,192	47,999	-	267,526
Streetlighting	6,178	5,933	6,017	5,915	6,239	5,971	5,809	5,763	5,763	5,894	5,938	-	65,419
Lake Maintenance	4,429	4,429	4,429	4,429	4,429	4,429	4,429	4,429	4,429	4,429	4,429	-	48,719
Landscape Maintenance	45,491	45,491	45,491	45,491	45,491	45,491	45,491	45,491	45,491	45,491	-	-	454,910
Landscape Contingency	11,815	13,172	-	2,400	7,286	25,307	14,501	-	22,475	32,139	2,800	-	131,896
Mulch	-	59,400	-	-	-	-	-	-	-	-	-	-	59,400
Sod Replacement	1,689	-	-	-	-	-	176,889	-	-	-	-	-	178,577
Fuel	75	75	93	76	29	75	78	78	16	30	15	-	641
Irrigation Repairs	-	3,380	-	1,817	-	-	2,773	-	3,024	13,850	1,158	-	26,002
Capital Reserve Funding	-	-	-	-	-	-	-	-	100,000	-	-	-	100,000
Water Quality Monitoring	2,300	-	-	-	-	-	-	-	-	-	-	-	2,300
Subtotal Ground Maintenance	\$ 95,395	\$ 153,565	\$ 74,958	\$ 80,553	\$ 87,936	\$ 101,632	\$ 269,775	\$ 75,560	\$ 206,376	\$ 133,635	\$ 62,945	\$ -	\$ 1,342,330
Total Operations & Maintenance	\$ 205,085	\$ 230,639	\$ 136,282	\$ 150,716	\$ 147,344	\$ 164,381	\$ 353,731	\$ 150,470	\$ 269,288	\$ 261,978	\$ 126,654	\$ -	\$ 2,196,568
Total Expenditures	\$ 238,766	\$ 256,233	\$ 153,542	\$ 163,291	\$ 162,744	\$ 176,818	\$ 373,773	\$ 173,084	\$ 281,495	\$ 279,537	\$ 141,216	\$ -	\$ 2,400,498
Excess (Deficiency) of Revenues over Expenditures	\$ (234,949)	\$ (79,306)	\$ 288,201	\$ 1,507,325	\$ 65,145	\$ (125,230)	\$ (360,727)	\$ (165,894)	\$ (222,063)	\$ (265,206)	\$ (136,484)	\$ -	\$ 270,812
Net Change in Fund Balance	\$ (234,949)	\$ (79,306)	\$ 288,201	\$ 1,507,325	\$ 65,145	\$ (125,230)	\$ (360,727)	\$ (165,894)	\$ (222,063)	\$ (265,206)	\$ (136,484)	\$ -	\$ 270,812

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 August 31, 2024

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 3,054,876	\$ 3,054,876	\$ 3,074,548	\$ 19,672
Interest Income	5,000	5,000	148,980	143,980
Total Revenues	\$ 3,059,876	\$ 3,059,876	\$ 3,223,527	\$ 163,651
Expenditures:				
<u>Series 2017 A-1</u>				
Interest -11/1	\$ 535,347	\$ 535,347	\$ 535,347	\$ -
Interest - 5/1	535,347	535,347	535,347	-
Principal - 5/1	1,595,000	1,595,000	1,595,000	-
<u>Series 2017 A-2</u>				
Interest -11/1	\$ 88,850	\$ 88,850	\$ 88,850	\$ -
Interest - 5/1	88,850	88,850	88,850	-
Principal - 5/1	155,000	155,000	155,000	-
Total Expenditures	\$ 2,998,394	\$ 2,998,394	\$ 2,998,394	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 61,482	\$ 61,482	\$ 225,134	\$ 163,651
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 61,482	\$ 61,482	\$ 225,134	\$ 163,651
Fund Balance - Beginning	\$ 783,772		\$ 2,322,012	
Fund Balance - Ending	\$ 845,254		\$ 2,547,146	

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

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
Revenues				
Capital Reserve Funding	\$ 100,000	\$ 100,000	\$ 100,000	\$ -
Miscellaneous Revenue/Interest Income	10,000	10,000	38,452	28,452
Impact Fees	-	-	537,733	537,733
Total Revenues	\$ 110,000	\$ 110,000	\$ 676,184	\$ 566,184
Expenditures:				
Capital Outlay	\$ 300,000	\$ 300,000	\$ 590,262	\$ (290,262)
Repair and Replacement	100,000	91,667	69,761	21,906
Other Current Charges	-	-	9,794	(9,794)
Total Expenditures	\$ 400,000	\$ 391,667	\$ 669,817	\$ (278,150)
Excess (Deficiency) of Revenues over Expenditures	\$ (290,000)		\$ 6,367	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (290,000)		\$ 6,367	
Fund Balance - Beginning	\$ 1,258,811		\$ 1,290,879	
Fund Balance - Ending	\$ 968,811		\$ 1,297,247	

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)
Less: May 1, 2024	(1,595,000)
Current Bonds Outstanding	\$ 26,860,000

Series 2017A-2, Special Assessment Refunding Bonds	
Interest Rate:	5.00% -6.25%
Maturity Date:	5/1/2037
Reserve Fund Definition	50% MADS
Reserve Fund Requirement	\$ 172,938
Reserve Fund 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)
Less: May 1, 2024	(155,000)
Current Bonds Outstanding	\$ 3,035,000

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
NET ASSESSMENTS TAX ROLL	146,477	3,054,876.06	2,588,129.23	5,643,005.29

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

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
TAX CERTIFICATES	6/11/2024	4,151.28	3,517.02	7,668.30
9	6/27/2024	59,906.82	50,753.81	110,660.63
10	7/29/2024	649.21	550.02	1,199.23
		-	-	
		-	-	
		-	-	
TOTAL TAX ROLL RECEIPTS		3,074,547.71	2,604,795.30	5,679,343.01
TAX ROLL % COLLECTED		100.6%	100.6%	100.6%

D.

Durbin Crossing
Community Development District

Check Run Summary
8/1/2024 thru 8/31/2024

Fund	Date	Check No.	Amount
General Fund			
Payroll	7/3/24	50853-50856	\$ 738.80
			Sub-Total \$ 738.80
Accounts Payable			
	8/1/24	6926-6933	\$ 3,208.69
	8/14/24	6934-6960	146,381.28
	8/22/24	6961-6964	4,189.81
	8/30/24	6965-6975	8,552.30
			Sub-Total \$ 162,332.08
Capital Reserve Fund			
	8/14/24	255	\$ 2,000.00
	8/22/24	256	628.00
	8/30/24	257	13,938.21
			Sub-Total \$ 16,566.21
Vesta Wells Fargo Credit Card*			
	8/29/24	July Purchases	\$ 1,799.30
			Sub-Total \$ 1,799.30
Total			\$ 181,436.39

*Wells Fargo Credit Card Invoices available upon request

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50853	11	SARAH G HALL	184.70	8/28/2024
50854	13	JASON S HARRAH	184.70	8/28/2024
50855	8	PETER E POLLICINO	184.70	8/28/2024
50856	18	SHALENE B ESTES	184.70	8/28/2024
TOTAL FOR REGISTER			738.80	

DURB DURBIN CROSS DLAUGHLIN

ATTENDANCE SHEET

District: Durbin Crossing CDD

Meeting Date: August 26, 2024

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

District Manager:



PLEASE RETURN COMPLETED FORM TO BERNADETTE PEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/01/24	00378	6/13/24	6524105	202406	310	51300	48000		GANNETT MEDIA CORP DBA GANNETT FL	*	86.32	86.32	006926
8/01/24	00125	6/19/24	0F611783	202406	320	53800	44200		CINTAS FIRE 636525	*	1,093.78	1,093.78	006927
8/01/24	00173	2/21/24	WO-41913	202402	320	53800	45516		FIRST PLACE FITNESS EQUIPMENT	*	119.95	119.95	006928
8/01/24	00173	5/03/24	WO-42854	202405	320	53800	45516		FIRST PLACE FITNESS EQUIPMENT	*	119.95	119.95	006929
8/01/24	00173	6/20/24	WO-43372	202406	320	53800	44200		FIRST PLACE FITNESS EQUIPMENT	*	149.95	149.95	006930
8/01/24	00173	6/20/24	40528	202406	320	53800	44200		FIRST PLACE FITNESS EQUIPMENT	*	292.86	292.86	006931
8/01/24	00419	6/28/24	30670149	202406	320	53800	45511		ROGERS INFLATABLES AND EVENTS	*	1,075.00	1,075.00	006932
8/01/24	00252	6/30/24	420759A	202406	320	53800	45511		VESTA PROPERTY SERVICES, INC.	*	53.00	270.88	006933
		6/29	FLY HIGH INFLATABLES										
		6/30/24	420759A	202406	320	53800	45511			*	165.00		
		6/28	SQ WINDOW DRESSERS										
		6/30/24	420759A	202406	320	53800	44200			*	52.88		
		6/28	AMZN MKTPL RC2QP4740										
8/14/24	00368	7/02/24	CC07058	202407	320	53800	45516		COMMERCIAL FITNESS PRODUCTS	*	1,999.00	1,999.00	006934
8/14/24	00368	1/04/24	CC01198	202408	320	53800	45516		COMMERCIAL FITNESS PRODUCTS	*	140.00	140.00	006935
8/14/24	00368	1/17/24	CC01009	202408	320	53800	45516		COMMERCIAL FITNESS PRODUCTS	*	1,050.00	1,050.00	006936

DURB DURBIN CROSS OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/14/24	00368	5/28/24	CC05266	202408	320	53800	45516		PREVENTATIVE MAINTENANCE COMMERCIAL FITNESS PRODUCTS	*	525.00	525.00	006937
8/14/24	00390	6/04/24	2024-07-7/4	202407	320	53800	45511		MINI GOLF FIRST COAST FOAM PARTY LLC	*	400.00	400.00	006938
8/14/24	00021	8/01/24	524	202408	310	51300	34000		AUG MANAGEMENT FEES	*	4,533.58		
		8/01/24	524	202408	310	51300	55000		AUG WEBSITE ADMIN	*	88.33		
		8/01/24	524	202408	310	51300	35100		AUG INFO TECH	*	132.50		
		8/01/24	524	202408	310	51300	32500		AUG IMPACT FEE COL ADMIN	*	1,325.00		
		8/01/24	524	202408	310	51300	31300		AUG DISSEM AGENT SRVCS	*	636.00		
		8/01/24	524	202408	310	51300	51000		OFFICE SUPPLIES	*	.93		
		8/01/24	524	202408	310	51300	42000		POSTAGE	*	111.56		
		8/01/24	524	202408	310	51300	42500		COPIES	*	14.10		
		8/01/24	524	202408	310	51300	41000		TELOPHONE	*	7.45		
									GOVERNMENTAL MANAGEMENT SERVICES			6,849.45	006939
8/14/24	00109	8/01/24	13129562	202408	320	53800	45510		AUG POOL CHEMICALS NORTH	*	1,011.51		
									POOLSURE			1,011.51	006940
8/14/24	00109	8/01/24	13129562	202408	320	53800	45510		AUG POOL CHEMICALS SOUTH	*	1,924.24		
									POOLSURE			1,924.24	006941
8/14/24	00283	8/01/24	PSI09387	202408	320	53800	46800		AUG LAKE MAINTENANCE	*	4,429.00		
									SOLITUDE LAKE MANAGEMENT LLC			4,429.00	006942
8/14/24	00420	7/08/24	7	202407	320	53800	45511		JULY 4TH EVENT	*	276.00		
									JAIME COCKEY DBA SUNSET SLUSH			276.00	006943
8/14/24	00066	7/23/24	61930533	202407	320	53800	45513		JUL PEST CONTROL SOUTH	*	99.93		
									TURNER PEST CONTROL			99.93	006944
									DURB DURBIN CROSS OKUZMUK				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/14/24	00066	7/25/24	61930618	202407	320	53800	45513		JUL MOSQUITO SRVC SOUTH TURNER PEST CONTROL	*	118.67	118.67	006945
8/14/24	00066	7/25/24	61930618	202407	320	53800	45513		JUL MOSQUITO SRVC NORTH TURNER PEST CONTROL	*	156.14	156.14	006946
8/14/24	00066	8/07/24	61941664	202408	320	53800	45513		AUG PEST CONTROL NORTH TURNER PEST CONTROL	*	81.19	81.19	006947
8/14/24	00066	8/07/24	61941664	202408	320	53800	45513		AUG PEST CONTROL SOUTH TURNER PEST CONTROL	*	99.93	99.93	006948
8/14/24	00252	7/31/24	421160	202407	320	53800	45501		LIFEGUARDS VESTA PROPERTY SERVICES, INC.	*	25,385.68	25,385.68	006949
8/14/24	00252	7/31/24	421366	202407	320	53800	45511		7/11 AMZN-SPECIAL EVENTS VESTA PROPERTY SERVICES, INC.	*	18.75	18.75	006950
8/14/24	00252	8/01/24	420865	202408	320	53800	45502		AUG GENERAL MANAGER	*	9,261.58		
		8/01/24	420865	202408	320	53800	45517		AUG FACILITY MANAGER	*	5,556.95		
		8/01/24	420865	202408	320	53800	46000		AUG FIELD OPS MANAGER	*	6,319.67		
		8/01/24	420865	202408	320	53800	45507		AUG JANITORIAL SERVICES	*	2,035.86		
		8/01/24	420865	202408	320	53800	45505		AUG COMMERCIAL POOL MAINT	*	2,783.14		
		8/01/24	420865	202408	320	53800	45515		AUG FACILITY MONITOR	*	5,488.52		
		8/01/24	420865	202408	320	53800	45503		AUG FACILITY ATTENDANT	*	6,708.19		
		8/01/24	420865	202408	320	53800	45210		AUG MOBILE APP	*	291.67		
		8/01/24	420865	202408	320	53800	45518		AUG MAINTENANCE TECHS VESTA PROPERTY SERVICES, INC.	*	3,960.51	42,406.09	006951
8/14/24	00354	5/09/24	C41818	202408	320	53800	44200		FILTER & INSPECTION HVAC WEATHER ENGINEERS, INC.	*	252.00	252.00	006952

DURB DURBIN CROSS OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED YRMO	TO DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/14/24	00382	7/02/24	JAX72816	202407	320	53800	46400		RUN 2-WIRE/RPR LATERAL YELLOWSTONE LANDSCAPE	*	2,093.22	2,093.22	006953
8/14/24	00382	7/02/24	JAX72817	202407	320	53800	46210		TREE CARE SRVCS-PINE FELL YELLOWSTONE LANDSCAPE	*	500.00	500.00	006954
8/14/24	00382	7/09/24	JAX73282	202407	320	53800	46200		JUL LANDSCAPE MAINTENANCE YELLOWSTONE LANDSCAPE	*	45,490.98	45,490.98	006955
8/14/24	00382	7/10/24	JAX73347	202407	320	53800	46400		NELSON VALVE REPLACEMENT YELLOWSTONE LANDSCAPE	*	5,953.00	5,953.00	006956
8/14/24	00382	7/10/24	JAX73347	202407	320	53800	46400		NELSON VALVE REPLACEMENT YELLOWSTONE LANDSCAPE	*	1,021.00	1,021.00	006957
8/14/24	00382	7/31/24	JAX74052	202407	320	53800	46210		ISLEBROOK HAND WATER YELLOWSTONE LANDSCAPE	*	1,600.00	1,600.00	006958
8/14/24	00382	8/01/24	JAX74151	202408	320	53800	46400		NELSON HEAD REPLACEMENT YELLOWSTONE LANDSCAPE	*	1,158.00	1,158.00	006959
8/14/24	00402	8/02/24	3589	202407	310	51300	31100		JUL ENGINEERING SERVICES YURO & ASSOCIATES LLC	*	1,342.50	1,342.50	006960
8/22/24	00421	8/19/24	08192024	202408	300	36900	10100		RENTAL DEPOSIT REFUND ADAM BRINGMAN	*	140.00	140.00	006961
8/22/24	00226	8/11/24	368384	202408	310	51300	32200		AUDIT FYE 9/30/23 BERGER TOOMBS ELAM GAINES & FRANK	*	3,775.00	3,775.00	006962
8/22/24	00066	8/19/24	61941737	202408	320	53800	45513		AUG MOSQUITO SRVC SOUTH TURNER PEST CONTROL	*	118.67	118.67	006963
8/22/24	00066	8/19/24	61941737	202408	320	53800	45513		AUG MOSQUITO SRVC NORTH TURNER PEST CONTROL	*	156.14	156.14	006964

DURB DURBIN CROSS OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/30/24	00378	7/11/24	6583763	202407	310	51300	48000		JUL MTG #10334530 GANNETT MEDIA CORP DBA GANNETT FL	*	84.96	84.96	006965
8/30/24	00412	8/09/24	3319	202408	320	53800	44200		TILE REPAIR CALEB GREEN DBA CG ROOFING	*	225.00	225.00	006966
8/30/24	00173	5/13/24	40201	202408	320	53800	44200		FLOOR TAPE RAIL HAND GRIP FIRST PLACE FITNESS EQUIPMENT	*	51.52	51.52	006967
8/30/24	00173	5/20/24	WO-43044	202408	320	53800	44200		RPLC ALL PADS MACHINES FIRST PLACE FITNESS EQUIPMENT	*	149.95	149.95	006968
8/30/24	00173	5/31/24	WO-43215	202408	320	53800	44200		CABLE FUNCTIONAL TRAINER FIRST PLACE FITNESS EQUIPMENT	*	299.95	299.95	006969
8/30/24	00173	8/26/24	41090	202408	320	53800	44200		RPL PARTS CS900 RECUMBENT FIRST PLACE FITNESS EQUIPMENT	*	149.95	149.95	006970
8/30/24	00173	8/26/24	41092	202408	320	53800	44200		ADDED TAPE OVER RUST VKR FIRST PLACE FITNESS EQUIPMENT	*	149.95	149.95	006971
8/30/24	00173	8/26/24	41094	202408	320	53800	44200		QURTLY PREVENT MAINT FIRST PLACE FITNESS EQUIPMENT	*	149.95	149.95	006972
8/30/24	00370	8/23/24	348880	202407	310	51300	31500		JUL GENERAL SERVICES KUTAK ROCK LLP	*	2,991.07	2,991.07	006973
8/30/24	00410	8/19/24	381	202408	320	53800	45519		6 SIGNS/3 RDBT PRESS WASH JAMES M TETES DBA MY CLEAN	*	1,500.00	1,500.00	006974
8/30/24	00243	7/26/24	12641	202407	320	53800	46210		TREE REMOVAL TREE TECH TREE SERVICE INC	*	2,800.00	2,800.00	006975
TOTAL FOR BANK A											162,332.08		
DURB DURBIN CROSS OKUZMUK													

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
TOTAL FOR REGISTER							162,332.08	


DURB DURBIN CROSS OKUZMUK



ACCOUNT NAME Durbin Crossing / Gms		ACCOUNT # 764133	PAGE # 1 of 1
INVOICE # 0006524105	BILLING PERIOD Jun 1- Jun 30, 2024	PAYMENT DUE DATE July 20, 2024	
PREPAY (Memo-Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL CASH AMT DUE* \$237.20	

BILLING ACCOUNT NAME AND ADDRESS

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



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

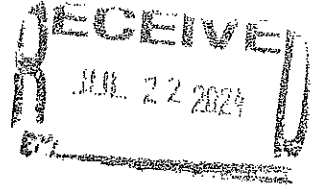
BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com **FEDERAL ID** 47-2390983

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

Date	Description	Amount
6/1/24	Balance Forward	\$273.28
6/5/24	PAYMENT - THANK YOU	-\$122.40

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
6/13/24	10267622	SAG St Augustine Record	6/24 meeting		\$86.32



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	\$237.20
Service Fee 3.99%	\$9.46
*Cash/Check/ACH Discount	-\$9.46
*Payment Amount by Cash/Check/ACH	\$237.20
Payment Amount by Credit Card	\$246.66

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Durbin Crossing / Gms		ACCOUNT NUMBER 764133		INVOICE NUMBER 0006524105		AMOUNT PAID \$86.32
CURRENT DUE \$86.32	30 DAYS PAST DUE \$150.88	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$237.20
REMITTANCE ADDRESS (Include Account# & Invoice# on check) Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				TO PAY WITH CREDIT CARD PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$246.66
To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com						

00007641330000000000000065241050002372067170

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

Saint Augustine FL 32092

STATE OF WISCONSIN, COUNTY OF BROWN

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

06/13/2024

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 06/13/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$86.32	
Tax Amount:	\$0.00	
Payment Cost:	\$86.32	
Order No:	10267622	# of Copies:
Customer No:	764133	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the Durbin Crossing Community Development District ("District") will hold a regular meeting on Monday, June 24, 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 of 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.

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
#10267622; 6/13/2024



Location : CINTAS FIRE PROTECTION

*** INVOICE

CUSTOMER COPY

Invoice # : 0361175333 Inv Date : 7/19/2024
Customer : 9617 Loc : 891
Type : CHG-S Route : 14
PO Number : REBILL/651977 Acct # : 13401
WO Number : Acct Exp : 30089
Service Visit : 10034663

Remit to:
CINTAS FIRE 636525
P.O. BOX 636525
CINCINNATI, OH 452636525
(904)562-7000

Bill to:
DURBIN CROSSING CDD
145 S DURBIN PKWY
JACKSONVILLE, FL 322597224

Serviced:
DURBIN CROSSING CDD
145 S DURBIN PKWY
730 N DURBIN PKWY
JACKSONVILLE, FL 32259

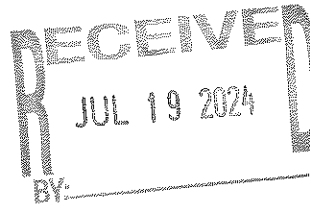


Table with 4 columns: Item, Qty, Description, Unit Price, Net Amount, Tx. Rows include FIRE EXT. INSPECTION, INSPECTION EXIT LIGHTING COMPREHENSIVE INSP, FLAG SEAL/TAMPER INDICATOR, INSPECTION EMERGENCY LIGHTING COMPREHENSIVE INSP, SERVICE CHARGE. Sub-total: 1,093.78, Tax: .00, Total: 1,093.78

REPAIR/REPLACE CINTAS FIRE PROTECTION
1320 EBBING BLVD #98454000012007
#98452300012007
#502087000199
#520000872

2 PAGES

THE GOODS AND/OR SERVICES PROVIDED BY CINTAS HAVE BEEN OR WILL BE PROVIDED EXPLICITLY SUBJECT TO CINTAS'S FIRE PROTECTION SERVICES GENERAL TERMS AND CONDITIONS ("THE TERMS"), A COMPLETE COPY OF WHICH HAS BEEN PROVIDED TO YOU AND ADDITIONAL COPIES OF WHICH ARE AVAILABLE FROM YOUR CINTAS REPRESENTATIVE OR ONLINE AT CINTAS.COM/EEC/CONTRACT. CERTAIN EXCERPTS OF THE TERMS ARE ALSO PRINTED ON THE BACK OF THIS PAGE. BY SIGNING THIS DOCUMENT AND/OR ACCEPTING THE GOODS AND/OR SERVICES PROVIDED, YOU (1) ACKNOWLEDGE THAT YOU HAVE READ, UNDERSTAND AND AGREE TO BE BOUND BY THE TERMS, (2) REPRESENT AND WARRANT THAT YOU HAVE THE AUTHORITY TO ENTER INTO THIS AGREEMENT, AND (4) ACKNOWLEDGE THAT ALL WORK HAS BEEN COMPLETED.



Location : CINTAS FIRE PROTECTION

*** INVOICE CUSTOMER COPY ***



Invoice # : 0961178389 Inv Date : 6/19/2024
Customer : 3617 Loc : F61
Type : CEG-S Route : 14
PO Number : REBILL/651977 Acct # : 09617
WO Number : Acct Zip : 32259
Service Visit : 10234663

Remit to:
CINTAS FIRE 636525
P.O. BOX 636525
CINCINNATI, OH 452636525
(904)562-7000

Bill to:
DURBIN CROSSING CDD
145 S DURBIN PKWY
JACKSONVILLE, FL 322597224

Serviced:
DURBIN CROSSING CDD
145 S DURBIN PKWY
730 N DURBIN PKWY
JACKSONVILLE, FL 32259

Table with 4 columns: Item, Qty, Description, Unit Price, Net Amount Tx. Contains payment instructions: PLEASE PAY FROM THIS INVOICE, PLEASE INCLUDE INVOICE NUMBER WHEN MAILING PAYMENT TO MAKE PAYMENT OR FOR ANY QUESTIONS, PLEASE CALL 570 891-0469 OR EMAIL EVANSM2@CINTAS.COM, WE ACCEPT VISA/MC/AMEX DISCOVER AND CHECK BY PHONE

THE GOODS AND/OR SERVICES PROVIDED BY CINTAS HAVE BEEN OR WILL BE PROVIDED EXPLICITLY SUBJECT TO CINTAS'S FIRE PROTECTION SERVICES GENERAL TERMS AND CONDITIONS "THE TERMS", A COMPLETE COPY OF WHICH HAS BEEN PROVIDED TO YOU, AND ADDITIONAL COPIES OF WHICH ARE AVAILABLE FROM YOUR CINTAS REPRESENTATIVE OR ONLINE AT CINTAS.COM/FIRECONTRACT. CERTAIN EXCERPTS OF THE TERMS ARE ALSO PRINTED ON THE BACK OF THIS PAGE, BY SIGNING THIS DOCUMENT AND/OR ACCEPTING THE GOODS AND/OR SERVICES PROVIDED, YOU (1) ACKNOWLEDGE THAT YOU HAVE RECEIVED, READ, AND UNDERSTAND THE TERMS IN THEIR ENTIRETY, (2) AGREE TO BE BOUND BY THE TERMS, (3) REPRESENT AND WARRANT THAT YOU HAVE THE AUTHORITY TO ENTER INTO THIS AGREEMENT, AND (4) ACKNOWLEDGE THAT ALL WORK HAS BEEN COMPLETED.

TERMS NET 10

FIRE-LASERIN

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

Invoice

Date	Invoice #
2/21/2024	WO-41913

Bill To	Ship To
Durbin Crossing North 887 N Durbin Pkwy, St Johns, FL 32259	887 N Durbin Pkwy, St Johns, FL 32259
904-230-2011	solear@vestapropertyservices.com

P.O. No.	Terms	Rep	Z-RPO
----------	-------	-----	-------

Item	Description	Qty	Rate	Class	Site	Amount
Service Agree...	Matrix Elliptical S/N:EP719C2102C00038 Belt torn and mangled in arm, needs new belt. SERVICE:\$149.96 Preventative Maintenance - Flat Rated	1	119.95	SCJax		119.95
<p>1.320.53800.45516 FITNESS EQUIP MAINTENANCE</p>						
Customer's Signature						

RECEIVED
 JUL 30 2024
 BY: _____

INVOICE TERMS AND CONDITIONS - READ CAREFULLY		Subtotal	\$119.95
All orders that are canceled will be subject to a canceled order /restocking fee of 50% of the value of the order.		Sales Tax (7.5%)	\$0.00
<small>1. All sales and quotations made by Seller are subject to each of the within terms and conditions. 2. All unpaid items will be subject to a late payment fee computed at the rate of one and one-half percent (1-1/2%) per month (an effective rate of eighteen percent (18%) per annum) on the declining balance unpaid for more than thirty (30) days after the date of this invoice. Buyer shall pay Seller all costs of collection on past due accounts, including, but not limited to, reasonable attorney's fees, whether or not litigation is commenced in aid thereof. 3. This agreement shall be deemed for all purposes to have been made in Duval County, Florida and shall be governed by and construed in accordance with the laws of Florida. Any cause of action arising from this contract shall be brought only in Florida court, which shall have sole jurisdiction over all controversies arising hereunder. 4. Shipping dates are approximate and are not guaranteed. Seller shall not be liable for failure to deliver or perform or for delays in delivery or performance occasioned by causes beyond its control, including, without limitation, strikes, lockouts, fires, accidents, interruptions in the supply of materials, breakdowns, delays in carriers or suppliers and governmental action and regulations. 5. All special order are final and are non-refundable and non-returnable. All non-special orders are non-refundable and non-returnable unless First Place Fitness Equipment Inc. has issued written permission that said product may be returned for credit. Any and all permission to return product for credit is at the sole discretion of First Place Fitness Equipment, Inc. 6. Unless otherwise specified herein, Seller reserves the right to make deliveries in installments. Delay in delivery of any installment shall not relieve Buyer of its obligation to pay for all installments received. 7. Seller's failure to strictly enforce any terms or conditions of this agreement or to exercise any right arising hereunder shall not constitute a waiver of Seller's right to strictly enforce such term or condition or exercise such right thereafter. Each right or remedy granted to Seller hereunder shall be deemed</small>		Total	\$119.95
		Payments/Credits	\$0.00
		Balance Due	\$119.95

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

Invoice

Date	Invoice #
5/3/2024	WO-42854

Bill To	Ship To
Durbin Crossing North 887 N Durbin Pkwy, St Johns, FL 32259	887 N Durbin Pkwy, St Johns, FL 32259
904-230-2011	solear@vestapropertyservices.com

P.O. No.	Terms	Rep	Z-JRK
----------	-------	-----	-------

Item	Description	Qty	Rate	Class	Site	Amount
Service Agreee...	All Equipment Serviced and inspected SERVICE-\$149.96 Preventative Maintenance - Flat Rated	1	119.95	SCJax		119.95
<p><i>FITNESS EQUIP MAINT.</i> <i>1.320.53800.45516</i></p>						
<p>RECEIVED JUL 30 2024 BY: _____</p>						
Customer's Signature _____						

INVOICE TERMS AND CONDITIONS - READ CAREFULLY		Subtotal	\$119.95
All orders that are canceled will be subject to a canceled order /restocking fee of 50% of the value of the order.		Sales Tax (6.5%)	\$0.00
<small>1. All sales and quotations made by Seller are subject to each of the within terms and conditions. 2. All unpaid items will be subject to a late payment fee computed at the rate of one and one-half percent (1-1/2%) per month (an effective rate of eighteen percent (18%) per annum) on the declining balance unpaid for more than thirty (30) days after the date of this invoice. Buyer shall pay Seller all costs of collection on past due accounts, including, but not limited to, reasonable attorney's fees, whether or not litigation is commenced in aid thereof. 3. This agreement shall be deemed for all purposes to been made in Duval County, Florida and shall be governed by and construed in accordance with the laws of Florida. Any cause of action arising from this contract shall be brought only in Florida court, which shall have sole jurisdiction over all controversies arising hereunder. 4. Shipping dates are approximate and are not guaranteed. Seller shall not be liable for failure to deliver or perform or for delays in delivery or performance occasioned by causes beyond its control, including, without limitation, strikes, lockouts, fires, accidents, interruptions in the supply of materials, breakdowns, delays in carriers or suppliers and governmental action and regulations. 5. All special order are final and are non-refundable and non-returnable. All non-special orders are non-refundable and non-returnable unless First Place Fitness Equipment Inc. has issued written permission that said product may be returned for credit. Any and all permission to return product for credit is at the sole discretion of First Place Fitness Equipment, Inc. 6. Unless otherwise specified herein, Seller reserves the right to make deliveries in installments. Delay in delivery of any installment shall not relieve Buyer of its obligation to pay for all installments received. 7. Seller's failure to strictly enforce any terms or conditions of this agreement or to exercise any right arising hereunder shall not constitute a waiver of Seller's right to strictly enforce such term or condition or exercise such right thereafter. Each right or remedy granted to Seller hereunder shall be deemed</small>		Total	\$119.95
		Payments/Credits	\$0.00
		Balance Due	\$119.95

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

Invoice

Date	Invoice #
6/20/2024	WO-43372

Bill To	Ship To
Durbin Crossing 145 S Durbin Pkwy St Johns, FL 32259	Durbin Crossing 145 S Durbin Pkwy St Johns, FL 32259
904-230-2011	solear@vestapropertyservices.com

P.O. No.	Terms	Rep	Z-MJL
----------	-------	-----	-------

Item	Description	Qty	Rate	Class	Site	Amount
\$149.95	fixed cable and pulley issues good to go SERVICE:\$149.95 Hourly Rate - Commerical	1	149.95	SCJax		149.95

REPAIR & REPLACE
1.320.53800.44200

RECEIVED
 JUL 30 2024
 BY: _____

Customer's Signature _____

INVOICE TERMS AND CONDITIONS - READ CAREFULLY		Subtotal	\$149.95
All orders that are canceled will be subject to a canceled order /restocking fee of 50% of the value of the order.		Sales Tax (7.5%)	\$0.00
<small> 1. All sales and quotations made by Seller are subject to each of the within terms and conditions. 2. All unpaid items will be subject to a late payment fee computed at the rate of one and one-half percent (1-1/2%) per month (an effective rate of eighteen percent (18%) per annum) on the declining balance unpaid for more than thirty (30) days after the date of this invoice. Buyer shall pay Seller all costs of collection on past due accounts, including, but not limited to, reasonable attorney's fees, whether or not litigation is commenced in aid thereof. 3. This agreement shall be deemed for all purposes to been made in Duval County, Florida and shall be governed by and construed in accordance with the laws of Florida. Any cause of action arising from this contract shall be brought only in Florida court, which shall have sole jurisdiction over all controversies arising hereunder. 4. Shipping dates are approximate and are not guaranteed. Seller shall not be liable for failure to deliver or perform or for delays in delivery or performance occasioned by causes beyond its control, including, without limitation, strikes, lockouts, fires, accidents, interruptions in the supply of materials, break downs, delays in carriers or suppliers and governmental action and regulations. 5. All special orders are final and are non-refundable and non-returnable. All non-special orders are non-refundable and non-returnable unless First Place Fitness Equipment Inc. has issued written permission that said product may be returned for credit. Any and all permission to return product for credit is at the sole discretion of First Place Fitness Equipment, Inc. 6. Unless otherwise specified herein, Seller reserves the right to make deliveries in installments. Delay in delivery of any installment shall not relieve Buyer of its obligation to pay for all installments received. 7. Seller's failure to strictly enforce any terms or conditions of this agreement or to exercise any right arising hereunder shall not constitute a waiver of Seller's right to strictly enforce such term or condition or exercise such right thereafter. Each right or remedy granted to Seller hereunder shall be deemed </small>		Total	\$149.95
		Payments/Credits	\$0.00
		Balance Due	

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

Invoice

Date	Invoice #
6/20/2024	40528

Bill To	Ship To
Durbin Crossing 145 S Durbin Pkwy St Johns, FL 32259	Durbin Crossing 145 S Durbin Pkwy St Johns, FL 32259
904-230-2011	solear@vestapropertyservices.com

P.O. No.	Terms	Rep	Admin			
Item	Description	Qty	Rate	Class	Site	Amount
9RB0022ABK	9RB0022ABK CRANK CHARCOAL	1	137.68	Commercial Jax	Jacksonville	137.68
9RB0076	PEDAL SET W/ STRAP, JENDEL (9/16")	1	110.40	Commercial Jax	Jacksonville	110.40
Shipping	Our shipping rate is an estimate and subject to change. The final shipping cost will be determined based on factors such as the size, weight, and destination of the package. We will provide you with the most accurate shipping cost available as soon as it is confirmed.		24.78	Commercial Jax		24.78
Admin Fee	An admin fee is applied to cover expenses related to acquisition and disposable shop tool/trages, lubricants, cleaning supplies. Sourcing and pricing parts from manufacturers. This fee aids in managing logistics, streamlining operations, and offering customers precise, competitive pricing, thereby maintaining a high standard of service.		20.00	Commercial Jax		20.00
Customer's Signature						

RECEIVED
 JUL 30 2024
 BY: _____

REPAIR & REPLACE
 1.320.53800.44200

INVOICE TERMS AND CONDITIONS - READ CAREFULLY		Subtotal	\$292.86
All orders that are canceled will be subject to a canceled order /restocking fee of 50% of the value of the order.		Sales Tax (7.5%)	\$0.00
<ol style="list-style-type: none"> All sales and quotations made by Seller are subject to each of the within terms and conditions. All unpaid items will be subject to a late payment fee computed at the rate of one and one-half percent (1-1/2%) per month (an effective rate of eighteen percent (18%) per annum) on the declining balance unpaid for more than thirty (30) days after the date of this invoice. Buyer shall pay Seller all costs of collection on past due accounts, including, but not limited to, reasonable attorney's fees, whether or not litigation is commenced in aid thereof. This agreement shall be deemed for all purposes to have been made in Duval County, Florida and shall be governed by and construed in accordance with the laws of Florida. Any cause of action arising from this contract shall be brought only in Florida court, which shall have sole jurisdiction over all controversies arising hereunder. Shipping dates are approximate and are not guaranteed. Seller shall not be liable for failure to deliver or perform or for delays in delivery or performance occasioned by causes beyond its control, including, without limitation, strikes, lockouts, fires, accidents, interruptions in the supply of materials, breakdowns, delays in carriers or suppliers and governmental action and regulations. All special order are final and are non-refundable and non-returnable. All non-special orders are non-refundable and non-returnable unless First Place Fitness Equipment, Inc. has issued written permission that said product may be returned for credit. Any and all permission to return product for credit is at the sole discretion of First Place Fitness Equipment, Inc. Unless otherwise specified herein, Seller reserves the right to make deliveries in installments. Delay in delivery of any installment shall not relieve Buyer of its obligation to pay for all installments received. Seller's failure to strictly enforce any terms or conditions of this agreement or to exercise any right arising hereunder shall not constitute a waiver of Seller's right to strictly enforce such term or condition or exercise such right thereafter. Each right or remedy granted to Seller hereunder shall be deemed 		Total	\$292.86
		Payments/Credits	\$0.00
		Balance Due	\$292.86



Invoice: 30670149
Order Date: 6/28/2024

Fly High Inflatables & Events - *Rogers Inflatables*






5285 Shad Rd.
Jacksonville, Fl
Phone: 904-445-6398

Event Location & Renter

Durbin Crossing
Kiki Jimenez

145 S Durbin Parkway
St Johns, Fl 32259
Cell: (407) 257-5362

Start Date: 8/3/2024 2:00pm
End Date: 8/3/2024 6:00pm
Delivery method: Drop-Off

Name	Qty	Total
 Volcano Screamer 18' Slide (Wet)	1	300.00
 Tropic Wave 7 in 1 Dual Lane (wet)	1	325.00
 Tropical Surf 48' Obstacle Course (Wet)	1	500.00
 Generator - 5500	1	0.00 -\$100.00
 Generator - 3500	2	0.00 -\$150.00

Rentals subtotal		\$1,125.00
Payment Convenience Fee	E	\$3.00
Sales Tax	Exempt 0%	\$0.00
Total		\$1,128.00
Deposit Due		\$0.00
Amount Paid		\$53.00
Balance Due		\$1,075.00

RECEIVED
JUL 30 2024
BY: _____

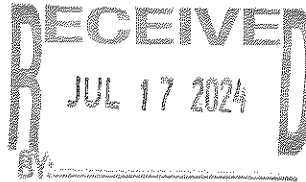


Invoice

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

Invoice # 420759A
Date 06/30/2024
Terms Net 30
Due Date 07/30/2024
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			
Sue Olear - 2024-06-29 - SQ *FLY HIGH INFLATABLES - Special events pass thru			53.00
Sue Olear - 2024-06-28 - SQ *THE WINDOW DRESSERS - Special Events			165.00
Sue Olear - 2024-06-28 - AMAZON MKTPL*RC2QP4740 -			52.88
Total Billable Expenses			270.88



The Window Dresser

\$165.00

Transaction Details

Merchant Category	Miscellaneous General Services
Authorization Time	June 27, 2024 at 10:07 PM
Posted Time	June 28, 2024 at 04:12 AM


Payment Method


Card Type	Physical
Last 4 Digits	**** 5863
Name on Card	Sue Olear
Issued On	May 10, 2024
Expiration Date	April 1, 2028

#1PWWAqFM1cPWL0EuyVMEoRv
Electronic Receipt

Transaction Purpose

Filled by Traveler

Description	Back to School Special Event supplies
Expense Type	59010 Pass Thru Other
Participants	 Sue Olear

 Cardholder
Sue Olear

Job Title	Admin
Department	District Services
Region	Northeast
Subsidiary	Vesta
Cost Center	Fleming Island Plantation
Phone Number	+12525487820
Email	solear@vestapropertyservices.com

CommercialFitnessProducts

Invoice

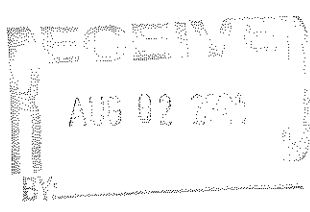
5034 N Hiatus Road 954-747-5128 Phone
 Sunrise, FL 33351 954-747-5131 Fax

Date	Invoice #
7/2/2024	CC07058

Sold To	Ship To
---------	---------

Bartram Springs
 Attn: Manager
 14530 Cherry Lake Drive East
 Jacksonville, FL 32258

Bartram Springs
 Attn: Manager
 14530 Cherry Lake Drive East
 Jacksonville, FL 32258

Rep	Account #	Sales Order No.	Ship Date	Purchase Order #	Terms	Due Date
MSM	BAR003	F05142401M	7/2/2024	Verbal	Due on receipt	7/2/2024
Qty	Item Code	Description		Price Each	Amount	
1	MISC	PhysioStep LXT-X5 Recumbent Linear Cross Trainer with Fixed Seat - Sn#X5LXTDX522		2,999.00	2,999.00	
1	MISC	Optional Arm Rests		300.00	300.00	
1	Del / Install	Delivery and Installation		145.00	145.00	
		Subtotal			3,444.00	
1	Freight	Inbound Shipping		554.00	554.00	
<p><i>Repair + Replacement</i> <i>1.320.53800.44200</i></p> 						

Thank you for your business!	Total	\$3,998.00
	Payments/Credits	-\$1,999.00
www.commfitnessproducts.com	Balance Due	\$1,999.00

CommercialFitnessProducts

Invoice

5034 N Hiatus Road 954-747-5128 Phone
 Sunrise, FL 33351 954-747-5131 Fax

Date	Invoice #
1/4/2024	CC01198

Sold To	Ship To
---------	---------

Bartram Springs
 Attn: Manager
 14530 Cherry Lake Drive East
 Jacksonville, FL 32258

Bartram Springs
 Attn: Manager
 14530 Cherry Lake Drive East
 Jacksonville, FL 32258

Rep	Account #	Sales Order No.	Ship Date	Purchase Order #	Terms	Due Date
MSM	BAR003	MS0104241	1/4/2024	Verbal	Due on receipt	1/4/2024
Qty	Item Code	Description		Price Each	Amount	
1	Service Charge II	Trip Charge		70.00	70.00	
1	Labor II	Technician diagnosed equipment in the fitness room. Details of findings and recommendations to be emailed.		70.00	70.00	
<p><i>FITNESS EQUIPMENT MAINTENANCE</i> <i>1.320.53800.45516</i></p> <p>RECEIVED AUG 02 2024 BY: _____</p>						

Thank you for your business!	Total	\$140.00
	Payments/Credits	\$0.00
www.commfitnessproducts.com	Balance Due	\$140.00

CommercialFitnessProducts

Invoice

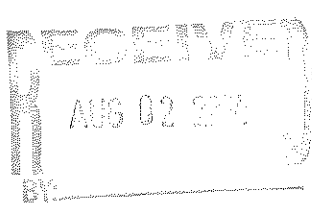
5034 N Hiatus Road 954-747-5128 Phone
 Sunrise, FL 33351 954-747-5131 Fax

Date	Invoice #
1/17 2024	CC01009

Sold To	Ship To
---------	---------

Bartram Springs
 Attn: Manager
 14530 Cherry Lake Drive East
 Jacksonville, FL 32258

Bartram Springs
 Attn: Manager
 14530 Cherry Lake Drive East
 Jacksonville, FL 32258

Rep	Account #	Sales Order No.	Ship Date	Purchase Order #	Terms	Due Date
MSM	BAR003	PM Visit	1/17/2024	PM Visit	Due on receipt	1/17/2024
Qty	Item Code	Description		Price Each	Amount	
2	Preventative Maintenance	Preventative Maintenance Visit Inspect for safety, thoroughly clean on interior as well as exterior, lubricate and adjust in accordance to manufacturers' specifications.		\$25.00	1,050.00	
<p><i>Fitness Equipment Maintenance</i> <i>1.320.53800.45516</i></p> 						

Thank you for your business!	Total	\$1,050.00
	Payments/Credits	\$0.00
www.commfitnessproducts.com	Balance Due	\$1,050.00

CommercialFitnessProducts

Invoice

5034 N Hiatus Road 954-747-5128 Phone
 Sunrise, FL 33351 954-747-5131 Fax

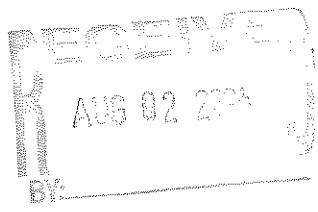
Date	Invoice #
5/28/2024	CC05266

Sold To	Ship To
---------	---------

Bartram Springs
 Attn: Manager
 14530 Cherry Lake Drive East
 Jacksonville, FL 32258

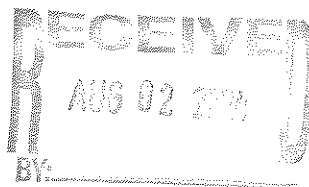
Bartram Springs
 Attn: Manager
 14530 Cherry Lake Drive East
 Jacksonville, FL 32258

Rep	Account #	Sales Order No.	Ship Date	Purchase Order #	Terms	Due Date
ECA...	BAR003	PM Visit	5/28/2024	PM Visit	Due on receipt	5/28/2024
Qty	Item Code	Description			Price Each	Amount
1	Preventative Maintenance	Preventative Maintenance Visit Inspect for safety, thoroughly clean on interior as well as exterior, lubricate and adjust in accordance to manufacturers' specifications. <i>Fitness Equipment Maintenance</i> <i>1.320.53800.45516</i>			525.00	525.00



Thank you for your business!	Total	525.00
	Payments/Credits	50.00
www.commfitnessproducts.com	Balance Due	525.00

INVOICE



First Coast Foam Party LLC

101 Marketside ave Suite 404-154, ponte vedra,
FL 32081

Phone: +1 904-834-1311;

firstcoastfoamparty@gmail.com; Website:

www.Firstcoastfoamparty.com

Invoice No#: 2024-07-04-01

Invoice Date: Jun 4, 2024

Due Date: Jul 4, 2024



\$400.00
AMOUNT DUE

BILL TO

Danelle DeMarco
145 South Durbin Pkwy, st Johns, FL 32259,
UNITED STATES
DDEMARCO@vestapropertyservices.com
Phone: +1 724-331-7695

Special Events
1-320-53800-4551

#	ITEMS & DESCRIPTION	PRICE	AMOUNT(\$)
1	mini golf 7/4/2024	\$400.00	\$400.00
	Subtotal		\$400.00
	Shipping		\$0.00
	TOTAL		\$400.00 USD

NOTES TO CUSTOMER

Thank you for allowing us to party with you! Please consider leaving us a kind remark on our social media or Google and referrals are always welcome! We will be in contact between now and party. Please feel free to contact me with any questions or ideas.

TERMS AND CONDITIONS

Rules and Regulations: By hiring First Coast Foam Party LLC you understand that the following rules apply: Do not eat the foam, no running, no diving, no rough play, the foam can become slippery, if we see inappropriate behavior we will address the behavior and have the right to end the event for safety reasons. We can not be held responsible for your children's actions. The foam is hypo-allergenic, dye-free, biodegradable and safe for kids, pets, grass and pools. The main ingredient in the foam is Sodium Lauryl Sulfate. The color/glow can leave a residue on clothes that should wash out in a few washes but can stain clothing. By hiring First Coast Foam Party LLC you agree to hold First Coast Foam Party LLC, it's employees, agents or representatives harmless and indemnify them against any and all claims for property damage and/or personal injury claims.

Governmental Management Services, LLC1001 Bradford Way
Kingston, TN 37763**Invoice**

Invoice #: 524

Invoice Date: 8/1/24

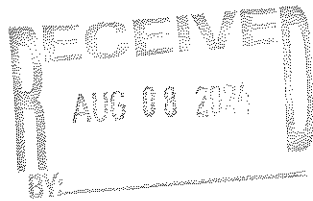
Due Date: 8/1/24

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 -August 2024		4,533.58	4,533.58
Website Administration - August 2024		88.33	88.33
Information Technology - August 2024		132.50	132.50
Impact Fee Collection Administration -August 2024		1,325.00	1,325.00
Dissemination Agent Services - August 2024		636.00	636.00
Office Supplies		0.93	0.93
Postage		111.56	111.56
Copies		14.10	14.10
Telephone		7.45	7.45
		Total	\$6,849.45
		Payments/Credits	\$0.00
		Balance Due	\$6,849.45





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

Invoice

Date 8/1/2024

Invoice # 131295623177

Terms	Net 20
Due Date	8/21/2024
PO #	

Bill To Attn: Office Durbin Crossing North 475 West Town Place, Suite 114 St. Augustine FL 32092	Ship To 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
JUL 16 2024
BY: _____

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

OUR REMITTANCE ADDRESS HAS CHANGED!!

Remittance Slip

Customer
13DUR100
Invoice #
131295623177

Amount Due \$1,011.51
Amount Paid _____

Make Checks Payable To
Poolsure
1707 Townhurst Dr
Houston, TX 77043-2810





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

Invoice

Date 8/1/2024

Invoice # 131295623178

Terms	Net 20
Due Date	8/21/2024
PO #	

Bill To GMS, LLC 475 West Town Place, Suite 114 St. Augustine FL 32092	Ship To 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
JUL 16 2024
BY: _____

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

OUR REMITTANCE ADDRESS HAS CHANGED!!

Remittance Slip

Customer
13DUR200
Invoice #
131295623178

Amount Due \$1,924.24

Amount Paid _____

Make Checks Payable To

Poolsure
1707 Townhurst Dr
Houston, TX 77043-2810





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: PSI093870
 Invoice Date: 8/1/2024

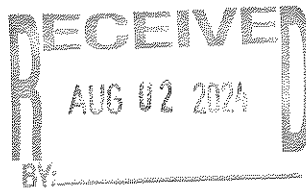
Bill
 To: Durbin Crossing CDD
 Governmental Mgmt Services
 475 West Town Place #114
 Saint Augustin, FL 32092

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

Ship Via
 Ship Date 8/1/2024
 Due Date 8/31/2024
 Terms Net 30

Customer ID 5459
 P.O. Number
 P.O. Date 8/1/2024
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance August Billing 8/1/2024 - 8/31/2024 Durbin Crossing Cdd-Lake-ALL		1	1	4,429.00	4,429.00



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

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



Sunset Slush St. Augustine
904-770-5773

Invoice #000007

Issue date
Jul 8, 2024

July 4th Event

July 4th Event
\$2 Smalls

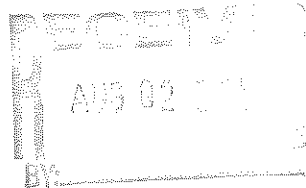
Customer
Sue O'lear
Solear@vestapropertyservices.com

Invoice Details
PDF created July 10, 2024
\$293.94
Service date July 4, 2024

Payment
Due July 8, 2024
\$293.94

Items	Quantity	Price	Amount
Durbin \$2 Discount	138	\$2.00	\$276.00
Subtotal			\$276.00
Sales Tax			\$17.94
Total Due			\$293.94

Special Events
1. 320.53800.45511



Pay online

To pay your invoice go to <https://squareup.com/u/WUrbDsE>
Or open the camera on your mobile device and place the QR code in the camera's view.



PAYMENT ADDRESS:
 Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
 904-355-5300 • Fax: 904-353-4499 • 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: 619305333
DATE: 07/23/2024
ORDER: 619305333

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
 St Johns, FL 32259-7224

Work Date	Time	Target Pest	Technician	Time In
07/23/2024	01:48 PM			01:48 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	07/23/2024		02:04 PM

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

RECEIVED
 JUL 24 2024
 BY: _____

[Handwritten Signature]

TECHNICIAN SIGNATURE

[Handwritten Signature]

Jack Morrow
 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.

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

PLEASE PAY FROM THIS INVOICE



PAYMENT ADDRESS:
Turner Pest Control LLC - P.O. Box 952503 - Atlanta, Georgia 31192-2503
904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-8305 • turnerpest.com

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

INSPECTION REPORT

INVOICE #: 619305333

WORK DATE: 07/23/2024

BILL-TO 176599

LOCATION 176602

Durbin Crossing CDD
475 W Town Pl Ste 114
Saint Augustine, FL 32092-3649

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

Phone: 904-940-5850 x404
Alt. Phone: 904-288-9130 x109

Phone: 904-230-2011

Time In: 07/23/2024 01:48:27 PM
Time Out: 07/23/2024 02:04:02 PM

Customer Signature

Jack Morrow

Technician Signature

MICHAEL CALDWELL
License #:

Purchase Order	Terms	Service Description	Quantity
None	NET 30	Commercial Pest Control - Monthly Service	1.00

GENERAL COMMENTS / INSTRUCTIONS

None Noted.

CONDITIONS / OBSERVATIONS	Reported	Severity	Responsibility	Reviewed
---------------------------	----------	----------	----------------	----------

None Noted.

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Alpine WSG		499-561	40.0000%	0.1000	Dlnotefuran: N-methyl-N-	8.0000 Fluid Ounce	0.0002 Gallon

Areas Applied: exterior, Interior
Target Pests: GENERAL HOUSEHOLD PESTS

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
TEKKO PRO IGR		53883-335	2.6000%	0.0800	Pyriproxfen, Novaluron	0.2000 Fluid Ounce	0.0062 Fluid Ounce

Areas Applied: exterior, Interior
Target Pests: GENERAL HOUSEHOLD PESTS

PEST ACTIVITY	# Areas	# Devices	Pest Totals
---------------	---------	-----------	-------------

None Noted.

DEVICE INSPECTION SUMMARY

AREA COMMENTS

exterior: Applied treatment to exterior entry points. Inspected for wasp nests (none found). Laid granular bait around the premises.



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

INSPECTION REPORT

INVOICE #: 619305333

WORK DATE: 07/23/2024

DEVICE INSPECTION EXCEPTIONS

None Noted.

INSPECTION DETAIL

Area	Time	Type	Status	Pest Findings
exterior	2:02:29 PM	Area	No Activity	
Interior	2:02:32 PM	Area	No Activity	

PRODUCTS APPLIED

Material	A.I. %	Finished Qty	Application Equipment	Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Lot #
Alpine WSG	40.0000%	4.0000 Fluid Ounce	Backpack Sprayer	2:01:58 PM
499-561	0.10000000	0.0001 Gallon	Crack and Crevice	
Target Pests: GENERAL HOUSEHOLD PESTS				
Areas Applied: exterior				
Weather: 0°, 0 MPH				
TEKKO PRO IGR	2.6000%	0.1000 Fluid Ounce	B&G Sprayer	2:02:15 PM
53883-335	0.08000000	0.0031 Fluid Ounce	Broadcast Application	
Target Pests: GENERAL HOUSEHOLD PESTS				
Areas Applied: exterior				
Weather: 0°, 0 MPH				
Alpine WSG	40.0000%	4.0000 Fluid Ounce	Backpack Sprayer	2:02:39 PM
499-561	0.10000000	0.0001 Gallon	Crack and Crevice	
Target Pests: GENERAL HOUSEHOLD PESTS				
Areas Applied: Interior				
Weather: 0°, 0 MPH				
TEKKO PRO IGR	2.6000%	0.1000 Fluid Ounce	B&G Sprayer	2:02:54 PM
53883-335	0.08000000	0.0031 Fluid Ounce	Broadcast Application	
Target Pests: GENERAL HOUSEHOLD PESTS				
Areas Applied: Interior				
Weather: 0°, 0 MPH				



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: 619306186
DATE: 07/25/2024
ORDER: 619306186

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

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

Work Date	Time	Target Pest	Technician	Time In
07/25/2024	08:46 AM	MOSQUITO		08:46 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	07/25/2024		09:18 AM

Service	Description	Price
---------	-------------	-------

CPCMOSULV	Commercial Mosquito Service	\$118.67
SUBTOTAL		\$118.67
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$118.67

AMOUNT DUE \$118.67

RECEIVED
 JUL 26 2024
 BY: _____

[Handwritten 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



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:	619306187
DATE:	07/25/2024
ORDER:	619306187

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
07/25/2024	09:19 AM	MOSQUITO		09:19 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	07/25/2024		09:58 AM

Service	Description	Price
---------	-------------	-------

CPCMOSULV	Commercial Mosquito Service	\$156.14
SUBTOTAL		\$156.14
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$156.14

RECEIVED
 JUL 26 2024
 BY: _____

AMOUNT DUE \$156.14

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

10/28/2023 10:58:11 AM 10/28/2023 10:58:11 AM 10/28/2023 10:58:11 AM 10/28/2023 10:58:11 AM



PAYMENT ADDRESS:
Turner Pest Control LLC - P.O. Box 952503 • Atlanta, Georgia 31192-2503
904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5705 • turnerpest.com

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

INSPECTION REPORT

INVOICE #: 619306187

WORK DATE: 07/25/2024

BILL-TO **137299**

LOCATION **137299**

Durbin Crossing CDD
C/O Vesta Properties
200 Business Park Cir
Saint Augustine, FL 32095-8822

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

Phone: 904-940-5850
Alt. Phone: 904-230-2011

Phone: 904-230-2011

Time In: 07/25/2024 09:19:25 AM
Time Out: 07/25/2024 09:58:38 AM

Customer Signature

Customer is unavailable to sign
Technician Signature

MICHAEL CALDWELL
License #:

Purchase Order	Terms	Service Description	Quantity
None	NET 30	Commercial Mosquito Service	1.00

GENERAL COMMENTS / INSTRUCTIONS

Thank you for your time and business. It's a pleasure having the opportunity to take care of you.

Michael Caldwell
Commercial Technician

CONDITIONS / OBSERVATIONS	Reported	Severity	Responsibility	Reviewed
---------------------------	----------	----------	----------------	----------

None Noted.

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
DEMAND CS		100-1066	9.7000%	0.0150	Lambda-cyhalothrin	3.0000 Gallon	0.5939 Fluid Ounce

Areas Applied: Mosquito Treatment
Target Pests: (None)

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
ONSLAUGHT FASTCAP		1021-2574	16.0000%	0.0000	Esfenvalerate; Prallethrin; Piperonyl Butoxide		

Target Pests: (None)

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
TEKKO PRO IGR		53883-335	2.6000%	0.0800	Pyriproxifen, Novaluron	1.0000 Gallon	3.9386 Fluid Ounce

Areas Applied: Mosquito Treatment
Target Pests: GENERAL HOUSEHOLD PESTS

PEST ACTIVITY	# Areas	# Devices	Pest Totals
---------------	---------	-----------	-------------

None Noted.

DEVICE INSPECTION SUMMARY



PAYMENT ADDRESS:
 Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
 904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5795 • turnerpest.com

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

INSPECTION REPORT

INVOICE #: 619306187

WORK DATE: 07/25/2024

AREA COMMENTS

Mosquito Treatment: Applied mosquito treatment to the exterior perimeter.

DEVICE INSPECTION EXCEPTIONS

None Noted.

INSPECTION DETAIL

Area	Time	Type	Status	Pest Findings
Mosquito Treatment	9:24:51 AM	Area	No Activity	

PRODUCTS APPLIED

Material	A.I. %	Finished Qty	Application Equipment	Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Lot #
ONSLAUGHT FASTCAP	16.0000%		Backpack Sprayer	
1021-2574	0.00000000		Low Pressure Spray	
DEMAND CS	9.7000%	3.0000 Gallon	B&G Sprayer	9:24:12 AM
100-1066	0.01500000	0.5939 Fluid Ounce	Crack and Crevice	

Areas Applied: Mosquito Treatment

Weather: 0°, 0 MPH

TEKKO PRO IGR	2.6000%	1.0000 Gallon	B&G Sprayer	9:24:39 AM
53883-335	0.08000000	3.9386 Fluid Ounce	Broadcast Application	

Target Pests: GENERAL HOUSEHOLD PESTS

Areas Applied: Mosquito Treatment

Weather: 0°, 0 MPH



PAYMENT ADDRESS:
 Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
 904-355-5300 • Fax: 804-353-1499 • Toll Free: 800-228-6305 • turnerpest.com

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

Service Slip/Invoice

INVOICE: 619416645
DATE: 08/07/2024
ORDER: 619416645

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
 St Johns, FL 32259-8217

Work Date	Time	Target Pest	Technician	Time In
08/07/2024	10:03 AM			10:03 AM

Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	08/07/2024		10:24 AM

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

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

RECEIVED
 AUG 08 2024
 BY: _____

AMOUNT DUE \$81.19

* 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



PAYMENT ADDRESS:
Turner Pest Control LLC - P.O. Box 952503 • Atlanta, Georgia 31192-2503
904-355-5200 • 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

INSPECTION REPORT

INVOICE #: 619416645

WORK DATE: 08/07/2024

BILL-TO **176599**

LOCATION **176599**

Durbin Crossing CDD
475 W Town Pl Ste 114
Saint Augustine, FL 32092-3649

Durbin Crossing CDD
730 N Durbin Pkwy
St Johns, FL 32259-8217

Time In: 08/07/2024 10:03:00 AM
Time Out: 08/07/2024 10:24:45 AM

Customer Signature

Phone: 904-940-5850 x404
Alt. Phone: 904-288-9130 x109

Phone: 904-230-2011

Customer Unavailable to Sign
Technician Signature

MICHAEL CALDWELL
License #:

Purchase Order	Terms	Service Description	Quantity
None	NET 30	Commercial Pest Control - Monthly Service	1.00

GENERAL COMMENTS / INSTRUCTIONS

None Noted.

CONDITIONS / OBSERVATIONS

None Noted.

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Demand G Granules		100-1240	0.0450%	n/a	Lambda Cyhalothrin	2.0000 Pound	0.0900 Pound
Areas Applied: exterior							
Target Pests: (None)							

PEST ACTIVITY

None Noted.

DEVICE INSPECTION SUMMARY

Device Type	# Inspected	Inspected w/Activity	# Skipped	# Replaced
Protecta Evo	1 of 1 (100.00%)	0 of 1 (0.00%)	0	0
-Totals:	1 of 1 (100.00%)	0 of 1 (0.00%)	0	0

AREA COMMENTS

General Pest Control: Inspected for wasp nests (none found). Laid granual bait around the premises.

DEVICE INSPECTION EXCEPTIONS

None Noted.



PAYMENT ADDRESS:
Turner Pest Control LLC - P.O. Box 952503 • Atlanta, Georgia 31192-2503
904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-226-5305 • turnerpest.com

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

INSPECTION REPORT

INVOICE #: 619416645

WORK DATE: 08/07/2024

INSPECTION DETAIL

Area	Time	Device	Type	Status	Pest Findings
General Pest Control -> exterior	10:24:10 AM	Rodent Station	Protecta Evo	No Activity	
Area	Time		Type	Status	Pest Findings
General Pest Control	10:24:34 AM		Area	No Activity	
General Pest Control -> exterior	10:24:06 AM		Area	No Activity	

PRODUCTS APPLIED

Material	A.I. %	Finished Qty	Application Equipment	Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Lot #
Demand G Granules	0.0450%	2.0000 Pound		10:24:22 AM
100-1240	n/a	0.0900 Pound	Spread (lawn products)	

Areas Applied: General Pest Control -> exterior

Weather: 0°, 0 MPH



PAYMENT ADDRESS:
 Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
 804-355-5300 • 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: 619416646
DATE: 08/07/2024
ORDER: 619416646

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
 St Johns, FL 32259-7224

Work Date	Time	Target Pest	Technician	Time In
08/07/2024	10:34 AM			10:34 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	08/07/2024		12:36 PM

Service	Description	Price
---------	-------------	-------

CPCM	Commercial Pest Control - Monthly Service	\$99.93
SUBTOTAL		\$99.93
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$99.93

AMOUNT DUE \$99.93

RECEIVED
 AUG 08 2024
 BY: _____

* 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

© Copyright 2019 Turner Pest Control, LLC. All Rights Reserved. 11/20/2019 10:55:12 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

INSPECTION REPORT

INVOICE #: 619416646

WORK DATE: 08/07/2024

BILL-TO 176599

LOCATION 176602

Durbin Crossing CDD
475 W Town Pl Ste 114
Saint Augustine, FL 32092-3649

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

Phone: 904-940-5850 x404
Alt. Phone: 904-288-9130 x109

Phone: 904-230-2011

Time In: 08/07/2024 10:34:58 AM
Time Out: 08/07/2024 12:36:20 PM

Customer Signature

Customer Unavailable to Sign
Technician Signature

MICHAEL CALDWELL
License #:

Purchase Order	Terms	Service Description	Quantity
None	NET 30	Commercial Pest Control - Monthly Service	1.00

GENERAL COMMENTS / INSTRUCTIONS

Thank you for your time and business. It's a pleasure having the opportunity to take care of you.

Michael Caldwell
Commercial Technician

CONDITIONS / OBSERVATIONS	Reported	Severity	Responsibility	Reviewed
---------------------------	----------	----------	----------------	----------

None Noted.

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Alpine WSG		499-561	40.0000%	0.1000	Dinotefuran: N-methyl-N-	6.0000 Fluid Ounce	0.0001 Gallon
Areas Applied: Interior							
Target Pests: GENERAL HOUSEHOLD PESTS							

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Demand G Granules		100-1240	0.0450%	n/a	Lambda Cyhalothrin	3.0000 Pound	0.1350 Pound
Areas Applied: exterior							
Target Pests: (None)							

PEST ACTIVITY	# Areas	# Devices	Pest Totals
---------------	---------	-----------	-------------

None Noted.

DEVICE INSPECTION SUMMARY

AREA COMMENTS

exterior: Inspected for wasp nests (none found). Laid granual bait around the premises.



PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
904-356-5300 • Fax: 904-353-1499 • Toll Free: 800-225-4305 • turnerpest.com

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

INSPECTION REPORT

INVOICE #: 619416646

WORK DATE: 08/07/2024

AREA COMMENTS

Interior: Applied liquid treatment to interior entry points/baseboards. No sign of any activity.

DEVICE INSPECTION EXCEPTIONS

None Noted.

INSPECTION DETAIL

Area	Time	Type	Status	Pest Findings
exterior	10:50:49 AM	Area	No Activity	
Interior	10:51:08 AM	Area	No Activity	

PRODUCTS APPLIED

Material	A.I. %	Finished Qty	Application Equipment	Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Lot #
Demand G Granules	0.0450%	3.0000 Pound		10:50:39 AM
100-1240	n/a	0.1350 Pound	Spread (lawn products)	
Areas Applied: exterior				
Weather: 0°, 0 MPH				
Alpine WSG	40.0000%	6.0000 Fluid Ounce	Backpack Sprayer	10:51:01 AM
499-561	0.10000000	0.0001 Gallon	Crack and Crevice	
Target Pests: GENERAL HOUSEHOLD PESTS				
Areas Applied: Interior				
Weather: 0°, 0 MPH				



Invoice

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

Invoice # 421160
Date 07/31/2024
Terms Net 30
Due Date 08/30/2024
Memo Lifeguard Hours

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

Description	Quantity	Rate	Amount
Lifeguards	1,126.75	22.53	25,385.68
Total			25,385.68

RECEIVED
AUG 06 2024
BY: _____



Vested in your community.

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

Billable Services Invoice

Invoice #: 08-01-2024
Date: August 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
Lifeguard hours July 1, 2024-July 31, 2024	1126.75	\$22.53	\$25,385.68
TOTAL			\$25,385.68



Vested in your community.

Thank you for your business!



Invoice

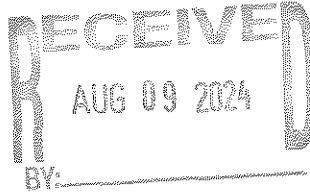
Vesta Property Services, Inc.
245 Riverside Avenue
Suite 300
Jacksonville FL 32202

Invoice # 421366
Date 07/31/2024

Terms
Due Date 08/31/2024

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			18.75
Sue Olear - 2024-07-11 - Amazon - Special Events			18.75
Total Billable Expenses			18.75
Total			18.75



Final Details for Order #112-9673378-4424209

Order Placed: July 10, 2024
Amazon.com order number: 112-9673378-4424209
Order Total: \$18.75

Shipped on July 10, 2024	
Items Ordered	Price
1 of: <i>Jet Creations 48" Brachiosaurus Inflatable Air Stuffed Plush Toy, Durable Self Standing, one of The Best Dinosaur Toys, Party Favors for Kids, Pool Toys, DI-BRAC8</i> Sold by: Jet Creations Inc (seller profile) Business Price Condition: New	\$18.75
Shipping Address: Durbin Crossing CDD 145 S DURBIN PKWY SAINT JOHNS, FL 32259-7224 United States	Item(s) Subtotal: \$18.75 Shipping & Handling: \$0.00 ----- Total before tax: \$18.75 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$18.75 -----

Payment information	
Payment Method: Visa Last digits: 5863	Item(s) Subtotal: \$18.75 Shipping & Handling: \$0.00 -----
Billing address Vesta 245 RIVERSIDE AVE STE 250 JACKSONVILLE, FL 32202-4944 United States	Total before tax: \$18.75 Estimated Tax: \$0.00 ----- Grand Total: \$18.75
Credit Card transactions	Visa ending in 5863: July 10, 2024: \$18.75

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

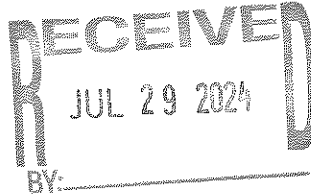


Invoice

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

Invoice # 420865
Date 08/01/2024
Terms Net 30
Due Date 08/31/2024
Memo Monthly Fees

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



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

Thank you for your business.

Total 42,406.09

Invoice

Weather Engineers, Inc.
 Air Conditioning • Heating • Refrigeration • Clean Air Professionals

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

Number	Date
C41818	05/09/24



BILL TO: #104602
DURBIN CROSSING CDD
 145 S DURBIN PARKWAY
 ST. JOHNS FL 32259

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

Return this portion with payment

Invoice Date	Customer #	P.O. Number	Salesman	Terms	Contract #
05/09/24	104602			30	
DESCRIPTION					
Service Date: 05/06/24 Performed a Filter Change & Inspection on your HVAC equipment as per agreement. Repair/Replace 1-320-53800-44200 <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 10px auto;"> RECEIVED AUG 02 2024 BY: </div>					
TOTAL : \$					252.00

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



INVOICE

INVOICE #	INVOICE DATE
JAX 728169	7/2/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Durbin Crossing CDD

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: August 1, 2024

Invoice Amount: \$2,093.22

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

Run 2-wire and repair lateral due to road bore construction

Irrigation Repairs

\$2,093.22

*Irrigation Repair
1.320.53800.46400*

Invoice Total

\$2,093.22



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

Yellowstone Landscape | Post Office Box 840 | Dunell FL 32140 | Tel 386 437 6244 | Fax 386 437 4088



YELLOWSTONE LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 728170	7/2/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Durbin Crossing CDD

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

Invoice Due Date: August 1, 2024

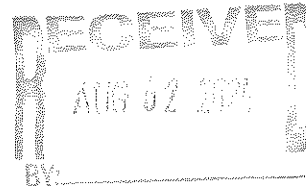
Invoice Amount: \$500.00

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

Durbin Crossing - Pine Fell	
Tree Care Services	\$500.00

LANDSCAPE CONTINGENCY
1.320.53800.46210

Invoice Total \$500.00



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

Yellowstone Landscape | Post Office Box 840 | Dunell FL 32110 | Tel: 386 437 6211 | Fax: 386 437 4286



INVOICE

INVOICE #	INVOICE DATE
JAX 732829	7/9/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Durbin Crossing CDD

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

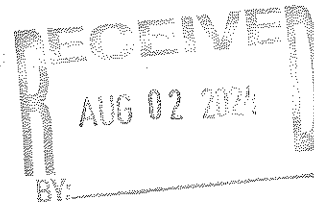
Invoice Due Date: August 8, 2024

Invoice Amount: \$45,490.98

Description	Current Amount
Monthly Landscape Maintenance July 2024	\$45,490.98

LANDSCAPE MAINTENANCE
1.320.53800.46200

Invoice Total \$45,490.98



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

Yellowstone Landscape | Post Office Box 840 | Russell FL 32440 | Tel: 386 437 6211 | Fax: 386 437 4288



INVOICE

INVOICE #	INVOICE DATE
JAX 733471	7/10/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
 PO Box 101017
 Atlanta, GA 30392-1017

Property Name: Durbin Crossing CDD

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

Invoice Due Date: August 9, 2024

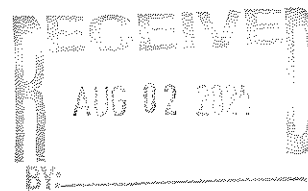
Invoice Amount: \$5,953.00

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

Nelson valve replacement	
Irrigation Repairs	\$5,953.00

*IRRIGATION REPAIRS
 1.320.53800.46400*

Invoice Total \$5,953.00



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

Yellowstone Landscape | Dist Office Box 840 | Dunell FL 32110 | Tel 386 437 6211 | Fax 386 437 4288



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 733472	7/10/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Durbin Crossing CDD

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

Invoice Due Date: August 9, 2024

Invoice Amount: \$1,021.00

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

Nelson valve replacement

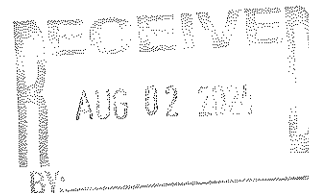
Irrigation Repairs

\$1,021.00

*IRRIGATION REPAIRS
1.320.53800.46400*

Invoice Total

\$1,021.00



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

Yellowstone Landscape | Post Office Box 840 | Russell FL 32440 | Tel: 386 437 6211 | Fax: 386 437 4288



INVOICE

INVOICE #	INVOICE DATE
JAX 740524	7/31/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Durbin Crossing CDD

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

Remit To:

Yellowstone Landscaping
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: August 30, 2024

Invoice Amount: \$1,600.00

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

Islebrook Hand Water

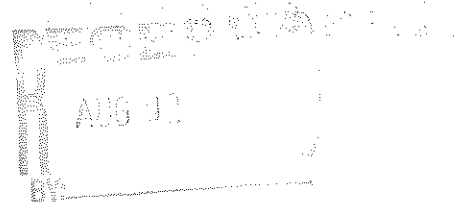
Labor

\$1,600.00

LANDSCAPE CONTINGENCY
1.320.53800.46210

Invoice Total

\$1,600.00



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

Yellowstone Landscaping | Post Office Box 940 | Dunell, FL 32110 | Tel 386 437 6211 | Fax 386 437 4086



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 741514	8/1/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Durbin Crossing CDD

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

Invoice Due Date: August 31, 2024

Invoice Amount: \$1,158.00

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

Nelson head replacement	
Irrigation Repairs	\$1,158.00

Invoice Total \$1,158.00

IRRIGATION REPAIRS
1.320.53800.46400



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

Yellowstone Landscape | Post Office Box 840 | Russell Fl. 32440 | Tel: 386 437 6211 | Fax: 386 437 4286



Civil Engineering
 Land Surveying & Mapping
 Permitting
 ADA Consulting

Invoice

Date	Invoice #
8/2/24	3589

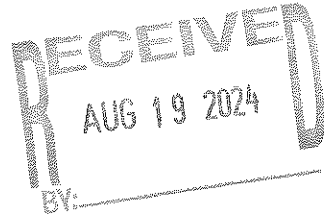
Bill To
Durbin Crossing CDD C/O Governmental Management Services Attn: Daniel Laughlin
P.O. No

Yuro & Assoc. - Job No.
Y23-1310

Item	Date	Description	Hours	Rate	Amount
DURBIN CROSSING CDD - JULY ENGINEERING EFFORTS					
CDD Durbin...	7/10/24	agenda call	0.5	165.00	82.50
CDD Durbin...	7/11/24	staff coordination re: irrigation meter connection	0.5	165.00	82.50
CDD Durbin...	7/16/24	sidewalk bids	1	165.00	165.00
CDD Durbin...	7/22/24	CDD meeting	1	165.00	165.00
CDD Durbin...	7/23/24	new sidewalk & bench coordination	0.5	165.00	82.50
CDD Durbin...	7/24/24	new sidewalk & bench coordination	1	165.00	165.00
CDD Durbin...	7/25/24	irrigation meter exhibit	2	135.00	270.00
CDD Durbin...	7/29/24	sidewalk inspection & contractor coordination	0.5	165.00	82.50
CDD Durbin...	7/30/24	sidewalk inspection & contractor coordination	1.5	165.00	247.50
RECEIVED AUG 02 2024 BY: _____					
Total					\$1,342.50

**Durbin Crossing
COMMUNITY DEVELOPMENT DISTRICT**

General Fund



Check Request

Date	Amount	Authorized By
August 19, 2024	\$140.00	Sue O'Lear

Payable to:

ADAM BRINGMAN

Date Check Needed:

Budget Category:

ASAP	001.300.36900.10100
------	---------------------

Intended Use of Funds Requested:

Rental Deposit Refund
Mailing Address 374 Sanctuary Dr. , St. Johns, FL, 32259
<i>(Attach supporting documentation for request.)</i>



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

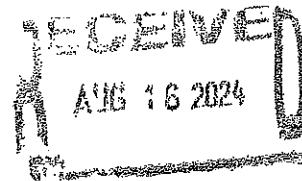
772/461-6120
FAX: 772/468-9278

*DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT
475 WEST TOWN PLACE
SUITE 114
ST. AUGUSTINE, FL 32092*

Invoice No. 368384
Date 08/11/2024
Client No. 21680

Services rendered in connection with the audit of the Basic Financial Statements
as of and for the year ended September 30, 2023.

Total Invoice Amount \$ 3,775.00



You can pay online at: <https://treasurecoastcpas.com> or

Scan to Pay

Berger, Toombs, Elam, Gaines, Frank,
McGuire & Gonano CPAs PL
Invoice Payment



We accept major credit cards.
A 3% fee will be applied.

Please enter client number on your check.

Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%.



PAYMENT ADDRESS:
 Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
 904-356-5300 • 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: 619417374
DATE: 08/19/2024
ORDER: 619417374

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
08/19/2024	03:24 PM	MOSQUITO		03:24 PM

Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	08/19/2024		03:46 PM



Service	Description	Price
CPCMOSULV	Commercial Mosquito Service	\$156.14
		SUBTOTAL \$156.14
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$156.14
		AMOUNT DUE \$156.14

RECEIVED
 AUG 20 2024
 BY: _____

* 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

© Copyright 2018 by Turner Pest Control, Inc. All Rights Reserved. 10/25



PAYMENT ADDRESS:
 Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
 904-356-5300 • Fax: 904-353-1499 • Toll Free: 800-226-5305 • turnerpest.com

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

INSPECTION REPORT

INVOICE #: 619417374

WORK DATE: 08/19/2024

BILL-TO 137299

Durbin Crossing CDD
 C/O Vesta Properties
 200 Business Park Cir
 Saint Augustine, FL 32095-8822

Phone: 904-940-5850
 Alt. Phone: 904-230-2011

LOCATION 137299

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

Phone: 904-230-2011

Time In: 08/19/2024 03:24:25 PM
Time Out: 08/19/2024 03:47:21 PM

Customer Signature

Customer is unavailable to sign
Technician Signature

MICHAEL CALDWELL
 License #:

Purchase Order	Terms	Service Description	Quantity
None	NET 30	Commercial Mosquito Service	1.00

GENERAL COMMENTS / INSTRUCTIONS

None Noted.

CONDITIONS / OBSERVATIONS

None Noted.

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
DEMAND CS		100-1066	9.7000%	0.0150	Lambda-cyhalothrin	2.0000 Gallon	0.3955 Fluid Ounce
Areas Applied: Mosquito Treatment							
Target Pests: (None)							

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
ONSLAUGHT FASTCAP		1021-2574	16.0000%	0.0000	Esfenvalerate; Prallethrin; Piperonyl Butoxide		
Target Pests: (None)							

PEST ACTIVITY

None Noted.

DEVICE INSPECTION SUMMARY

AREA COMMENTS

Mosquito Treatment: Applied mosquito treatment to the exterior perimeter.



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

INSPECTION REPORT

INVOICE #: 619417374

WORK DATE: 08/19/2024

DEVICE INSPECTION EXCEPTIONS

None Noted.

INSPECTION DETAIL

Area	Time	Type	Status	Pest Findings
Mosquito Treatment	3:41:37 PM	Area	No Activity	

PRODUCTS APPLIED

Material	A.I. %	Finished Qty	Application Equipment	Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Lot #
ONSLAUGHT FASTCAP	16.0000%		Backpack Sprayer	
1021-2574	0.00000000		Low Pressure Spray	
DEMAND CS	9.7000%	2.0000 Gallon	B&G Sprayer	3:41:55 PM
100-1066	0.01500000	0.3955 Fluid Ounce	Crack and Crevice	

Areas Applied: Mosquito Treatment


Weather: 0°, 0 MPH



ACCOUNT NAME Durbin Crossing / Gms		ACCOUNT # 764133	PAGE # 1 of 1
INVOICE # 0006583763	BILLING PERIOD Jul 1- Jul 31, 2024	PAYMENT DUE DATE August 20, 2024	
PREPAY (Memo Info) \$0.00	UNAPPLIED (Included in amt due) \$0.00	TOTAL CASH AMT DUE* \$171.28	

BILLING ACCOUNT NAME AND ADDRESS

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



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

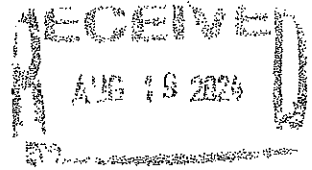
BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com **FEDERAL ID 47-2390983**

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

Date	Description	Amount
7/1/24	Balance Forward	\$237.20
7/9/24	PAYMENT - THANK YOU	-\$150.88

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
7/11/24	10334530	SAG St Augustine Record	Durbin Crossing July Meeting		\$84.96



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

Total Cash Amount Due	\$171.28
Service Fee 3.99%	\$6.83
*Cash/Check/ACH Discount	-\$6.83
*Payment Amount by Cash/Check/ACH	\$171.28
Payment Amount by Credit Card	\$178.11

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Durbin Crossing / Gms		ACCOUNT NUMBER 764133		INVOICE NUMBER 0006583763		AMOUNT PAID \$84.96
CURRENT DUE \$84.96	30 DAYS PAST DUE \$86.32	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$171.28
REMITTANCE ADDRESS (Include Account# & Invoice# on check) Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				TO PAY WITH CREDIT CARD PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$178.11
To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com						

0000764133000000000000000065837630001712867179

LOCALIQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Durbin Crossing CDD
Courtney Hogge
Durbin Crossing Community Development District c/o GMS, LLC
475 W. Town Place, Suite 114
St. Augustine FL 32092

STATE OF WISCONSIN, COUNTY OF BROWN

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

07/11/2024

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/11/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$84.96	
Tax Amount:	\$0.00	
Payment Cost:	\$84.96	
Order No:	10334530	# of Copies:
Customer No:	764133	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the Durbin Crossing Community Development District ("District") will hold a regular meeting on Monday, July 22, 2024 at 6:00 p.m. at the Durbin Crossing South Amenalty 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.

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: July 11, 2024; #10334530

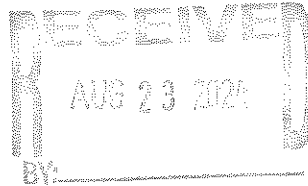
MARIAH VERHAGEN
Notary Public
State of Wisconsin

CG Roofing Group LLC- CCC1333349

4320 Deerwood Lake Pkwy Suite 101-133
Jacksonville, FL 32216
(904) 609-7180
kpillsbury@cgroofinggroup.com

INVOICE

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



INVOICE 3319
DATE 08/09/2024
TERMS Net 30
DUE DATE 09/08/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
07/30/2024	Repairs	Scope of Work: Tile Repair 1. Remove and replace all broken and cracked tiles. 2. All loose tiles to be reset with foam epoxy. 3. Remove and regrout any broken grout if needed. 4. \$95 per man per hour plus epoxy. Estimated 2 men.	2	95.00	190.00
07/30/2024	Material	Tile Adhesive	1	35.00	35.00

BALANCE DUE

\$225.00

*Repair + Replacement
1,320,5380.44200*

All past due invoices are subject to a 3% late penalty fee with a \$20 per day reoccurring charge after 10-days late.

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

Invoice

Date	Invoice #
5/13/2024	40201

Bill To	Ship To
Durbin Crossing 145 S Durbin Pkwy St Johns, FL 32259	Durbin Crossing 145 S Durbin Pkwy St Johns, FL 32259
904-230-2011	solear@vestapropertyservices.com

P.O. No.	Terms	Rep	Admin
----------	-------	-----	-------

Item	Description	Qty	Rate	Class	Site	Amount
MISC	1 Floor Tape Rail Hand Grip Tape 60' Roll		47.74			47.74
Shipping	HES_34181 Brand: Heskins Width: 1 in Our shipping rate is an estimate and subject to change. The final shipping cost will be determined based on factors such as the size, weight, and destination of the package. We will provide you with the most accurate shipping cost available as soon as it is confirmed.		3.78			3.78

RECEIVED
 AUG 26 2024
 BY: _____

REPAIR + REPLACE
 1.320.53800.44200

Customer's Signature _____

INVOICE TERMS AND CONDITIONS - READ CAREFULLY		Subtotal	\$51.52
All orders that are canceled will be subject to a canceled order /restocking fee of 50% of the value of the order.		Sales Tax (7.5%)	\$0.00
<small>1. All sales and quotations made by Seller are subject to each of the within terms and conditions. 2. All unpaid items will be subject to a late payment fee computed at the rate of one and one-half percent (1-1/2%) per month (an effective rate of eighteen percent (18%) per annum) on the declining balance unpaid for more than thirty (30) days after the date of this invoice. Buyer shall pay Seller all costs of collection on past due accounts, including, but not limited to, reasonable attorney's fees, whether or not litigation is commenced in aid thereof. 3. This agreement shall be deemed for all purposes to be made in Duval County, Florida and shall be governed by and construed in accordance with the laws of Florida. Any cause of action arising from this contract shall be brought only in Florida court, which shall have sole jurisdiction over all controversies arising hereunder. 4. Shipping dates are approximate and are not guaranteed. Seller shall not be liable for failure to deliver or perform or for delays in delivery or performance occasioned by causes beyond its control, including, without limitation, strikes, lockouts, fires, accidents, interruptions in the supply of materials, breakdowns, delays in carriers or suppliers and governmental action and regulations. 5. All special orders are final and are non-refundable and non-returnable. All non-special orders are non-refundable and non-returnable unless First Place Fitness Equipment Inc. has issued written permission that said product may be returned for credit. Any and all permission to return product for credit is at the sole discretion of First Place Fitness Equipment, Inc. 6. Unless otherwise specified herein, Seller reserves the right to make alterations in fulfillment. Delay in delivery of any instrument shall not relieve Buyer of its obligation to pay for all installment payments. 7. Seller makes no warranty, express or implied, of the appropriateness or of the condition of a product, nor does Seller assume any responsibility for a product of another manufacturer. Seller's liability is limited to the replacement of the product. Seller's liability is limited to the replacement of the product. Seller's liability is limited to the replacement of the product.</small>		Total	\$51.52
		Payments/Credits	\$0.00
		Balance Due	\$51.52

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

Invoice

Date	Invoice #
5/20/2024	WO-43044

Bill To	Ship To
Durbin Crossing 145 S Durbin Pkwy St Johns, FL 32259	Durbin Crossing 145 S Durbin Pkwy St Johns, FL 32259
904-230-2011	solear@vestapropertyservices.com

P.O. No.	Terms	Rep	Z-LBJ
----------	-------	-----	-------

Item	Description	Qty	Rate	Class	Site	Amount
\$149.95	Replaced all missing pads on machines SERVICE:\$149.95 Hourly Rate - Commerical	1	149.95	SCJax		149.95

RECEIVED
 AUG 26 2024
 BY: _____

REPAIR & REPLACE
 1.320.53800.44200

Customer's Signature

INVOICE TERMS AND CONDITIONS - READ CAREFULLY

****All orders that are canceled will be subject to a canceled order /restocking fee of 50% of the value of the order.****

1. All sales and quotations made by Seller are subject to each of the within terms and conditions.
 2. All unpaid items will be subject to a late payment fee computed at the rate of one and one-half percent (1-1/2%) per month (an effective rate of eighteen percent (18%) per annum) on the declining balance unpaid for more than thirty (30) days after the date of this invoice. Buyer shall pay Seller all costs of collection on past due accounts, including, but not limited to, reasonable attorney's fees, whether or not litigation is commenced in aid thereof.
 3. This agreement shall be deemed for all purposes to have been made in Duval County, Florida and shall be governed by and construed in accordance with the laws of Florida. Any cause of action arising from this contract shall be brought only in Florida court, which shall have sole jurisdiction over all controversies arising hereunder.
 4. Shipping dates are approximate and are not guaranteed. Seller shall not be liable for failure to deliver or perform or for delays in delivery or performance occasioned by causes beyond its control, including, without limitation, strikes, lockouts, fires, accidents, interruptions in the supply of materials, breakdowns, delays in carriers or suppliers and governmental action and regulations.
 5. All special orders are final and are non-refundable and non-returnable. All non-special orders are non-refundable and non-returnable unless First Place Fitness Equipment, Inc. has issued written permission that said product may be returned for credit. Any and all permission to return product for credit is at the sole discretion of First Place Fitness Equipment, Inc.
 6. Seller reserves the right to accept or reject any order for goods or services. Delay in delivery of any installment shall not relieve Buyer of its obligation to pay for all installments received.
 7. Seller warrants the goods sold hereunder are free of all liens and encumbrances and that the goods are as described in the invoice and that the goods are fit for the purposes intended.

Subtotal	\$149.95
Sales Tax (7.5%)	\$0.00
Total	\$149.95
Payments/Credits	\$0.00
Balance Due	\$149.95

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

Invoice

Date	Invoice #
5/31/2024	WO-43215

Bill To Durbin Crossing 145 S Durbin Pkwy St Johns, FL 32259 904-230-2011	Ship To Durbin Crossing 145 S Durbin Pkwy St Johns, FL 32259 solear@vestapropertyservices.com
--	--

P.O. No.	Terms	Rep	Z-MJL
----------	-------	-----	-------

Item	Description	Qty	Rate	Class	Site	Amount
\$149.95	remake cable on functional trainer SERVICE:\$149.95 Hourly Rate - Commerical	1	149.95	SCJax		149.95
CABLE MAKE	Make Replacement Cable	1	150.00	SCJax		150.00

RECEIVED
 AUG 26 2024
 BY: _____

REPAIR + REPLACE
 1.320.53500.44200

Customer's Signature _____

INVOICE TERMS AND CONDITIONS - READ CAREFULLY		Subtotal	\$299.95
All orders that are canceled will be subject to a canceled order /restocking fee of 50% of the value of the order.		Sales Tax (6.5%)	\$0.00
<small> 1. All sales and quotations made by Seller are subject to each of the within terms and conditions. 2. All unpaid items will be subject to a late payment fee computed at the rate of one and one-half percent (1-1/2%) per month (an effective rate of eight and one-half percent (8 1/2%) per annum) on the declining balance unpaid for more than thirty (30) days after the date of this invoice. Buyer shall pay Seller all costs of collection on past due accounts, including, but not limited to, reasonable attorney's fees, whether or not litigation is commenced in aid thereof. 3. This agreement shall be deemed for all purposes to been made in Duval County, Florida and shall be governed by and construed in accordance with the laws of Florida. Any cause of action arising from this contract shall be brought only in Florida court, which shall have sole jurisdiction over all controversies arising hereunder. 4. Shipping dates are approximate and are not guaranteed. Seller shall not be liable for failure to deliver or perform or for delays in delivery or performance occasioned by causes beyond its control, including, without limitation, strikes, lockouts, fires, accidents, interruptions in the supply of materials, breakdowns, delays in carrier or suppliers and governmental action and regulations. 5. All special order are final and are non-refundable and non-returnable. All non-special orders are non-refundable and non-returnable unless First Place Fitness Equipment Inc. has issued written permission that said product may be returned for credit. Any and all permission to return product for credit is at the sole discretion of First Place Fitness Equipment, Inc. 6. Unless otherwise specified herein, Seller reserves the right to make deliveries in installments. Delay in delivery of any installment shall not relieve Buyer of its obligation to pay for all installments received. 7. Seller's failure to strictly enforce any terms or conditions of this agreement or to exercise any right arising hereunder shall not constitute a waiver of Seller's right to strictly enforce such term or condition or exercise such right thereafter. Each right or remedy granted to Seller hereunder shall be deemed </small>		Total	\$299.95
		Payments/Credits	\$0.00
		Balance Due \$299.95	

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

Invoice

Date	Invoice #
8/26/2024	41090

Bill To Durbin Crossing 145 S Durbin Pkwy St Johns, FL 32259 904-230-2011	Ship To Durbin Crossing 145 S Durbin Pkwy St Johns, FL 32259 solear@vestapropertyservices.com
--	--

P.O. No.	Terms	Rep	Z-JRK
----------	-------	-----	-------

Item	Description	Qty	Rate	Class	Site	Amount
\$149.95	Replaced Parts On CS900 Recumbent SERVICE:\$149.95 Hourly Rate - Commerical WO-43075	1	149.95	SCJax		149.95

RECEIVED
AUG 26 2024
BY: _____

REPAIR & REPLACE
1.320.53500.44200

Customer's Signature _____

INVOICE TERMS AND CONDITIONS - READ CAREFULLY		Subtotal	\$149.95
All orders that are canceled will be subject to a canceled order /restocking fee of 50% of the value of the order.		Sales Tax (6.5%)	\$0.00
<small>1. All sales and quotations made by Seller are subject to each of the within terms and conditions. 2. All unpaid items will be subject to a late payment fee computed at the rate of one and one-half percent (1-1/2%) per month (an effective rate of eighteen percent (18%) per annum) on the declining balance unpaid for more than thirty (30) days after the date of this invoice. Buyer shall pay Seller all costs of collection on past due accounts, including, but not limited to, reasonable attorney's fees, whether or not litigation is commenced in aid thereof. 3. This agreement shall be deemed for all purposes to have been made in Duval County, Florida and shall be governed by and construed in accordance with the laws of Florida. Any cause of action arising from this contract shall be brought only in Florida court, which shall have sole jurisdiction over all controversies arising hereunder. 4. Shipping dates are approximate and are not guaranteed. Seller shall not be liable for failure to deliver or perform or for delays in delivery or performance occasioned by causes beyond its control, including, without limitation, strikes, lockouts, fires, accidents, interruptions in the supply of materials, breakdowns, delays in carriers or suppliers and governmental action and regulations. 5. All special order are final and are non-refundable and non-returnable unless First Place Fitness Equipment Inc. has issued written permission that said product may be returned for credit. Any and all permission to return product for credit is at the sole discretion of First Place Fitness Equipment, Inc. 6. Unless otherwise specified herein, Seller reserves the right to make deliveries in installments. Delay in delivery of any installment shall not relieve Buyer of its obligation to pay for all installments received. 7. Buyer's failure to strictly adhere to any terms or conditions of this agreement or to exercise any right arising hereunder shall not constitute a waiver of Seller's right to enforce such terms or conditions, or exercise such right thereafter. Each right or remedy granted to Seller hereunder shall be deemed</small>		Total	\$149.95
		Payments/Credits	\$0.00
		Balance Due \$149.95	

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

Invoice

Date	Invoice #
8/26/2024	41092

Bill To	Ship To
Durbin Crossing 145 S Durbin Pkwy St Johns, FL 32259	Durbin Crossing 145 S Durbin Pkwy St Johns, FL 32259
904-230-2011	solear@vestapropertyservices.com

P.O. No.	Terms	Rep	Z-LBJ
----------	-------	-----	-------

Item	Description	Qty	Rate	Class	Site	Amount
\$149.95	Added tape over rust on vkr SERVICE:\$149.95 Hourly Rate - Commerical wo-42800	1	149.95	SCJax		149.95

REPAIR & REPLACE
1320.53500.44200

RECEIVED

AUG 26 2024

BY: _____

Customer's Signature _____

INVOICE TERMS AND CONDITIONS - READ CAREFULLY		Subtotal	\$149.95
All orders that are canceled will be subject to a canceled order /restocking fee of 50% of the value of the order.		Sales Tax (6.5%)	\$0.00
<small> 1. All sales and quotations made by Seller are subject to each of the within terms and conditions. 2. All unpaid items will be subject to a late payment fee computed at the rate of one and one-half percent (1-1/2%) per month (an effective rate of eighteen percent (18%) per annum) on the declining balance unpaid for more than thirty (30) days after the date of this invoice. Buyer shall pay Seller all costs of collection on past due accounts, including, but not limited to, reasonable attorney's fees, whether or not litigation is commenced in aid thereof. 3. This agreement shall be deemed for all purposes to been made in Duval County, Florida and shall be governed by and construed in accordance with the laws of Florida. Any cause of action arising from this contract shall be brought only in Florida court, which shall have sole jurisdiction over all controversies arising hereunder. 4. Shipping dates are approximate and are not guaranteed. Seller shall not be liable for failure to deliver or perform or for delays in delivery or performance occasioned by causes beyond its control, including, without limitation, strikes, lockouts, fires, accidents, interruptions in the supply of materials, breakdowns, delays in carries or suppliers and governmental action and regulations. 5. All special order are final and are non-refundable and non-returnable. All non-special orders are non-refundable and non-returnable unless First Place Fitness Equipment Inc. has issued written permission that said product may be returned for credit. Any and all permission to return product for credit is at the sole discretion of First Place Fitness Equipment, Inc. 6. Unless otherwise specified herein, Seller reserves the right to make deliveries in installments. Delay in delivery of any installment shall not relieve Buyer of its obligation to pay for all installments received. 7. Seller's intent to strictly enforce any terms or conditions of this agreement or to exercise any right arising hereunder shall not constitute a waiver of Seller's intent to strictly enforce each term or condition or exercise such right thereafter. Each right or remedy granted to Seller hereunder shall be deemed </small>		Total	\$149.95
		Payments/Credits	\$0.00
		Balance Due	

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

Invoice

Date	Invoice #
8-26/2024	41094

Bill To	Ship To
Durbin Crossing North 887 N Durbin Pkwy, St Johns, FL 32259	887 N Durbin Pkwy, St Johns, FL 32259
904-230-2011	solear@veszproperty.com

P.O. No.	Terms	Rep	(TN)
----------	-------	-----	------

Item	Description	Qty	Rate	Class	Site	Amount
Preventative ...	Every equipment was inspected, tested, adjusted as needed and lube applied as needed. No issues were detected at this time. Quarterly Preventative Maintenance wo-40119	1	149.95	SCJax		149.95

RECEIVED
 AUG 26 2024
 BY: _____

FITNESS EQUIP-
 MAINTENANCE
 1.320.53800.45516

Customer's Signature _____

INVOICE TERMS AND CONDITIONS - READ CAREFULLY		Subtotal	\$149.95
All orders that are canceled will be subject to a canceled order /restocking fee of 50% of the value of the order.		Sales Tax (7.5%)	\$0.00
1. All sales and quotations made by Seller are subject to each of the within terms and conditions. 2. All unpaid items will be subject to a late payment fee computed at the rate of one and one-half percent (1-1/2%) per month (an effective rate of eighteen percent (18%) per annum) on the declining balance unpaid for more than thirty (30) days after the date of this invoice. Buyer shall pay Seller all costs of collection on past due accounts, including, but not limited to, reasonable attorney's fees, whether or not litigation is commenced in aid thereof. 3. This agreement shall be deemed for all purposes to have been made in Duval County, Florida and shall be governed by and construed in accordance with the laws of Florida. Any cause of action arising from this contract shall be brought only in Florida court, which shall have sole jurisdiction over all controversies arising hereunder. 4. Shipping dates are approximate and are not guaranteed. Seller shall not be liable for failure to deliver or perform or for delays in delivery or performance occasioned by causes beyond its control, including, without limitation, strikes, lockouts, fires, accidents, interruptions in the supply of materials, breakdowns, delays in carriers or suppliers and governmental action and regulations. 5. All special order are final and are non-refundable and non-returnable. All non-special orders are non-refundable and non-returnable unless First Place Fitness Equipment Inc. has issued written permission that said product may be returned for credit. Any and all permission to return product for credit is at the sole discretion of First Place Fitness Equipment, Inc. 6. Unless otherwise specified herein, Seller reserves the right to make deliveries in installments. Delay in delivery of any installment shall not relieve Buyer of its obligation to pay for all installments received. 7. Seller's failure to strictly enforce any terms or conditions of this agreement or to exercise any right arising hereunder shall not constitute a waiver of Seller's right to strictly enforce such terms or conditions or exercise such right thereafter. Each right or remedy granted to Seller hereunder shall be deemed		Total	\$149.95
		Payments/Credits	\$0.00
		Balance Due	\$149.95

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

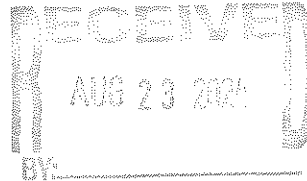
Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

August 23, 2024



Reference: Invoice No. 3438880

Client Matter No. 6123-1

Notification Email: eftgroup@kutakrock.com

Mr. Daniel Laughlin
Durbin Crossing CDD
Governmental Management Services, LLC
Suite 114
475 West Town Place
St. Augustine, FL 32092

Invoice No. 3438880
6123-1

Re: General

For Professional Legal Services Rendered

07/01/24	M. Eckert	0.10	36.50	Review Progressive Claim #1363241 regarding sewer pipe damage
07/01/24	K. Haber	0.90	229.50	Prepare swim team agreement; correspond with Laughlin regarding same; correspond with O'Lear regarding same; correspond with Alfano regarding same
07/02/24	M. Eckert	0.20	73.00	Confer with Laughlin and O'Lear regarding filming at CDD facilities
07/03/24	M. Eckert	0.10	36.50	Confer with O'Lear
07/08/24	K. Haber	0.70	178.50	Prepare license agreement for film production
07/09/24	M. Eckert	0.40	146.00	Draft license agreement for filming; confer with O'Lear
07/10/24	M. Eckert	0.20	73.00	Prepare for and attend agenda call
07/10/24	K. Haber	0.20	51.00	Confer and correspond with statewide mutual aid coordinator regarding mutual aid agreement
07/11/24	M. Eckert	0.60	219.00	Review draft audit; confer with O'Lear; prepare license agreement

KUTAK ROCK LLP

Durbin Crossing CDD
August 23, 2024
Client Matter No. 6123-1
Invoice No. 3438880
Page 2

07/15/24	M. Eckert	0.30	109.50	Review agenda package; confer with Davidson
07/15/24	G. Lovett	0.10	25.00	Research matters relating to district rules of procedure and incorporation of new legislation
07/17/24	K. Haber	1.20	306.00	Prepare sidewalk installation agreement; correspond with Laughlin and Yuro regarding same
07/19/24	K. Haber	1.00	255.00	Correspond with Laughlin regarding sidewalk installation services; correspond with Yuro regarding same; correspond with Hogge regarding same; prepare board meeting agenda memorandum
07/22/24	M. Eckert	3.00	1,095.00	Prepare for, travel to and attend board meeting; return travel; meeting follow up
07/23/24	M. Eckert	0.20	73.00	Follow up from board meeting
07/25/24	M. Eckert	0.10	36.50	Follow up on audit
07/29/24	M. Eckert	0.10	36.50	Review status of annual meeting schedule; follow up

TOTAL HOURS 9.40

TOTAL FOR SERVICES RENDERED \$2,979.50

DISBURSEMENTS

Travel Expenses 11.57

TOTAL DISBURSEMENTS 11.57

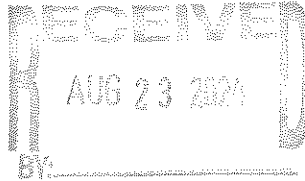
TOTAL CURRENT AMOUNT DUE \$2,991.07

My Clean Roof

INVOICE

Date: 8/19/24
INVOICE #381

To Durbin Crossing CDD
475 West Town place
Suite 114, St: Augustine FL, 32092



Date completed	Job	Payment Terms	Due Date
	Durbin Crossing		

	1) Pressure washed all 6 signs		\$1500.00
	2) Pressure washed all 3 roundabouts		
		Total	\$1500.00

Pressure washing

1.320.53800.45516

Make all checks payable to My Clean Roof

Thank you for your business!

My Clean Roof 4771 Harpers Ferry Lane Jax FL 32257 Phone: 904-210-6342 James@mycleanroof.us

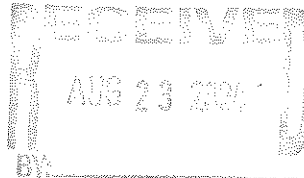


TREE TECH TREE SERVICE, INC
 260 Old Hard Road
 Fleming Island, FL 32003
 O- 904-269-4069 F- 904-529-7296
 EMAIL Office@treetech-treeservice.com

Invoice

Durbin Crossing

145 South Durbin Parkway
 Jacksonville FL 32259



DATE	INVOICE #
7/26/2024	12641

Due	Terms
7/26/2024	0 Days

Job Name	Job Site	Phone	Salesperson	Total Due
Durbin Crossing 240715-1	145 South Durbin South	904-230-2011	AJ Aldridge	\$2,800.00

#	Item	Service Description	Completed	Tax	Qty	Price
1	Tree	Tree Removal Preserve trees needing to be removed. 1 each - 205 Ravensbury Way 1 each - 25 Glen Laurel Drive 1 each - 113 Briars Run Court 1 each - 120 Weathered Oak Court 1 each - 105 Weathered Oak Court 1 each - 133 Castlegate Lane (tree leaning over fence) 1 each - 124 Staplehurst Drive (dead tree in preserve left-side of home) 1 each - 1145 Ashfield Way (dead Pine stub right of house in preserve)	7/26/2024	0.00 %	0.00	\$2,800.00

*Landscape Contingency
 - 1.320 + 538.00 = 462.10*

Thank you,
 AJ Aldridge

Subtotal:	\$2,800.00
Discount:	\$0.00
Tax:	\$0.00
Total:	\$2,800.00
Credit:	\$0.00
Balance:	\$2,800.00

Customer
Durbin Crossing 145 South Durbin Parkway Jacksonville FL 32259

Invoice Remit Payment

DATE	INVOICE #
7/26/2024	12641
Total Amount Due:	\$2,800.00

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/14/24	00074	8/02/24	08022024	202408	600-53800	61000			HOME THEATER CONCEPTS INC	*	2,000.00	2,000.00	000255
									FINAL PAYMENT NOW DUE				
8/22/24	00019	8/14/24	08142024	202408	600-20700	10000			DURBIN CROSSING CDD-GENERAL FUND	*	628.00	628.00	000256
									REIMB ST.JOHNS CTY PERMIT				
8/30/24	00082	8/20/24	114	202408	600-53800	60000			2 MEN CONCRETE, INC.	*	13,938.21	13,938.21	000257
									FINAL PMT SCL CROSSWALK				
TOTAL FOR BANK B											16,566.21		
TOTAL FOR REGISTER											16,566.21		

DURB DURBIN CROSS OKUZMUK



Home Theater Concepts, Inc.

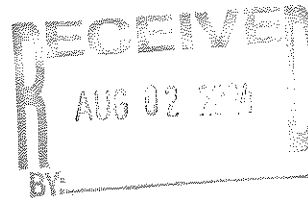
3832-10 Baymeadows Road
Suite 154
Jacksonville, Fl. 32217

Telephone 904-237-2350
Email: bob@htcflorida.com

Durbin Crossing Project Summary

1. Audio Project	\$ 30,065.00
2. Deposit	\$ 15,000.00
3. Install Payment	\$ 13,065.00
4. Final Payment Now Due	\$ 2,000.00

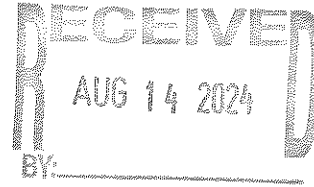
Daniel coding? Last payment
for FY'23 project.



**Durbin Crossing
COMMUNITY DEVELOPMENT DISTRICT**

Capital Reserve Fund

Check Request



Date	Amount	Authorized By
August 14, 2024	\$628.00	Oksana Kuzmuk

Payable to:

Durbin Crossing General Fund #19

Date Check Needed:

Budget Category:

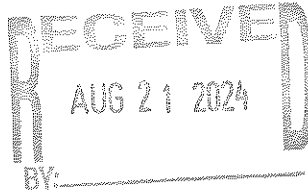
ASAP	036-600-20700-1000
------	--------------------

Intended Use of Funds Requested:

Reimburse for St.Johns Cty Permit for Sidewalk Improvement
Paid out of GF on 7.1.24

(Attach supporting documentation for request.)

INVOICE



Bill To

Durbin Crossing CDD
145 Hilden Road, Unit 108
Ponte Vedra, Florida 32081
(904) 343-0929

2 Men Concrete

11001 old Saint Augustine Rd, Apartment 2110
Jacksonville, Florida 32257
Phone: (904) 404-6889
Email: 2menconcretejax@gmail.com

Payment terms Due upon receipt
Invoice # 114
Date 08/20/2024

Description

Concrete

Remove Dirt, level and prep area, pour new concrete(2" Concrete base, 4" concrete Slab, +3500PSI)
, broom finish and clean.

Measurements:5'x114' + 15'x10 + 3'x10' + 5'x34' + 15x13 + 5'x5' + 25'x25'x25 + 20'x20'x20'

Total Area: approximately 1550Sf

Notes: Additioinal cost be add for FDOT Ramp of \$500 fee.

Warranty Concrete

1-year guarantee for concrete services, this guarantee can be used for any trace of stain, crack or anything that shows that the quality and durability of the work has been affected. The date begins after the last receipt of the final payment that must be collected at the end of the service.

Total Prices

The total price includes tax, materials, labor and transportation of disposals.

The deposit is collected when the job is already started, 50% and the rest when is finish.

Insurances and licenses from the company is attached with this document you will find scrolling down the estimate.

Tree Removal

3x tree approximately 40ft-50ft

Notes:stump grinder fee included.

Vinyl Fence

Installment of 169 linear ft

notes: fence will match the existing type.

Subtotal	\$27,876.42
Total	\$27,876.42

Payment Summary

08/20/2024 - Check	\$13,938.21
Paid Total	\$13,938.21
Remaining Amount	\$13,938.21

By signing this document, the customer agrees to the services and conditions outlined in this document.

Durbin Crossing CDD

SIXTH ORDER OF BUSINESS

RESOLUTION 2024 -07

A RESOLUTION OF THE GOVERNING BOARD OF THE DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT AMENDING THE AMENITY POLICIES REGARDING RECREATIONAL FIELD USAGE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, the Durbin Crossing Community Development District (“**District**”) is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes, which owns, operates and maintains certain recreational amenity facilities (collectively, “Amenity Facilities”); and

WHEREAS, Chapters 120 and 190, Florida Statutes, authorize the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of district business; and

WHEREAS, the Board of Supervisors of the Durbin Crossing Community Development District (“**Board**”) previously adopted *Policies Regarding District Amenity Facilities* (“Amenity Policies”) relating to the use of the District’s recreational fields and other properties owned and managed by the District; and

WHEREAS, the Board has determined that it is in the District’s best interest to amend, in part, the Amenity Policies as described in more detail in paragraph 2 below;

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

SECTION 1. The Amenities Policies are hereby amended by inserting the language indicated in single underlined text (indicated textually in the same manner as the following example: underlined text) and by deleting the language indicated by strikethrough text (indicated textually in the same manner as the following example: ~~stricken text~~) as set forth herein:

TOT LOTS/RECREATIONAL FIELDS POLICIES

The Tot Lots and Recreational Fields are unattended facilities and persons using the facilities do so at their own risk.

- (1) Hours: The Tot Lots shall be available for use from dawn to dusk.
- (2) Children under the age of eight (8) must be accompanied by an adult eighteen (18) years of age or older.
- (3) Persons eleven (11) years and older are not permitted to play on or use the Tot Lots’ equipment.

- (4) Alcoholic beverages, glass containers and other breakable items are prohibited at the Tot Lots and Recreational Fields.
- (5) The use of profanity or disruptive behavior, including roughhousing, is prohibited.
- (6) Persons using the Tot Lots, pavilions located adjacent to the Tot Lots, or Recreational Fields must clean up any food, beverages and miscellaneous trash brought to the District Property.
- (7) Use of the Tot Lots and Recreational Fields may be limited from time to time due to a District-sponsored event.
- (8) Pets (with the exception of Service Animals) are prohibited from the Tot Lots and Recreational Fields.
- (9) As used herein, "Recreational Field" shall mean land owned and managed by the District that is designed, designated, or used for recreational activities. The Recreational Fields are available to the public for recreational activities and usage in accordance with these policies. Use of the Recreational Fields for organized sports or organized recreational activities, including but not limited to practices, games, competitions, classes, lessons, or gatherings, is prohibited in the following locations, except as set forth in subsection (10) herein:
 - (a) The property described as Tract E1 (Community Center) as depicted on the plat of Durbin Crossing North Phase 1 – Unit 4, recorded in Map Book 59, Pages 11 and 12, of the Official Records of St. Johns County, and whose address is 730 North Durbin Parkway, St. Johns, Florida 32259;
 - (b) The property described as Parcel K (Community Center) as depicted on the plat of Durbin Crossing South Phase 1, recorded in Map Book 59, Page 85, of the Official Records of St. Johns County, and whose address is 145 South Durbin Parkway, St. Johns, Florida 32259;
 - (c) The property described as Tract C9 (Park Area) as depicted on the plat of Durbin Crossing North Phase 1 – Unit 3, recorded in Map Book 59, Page 36, of the Official Records of St. Johns County, and whose address is 1022 Lauriston Drive, St. Johns, Florida 32259;
 - (d) The property described as Tract C3 (Park Area) as depicted on the plat of Durbin Crossing North Phase 1 – Unit 3, Map Book 59, Page 33, of the Official Records of St. Johns County, and which is located between 1685 Fenton Avenue, St. Johns, Florida 32259 and 1691 Fenton Avenue, St. Johns, Florida 32259;
 - (e) The property described as Tract A2 (Park Area) as depicted on the plat of Durbin Crossing North Phase 2F – Unit 2, recorded in Map Book 68, Page 12, of the Official Records of St. Johns County, and which is located between 106 Telford

Drive and Wellwood Avenue; and,

(f) The property described as Tract D (Park Area) as depicted on the plat of Durbin Crossing North Phase 2B – Unit 1, recorded in Map Book 66, Page 102, of the Official Records of St. Johns County, and whose address is 120 Longwood Street, St. Johns, Florida 32259;

(10) Persons interested in conducting organized sports or organized recreational activities at or on the Recreational Fields must submit a completed Recreational Programming Application to the Amenity Manager for consideration. Following the Amenity Manager’s approval of a properly executed Recreational Programming Application that includes all documentation required therein (“Agreement”), the approved organized sports or organized recreational activities may commence on the Recreational Fields in accordance with the terms of the Agreement. Denial of a Recreational Programming Application may be appealed to the Board.

SECTION 2. The District hereby adopts the amended Amenities Policies as set forth herein.

SECTION 3. The invalidity or unenforceability of any one or more provisions of this Resolution or the amended Amenities Policies shall not affect the validity or enforceability of the remaining provisions.

SECTION 4. This Resolution shall take effect upon the passage and adoption of this Resolution and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 23rd day of September 2024.

ATTEST:

**DURBIN CROSSING COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson

SEVENTH ORDER OF BUSINESS

A.



Durbin Crossing CDD

Landscape Update for September 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.
 - Islebrook Meter
 - Zach is working with JEA on approval process
 - Longleaf Pkwy
 - Wiring was damaged by the county during installation of school zone signage; a temporary fix has been made, but new wire needs to be run and buried

- **Chemical & Fertilizer Application**
 - Another turf application consisting of insecticides, pre & post emergent, and fertilizer is in progress
 - The team has been and will be keeping an eye out for Mole Crickets in the Bermuda and Bahia as well as chinch bugs in the St. Augustine.
 - Army worms have not been an issue thus far (knocking on wood)
 - We have received a tremendous amount of rain in recent weeks and will closely monitor turf for any fungal issues that may arise

- **Projects**
 - Annuals

- Coleus have been struggling recently as they reach maturity
- Replacements were installed on 8/12/2024 to fill in empty gaps
- Fall rotation is slated for an early September installation – Completed
- Palm Installation at St. Johns Pkwy/Longleaf Pkwy – Completed
- North Durbin Amenities Ligustrum Installation – Completed
- Veterans entrance Oleander install – Completed
- Vehicle damage on North Durbin Round A Bout at Sanctuary
 - Debris clean-up – Completed
 - Magnolia tree replacements scheduled for completion by end of September
- North Durbin Round A Bout at Saddlestone
 - Proposals submitted with 3 options of plant material
 - Option 2 was chosen
 - Scheduled for September Completion
- Phase 3 Sod Project
 - Initial chemical application scheduled for 9/14/2024
 - Second chemical application scheduled for 9/23/2024
 - Demo set to begin 9/24/2024
 - Installation set to begin the week of 9/30/2024

E.



DURBIN CROSSING
General Manager's Report

Date of report 9-23-22024

Submitted by: Sue O'Leary

UPDATES – No Board Action Requested

Staff

- **Vesta Transition and Culture Survey:** As a company, Vesta prioritizes employee satisfaction and a positive work culture, and one of the ways we gauge our success in these areas is to provide opportunities for employees to provide feedback. During the week of September 9th, Vesta employees at Durbin Crossing were given the opportunity to (voluntarily) participate in a survey with our HR Department to let us know how we did as a company with the major transition in management that happened at the beginning of Summer, as well as to let us know their opinions of the culture management is creating here onsite. While the survey did provide some opportunities for improvement in terms of communication and employee participation in transition decisions, overall, we did learn that the majority of felt valued as team members, that they understood the scope of their roles, and that they knew who to go to with questions at all times during the transition. In terms of Culture, some team members felt that they would like more training in some areas, and more positive feedback on the work being completed. I look forward to taking their input and improving the employee experience with this wonderful Durbin team!
- **Vesta Staff Meetings:** Earlier this summer, I held an all-staff meeting with Facility Attendants and the Maintenance team together; the next series of staff meetings are being held in role-specific groups to have more detailed conversation and training on job duties. We held an End-Of-Summer Facility Attendant meeting on September 4th with three goals in mind: First, to thank everyone for their contribution to a very eventful summer. Second, to get the team's input on how we can improve summer management of lifeguards/summer parties/pool deck activity moving forward, and third, to lay out some training objectives that Kiki, Zach and I will be taking on with individuals one on one over the next few months. Zach, Kiki and I have scheduled a similar meeting with the Maintenance team for September 25th where we plan to recognize the team for their hard work during our busiest season, gather ideas for improvement moving forward, lay out some training and organizational objectives moving forward, and to begin to discuss plans for holiday decoration and event support for our October and December events.
- **Lifeguards:** As we have wound down the Lifeguard season, I had 7 guards reach out to me individually to inquire about the possibility of staying on through the year as party and event assistants. We are always happy when our seasonal staff has an interest not just in coming back the following summer, but also when they want to stay on through the year even amidst their busy lives once they return to school. I look forward to continuing to work with them! While it seems as if Lifeguard Season is over, for the management team the break is brief; we will be examining our needs for the 2025 season soon, will be scheduling meetings and certifications, and officially begin recruiting by December.
- **Facility Attendants:** Now that we are fully staffed for all shifts, our focus will be on cross training our newer team members so they can begin learning the tasks of "business hours" team members, and heightened customer service training for all.
- **Maintenance:** Over the last 6 weeks Zach has focused on having his team each start the day working independently, with one member assigned to each amenity center, not only encouraging "ownership" over an area but also to develop each of their abilities to notice the finer details that go in to always

keeping all Durbin amenities “Resort Ready”. While they still come together at some point each day to work together on various projects, this change has led to an increase in their individual skills, decision making, and efficiency.

Programming

- **Creekside High School:** Creekside High School had a swim meet scheduled for September 4th that was, unfortunately, cancelled due to inclement weather. I am waiting on work from Coach Ed to see what needs to be done in terms of rescheduling.
- **Champion Swim:** Their most recent revenue share to the District was again \$260.50.

Facilities

- **eMerge:** Per the August meeting, I am working on collecting information and bids to upgrade eMerge to a more relevant system. In the meantime, I asked staff to begin working on a database audit so that when the time comes that we are uploading resident information to a new system, we are uploading the most current and accurate resident information. Facility Attendants ToniAnn and Jack did an outstanding job coming up with an audit “manual” with step-by-step instructions and corresponding photos to use to train the entire staff to be able to assist with this undertaking; training will take place over the next week or so, and staff will have it completed by the holidays.
- **Cable Crossover:** It is no secret that keeping the cable crossover machine in good working order has been a challenge; equally challenging has been the response time of our current service provider. While the fix we have on the machine right now could potentially last several months, due to the age and the high use of the current machine, I am recommending it be replaced.

F.



Field Operations Manager's Report

Date of report 9-23-2024

Submitted by: Zach Davidson

ROUNABOUT ACCIDENT 8-30/ No Board Action Required: On 8-30 there was a vehicle that ran through the Sanctuary roundabout and two Magnolias were damaged. We were able to find the vehicle that caused the damage and contacted the sheriff's office. Yellowstone cleaned up the damaged trees and cleaned up all debris. Replacement trees have been ordered and will be installed once they arrive. All required information has been sent over to the district for insurance purposes.

BASEBALL FIELD METER/ No Board Action Required: Meter has been switched to the CDD's JEA account; this is still in progress. We will continue to keep the board updated.

PLAYGROUND EQUIPMENT/ No Board Action Required: Still awaiting arrival of the parts for the "Merry Go Round" equipment. Will keep the Board updated.

OUTDOOR WINDOW SHUTTER REPLACEMENTS/ No Board Action Required: We are still waiting for arrival of the replacement shutters for North and South buildings. Once they arrive, we will install them to save the district cost on installation.

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. We are having midge fly issues on pond 48, Solitude is performing a treatment on this pond. This is a reoccurring issue with this pond, and I have requested Solitude to send us a proposal for aeration. We will still have to figure out how to get power to the location as well.

BUILDING INSPECTION AT NORTH/ No Board Action Required: Fire inspector was out on property, 7-17 to conduct an inspection on our North amenity building. We had 3 deficiencies that need to be addressed and gave us 45 days to correct them. They came back out on 9-5 for reinspection and they signed off with no deficiencies and North amenity is up to code.

TRASH CAN AND BENCH REPLACEMENTS/ No Board Action Required: After inspecting all our trash cans and benches regarding looks and functionality, we are looking to replace 6 trash cans at North amenity along with replacing 6 benches at North and South tennis courts. We will bring quotes back at our October meeting for discussion.

TENNIS/BASKETBALL COURT RESURFACING AND PICKLEBALL CONVERSION/ No Board Action Required:

Court Surfaces will start at South approximately November 11th and should finish approximately December 9th (weather permitting). They will then immediately move over to 730 North Durbin Parkway approximately December 10th and should finish approximately January 3rd.

FIELD OPERATIONS UPDATES / No Board Action Required:

- Built and installed new bench at the Patriot Oaks school crossing.
- Removed and replaced all filter grids at the South pool. **Cost saving 2,000.00**
- Did a building light check at North and South, all out lights have been addressed.

- Performed a street light ride on 8-29 and 9-11, all concerns have been sent over to JEA.
- Performed a sump pump check on 8-30, all are in 100% working condition.
- Replace ground light at South Durbin communication board.
- Touch painted zero entrance pillars, cleaned ropes and addressed any nails sticking out for safety at North and South pools.

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



G.

DURBIN CROSSING
Amenity Manager's Report

Date of report 9-23-2024

Submitted by: Kiki Jimenez

PAST EVENTS

HEARTBREAK SUMMER SOCIAL- LADIES NIGHT SEP 14TH



Fun Photo Op



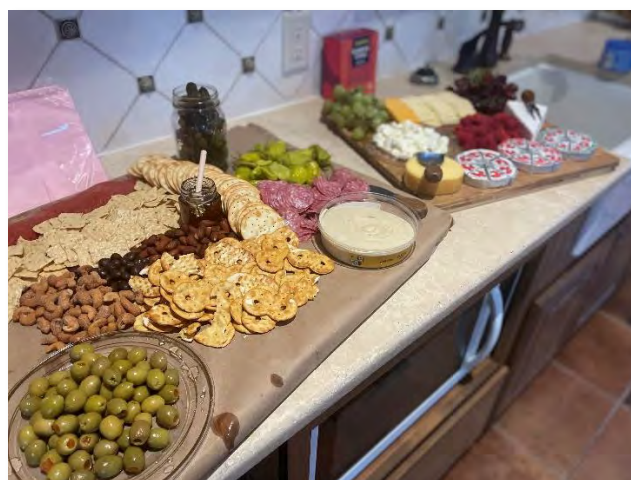
Music Bingo



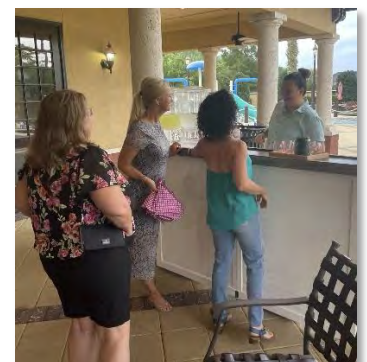
Sunset Cruise Winner



Wreath Winner



Charcuterie Grazing Boards



Mocktail Bar

What better way to BREAK UP WITH SUMMER than this! Live music by Violette Lani and Iris Andie, playing a mix of pop favorites for everyone to sing along to, along with some of their own original music. To accompany the music, each lady received a music bingo card that correlated to the music being played by the band. Once they had bingo, they were entered in the pot for the Sunset Cruise Giveaway. Handcrafted mocktails from Pour'd Perfections Mobile Bar kept pouring all night! One of the favorites of the night was the non-alcoholic spicy margarita, served in a custom Ladies Night cup. The charcuterie spread was stunning and displayed a little something for everyone, some salty, some sweet. Ladies were able to take pictures at our photobooth and received their photos in a custom Ladies Night photo frame! We also provided a D.I.Y (Do It Yourself) party favor station where each guest was able to create their own wine stopper by choosing the main bead and accent beads. Everyone also had the chance to receive a much-needed 10 minute Mini Massage by SpaMe. These massages were partnered with health consultations by Ameson Aesthetics. Our budget for

this event is \$1,000 and we came in below budget at \$903.75 including a \$400 donation from Pour'd Perfection) providing the mocktail bar, a sunset cruise giveaway donation from St. John's Premier Boat Rentals for a value of \$199.00, and a raffle donation for a hand-made summer wreath from Gail's Crafty Designs valued at \$75! We charged a \$7 entry fee (\$10 at the door) and revenues equaled \$112. Sue and I were able to spend some time with each party guest; we received lots of positive feedback with the overall sentiment being that they were thrilled to have an opportunity for an ADULTS ONLY event, and that they would spread the word for the next one! We expect to see these types of events grow in attendance.

UPCOMING EVENTS



ANCIENT CITY DESIGNS SEPT 29TH

Fall is finally in the air! And it looks like Durbin Crossing is ready, as all 28 seats have already been filled for this crafty event! Masters of crafts from Ancient City Designs will host a cozy and creative event where participants can jazz up their door with festive, handcrafted signs. Whether you're an experienced crafter or a beginner, expert artisans will guide you through each step, ensuring that your creation is a masterpiece you'll be proud to display. It is going to be a crafty blast!

OCTOBER EVENTS



HALLOWEEN FUN: FAMILY TENT-R-TREAT OCT 25TH 6-10PM

October is creeping in and what better way to celebrate than a Spooktacular TENT-r-Treat event on the South Field. On Friday, October 25th, each participant, staff & residents included, will have the opportunity to deck out their tents with a theme of their choice. We are aiming for a minimum of 10 trunks/stations for residents of all ages to enjoy from 6:00-8 PM. Once the resident's check-in, they'll be given a passport to collect a stamp from each tent and gather goodies, play games and once their passport is completed, turn it in for a prize at the end of their hunt! Don't forget to snap a family photo in our spooky cemetery. Once the clock strikes 8:00 PM, residents can join us for a movie (PG-Family Friendly Movie) which will be chosen by our

residents via polling a few weeks leading up to the event. With this, we are hoping to increase resident engagement and participation in events moving forward! Delicious popcorn and light refreshments (water & lemonade station) will be served!



ADULTS ONLY LET THE GHOUL'D TIMES ROLL OCT 26TH 7-10PM

On the eve of Saturday, October 26th under the light of the full moon, we invite all our fearless adults to "Let the Ghould Times Roll." Residents will enter the chambers of the North Deck to the "Crossings Creepy Casino." This spooky soiree will include an evening of classic casino games that are to die for, an oxygen bar, devilish "lite bites", and scary good libations. Residents will be able to cash in their chips for some wicked prizes. Costumes are encouraged, children are not. This ghoulish gathering isn't for the faint of heart. We're dying to see you!



KIDS ACTIVITY NIGHT OCT 26TH-6:30 – 9:30PM

Sue is excited to launch the popular Vesta program, Kids Activity Night, with a Halloween themed party for neighborhood kids at the same time the adults are letting the Ghould Times Roll! Our first Kids Activity Night will include Halloween themed games and prizes, crafts, music, and pizza, and then will wind down with a seasonal movie with popcorn and of course a Halloween treat or two! There will be a materials fee of \$15 for the first child in a household, \$5 each additional child in that household. Participants are limited to residents aged 5-12, and we will have room to accommodate 25 attendees.

FUTURE EVENTS

HAPPY HARVEST- FALL FESTIVAL

The Thanksgiving season is the perfect time to sprinkle some gratitude and joy! Join us on November 16th from 10 AM to 2 PM in the South Amenity Field for our Happy Harvest Fall Festival! We'll kick things off with a food drive, gathering non-perishable goodies for a local food bank. Then, it's time for us to say THANK YOU with an afternoon packed with fun! Picture this: a charming pumpkin patch, hayrides, warm mini donuts fresh from the fryer, crisp cider, a pie-eating contest that's bound to get messy, a petting zoo overflowing with cuteness, and the heart-pounding thrill of axe throwing! Let's make some unforgettable fall memories together!

12 DAYS OF HOLIDAY MAGIC

2024 is the year for MAGIC, and Vesta is planning to bring it like Durbin has never seen it before. Two full weeks of holiday events and activities, celebrating and acknowledging several winter holidays, providing something for everyone to enjoy! Some on a grand scale – like Skating Under the Stars or a ride on the Polar Express, and some on a more intimate scale – like our Holidays Around the World preschool story hour, Letters to Santa, and cookie or ornament decorating, the first two weeks of December leading up to the most magical night of the year, Durbin residents will find each day centered around some of the season's favorite activities! All leading up to the most magical two nights where you will step aboard the Polar Express and travel to the North Pole to find delicious cookies & hot cocoa, dazzling lights and decorations, a holiday vendor village, and last but certainly not least, the man in the big red suit!

2025 PROJECTED EVENTS

January 1: New Years Day Football Watch Party- Chili Cook off, possible Jags cheerleader/mascot sightings, inflatables, football trivia, prizes

February 14: Couples Wine Pairing Night- MrBartender presents the perfect wine pairings for a romantic Valentines Date Night

March 15: Bikini Bottom Spring Break Bash- EPIC pool party SpongeBob style.

April 19: Hippity Hop – 80s themed egg hunt for all ages, DJ spinnin' old school jams, and neon color overload.

May 31: Schools Out- May The Force Be With You This Summer. Star Wars themed

June 2025: Summer Field Day- Old school field day activities/challenges. Kids VS Adults.

July 2025: Freedom Fest- Celebrating America's Birthday with live band,

August 2025: Have a Rockin' School Year- Pool movie- Trolls World Tour paired with a Back-to-School Drive

September 2025: Labor Day Luau- Polynesian dancers, flame eaters, and a pig roast just to name a few!

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



NINTH ORDER OF BUSINESS

Durbin Crossing Action Items

Item	Date	Responsibility	Description
Capital Reserve Study Review	7/22/24	Daniel Laughlin/ Sue O'lear	Review reserve study to confirm prices are accurate with actual current costs
Patriot Oaks Crosswalk Prjoect	6/24/24	Mike Yuro/Zach Davidson	Oversee extenstion of sidewalk at the crosswalk for Patriot Oaks.
Shade Structure South Playground	7/22/24	Zach Davidson	Get proposals for shade structre for South Playground
Tennis & Basketball Court Resurfacing	8/26/24	Zach Davidson	Oversee the resrucaing of the basketball and tennis courts. One tennis court to be converted into two pickleball courts. Zach will look into fence portion and discussion color/stripping at next meeting as well as provide warranty info
Sod Phase III	8/26/24	Zach Davidson/Sue O'lear	Sod project was approved. Monitor Yellowstone to make sure everything is on track. Staff to create communications to residents regarding the project
Access Card System Upgrade	8/26/24	Sue O'lear	Look into options/costs to upgrade the current access card system. Consider systems that have phone scan capabilities
Streetlight Inspection	8/26/24	Zach Davidson	Inspect streetlights at night and report any that are out
Report a Concern	8/26/24	Sue O'lear	Create a dedicated email account for the report a concern link so Zach isn't the only one that receives them. This will allow quicker response when he is busy or out.
Community Greenspace Signage		Sue O'lear/Karen Haber	Work on signage to install at "pocket park" green spaces throughout communtiy to notify residents that organized sports are not authorized in those areas