

*Durbin Crossing Community
Development District*

DECEMBER 3, 2024

AGENDA

Durbin Crossing Community Development District

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

November 26, 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 **Tuesday, December 3, 2024 at 6:00 p.m.** at the Durbin Crossing South Amenity Center, 145 South Durbin Parkway, St. Johns, Florida 32259.

Following is the agenda for the meeting:

- I. Pledge of Allegiance
- II. Roll Call
- III. Audience Comments
- IV. Organizational Matters
 - A. Oath of Office for Newly Elected Supervisors
 - B. Consideration of Resolution 2025-02, Designating Officers
- V. Review of Action Items
- VI. Approval of Consent Agenda
 - A. Minutes of the October 28, 2024 Meeting
 - B. Financial Statements
 - C. Assessment Receipts Schedule
 - D. Check Register
- 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. Consideration of Resolution 2025-01, Amending the Fiscal Year 2024 Capital Reserve Fund Budget
- IX. Supervisors' Request and Audience Comments
- X. Review of Action Items
- XI. Next Scheduled Meeting – December 16, 2024 at 6:00 p.m. at the Durbin South Amenity Center
- XII. Adjournment

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

Sincerely,

Daniel Laughlin

Daniel Laughlin
District Manager

FOURTH ORDER OF BUSINESS

B.

RESOLUTION 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

NOW, THEREFORE, be it resolved by the Board of Supervisors of Durbin Crossing Community Development District:

SECTION 1. _____ is appointed Chairman.

SECTION 2. _____ is appointed Vice Chairman.

SECTION 3. _____ is appointed Secretary and Treasurer.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Treasurer.

_____ is appointed Assistant Secretary.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 3RD DAY OF DECEMBER, 2024.

ATTEST

DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairman/Vice Chairman

FIFTH ORDER OF BUSINESS

Durbin Crossing Action Items

Item	Date	Responsibility	Status	Description
Capital Reserve Study Review	7/22/24	Daniel Laughlin/ Sue O'lear	Complete	Review reserve study to confirm prices are accurate with actual current costs
Patriot Oaks Crosswalk Project	6/24/24	Mike Yuro/Zach Davidson	Complete	Oversee extension of sidewalk at the crosswalk for Patriot Oaks.
Streetlight Inspection	8/26/24	Zach Davidson	Complete	Inspect streetlights at night and report any that are out.
Report a Concern	8/26/24	Sue O'lear	Complete	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	Complete	Work on signage to install at "pocket park" green spaces throughout community to notify residents that organized sports are not authorized in those areas.
Shade Structure South Playground	7/22/24	Zach Davidson	In Progress	Get proposals for shade structure for South Playground.
Tennis & Basketball Court Resurfacing	8/26/24	Zach Davidson	In Progress	Oversee the resurfacing 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	In Progress	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	In Progress	Look into options/costs to upgrade the current access card system. Consider systems that have phone scan capabilities.
Pond Aeration	9/23/24	Zach Davidson	In Progress	Work with Solitude to revisit the possible need for aeration in Pond 48.
Mulch	9/23/24	Zach Davidson	In Progress	Begin Fall mulch project. Ensure ample amount is placed per the conversation with the project last year.
Pickleball	9/23/24	Zach Davidson	In Progress	From resident comment at meeting; Zach will speak to pickleball vendor about reconfiguring the pickleball lines at North, choosing better colors for visibility, and adding movable pickleball nets. Look into difference between re-stripping four pickleball courts vs re-stripping two courts and purchasing four rolling pickleball nets. Research pickleball paddle rack and signage. Create plan for implementation of a reservation system and necessary policy additions.
Pickleball/Tennis Benches	9/23/24	Zach Davidson	In Progress	Gather proposals to replace benches in the area.
Muscovy Ducks	9/23/24	Zach Davidson/Sue O'lear	In Progress	Zach is meeting with QuickCatch regarding relocation of ducks. Chair was authorized to approve expenditure NTE \$5,000. Staff to send message to residents.
"Wish List" Projects	9/23/24	Zach Davidson/Sue O'lear	In Progress	Begin planning for most needed projects/ enhancements/ replacements for next fiscal year. Recommendations will be presented at the February 2025 meeting.
Tennis	9/23/24	Sue O'lear	In Progress	Gather information on usage of tennis court to help plan next phase of pickleball conversions.
Gym Age Policy	9/23/24	Sue O'lear	In Progress	Look into Fitness 15 policy success: How many registrants, any problems, any information on whether to allow 14 year olds. Follow up with resident on current policy regarding whether the 18 year old that goes to the gym with them has to be in her household or just a resident.
Post Age Policy	9/23/24	Sue O'lear	In Progress	Create table of age policy summary for amenity usage and post in high visibility areas.
Gym Audit	9/23/24	Sue O'lear	In Progress	Perform audit of all gym equipment and present recommendations to the Board on any necessary replacements in October when quotes for Cable Crossover are presented.
Adult Events	9/23/24	Kiki Jimenez/Sue O'lear	In Progress	Work with Counsel to determine if/how alcohol can be served at certain events. Continue working with Daniel/Insurance and Counsel.
Trash Can Replacement	9/23/24	Sue O'lear	In Progress	Look into options for new trash receptacles.
Traffic Study Results Patriot Oaks	10/28/24	Mike Yuro/Zach Davidson	In Progress	Get results of traffic study from the County.
Midge Fly Treatment	10/28/24	Zach Davidson	In Progress	Look into options to remedy midge fly problems (are there fish that would help keep them under control)
Look Into Access Point for JEA Powerline Tract	10/28/24	Zach Davidson/Daniel Laughlin/Mike Eckert		Determine if the District is able to block off access points to prevent vehicles from entering the tract. Is the District able to put up a fence? Will a picture of a vehicle and license plate be enough to trespass
Send E-Blast Regarding Muscovy Ducks	10/28/24	Sue O'lear	In Progress	Send e-blast to residents letting them know the Board will be discussing the option of hiring a trapper to remove Muscovy ducks from the area

SIXTH 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, October 28, 2024 at 6:00 p.m. at the Durbin South Amenity Center, 145 South Durbin Parkway, St. Johns, Florida.

Present and constituting a quorum were:

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

Also present were:

Daniel Laughlin	District Manager
Mike Eckert	District Counsel
Mike Yuro	District Engineer
Dan Fagen	Vesta/Amenity Services Group
Sue O'Lear	Vesta/Amenity Services Group
Zach Davidson	Vesta/Amenity Services Group
Richard Craig	Yellowstone

The following is a summary of the discussions and actions taken at the October 28, 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

A resident asked is the district engineer going to address the sinkhole issues I brought up?

Mr. Yuro stated I looked at them and was going to bring it up.

Mr. Rucker stated a couple meetings ago brought up that there was no tracking of the shared revenue expenses on programs that residents do. You said that is easy to take care of and I received the report the other day. It amounts in one year to \$8,168, which seems to me enough that it should be recorded as miscellaneous income. I remember a conversation in 2014 when the whole concept of revenue sharing came up and in ten years no one has tracked it. You have money out there that no one is mentioning or is being accounted for. It brings up the concept that the CDD is responsible for all the income of the recreational facilities. This is not a criticism it is an observation. There is a third party that apparently sets up the fees. I think the board should have some criteria for how it is done or have some controls of some sort.

Mr. Fagen stated the pricing is based on the market and we always try to come in below the market. Group athletics is good example. We do surveys of similar services in the area and make sure we are competitive and typically right below the marketplace.

Mr. Pollicino stated as far as accounting, didn't we say we were going to add that moving forward?

Mr. Laughlin stated that is in the budget, it is not in the financials. We do get quarterly checks for revenue sharing. Vesta sends backup of where that money comes from.

FOURTH ORDER OF BUSINESS

Review of Action Items

Mr. Harrah stated anything in green or activities that have been completed we don't need to cover those. All I'm looking for is a quick status update on the ones that are outstanding. The ones that are covered somewhere on the agenda you can skip those. As we go through the agenda if a board members sees something or thinks of something they would like to add they can ask you to record that as an action item and at the end of the meeting I would ask that someone say the new actions we are adding to the list are blank, just to confirm.

FIFTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Minutes of the September 23, 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.

SIXTH ORDER OF BUSINESS

**Consideration of Agreement with M&G
Holiday Lighting for Lighting Installation
Services**

Ms. O’Lear stated Zach and I reported a few months ago that we were meeting with the same people that have been used year after year and in August we reported the pricing for the same installation but adding back in the trees on the pool deck. We took their proposal and updated the agreement, and I can answer any questions.

Mr. Eckert stated the 50% upfront and 50% at completion is not a problem. We have dealt with this company before. The other highlighted portion is just their contact information.

Mr. Pollicino asked is there anything in the agreement about the response time if something goes out? I know that has been a problem in the past.

Mr. Harrah stated we should make that response time to be within 24 hours.

Ms. Hall stated I think you should have an inspection within 24 hours and give them 72 hours to repair it.

Mr. Davidson stated the issues we have had are usually a quick fix, like a wire and they come in and run a new wire. We have never had any big issues with them.

On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor the agreement with M&G Holiday Lighting in the amount of \$11,174.54 was approved in substantial form to include a 24-hour response time on needed repairs.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Landscape Maintenance Team

1. Report

Mr. Craig gave an overview of the October landscape report, copy of which was provided in the agenda package.

2. Proposal for Drainage at North Amenity Center

Mr. Davidson stated we have drainage proposals for both north and south basketball courts. We need extra drainage to drain the courts so that the sitting water does not ruin the surfaces. They are going to start with resurfacing the tennis courts then go to the basketball courts.

On MOTION by Mr. Harrah seconded by Ms. Estes with all in favor an amount not to exceed \$15,000 was approved for drainage at the north amenity center subject to review by the engineer and the chairman was authorized to approve the final amount and agreement.

3. Proposal for Drainage at South Amenity Center

On MOTION by Mr. Harrah seconded by Ms. Estes with all in favor the proposal for the south amenity center drainage was approved in an amount not to exceed \$20,000 subject to review by the engineer and the chairman was authorized to approve the final amount and agreement.

B. District Counsel

Mr. Eckert stated just a reminder of the ethics training that needs to be completed by December 31st. Also, for terms of office, new supervisors take their seat the second Tuesday after the election, which is the 19th. You meet on the 18th so this is the board that will meet on the 18th. At the December meeting the new supervisors will be sworn in or they can be sworn in outside of a meeting.

C. District Engineer

Mr. Yuro stated the only thing I have had this past month is to look at the intersection at Islesbrook where JEA is doing some work. I suspect they are not done yet. I did notice driveways that are severely cracked and in front of 148 Islesbrook there is a depression between the sidewalk and the curb, which appears to be in line with the water main. I didn't see evidence of groundwater issues but will keep an eye on it.

D. District Manager

There being none, the next item followed.

E. General Manager - Report

Ms. O’Lear stated I obtained a third bid for the cable crossover machine that is provided in my report. Also, we did have our preventative maintenance technician in and there wasn’t anything other fitness equipment on the critical list to ask for authority to purchase today.

On MOTION by Mr. Harrah seconded by Ms. Hall with all in favor the proposal from Commercial Fitness for new cable crossover machine in the amount of \$6,601.80 was approved.

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 and presented proposals for the following items.

On MOTION by Mr. Pollicino seconded by Mr. Harrah staff was authorized to purchase seven benches and six trashcans for the north and south amenity centers from Belson Outdoors in the amount of \$10,228.50.

On MOTION by Mr. Pollicino seconded by Mr. Clarke with four in favor and Mr. Harrah opposed staff was authorized to exceed the previously approved amount for pickleball courts by \$5,000 and modify the scope of services.

On MOTION by Mr. Pollicino seconded by Ms. Hall with four in favor and Mr. Clarke opposed the motion from the September meeting regarding the removal of Muscovy ducks in an amount not to exceed \$5,000 was rescinded.

Mr. Davidson was instructed to gather more information on trapping of the ducks and staff to provide additional communications with the community.

G. Amenity Manager – Report

A copy of the amenity manager’s report was included in the agenda package.

EIGHTH ORDER OF BUSINESS

Supervisor’s Requests and Audience Comments

Mr. Pollicino stated I wish all three candidates the best of luck and regardless of the outcome of the election, remain engaged.

A resident stated I live on Ellsworth Circle, and we have people driving behind there at night. They were mudding and tearing it up back there in the easement. I'm concerned with privacy and safety because they can see in the back of the house. There are two types of wetlands back there and there may be a legal obligation for the CDD to do something to protect the area.

Mr. Clarke stated this is not a new problem. We call the sheriff, and they will come out and sit there. I recommend that as soon as you see them, call the sheriff.

Ms. Estes stated JEA will not allow us to put up any barriers.

Mr. Eckert stated this issue comes up every year for the last 20 years. Zack can look at that and I can let the board know. I will look into signage and gates.

NINTH ORDER OF BUSINESS

Review of Action Items

Mr. Laughlin stated I will add another column of how the issue was completed. Tonight, I will add Mike Yuro to look into the traffic study counts in front of Patriot Oaks, options for midge fly treatment, send eblast about Muscovy ducks and the board will discuss it again at the November meeting, look into access point for JEA powerline and possibility of a fence and/or signage and whether a picture would be sufficient for the police to enforce trespassing.

TENTH ORDER OF BUSINESS

**Next Scheduled Meeting – November 18, 2024
at 6:00 p.m. at the Durbin South Amenity
Center**

Mr. Laughlin stated the next meeting is scheduled for November 18, 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 7:46 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Durbin Crossing
Community Development District

Unaudited Financial Reporting
October 31, 2024



Durbin Crossing
Community Development District
Combined Balance Sheet
October 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	\$ 262,544	\$ -	\$ 38,899	\$ 301,443
Assessment Receivable	10,680	12,162	-	22,842
Due from Other	1,116	-	-	1,116
Investments:				
State Board of Administration (SBA)	2,588	-	1,270,804	1,273,392
Custody	32,001	-	1,726	33,727
Series 2017A1				
Reserve	-	1,343,722	-	1,343,722
Revenue	-	1,066,464	-	1,066,464
Prepayment	-	12,410	-	12,410
Cost of Issuance	-	11,019	-	11,019
Series 2017A2 Term Bond 1				
Reserve	-	132,938	-	132,938
Prepayment	-	4,506	-	4,506
Series 2017A2 Term Bond 2				
Reserve	-	40,000	-	40,000
Prepayment	-	5,189	-	5,189
Deposits	200	-	-	200
Total Assets	\$ 309,128	\$ 2,628,409	\$ 1,311,429	\$ 4,248,966
Liabilities:				
Accounts Payable	\$ 5,961	\$ -	\$ 22,329	\$ 28,291
Accrued Expenditures	377	-	-	377
Total Liabilities	\$ 6,338	\$ -	\$ 22,329	\$ 28,668
Fund Balance:				
Nonspendable:				
Deposits	\$ 200	\$ -	\$ -	\$ 200
Restricted for:				
Debt Service - Series	-	2,628,409	-	2,628,409
Assigned for:				
Capital Reserve Fund	-	-	1,289,100	1,289,100
Unassigned	302,589	-	-	302,589
Total Fund Balances	\$ 302,789	\$ 2,628,409	\$ 1,289,100	\$ 4,220,298
Total Liabilities & Fund Balance	\$ 309,128	\$ 2,628,409	\$ 1,311,429	\$ 4,248,966

Durbin Crossing

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2024

	Adopted Budget	Prorated Budget Thru 10/31/24	Actual Thru 10/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 2,681,509	\$ 10,680	\$ 10,680	\$ -
Interest Income	45,000	3,750	188	(3,562)
Other Revenues	30,000	2,500	7,613	5,113
Total Revenues	\$ 2,756,509	\$ 16,930	\$ 18,481	\$ 1,551

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 1,000	\$ 1,000	\$ -
FICA Taxes	918	77	77	-
Assessment Roll Administration	5,459	5,459	5,459	-
Engineering Fees	13,000	1,083	-	1,083
Dissemination Fees	7,860	655	855	(200)
Attorney Fees	50,000	4,167	-	4,167
Annual Audit	4,500	375	-	375
Trustee Fees	10,800	900	5,000	(4,100)
Arbitrage	1,200	100	-	100
Impact Fee Administration	16,377	1,365	1,365	-
Management Fees	56,035	4,670	4,670	0
Information Technology	1,638	136	137	(0)
Website Maintenance	1,092	91	91	(0)
Telephone	800	67	20	46
Postage	3,000	250	50	200
Printing & Binding	2,300	192	27	165
Insurance General Liability	9,461	9,461	8,488	973
Legal Advertising	2,000	167	-	167
Other Current Charges	500	42	-	42
Office Supplies	150	13	1	12
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 199,265	\$ 30,442	\$ 27,413	\$ 3,030

Operations & Maintenance

Amenity Center

Insurance	\$ 46,680	\$ 46,680	\$ 42,167	\$ 4,513
Repairs & Replacements	85,000	7,083	7,278	(195)
Recreational Passes	3,000	250	-	250
Office Supplies	5,000	417	167	250
Permit Fees	4,500	375	446	(71)
Utilities				
Water & Sewer	38,900	3,242	1,114	2,128
Electric	32,000	2,667	2,502	165
Cable/Phone/Internet	21,000	1,750	1,841	(91)
Security System	1,670	139	-	139

Durbin Crossing

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2024

	Adopted Budget	Prorated Budget Thru 10/31/24	Actual Thru 10/31/24	Variance
<u>Amenity Center Management Contracts</u>				
Managerial (Vesta)	255,503	21,292	21,292	0
Staffing (Vesta)	273,601	22,800	22,800	0
Lifeguards (Vesta)	98,189	8,182	-	8,182
Mobile App/Website (Vesta)	3,500	292	292	(0)
Refuse Service	9,000	750	879	(129)
Pool Chemicals	35,700	2,975	2,936	39
Special Events	30,000	2,500	3,431	(931)
Holiday Décor	20,000	1,667	-	1,667
Pest Control	8,000	667	456	211
Pressure Washing	9,000	750	-	750
Fitness Equip Maintenance	8,500	708	-	708
Subtotal Amenity Center	\$ 988,743	\$ 125,185	\$ 107,600	\$ 17,585
<u>Grounds Maintenance</u>				
Electric	\$ 10,000	\$ 833	\$ 614	\$ 219
Water & ReUse	300,000	25,000	16,969	8,031
Streetlighting	75,000	6,250	5,918	332
Lake Maintenance	55,620	4,635	4,562	73
Landscape Maintenance	562,267	46,856	46,856	0
Landscape Contingency	82,000	6,833	1,200	5,633
Mulch	72,500	6,042	-	6,042
Sod Replacement	180,000	15,000	-	15,000
Fuel	900	75	36	39
Irrigation Repairs	15,000	1,250	-	1,250
Capital Reserve Funding	221,309	18,442	-	18,442
Subtotal Ground Maintenance	\$ 1,574,595	\$ 131,216	\$ 76,155	\$ 55,062
Total Operations & Maintenance	\$ 2,563,338	\$ 256,402	\$ 183,755	\$ 72,646
Total Expenditures	\$ 2,762,603	\$ 286,844	\$ 211,168	\$ 75,676
Excess (Deficiency) of Revenues over Expenditures	\$ (6,094)	\$ (269,914)	\$ (192,687)	\$ 77,227
Net Change in Fund Balance	\$ (6,094)	\$ (269,914)	\$ (192,687)	\$ 77,227
Fund Balance - Beginning	\$ 6,094		\$ 495,477	
Fund Balance - Ending	\$ 0		\$ 302,789	

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 October 31, 2024

	Adopted Budget	Prorated Budget Thru 10/31/24	Actual Thru 10/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 3,054,876	\$ 12,162	\$ 12,162	\$ -
Interest Income	5,000	5,000	10,628	5,628
Total Revenues	\$ 3,059,876	\$ 17,162	\$ 22,790	\$ 5,628
Expenditures:				
<u>Series 2017 A-1</u>				
Interest -11/1	\$ 513,416	\$ -	\$ -	\$ -
Interest - 5/1	513,416	-	-	-
Principal - 5/1	1,645,000	-	-	-
<u>Series 2017 A-2</u>				
Interest -11/1	\$ 84,788	\$ -	\$ -	\$ -
Interest - 5/1	84,788	-	-	-
Principal - 5/1	165,000	-	-	-
Total Expenditures	\$ 3,006,406	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 53,470	\$ 17,162	\$ 22,790	\$ 5,628
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 53,470	\$ 17,162	\$ 22,790	\$ 5,628
Fund Balance - Beginning	\$ 1,029,219		\$ 2,605,619	
Fund Balance - Ending	\$ 1,082,689		\$ 2,628,409	

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

	Adopted Budget	Prorated Budget Thru 10/31/24	Actual Thru 10/31/24	Variance
Revenues				
Capital Reserve Funding	\$ 221,309	\$ 18,442	\$ -	\$ (18,442)
Miscellaneous Revenue/Interest Income	24,333	2,028	5,421	3,394
Total Revenues	\$ 245,642	\$ 20,470	\$ 5,421	\$ (15,049)
Expenditures:				
Capital Outlay	\$ 150,000	\$ 12,500	\$ -	\$ 12,500
Repair and Replacement	23,881	1,990	13,529	(11,539)
Total Expenditures	\$ 173,881	\$ 14,490	\$ 13,529	\$ 961
Excess (Deficiency) of Revenues over Expenditures	\$ 71,761		\$ (8,108)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 71,761		\$ (8,108)	
Fund Balance - Beginning	\$ 1,243,030		\$ 1,297,208	
Fund Balance - Ending	\$ 1,314,791		\$ 1,289,100	

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 2025 Assessment Receipts

	ASSESSED			
	# UNITS ASSESSED	SERIES 2017A1- 2 DEBT NET	O&M NET	TOTAL NET ASMTS
NET ASSESSMENTS TAX ROLL	146,477	3,053,548.79	2,681,504.34	5,735,053.13

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

	RECEIVED			
ST JOHNS COUNTY DISTRIBUTION	DATE	DEBT	O&M	TOTAL AMOUNT RECEIVED
1	11/5/2024	12,161.97	10,680.15	22,842.12
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
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		-	-	
		-	-	
		-	-	
		-	-	
TOTAL TAX ROLL RECEIPTS		12,161.97	10,680.15	22,842.12
TAX ROLL % COLLECTED		0.4%	0.4%	0.4%

D.

Durbin Crossing
Community Development District

Check Run Summary
10/1/2024 thru 10/31/2024

Fund	Date	Check No.	Amount
General Fund			
Payroll	10/29/24	50862-50866	\$ 923.50
			Sub-Total \$ 923.50
Accounts Payable			
	10/3/24	6988-7001	\$ 14,441.84
	10/14/24	7002-7014	\$ 26,798.06
	10/29/24	7015-7025	\$ 150,397.94
			Sub-Total \$ 191,637.84
Capital Reserve Fund			
			\$ -
			Sub-Total \$ -
Vesta Wells Fargo Credit Card*			
	10/28/24	September Purchases	\$ 2,749.28
			Sub-Total \$ 2,749.28
Total			\$ 195,310.62

*Wells Fargo Credit Card Invoices available upon request

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50862	11	SARAH G HALL	184.70	10/29/2024
50863	13	JASON S HARRAH	184.70	10/29/2024
50864	8	PETER E POLLICINO	184.70	10/29/2024
50865	18	SHALENE B ESTES	184.70	10/29/2024
50866	17	WILLIAM H CLARKE	184.70	10/29/2024
TOTAL FOR REGISTER			923.50	

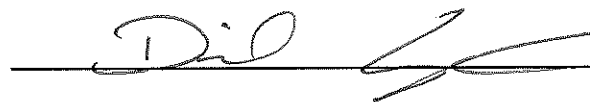
ATTENDANCE SHEET

District: Durbin Crossing CDD

Meeting Date: October 28, 2024

	Supervisor	In Attendance	Fees
1.	William Clarke <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	\$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 #
10/03/24	00422	8/30/24	715	202408	320-53800-44200		TROUBLESHOOT ACCESS CNTRL CHRISTOPHER JOHNSON DBA COASTAL	*	600.00	600.00	006988
10/03/24	00423	9/27/24	09272024	202409	300-36900-10300		4/24 DEP REFUND LEGAL FEE ERIK ROSTVOLD	*	518.40	518.40	006989
10/03/24	00021	9/15/24	526	202410	300-36300-10000		FY25 ASSESSMENT ROLL CERT GOVERNMENTAL MANAGEMENT SERVICES	*	5,459.00	5,459.00	006990
10/03/24	00370	9/28/24	3454572	202408	310-51300-31500		AUG GENERAL SERVICES KUTAK ROCK LLP	*	1,986.46	1,986.46	006991
10/03/24	00109	10/01/24	13129562	202410	320-53800-45510		OCT POOL CHEMICALS NORTH POOLSURE	*	1,011.51	1,011.51	006992
10/03/24	00109	10/01/24	13129562	202410	320-53800-45510		OCT POOL CHEMICALS SOUTH POOLSURE	*	1,924.24	1,924.24	006993
10/03/24	00066	9/26/24	61954385	202409	320-53800-45513		OCT MOSQUITO SRVCS SOUTH TURNER PEST CONTROL	*	118.67	118.67	006994
10/03/24	00066	9/26/24	61954385	202409	320-53800-45513		SEP MOSQUITO SRVCS NORTH TURNER PEST CONTROL	*	156.14	156.14	006995
10/03/24	00424	7/08/24	801	202407	320-53800-45511		3HR LIVE MUSIC VIOLETTE HIPPELI DBA VIOLETTE LANI	*	463.95	463.95	006996
10/03/24	00354	8/13/24	C44321	202408	320-53800-44200		RPLC AIR FILTERS WEATHER ENGINEERS, INC.	*	252.00	252.00	006997
10/03/24	00354	9/16/24	S112752	202409	320-53800-44200		THERMOSTAT/ICE COVER UNIT WEATHER ENGINEERS, INC.	*	452.95	452.95	006998
10/03/24	00354	9/25/24	S112913	202409	320-53800-44200		AUXILIARY DRAIN PAN WEATHER ENGINEERS, INC.	*	178.52	178.52	006999

DURB DURBIN CROSS OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/03/24	00402	9/19/24	3616	202408	310	51300	31100		AUG ENGINEERING EFFORTS	*	990.00	990.00	007000
YURO & ASSOCIATES LLC													
10/03/24	00402	9/27/24	04-3627	202409	310	51300	31100		SEPT ENGINEERING EFFORTS	*	330.00	330.00	007001
YURO & ASSOCIATES LLC													
10/14/24	00157	10/01/24	90728	202410	310	51300	54000		FY25 SPECIAL DISTRICT FEE	*	175.00	175.00	007002
DEPARTMENT OF ECONOMIC OPPORTUNITY													
10/18/24	00157	10/01/24	90728	202410	310	51300	54000		FY25 SPECIAL DISTRICT FEE	V	175.00	175.00	007002
DEPARTMENT OF ECONOMIC OPPORTUNITY													
10/14/24	00021	10/01/24	527	202410	310	51300	34000		OCT MANAGEMENT FEES	*	4,669.58		
10/01/24		527		202410	310	51300	55000		OCT WEBSITE ADMININ	*	91.00		
10/01/24		527		202410	310	51300	35100		OCT INFORMATION TECH	*	136.50		
10/01/24		527		202410	310	51300	32500		OCT IMPACT COLLECTION FEE	*	1,364.75		
10/01/24		527		202410	310	51300	31300		OCT DISSEMINATION SVCS	*	655.00		
10/01/24		527		202410	310	51300	51000		OFFICE SUPPLIES	*	.51		
10/01/24		527		202410	310	51300	42000		POSTAGE	*	50.05		
10/01/24		527		202410	310	51300	42500		COPIES	*	26.55		
10/01/24		527		202410	310	51300	41000		TELEPHONE	*	20.49		
GOVERNMENTAL MANAGEMENT SERVICES												7,014.43	007003
10/14/24	00314	10/02/24	155234	202410	320	53800	44200		FENCE REPAIRS 70% DEPOSIT	*	2,905.00	2,905.00	007004
HARDWICK FENCE LLC													
10/14/24	00314	10/02/24	155235	202410	320	53800	44200		FENCE REPAIR 70% DEPOSIT	*	1,487.50	1,487.50	007005
HARDWICK FENCE LLC													
10/14/24	00370	10/10/24	3466351	202409	310	51300	31500		SEP GENERAL COUNSEL	*	4,756.61	4,756.61	007006
KUTAK ROCK LLP													
DURB DURBIN CROSS OKUZMUK													

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/14/24	00283	10/02/24	PSI11736	202410	320	53800	46800		OCT LAKE MAINTENANCE	*	4,561.87		
									SOLITUDE LAKE MANAGEMENT LLC			4,561.87	007007
10/14/24	00283	9/30/24	PSI11001	202409	320	53800	46800		LAKE,POND& WETLAND APPLIC	*	450.00		
									SOLITUDE LAKE MANAGEMENT LLC			450.00	007008
10/14/24	00066	10/01/24	61965837	202410	320	53800	45513		OCT PEST CONTROL - NORTH	*	81.19		
									TURNER PEST CONTROL			81.19	007009
10/14/24	00066	10/01/24	61965837	202410	320	53800	45513		OCT PEST CONTROL - SOUTH	*	99.93		
									TURNER PEST CONTROL			99.93	007010
10/14/24	00252	9/30/24	422342	202409	320	53800	45501		SEPTEMBER LIFEGUARDS	*	3,757.55		
									VESTA PROPERTY SERVICES, INC.			3,757.55	007011
10/14/24	00382	9/17/24	769821	202409	320	53800	46210		LANDSCAPE ENHANCEMENT	*	757.99		
									YELLOWSTONE LANDSCAPE			757.99	007012
10/14/24	00382	9/17/24	769822	202409	320	53800	46210		LANDSCAPE ENHANCEMENT - N	*	228.57		
									YELLOWSTONE LANDSCAPE			228.57	007013
10/14/24	00382	9/17/24	769823	202409	320	53800	46210		LIGUSTRUM FILL IN - NORTH	*	697.42		
									YELLOWSTONE LANDSCAPE			697.42	007014
10/29/24	00281	10/16/24	15	202410	310	51300	31300		SE 2017A-1 AMORT SCHEDULE	*	100.00		
		10/16/24	15	202410	310	51300	31300		SE 2017A-2 AMORT SCHEUDLE	*	100.00		
									DISCLOSURE SERVICES LLC			200.00	007015
10/29/24	00241	10/17/24	733651	202410	320	53800	44200		DOG WASTE ROLL BAGS	*	1,255.86		
		10/17/24	733651	202410	320	53800	44200		DOG STATION CAN LINERS	*	149.94		
									DOG WASTE DEPOT			1,405.80	007016
10/29/24	00378	8/12/24	00670116	202408	310	51300	48000		NTC BUDGET MEETING-8/26	*	102.64		

DURB DURBIN CROSS OKUZMUK

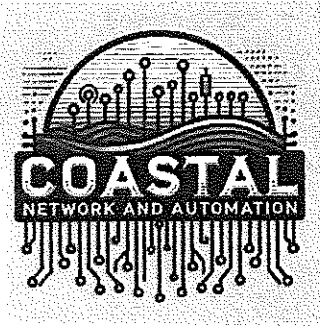
CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #	
		8/12/24	00670116 202408 310-51300-48000	NTC ADOPTION FY24/25 BUDG	*	313.48		
		9/12/24	00067011 202409 310-51300-48000	NOTICE FY25 MEETING DATES	*	95.84		
		9/12/24	00067011 202409 310-51300-48000	NOTICE OF MEETING - 9/23	*	86.32		
							GANNETT MEDIA CORP DBA GANNETT FL	598.28 007017
10/29/24	00094	9/30/24	4914 202409 320-53800-44200	DURBIN S LIGHTPOLE W/LIFT	*	565.00		
		9/30/24	4914 202409 320-53800-44200	ST.ANDREWS INTERSECTION	*	815.00		
		9/30/24	4914 202409 320-53800-44200	DURBIN N TENNIS W/LIFT	*	565.00		
		9/30/24	4914 202409 320-53800-44200	DURBIN N LIGHTPOLE REWIRE	*	650.00		
		9/30/24	4914 202409 320-53800-44200	LONGLEAF PINE ISLAND	*	795.00		
							KAD ELECTRIC COMPANY	3,390.00 007018
10/29/24	00386	10/21/24	87776 202409 310-51300-31500	POOL RESURF ATTORNEY FEES	*	4,585.00		
							PASKERT DIVERS THOMPSON	4,585.00 007019
10/29/24	00243	10/04/24	12927 202410 320-53800-46210	REMOVAL OF UPROOTED TREE	*	1,200.00		
							TREE TECH TREE SERVICE INC	1,200.00 007020
10/29/24	00066	10/23/24	61965912 202410 320-53800-45513	OCT MOSQUITO SVCS - SOUTH	*	118.67		
							TURNER PEST CONTROL	118.67 007021
10/29/24	00066	10/23/24	61965913 202410 320-53800-45513	OCT MOSQUITO SVCS - NORTH	*	156.14		
							TURNER PEST CONTROL	156.14 007022
10/29/24	00252	10/01/24	422006 202410 320-53800-45517	OCT FACILITY MANAGER	*	8,105.75		
		10/01/24	422006 202410 320-53800-46000	OCT OPERATIONS MANANGER	*	6,176.91		
		10/01/24	422006 202410 320-53800-45502	OCT GENERAL MANAGER	*	7,009.22		
		10/01/24	422006 202410 320-53800-45507	OCT JANITORIAL SERVICES	*	2,304.33		
		10/01/24	422006 202410 320-53800-45518	OCT MAINTENANCE TECHS	*	4,482.78		

DURB DURBIN CROSS OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/01/24		422006		202410	320	53800	45503		OCT FACILITY ATTENDANTS	*	7,074.55		
10/01/24		422006		202410	320	53800	45515		OCT FACILITY MONITORS	*	5,788.26		
10/01/24		422006		202410	320	53800	45210		OCT MOBILE APP	*	291.67		
VESTA PROPERTY SERVICES, INC.											41,233.47	007023	
10/29/24	00382	10/01/24	777030	202410	320	53800	46200		OCT LANDSCAPE MAINTENANCE	*	46,855.58		
YELLOWSTONE LANDSCAPE											46,855.58	007024	
10/29/24	00104	9/04/24	25247	202410	310	51300	45000		FY25 INSURANCE RENEWAL	*	8,488.00		
		9/04/24	25247	202410	320	53800	44000		FY25 INSURANCE RENEWAL	*	42,167.00		
EGIS INSURANCE ADVISORS, LLC											50,655.00	007025	
TOTAL FOR BANK A											191,637.84		
TOTAL FOR REGISTER											191,637.84		

Print

Download PDF



Coastal Network and Automation
103 Chesterwood Road
St. Augustine, Florida 32084
United States

Phone: 9044449157
Mobile: 904-417-3312

RECEIVED
SEP 25 2024
BY: _____

Invoice

DURBIN CROSSING
Sue O'lear
145 South Durbin Parkway
Saint Johns, Florida 32259
United States

(904)230-2011
solear@vestapropertyservices.com

Invoice Number: 715
Invoice Date: August 30, 2024
Payment Due: September 20, 2024

Amount Due (USD): \$600.00

Items	Quantity	Price	Amount
SVC Troubleshoot access control at north and south amenity center. Main controller board will not connect to network. Internal resident memory moved off of main board and controller board flashed to default settings. Network manually added to controllers IPV4 address and memory re-added back to controller. controller and memory re-boot and checked data base. network passthrough allowed and access control back in operation at north and south amenity centers (2 Technicians on Site)	5	\$120.00	\$600.00

Total: \$600.00

REPAIR + REPLACE
1.320.53800.44200
(W9 + COI INCLUDED)
Amount Due (USD): \$600.00

RECEIVED
SEP 27 2024
BY: _____

Durbin Crossing
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
September 27, 2024	\$518.40	Daniel Laughlin

Payable to:

Erik Rostvold

Date Check Needed:

Budget Category:

ASAP	001.300.36900.10300
------	---------------------

Intended Use of Funds Requested:

Refund the remaining deposit for legal fees (deposited on 4/24/24)
Mail Check to the following Address:
124 Staplehurst Dr
St. Johns, FL 32259
<i>(Attach supporting documentation for request.)</i>

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 526

Invoice Date: 9/15/24

Due Date: 9/15/24

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Assessment Roll Certification - FY 2025		5,459.00	5,459.00
Total			\$5,459.00
Payments/Credits			\$0.00
Balance Due			\$5,459.00

RECEIVED
SEP 19 2024
BY: _____

KUTAK ROCK LLP

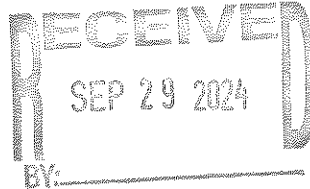
TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

September 28, 2024



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

Reference: Invoice No. 3454572
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. 3454572
6123-1

Re: General

For Professional Legal Services Rendered

08/14/24	M. Eckert	0.30	109.50	Prepare for and attend agenda call
08/21/24	K. Haber	0.40	102.00	Correspond with O'Lear regarding recreational field signage
08/23/24	K. Haber	0.50	127.50	Prepare board meeting agenda memorandum
08/25/24	K. Haber	0.20	51.00	Correspond with Laughlin, Hogge, et al. regarding agenda call
08/26/24	M. Eckert	3.70	1,350.50	Prepare for, travel to and attend board meeting; return travel; meeting follow up
08/27/24	M. Eckert	0.30	109.50	Follow up from board meeting
08/30/24	M. Eckert	0.20	73.00	Prepare court surfacing contract; review request for alcohol service
08/30/24	K. Haber	0.20	51.00	Correspond with Davidson regarding court resurfacing proposals
TOTAL HOURS		5.80		

KUTAK ROCK LLP

Durbin Crossing CDD

September 28, 2024

Client Matter No. 6123-1

Invoice No. 3454572

Page 2

TOTAL FOR SERVICES RENDERED \$1,974.00

DISBURSEMENTS

Travel Expenses 12.46

TOTAL DISBURSEMENTS 12.46

TOTAL CURRENT AMOUNT DUE \$1,986.46



Invoice

Date
Invoice#

10/1/2024
131295624952

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

Terms	Net 20
Due Date	10/21/2024
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	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	\$1,011.51

Subtotal	\$1,011.51
Tax	\$0.00
Total	\$1,011.51
Amount Paid/Credit Applied	\$0.00
Balance Due	\$1,011.51

RECEIVED
SEP 26 2024
BY: _____



131295624952



Invoice

Date
Invoice#

10/1/2024
131295624953

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

Terms	Net 20
Due Date	10/21/2024
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	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	\$1,924.24

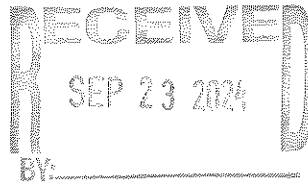
Subtotal \$1,924.24

Tax \$0.00

Total \$1,924.24

Amount Paid/Credit Applied \$0.00

Balance Due \$1,924.24



131295624953



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

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

Service Slip/Invoice

INVOICE: 619543856
DATE: 09/26/2024
ORDER: 619543856

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
09/26/2024	09:56 AM	MOSQUITO		09:56 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	09/26/2024		10:32 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
 SEP 27 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

10/26/2024 10:32 AM 137801 09/26/2024 09:56 AM 10:32 AM 09/26/2024 09:56 AM 10:32 AM



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

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

Service Slip/Invoice

INVOICE: 619543857
DATE: 09/26/2024
ORDER: 619543857

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
09/26/2024	10:36 AM	MOSQUITO		10:36 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	09/26/2024		11:09 AM

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
 SEP 27 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.



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 #: 619543857

WORK DATE: 09/26/2024

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: 09/26/2024 10:36:45 AM
Time Out: 09/26/2024 11:09:17 AM

Customer Signature

Customer 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%	0.0300	Lambda-cyhalothrin	2.0000 Gallon	0.7923 Fluid Ounce
Areas Applied: Exterior							
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	# Areas	# Devices	Pest Totals
---------------	---------	-----------	-------------

None Noted.

DEVICE INSPECTION SUMMARY

AREA COMMENTS

Exterior: 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: 800-225-6305 • turnerpest.com

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

INSPECTION REPORT

INVOICE #: 619543857

WORK DATE: 09/26/2024

DEVICE INSPECTION EXCEPTIONS

None Noted.

INSPECTION DETAIL

Area	Time	Type	Status	Pest Findings
Exterior	11:09:03 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%	2.0000 Gallon	B&G Sprayer	11:08:59 AM
100-1066	0.03000000	0.7923 Fluid Ounce	Crack and Crevice	

Areas Applied: Exterior

Weather: 0°, 0 MPH

Violette Lani and Iris Andie

INVOICE

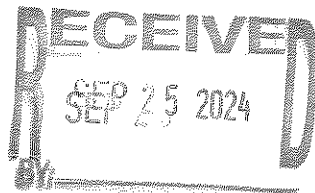
7612 Saw Timber Lane
Jacksonville, FL 32256
(904) 635-2939

INVOICE #801
DATE: 7/08/24

TO:
Durbin Crossing CDD
475 West Town Place, Ste. 114
St. Augustine, Florida 32092

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
1	Live music for Durbin Crossing 4pm-7pm	\$400	\$400
1	Insurance		\$63.95
TOTAL DUE			\$463.95

SPECIAL EVENTS
1.320.53800.45511
(DOT + W9 included)



Weather Engineers, Inc.

Air Conditioning • Heating • Refrigeration • Clean Air Professionals



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

Invoice

Number	Date
C44321	08/13/24

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 #
08/13/24	104602			30	

DESCRIPTION

Service Date: 08/12/24

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

REPAIR & REPLACE
 1,320.53800, 44200

RECEIVED
 SEP 25 2024
 BY: _____

TOTAL : \$ 252.00

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

Weather Engineers, Inc.

A • Conditioning • Heating • Refrigeration • Clean Air Professionals



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

Invoice

Number	Date
S112752	09/16/24

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

SERVICE PERFORMED AT:
 DURBIN CROSSING CDD
 AMENITY CENTER
 145 S DURBIN PARKWAY
 ST. JOHNS FL 32259

Site # : 104602-001
 Amount Paid:

Return this portion with payment

Work Order Date	Call Slip Number	P.O. Number	Salesman	Terms	Contract #	Batch #
09/13/24	223470			30	SA0	

DESCRIPTION

Continued from page 1

MATERIAL	252.14
LABOR	200.81
TOTAL \$	452.95

RECEIVED
 SEP 25 2024
 BY: _____

*REPAIR + REPLACE
 1.320.53800.44.200*

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

Weather Engineers, Inc.

Air Conditioning • Heating • Refrigeration • Clean Air Professionals



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

Invoice

Number	Date
S112752	09/16/24

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

SERVICE PERFORMED AT:
 DURBIN CROSSING CDD
 AMENITY CENTER
 145 S DURBIN PARKWAY
 ST. JOHNS FL 32259

Site # : 104602-001
 Amount Paid: _____

Return this portion with payment

Work Order Date	Call Slip Number	P.O. Number	Salesman	Terms	Contract #	Batch #
09/13/24	223470			30	SA0	

DESCRIPTION

Reported by: Keke 407-257-5362
 Trouble Code: WTL - WATERLEAK
 billable/drip pan overflowing loc social
 hall/avail 10-10pm& after if call ahead

BRAND [MODEL # / SERIAL #] SERVING AREA
 TRANE TWE09041BAA04 / 22402779BA AMENITY CENTER

Call for water leak. Discovered the unit was frozen and water dripping from ice. This was due thermostat activating outdoor unit cooling signal. Thermostat would not respond to any control changes. Changed out thermostat and melted ice. Test thermostat operations. Vacuum the water out of the secondary pan. Unit is back online and cooling.

TECH	DATE	RECEIVED	ARRIVED	DEPARTED
103	09/13/24	12:45:00	13:30:00	15:00:00

1 HONEYWELL 3H/2C TSTAT-PROG 252.14 252.14

09/13/24	1 MECH	R/T	1.50 HRS @	89.25	133.88
09/13/24	1 MECH	T/T	.75 HRS @	89.25	66.93

Continued on page 2

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

Weather Engineers, Inc.

Air Conditioning • Heating • Refrigeration • Clean Air Professionals



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

Invoice

Number	Date
S112913	09/25/24

BILL TO: #104602

DURBIN CROSSING CDD
 145 S DURBIN PARKWAY
 ST. JOHNS FL 32259

SERVICE PERFORMED AT:

DURBIN CROSSING CDD
 NORTH BUILDING
 730 N DURBIN PARKWAY
 ST. JOHNS FL 32259

Site #: 104602-002
 Amount Paid: _____

Return this portion with payment

Work Order Date	Call Slip Number	P.O. Number	Salesman	Terms	Contract #	Batch #
09/17/24	223615			30	SA0	

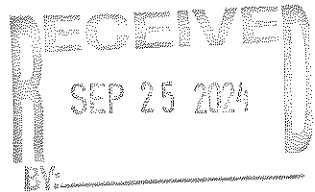
DESCRIPTION

Reported by: Zach 904-258-2044
 Trouble Code: DIA - DIAGNOSTIC/RECHECK
 billable/bth error your t-stat is not
 communicating/avail til 7pm

BRAND [MODEL # / SERIAL #] SERVING AREA
 TRANE TEM4A0C43M41SB / 23502R663V NORTH COMPLEX

The auxiliary drain pan was full of water and had
 shut off at the pan switch. Emptied the pan.
 Cleared the drain line and added gel tabs. There
 was a filter on site, so changed the filter as well.
 Flushed the drain to insure drainage. Job complete

TECH	DATE	RECEIVED	ARRIVED	DEPARTED
171	09/17/24	13:55:00	14:26:00	15:50:00



2 GEL TABS(UP TO 3TONS)RED "EACH 3.58 7.16

09/17/24	1 MECH	R/T	1.40 HRS @	89.25	124.95
09/17/24	1 MECH	T/T	.52 HRS @	89.25	46.41

MATERIAL 7.16

LABOR 171.36

*REPAIR + REPLACE
 1.320.53800.44200*

TOTAL \$ 178.52

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



Yuro
&
Associates, LLC

Civil Engineering
Land Surveying & Mapping
Permitting
ADA Consulting

Invoice

Date	Invoice #
9/19/24	3616

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 - AUGUST ENGINEERING EFFORTS					
CDD Durbin...	8/1/24	sidewalk inspection & contractor coordination	1	165.00	165.00
CDD Durbin...	8/7/24	check sidewalk construction	1	165.00	165.00
CDD Durbin...	8/14/24	Agenda call	0.5	165.00	82.50
CDD Durbin...	8/15/24	inspection sidewalk construction	1	165.00	165.00
CDD Durbin...	8/20/24	sidewalk contractor & staff coordination	0.5	165.00	82.50
CDD Durbin...	8/27/24	CDD Meeting	2	165.00	330.00
RECEIVED SEP 26 2024 BY: _____					
Total					\$990.00



Yuro
&
Associates, LLC

Civil Engineering
Land Surveying & Mapping
Permitting
ADA Consulting

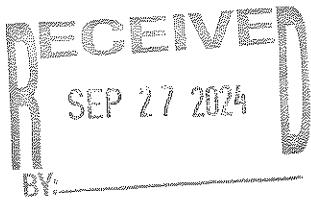
Invoice

Date	Invoice #
9/27/24	04-3627

Bill To
Durbin Crossing CDD C/O Governmental Management Services Attn: Daniel Laughlin

P.O. No

Yuro & Asssoc. - Job No.
Y23-1310

Item	Date	Description	Hours	Rate	Amount
CDD Durbin...	9/23/24	DURBIN CROSSING CDD - SEPTEMBER ENGINEERING EFFORTS CDD Meeting	2	165.00	330.00
					
Total					\$330.00

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 527
Invoice Date: 10/1/24
Due Date: 10/1/24
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 -October 2024		4,669.58	4,669.58
Website Administration - October 2024		91.00	91.00
Information Technology - October 2024		136.50	136.50
Impact Fee Collection Administration -October 2024		1,364.75	1,364.75
Dissemination Agent Services - October 2024		655.00	655.00
Office Supplies		0.51	0.51
Postage		50.05	50.05
Copies		26.55	26.55
Telephone		20.49	20.49
Total			\$7,014.43
Payments/Credits			\$0.00
Balance Due			\$7,014.43

RECEIVED
OCT 02 2024
BY: _____

INVOICE



Hardwick Fence LLC
PO Box 3043
St Augustine, FL 32085
(904) 599-8644
accounting@hardwickfence.com

BILL TO:

Vesta Property Services
245 Riverside Ave Suit 300
Jacksonville, FL 32202
United States

P.O. Number: Initial Job 1428

Sales Rep: Scott Lunn

sales3:

Invoice No: 155234

Status: Open

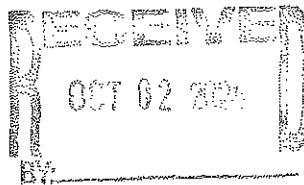
Invoice Date: 10/02/2024

Due Date: 10/02/2024

Total: \$2,905.00

SHIP TO:

Vesta Property Services
245 Riverside Ave Suit 300
Jacksonville, FL 32202
United States



Description	Quantity	Unit Price	Total
Initial Invoice	0.70	\$4,150.00	\$2,905.00

Job 1428

- Approx. 486' of Repairs
- Cut and Knuckle Multiple Areas
- Some Areas needs Raised Up
- Wind Screen to be Taken Off Areas being Raised

Notes

Subtotal: \$2,905.00

Tax: \$0.00

Invoice Amount: \$2,905.00

Previous Payment(s): \$0.00

Amount Due (USD) \$2,905.00

Repairs + Replacements

1.320, 53800, 4420

Thank you for doing business with us!



INVOICE

Hardwick Fence LLC
PO Box 3043
St Augustine, FL 32085
(904) 599-8644
accounting@hardwickfence.com

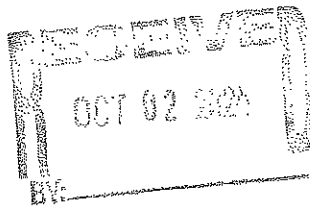
BILL TO:

Vesta Property Services
245 Riverside Ave Suit 300
Jacksonville, FL 32202
United States

P.O. Number: Initial Job 1429
Sales Rep: Scott Lunn
sales3:
Invoice No: 155235
Status: Open
Invoice Date: 10/02/2024
Due Date: 10/02/2024
Total: \$1,487.50

SHIP TO:

Vesta Property Services
245 Riverside Ave Suit 300
Jacksonville, FL 32202
United States



Description	Quantity	Unit Price	Total
Initial Invoice*	0.70	\$2,125.00	\$1,487.50
Job 1429			
Approx. 256' of Repairs			
-Cut and Knuckle Multiple Areas			
-Replace 10' of Damaged Wire			
-Wind Screen needs to be Taken Down off the Areas Being Raised			

Notes

Subtotal: \$1,487.50

Tax: \$0.00

Invoice Amount: \$1,487.50

Previous Payment(s): \$0.00

Amount Due (USD) \$1,487.50

*Repairs + Replacements
1,320.53800.44200*

Thank you for doing business with us!

KUTAK ROCK LLP

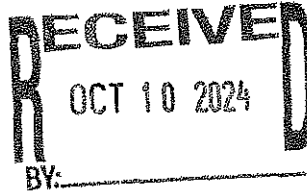
TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 10, 2024



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

Reference: Invoice No. 3466351
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. 3466351
6123-1

Re: General

For Professional Legal Services Rendered

09/02/24	M. Eckert	0.30	109.50	Review draft minutes and provide comments
09/03/24	M. Eckert	0.10	36.50	Respond to auditor request
09/03/24	K. Haber	3.20	816.00	Prepare amenity facility management agreement; confer and correspond with Laughlin regarding same; research alcoholic beverage licensure requirements for district events; confer with Department of Business and Professional Regulation deputies regarding same; confer and correspond with O'Lear regarding same; prepare sports courts resurfacing agreements; correspond with Laughlin and Davidson regarding same
09/04/24	M. Eckert	0.10	36.50	Respond to auditor request
09/04/24	J. Gillis	0.40	70.00	Coordinate response to auditor letter update

KUTAK ROCK LLP

Durbin Crossing CDD
October 10, 2024
Client Matter No. 6123-1
Invoice No. 3466351
Page 2

09/04/24	K. Haber	0.40	102.00	Confer with emergency management grants portal support team regarding district contact; correspond with Laughlin regarding emergency management grants portal contacts
09/05/24	K. Haber	0.90	229.50	Correspond with Laughlin regarding mutual aid contacts; confer with Agent Brown with Alcoholic Beverages and Tobacco regarding licensure; confer with O'Lear regarding licensure requirements for District events
09/09/24	K. Haber	0.30	76.50	Revise amenity management agreement; correspond with Laughlin regarding same
09/12/24	K. Haber	1.80	459.00	Participate in conference call for September meeting agenda; revise recreational field policies; correspond with Laughlin and O'Lear regarding same; confer with Lieutenant Baker regarding alcohol license enforcement
09/13/24	M. Eckert	0.10	36.50	Research service of alcohol at amenity center
09/13/24	K. Haber	0.20	51.00	Confer with Lieutenant Baker regarding alcohol license enforcement
09/16/24	M. Eckert	0.20	73.00	Review agenda; prepare for board meeting
09/16/24	K. Haber	0.20	51.00	Confer with Lieutenant Baker regarding alcohol license enforcement
09/18/24	K. Haber	0.20	51.00	Confer with Alcohol, Beverages, and Tobacco investigative specialist regarding license requirements
09/19/24	M. Eckert	0.20	73.00	Follow up on encroachment agreement reimbursement; confer with Laughlin
09/20/24	M. Eckert	0.10	36.50	Review revised agenda
09/20/24	K. Haber	0.20	51.00	Confer with Alcohol, Beverages, and Tobacco investigative specialist regarding license requirements

KUTAK ROCK LLP

Durbin Crossing CDD
October 10, 2024
Client Matter No. 6123-1
Invoice No. 3466351
Page 3

09/23/24	M. Eckert	3.40	1,241.00	Prepare for, travel to and attend board meeting; return travel; meeting follow up
09/23/24	K. Haber	1.90	484.50	Prepare September board meeting agenda memorandum; confer with Alcohol, Beverages, and Tobacco investigative specialist regarding license requirements; correspond with Laughlin and O'Lear regarding same; correspond with O'Lear regarding recreational filed usage policy resolution; revise resolution and policy language
09/24/24	M. Eckert	1.30	474.50	Revise policy per board direction; distribute same; confer with Davis; confer with Pollicino; confer with Breeding
09/26/24	M. Eckert	0.20	73.00	Review draft minutes and provide comments
09/30/24	M. Eckert	0.10	36.50	Confer with Laughlin regarding tree liability

TOTAL HOURS 15.80

TOTAL FOR SERVICES RENDERED \$4,668.00

DISBURSEMENTS

Filing and Court Fees	73.60
Freight and Postage	1.66
Travel Expenses	13.35

TOTAL DISBURSEMENTS 88.61

TOTAL CURRENT AMOUNT DUE \$4,756.61



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

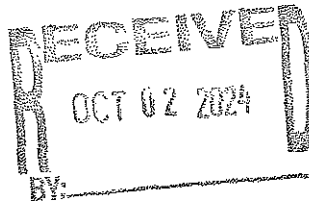
Invoice Number: PSI117362
 Invoice Date: 10/2/2024

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 10/2/2024
 Due Date 11/1/2024
 Terms Net 30

Customer ID 5459
 P.O. Number
 P.O. Date 10/2/2024
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance October Billing 10/1/2024 - 10/31/2024 Durbin Crossing Cdd-Lake-ALL		1	1	4,561.87	4,561.87

Amount Subject to Sales Tax 0.00
 Amount Exempt from Sales Tax 4,561.87

Subtotal: 4,561.87
 Invoice Discount: 0.00
 Total Sales Tax 0.00
 Payment Amount: 0.00
Total: 4,561.87

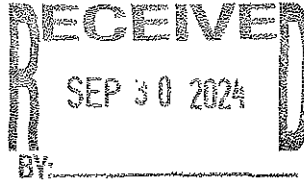


Please Remit Payment to:
 Solitude Lake Management, LLC
 1320 Brookwood Drive
 Suite H
 Little Rock, AR 72202
 Phone #: (888) 480-5253
 Fax #: (888) 358-0088

INVOICE

Page: 1

Invoice Number: PSI110011
 Invoice Date: 9/30/2024



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 9/30/2024
 Due Date 10/30/2024
 Terms Net 30

Customer ID 5459
 P.O. Number
 P.O. Date 9/30/2024
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Lake, Pond & Wetland Application One-Time Service Durbin Crossing Cdd-Lake-ALL MIDGE CONTROL		1	1	450.00	450.00

Amount Subject to Sales Tax 0.00
 Amount Exempt from Sales Tax 450.00

Subtotal: 450.00
 Invoice Discount: 0.00
 Total Sales Tax 0.00
 Payment Amount: 0.00
Total: 450.00



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: 619658373
 DATE: 10/01/2024
 ORDER: 619658373

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
10/01/2024	11:08 AM			11:08 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	10/01/2024		11:28 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

AMOUNT DUE \$81.19

RECEIVED
 OCT 02 2024
 BY: _____

[Handwritten Signature]

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

OCT Pest Control NORTH

320.53800.45513

* 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

10/01/2024 11:28 AM 619658373 11:28 AM 11:08 AM 10/01/2024



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

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

Service Slip/Invoice

INVOICE: 619658374
DATE: 10/01/2024
ORDER: 619658374

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

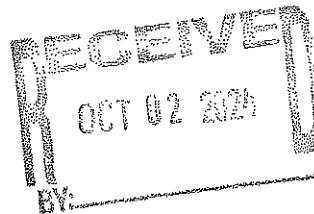
Work Location: [176602] 904-230-2011
 Durbin Crossing CCD
 145 S Durbin Pkwy
 St Johns, FL 32259-7224

Work Date	Time	Target Pest	Technician	Time In
10/01/2024	11:26 AM			11:26 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	10/01/2024		11:47 AM



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



[Handwritten Signature]

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

*Out Pest Control South
 320.538000.485513*

* 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

10/01/2024 11:26 AM 11:47 AM 10/01/2024 11:47 AM



Invoice

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

Invoice # 422342
Date 09/30/2024
Terms Net 30
Due Date 10/30/2024
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 320.530.45501	166.78	22.53	3,757.55

Total 3,757.55

RECEIVED
OCT 03 2024
BY: _____



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

Billable Services Invoice

Invoice #:10012024

Date: 10-02-2024

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
LG Hours, September 1 – 30, 2024	166.78	\$22.53	\$3757.55
TOTAL			\$3757.55

Thank you for your business!





YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
769821	9/17/2024
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

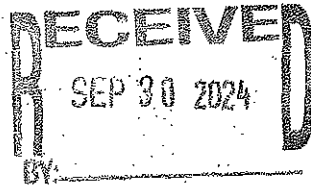
Property Name: Durbin Crossing CDD

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

Invoice Due Date: October 17, 2024

Invoice Amount: \$757.99

Description	Current Amount
Durbin Crossing_Enhancement on Island tip at St. Johns Pkwy and Longleaf	
Landscape Enhancement	\$757.99



Invoice Total \$757.99

IN COMMERCIAL LANDSCAPING

Landscape Contingency

1.320.63800.46210

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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
769822	9/17/2024
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

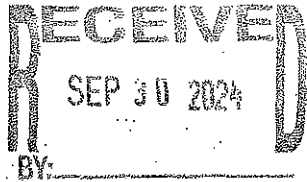
Address: 145 South Durbin Parkway
St. Johns, FL 32259

Invoice Due Date: October 17, 2024

Invoice Amount: \$228.57

Description	Current Amount
Durbin Crossing_North Durbin Entrance at Veterans Landscape Enhancement	\$228.57

Invoice Total \$228.57



IN COMMERCIAL LANDSCAPING

Landscape Contingency
1,320,538.00, 46210

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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
769823	9/17/2024
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

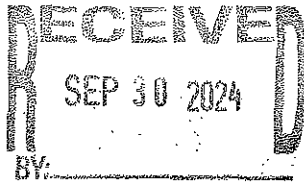
Property Name: Durbin Crossing CDD

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

Invoice Due Date: October 17, 2024

Invoice Amount: \$697.42

Description	Current Amount
Ligustrum Fill-in at North Amenities	
Landscape Enhancement	\$697.42



Invoice Total \$697.42

IN COMMERCIAL LANDSCAPING

Landscape Contingency

1.320.53800.46210

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

Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

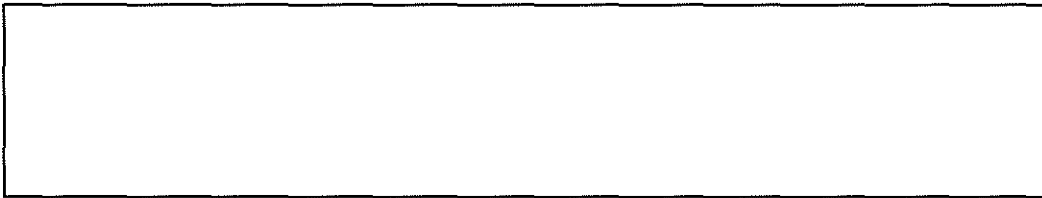
Invoice

Date	Invoice #
10/16/2024	15

Bill To
Durbin Crossings CDD C/O GMS

Terms	Due Date
Net 30	11/15/2024

Description	Amount
Amortization Schedule Series 2017A-1 11-1-24 Prepay \$10,000	100.00
Amortization Schedule Series 2017A-2 #2 11-1-24 Prepay \$5,000	100.00



RECEIVED
By Tara Lee at 2:05 pm, Oct 28, 2024

Total	\$200.00
Payments/Credits	\$0.00
Balance Due	\$200.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

DOG WASTE DEPOT

12316 World Trade Dr. #102

San Diego, CA 92128

TEL: 800-678-1612

www.DogWasteDepot.com

Invoice

Date	Invoice #
10/17/2024	733651

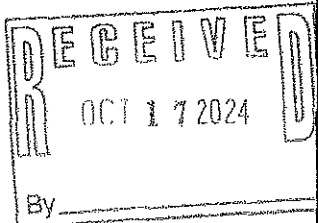
Bill To
Durbin Crossing CDD Accounts Payable 475 West Town Place Suite 114 St. Augustine, FL 32092

Ship To
Durbin Crossing 145 S Durbin Pkwy Office St Johns, FL 32259

PLEASE MAKE ALL CHECKS PAYABLE TO: "Dog Waste Depot"

ORDER#:	Rep	Ship Date	Via	Terms	PO#:	3RD Party Payment C...
B Phone/Zach	DWD	10/17/2024	FEDEX	Net 30		

Quantity	Item Code	Description	Price Each	Amount
6	DEPOT-001-30	Dog Waste Roll Bag 30 roll case (6000 bags)	209.31	1,255.86T
2	DEPOT-002	DOG STATION CAN LINERS CASE 200	74.97	149.94T
	Shipping	Shipping	0.00	0.00
		FedEx Package 1 Tracking #: 280749779587 FedEx Package 2 Tracking #: 280749779716 FedEx Package 3 Tracking #: 280749780525 FedEx Package 4 Tracking #: 280749781326 FedEx Package 5 Tracking #: 280749780319 FedEx Package 6 Tracking #: 280749783259 FedEx Package 7 Tracking #: 280749783991		
		<i>Repairs + Replacements</i>		
		<i>1.320.53800.44200</i>		



REMIT PAYMENT TO:
Dog Waste Depot
12316 World Trade Drive #102
San Diego, CA 92128

FED ID# 27-4523962

Subtotal	\$1,405.80
Sales Tax (0.0%)	\$0.00
Total	\$1,405.80
Payments	\$0.00
Balance Due	\$1,405.80




Florida
GANNETT

ACCOUNT NAME Durbin Crossing / Gms		ACCOUNT # 764133	PAGE # 1 of 1
INVOICE # 0006701167	BILLING PERIOD Sep 1- Sep 30, 2024	PAYMENT DUE DATE October 20, 2024	
PREPAY (Memo Info) \$0.00	UNAPPLIED (Included in amt due) \$0.00	TOTAL CASH AMT DUE* \$598.28	

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

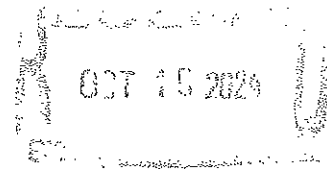
To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com.

Date	Description	Amount
9/1/24	Balance Forward	\$501.08
9/9/24	PAYMENT - THANK YOU	-\$84.96

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
9/3/24	10516210	SAG St Augustine Record	Notice of Meetings		\$95.84
9/12/24	10554940	SAG St Augustine Record	Durbin Crossing September Meeting		\$86.32

RECEIVED
By Tara Lee at 9:27 am, Oct 28, 2024



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	\$598.28
Service Fee 3.99%	\$23.87
*Cash/Check/ACH Discount	-\$23.87
*Payment Amount by Cash/Check/ACH	\$598.28
Payment Amount by Credit Card	\$622.15

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Durbin Crossing / Gms		764133		0006701167		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$182.16	\$416.12	\$0.00	\$0.00	\$0.00	\$0.00	\$598.28
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY WITH CREDIT CARD PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$622.15
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

000076413300000000000000067011670005982867174

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:


09/03/2024

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 09/03/2024



Legal Clerk



Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$95.84
Tax Amount: \$0.00
Payment Cost: \$95.84
Order No: 10516210 # 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

NOTICE OF MEETINGS DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Durbin Crossing Community Development District will hold their regularly scheduled public meetings for Fiscal Year 2025 at 6:00 p.m. at the Durbin Crossing South Amenity Center located at 145 South Durbin Parkway, St. Johns, Florida 32259 on the fourth Monday of each month as follows, unless otherwise indicated:

October 28, 2024
November 18, 2024 (*third Monday)
December 16, 2024 (*third Monday)
January 27, 2025
February 24, 2025
March 24, 2025
April 28, 2025
May 19, 2025 (*third Monday)
June 23, 2025
July 28, 2025
August 25, 2025
September 22, 2025

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record of the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 or from the District's website, www.DurbinCrossingCDD.com.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least 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 Office.

A person who decides to appeal any decision made at the meetings with respect to any matter considered at the meeting is advised that person will need a record of the 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: Sept 3, 2024; #10516210

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:

09/12/2024

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 09/12/2024

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:	10554940	# 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, September 23, 2024 at 6:00 p.m. at the Durbin Crossing South Amenity Center located at 145 South Durbin Parkway, St. Johns, Florida 32259, where the Board may consider any business that may properly come before it ("Meeting").

The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Meeting may be continued to a date, time, and place to be specified on the record at such Meeting. An electronic copy of the agenda for these meetings may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or by calling (904) 940-5850 and is expected to also be available on the District's website at www.DurbinCrossingCDD.com. 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: Sept 12, 2024; #10554940

LOCALIQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Courtney Hogge
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:

08/12/2024

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 08/12/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$102.64
Tax Amount: \$0.00
Payment Cost: \$102.64
Order No: 10430954
Customer No: 764133
PO #:

of Copies:

1

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Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024/2025 BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Durbin Crossing Community Development District ("District") will hold a public hearing on August 24, 2024 at 6:00 p.m. at the Durbin Crossing South Amantly Center, 145 South Durbin Parkway, St. Johns, Florida 32259 for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budget") of the District for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("Fiscal Year 2024/2025"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5899 ("District Manager's Office"), during normal business hours, or by visiting the District's website at durbincrossingcdd.com.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record of the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this 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 public hearing or 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: Aug. 12, 2024; #10430954

LOCALIQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Courtney Hogge
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 Main Legal CLEGL, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

08/05/2024

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 08/05/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$313.48	
Tax Amount:	\$0.00	
Payment Cost:	\$313.48	
Order No:	10432200	# of Copies:
Customer No:	764133	1
PO #:	Budget Hearing 1st Pub	

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Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024/2025 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings and Regular Meeting

The Board of Supervisors ("Board") for the Durbin Crossing Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: August 26, 2024
 TIME: 6:00 p.m.
 LOCATION: Durbin Crossing South Amenities Center
 145 South Durbin Parkway
 St. Johns, Florida 32250

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the beginning October 1, 2024 and ending September 30, 2025 ("Fiscal Year 2024/2025"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2024/2025; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	EAU Factor	Proposed O&M Assessments (including collection costs / early payment discounts)
80' Lot	330	1.53	\$1,707.65
70' Lot	319	1.35	\$1,505.91
63' Lot	462	1.19	\$1,324.48
53' Lot	466	1	\$1,114.24
43' Lot	206	0.85	\$847.11
Townhomes	510	0.63	\$701.97
Commercial / Retail / Office	144,153	1	\$9.56

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which St. Johns County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 187.3632(4), Florida Statutes, the net amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 187.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2024/2025.

For Fiscal Year 2024/2025, the District intends to have the County tax collector collect the assessments imposed on certain developed property. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

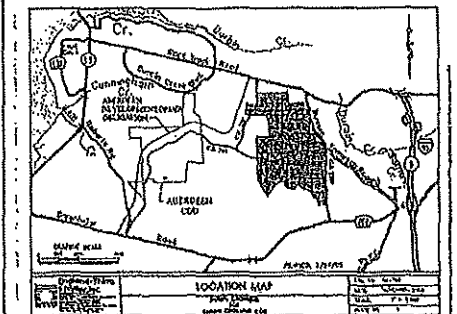
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (804) 940-6650 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this 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.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or 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



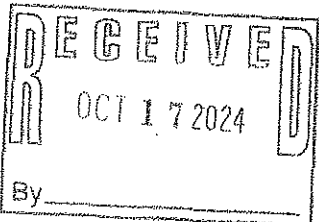
KAD ELECTRIC COMPANY
P.O. BOX 8567
FLEMING ISLAND FL 32006-0014

Invoice

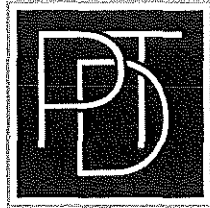
DATE	INVOICE #
9/30/2024	4914

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

P.O. NO.	TERMS	JOB
	Due on receipt	24-951

ITEM	QUANTITY	DESCRIPTION	RATE	AMOUNT
		Repaired lights at the following:		
Elec. Labor	1	and material. Durbin South light pole with lift.	565.00	565.00
Elec. Labor	1	and material. St. Andrews intersection.	815.00	815.00
Elec. Labor	1	and material. Durbin North Tennis with lift.	565.00	565.00
Elec. Labor	1	and material. Durbin North light pole rewired boxes.	650.00	650.00
Elec. Labor	1	and material. Longleaf Pine Island	795.00	795.00
		<i>Repairs + Replacements</i>		
		<i>1,320,532.00, 442.00</i>		
				

Thank you for your business. We appreciate it very much.			Total	\$3,390.00
			Payments/Credits	\$0.00
Phone #	Fax #	E-mail	Balance Due	\$3,390.00
904-541-1000	904-215-3475	LDEASE@AOL.COM		



Paskert
Divers
Thompson
ATTORNEYS AT LAW

100 North Tampa Street
Suite 3700
Tampa, Florida 33602

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

October 21, 2024

Via E-mail only

Durbin Crossing Community Development District
c/o Daniel Laughlin
475 West Town Place, Suite 114
St. Augustine, FL 32092
dlaughlin@gmsnf.com

Re: Invoice - Services rendered through September 30, 2024

Dear Mr. Laughlin,

Attached is an invoice for services rendered and costs incurred through September 30, 2024 for the following matter:

Matter Name	Durbin Crossing CDD
Matter No.	122411
PDT Invoice No. (<i>Reference this number on your payment.</i>)	87776
This Month's Charges	\$4,585.00

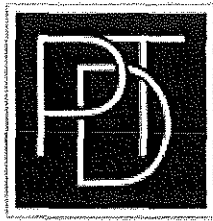
I trust that you will find the invoice in order and would appreciate your making arrangements to pay the invoice at your earliest convenience. If you have any questions, please do not hesitate to call me.

Best regards,

PASKERT DIVERS THOMPSON

Matthew G. Davis

MGD/jd
Attachment
cc: Todd Polvere



Paskert
Divers
Thompson
ATTORNEYS AT LAW

Phone: (813) 229-3500

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

Fax: (813) 229-3502

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

October 21, 2024
Client: 002389
Matter: 122411
Invoice #: 87776
Resp. Atty: MGD

RE: Durbin Crossing CDD – Pool Resurfacing

COVER SHEET

For Professional Services Rendered Through September 30, 2024

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

Total Services	\$4,585.00
TOTAL THIS INVOICE	\$4,585.00
Previous Balance	\$1,918.00
<i>Less Payments</i>	<i>(\$1,918.00)</i>
Total Due To Date	\$4,585.00

RECEIVED
By Tara Lee at 10:01 am, Oct 28, 2024

Remittance Advice

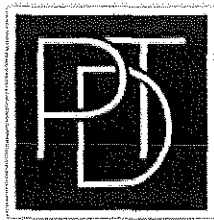
Payment is due within 30 days of the invoice date.

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

ACH & Wire Transfers:

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

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



Paskert
Divers
Thompson
ATTORNEYS AT LAW

Phone: (813) 229-3500

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

Fax: (813) 229-3502

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

October 21, 2024
Client: 002389
Matter: 122411
Invoice #: 87776
Resp. Atty: MGD
Page: 1

RE: Durbin Crossing CDD – Pool Resurfacing

For Professional Services Rendered Through September 30, 2024

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

SERVICES

Date	Person	Description of Services	Hours	Amount
09/09/2024	JSM	Correspondence with counsel for Epic Pools (J. Fickett) regarding status of order on motion to continue.	0.10	\$28.00
09/10/2024	JSM	Follow up correspondence with counsel for Epic Pools (J. Fickett) regarding status of order on motion to continue.	0.10	\$28.00
09/11/2024	JSM	Correspondence with counsel for Epic (J. Fickett) regarding update on continuance and Epic's consent to continue trial.	0.10	\$28.00
09/13/2024	JSM	Reviewed/Analyzed Epic Pools' consent to continue trial.	0.10	\$28.00
09/13/2024	JSM	Reviewed correspondence from counsel for Epic Pools (J. Fickett) to judicial assistant regarding continuance and proposed order.	0.10	\$28.00
09/16/2024	JSM	Reviewed/Analyzed Case Management Order.	0.30	\$84.00
09/19/2024	JSM	Drafted First Set of Interrogatories to Pinnacle.	3.00	\$840.00
09/19/2024	JSM	Drafted First Request for Production to Pinnacle.	3.00	\$840.00
09/19/2024	JSM	Drafted Notice of Serving Discovery Requests to Pinnacle.	0.20	\$56.00
09/23/2024	MGD	Meet with Ms. Mazariego to discuss trial prep in light of Court's deferral on motion for continuance.	0.50	\$175.00
09/24/2024	MGD	Phone calls (3x) with Mr. Eckert re potential settlement and trial strategy.	0.50	\$175.00
09/24/2024	MGD	Phone calls (3x) with Pinnacle's counsel and Epics counsel regarding court's denial of motion to continue and pretrial.	0.70	\$245.00
09/24/2024	MGD	Meeting with Mr. Graham to discuss pre-trial, expert, discovery and trial strategy.	0.80	\$280.00
09/24/2024	MGD	Review pleadings, mediation statement and discovery documents and begin exhibit list.	0.80	\$280.00
09/24/2024	MGD	Phone call with Mr. Newkirk regarding expert opinion and report.	0.20	\$70.00
09/24/2024	RCG	In-office conference with Mr. Davis regarding upcoming trial, pretrial conference and requirements leading up to and following same, and other trial preparation related matters.	0.80	\$280.00



SERVICES

Date	Person	Description of Services	Hours	Amount
09/26/2024	MGD	Phone call with all parties discussing pre trial obligations per court order.	0.60	\$210.00
09/26/2024	MGD	Prepare and send email to all parties re depositions, production and experts.	0.30	\$105.00
09/26/2024	MGD	Review CMO and pre trial requirements to prepare for call with all counsel re same.	0.40	\$140.00
09/26/2024	RCG	Conference call with opposing counsel in preparation for pretrial conference, discussing cooperative measures to be taken for fact and expert witness depositions, preparation of pretrial statement, witness and exhibit lists, and other case management matters.	0.60	\$210.00
09/29/2024	MGD	Receipt, review and response to Mr. Laughlin's email regarding testimony.	0.10	\$35.00
09/30/2024	RCG	Review and analyze case docket and other filings in preparation for pretrial conference with court.	0.50	\$175.00
09/30/2024	RCG	Attend pretrial conference with court wherein court granted motion to continue trial.	0.50	\$175.00
09/30/2024	RCG	Review proposed order granting motion to continue trial and exchange email conferrals with opposing counsel as to same.	0.20	\$70.00
Total Professional Services			14.50	\$4,585.00

PERSON RECAP

Person	Level	Hours	Rate	Amount	
MGD	Matthew G. Davis	Partners	4.90	\$350.00	\$1,715.00
RCG	Robert C. Graham	Partners	2.60	\$350.00	\$910.00
JSM	Jessica S Mazariego	Associates	7.00	\$280.00	\$1,960.00
Total Services					\$4,585.00

TOTAL THIS INVOICE **\$4,585.00**



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

Invoice

Durbin Crossing
 145 South Durbin Parkway
 Jacksonville FL 32259

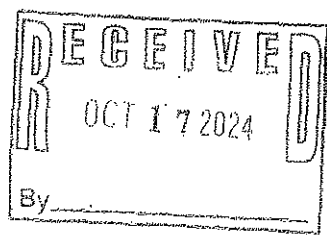
DATE	INVOICE #
10/4/2024	12927

Due	Terms
10/4/2024	0 Days

Job Name	Job Site	Phone	Salesperson	Total Due
Durbin Crossing 241001-1	349 Cloisterbane Drive	904-230-2011	AJ Aldridge	\$1,200.00

#	Item	Service Description	Completed	Tax	Qty	Price
1	Oak	Emergency Location: 349 Cloisterbane Drive St. Johns, FL 32259	10/3/2024	0.00 %	0.00	\$1,200.00

Remove uprooted Oak tree leaning against homeowner's fence. Leave debris in preserve.



*Landscape Contingency
 1,320.53800.46210*

Thank you,
 AJ Aldridge

Subtotal:	\$1,200.00
Discount:	\$0.00
Tax:	\$0.00
Total:	\$1,200.00
Credit:	\$0.00
Balance:	\$1,200.00

Customer
Durbin Crossing 145 South Durbin Parkway Jacksonville FL 32259

Invoice Remit Payment	
DATE	INVOICE #
10/4/2024	12927
Total Amount Due	\$1,200.00



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

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

Service Slip/Invoice

INVOICE: 619659129
DATE: 10/23/2024
ORDER: 619659129

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
10/23/2024	09:25 AM	MOSQUITO		09:25 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	10/23/2024		09:58 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
 By Tara Lee at 3:37 pm, Oct 28, 2024

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.



PAYMENT ADDRESS:
 Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
 904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5306 • turnerpest.com

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

Service Slip/Invoice

INVOICE: 619659130
DATE: 10/23/2024
ORDER: 619659130

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
10/23/2024	10:13 AM	MOSQUITO		10:13 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	10/23/2024		10:55 AM

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
 By Tara Lee at 3:42 pm, Oct 28, 2024

 TECHNICIAN SIGNATURE

 CUSTOMER SIGNATURE

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

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



Invoice

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

Invoice # 422006
Date 10/01/2024
Terms Net 30
Due Date 10/31/2024
Memo Monthly Fees

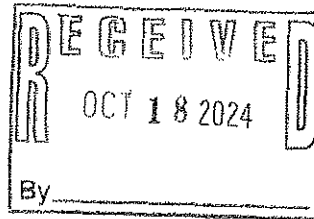
Bill To

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

Description	Quantity	Rate	Amount
Facility Manager / Lifestyle	1	8,105.75	8,105.75
Field Operations Manager	1	6,176.91	6,176.91
General Manager	1	7,009.22	7,009.22
Janitorial	1	2,304.33	2,304.33
Maintenance Techs	1	4,482.78	4,482.78
Facility Attendants	1	7,074.55	7,074.55
Facility Monitors	1	5,788.26	5,788.26
Mobile App 1-320-53800-42510	1	291.67	291.67

Thank you for your business.

Total 41,233.47





YELLOWSTONE

LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
777030	10/1/2024
TERMS	PO NUMBER
Net 30	

Bill To:

Durbin Crossing CDD
c/o Vesta Property Services
145 South Durbin Parkway

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

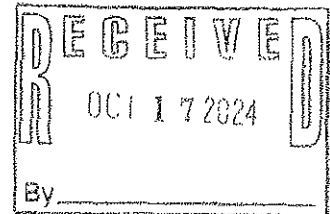
Invoice Due Date: October 31, 2024

Invoice Amount: \$46,855.58

Description	Current Amount
Monthly Landscape Maintenance October 2024	\$46,855.58

Invoice Total

\$46,855.58



Landscape Maintenance

1.320.53800.46200

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

INVOICE



Customer	Durbin Crossing Community Development District
Acct #	283
Date	09/04/2024
Customer Service	Kristina Rudez
Page	1 of 1

Durbin Crossing Community Development District
 c/o Governmental Management Services
 475 West Town Place, Suite 114
 St. Augustine, FL 32092

Payment Information	
Invoice Summary	\$ 50,655.00
Payment Amount	
Payment for:	Invoice#25247
100124545	

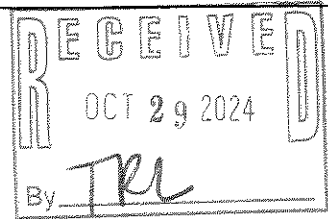
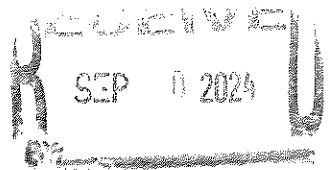
Thank You

Please detach and return with payment



Customer: Durbin Crossing Community Development District

Invoice	Effective	Transaction	Description	Amount
25247	10/01/2024	Renew policy	Policy #100124545 10/01/2024-10/01/2025 Florida Insurance Alliance Package - Renew policy Due Date: 9/4/2024	50,655.00



Total
\$ 50,655.00

Thank You

*FOR PAYMENTS SENT OVERNIGHT:
 Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349*

Remit Payment To: Egis Insurance Advisors P.O. Box 748555 Atlanta, GA 30374-8555	(321)233-9939 scilmer@egisadvisors.com	Date
		09/04/2024

SEVENTH ORDER OF BUSINESS

A.



Durbin Crossing CDD

Landscape Update for December 2024:

- **General Maintenance**
 - The team has begun and will continue working through the Fall/Winter maintenance activities
 - Shrubs throughout the community have been pruned to provide a neat and formed appearance.
 - Roses have been trimmed and fertilized

- **Irrigation**
 - Monthly inspections & repairs are being completed per scope. The team has been performing general repairs, and mainline breaks as they have been discovered.
 - The irrigation clock at North Durbin/Veterans Pkwy has been upgraded with cloud/app functionality as a part of the sod project.

- **Chemical & Fertilizer Application**
 - Granular turf fertilization was completed.
 - 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. It is the time of year where these pests become less of a nuisance, but it is not unheard of for them to be present.
 - Army worms have not been an issue thus far (knocking on wood)
 - With nighttime temperatures cooling off, conditions can be favorable for Brown Patch Fungus to flare up in the St. Augustine turf. It has not been an issue so far, but we will continue to monitor and treat as necessary.

- **Project**
 - Vehicle damage on North Durbin Round A Bout at Sanctuary
 - Debris clean-up – **Completed**

- Magnolia tree replacements -- **Completed**
- North Durbin Round A Bout at Saddlestone
 - Proposals submitted with 3 options of plant material
 - Option 2 was chosen
 - **Completed**
- Phase 3 Sod Project
 - **Completed** Initial chemical application scheduled for 9/14/2024 - **Completed**
 - Second chemical application scheduled for 9/23/2024 - **Completed**
 - **Completed** Demo set to begin 9/24/2024 - **Completed**
 - Installation set to begin the week of 9/30/2024
 - Work is currently in progress – **Completed**
- Drainage at North and South Basketball Courts
 - Revised proposals have been submitted with the addition of sand
 - Projected start and completion in December
- Sod has been replaced at school crossover at the end of Forest Edge Dr – 11/8/2024
- Tree removals near Cantley and Wellwood are scheduled for 11/11/2024 – **Completed**
- Winter Annuals scheduled for installation on 12/4/2024

E.



General Manager's Report

Date of report 12-3-2024

Submitted by: Sue O'Leary

UPDATES – Board Action Possible

Access Card System Replacement – Per the November meeting, we are asking the Board to consider proposals for an updated badge system. We are in the process of meeting with 3 companies and collecting bids, but at the time of this writing we have only received one complete proposal. I will email the table of all three bids to the Board prior to 12/3 for review prior to the meeting.

Fitness Fifteen Conversation – At the September meeting, a 14 year old resident requested either an exception or a change to the Fitness 15 policy, as she works out regularly for her school sports team. I was asked to look into the number of 15 year olds currently on the program, and report any issues/challenges.

At this time we have registered 18 Fitness Fifteen users, though only about 12 that are actively using the status. We have not had any revocations of this status for anyone that has gone through the application and orientation process.

I asked around at other gyms in the area to see what their policies are in terms of unattended minors in the facility; as well, I inquired at other area Vesta properties.

Gym or Property	Minimum Age Unattended
Planet Fitness	13
Bailey's	16
YMCA	12 with an orientation. Some equipment may be restricted based on child's size
Julington Creek Plantation	13 – 15 waiver on file, adult present 16+ with waiver on file
Heritage Landing	16 with waiver on file 14 with fitness orientation and waiver on file

UPDATES – Board Action Requested

Programming

- Patriot Oaks/St. Johns Middle School Athletic Association has requested to continue the partnership with Durbin Crossing and hold tennis practices/meets for their 2025 season.
 - Practice: 3 courts on Fridays from 3:30 – 4:30. Dates are January 17 – March 28.
 - Matches: 3 Courts on Thursdays from 4:00 – 6:00. Dates are January 23 – March 27.
 - Historically they have paid \$500.

F.



Field Operations Manager's Report

Date of report 12-03-2024

Submitted by: Zach Davidson

Sunshade structures at South playgrounds/ Board action required: Below are the (2) quotes we received for sunshade structures over the playground equipment at South.

<u>Company</u>	<u>Pricing</u>	<u>Information</u>	<u>Warranty</u>
Shade America Inc	\$26,780.00	Materials & Installation Supply and Installation including foundations, equipment and labor) of (2) Hip Design Shade Structures. (1) 16' x 28' and (1) 15' x 15'. Using Powder Coated Poles and Galvanized Steel Upper Framework.	Shade net- 10 years- against UV fading, rot, loss of strength. Structure- 20 years against corrosion and deterioration. 1 workman ship warranty after install.
Southern Recreations	\$55,0905.00	1ea. SRP Custom 2 Sail 5 Column Triangle Sail Shades. 5ea. 6'x6'x3' Footers Per Engineering w/Required Steel. 1ea. Set of Engineered Drawings. 1ea. Set of Permit Fees. Installation included	Shade net- 10 years- Against deterioration, breakdown, outdoor heat, cold or discoloration. Structure- 20 years against corrosion and deterioration. 1 workman ship warranty after install.

Resurfacing tennis/basketball 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. We will continue to keep the board posted on the project.

Tree canopy lifting/board action required:

We are having residents reach out about the tree heights in Cloisterbane Ave and along North Durbin parkway that their campers/RVs are being scratched by low hanging and protruding limbs. Below is a is the price and a map of the areas for the trimming to elevation over roadway in areas highlighted. 65 Trees on Durbin North, and 10 on Cloisterbane Entrance. Achieve 15 ft over road and reduction to curb through reduction cuts. **Cost-\$7,125.00**

County trims tree canopies over Roadway between 15' and 16'



Muscovy Ducks/Board action required: I spoke to quick catch and below is how they handle the ducks after they are caught and the response about if the eggs are removed the ducks will leave; To answer your question about the eggs, no, the ducks will not go away if the eggs are removed. They will just lay another hatch. Secondly, after removing the ducks, I have it lined up for them to go to a homeowner in North Jacksonville that clips the feathers from one wing, where they cannot fly away and keeps them for the eggs for his church and community.

Cost to set trap and feed: \$595.00

Cost per duck \$50.00 (estimated we have 15-20 ducks)

Total cost \$1,345 for removal of 15 ducks

\$1,595 for removal of 20 ducks

Pressure washing/No board action required: Met with the pressure washing vendor on 11-5, identified areas that need to be cleaned, we are now working on getting those areas on the schedule for cleaning. We will keep the board posted on our progress.

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.

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. Below are the pricing and fish recommended by Solitude to stock pond 48 for midge fly control.

<u>Pond</u>	<u>Quantity</u>	<u>Species</u>	<u>Size</u>
48	300	Bluegill	5.5"+
	300	Redear Sunfish	5.5"+

Total Price for fish- \$3,140.00

Durbin Crossing Mulching/ No Board action required: First Coast mulch started on November 12th on mulching of the community, they are projected to be finished with the project in 8 -10 days with weather permitting.

Tree Tech/ preserves tree/palm tree trimming/ fertilization/ No Board action required: Tree tech will be out on property, December 9th and 10th for trimming and fertilization of the palms throughout the community.

Outdoor window Shutter replacements/No Board action required: Completed.

FIELD OPERATIONS UPDATES / No Board action required:

- Replaced nonfunctioning light at the monument sign exit side of Wellwood.
- Replaced no work photocell for monument lights at Palisades.
- Fixed raised and sunken paver and bricks on pool decks and parking lot at North and South.
- Repainted basketball post at South and North.
- Performed a phosphate treatment on the North pool.
- Performed street light ride on 10-21 and 11-22, all issues have been reported to JEA.
- Replaced damaged light and stand at the North Durbin Parkway entrance at Veterans.
- Playground inspections were performed on 11-6, Two parts at South playground have been ordered for replacement.
- Replaced failed breaker on irrigation clock at Sanctuary roundabout.
- Replaced all old trash cans at North with the new trash cans delivered on 11/14.
- Replaced 3 parking lot lights at North and South after inspection.

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



G.

DURBIN CROSSING
Amenity Manager's Report

Date of report 11-18-2024

Submitted by: Kiki Jimenez

PAST EVENTS

BOO BASH 10/25/24



BUDGET: \$2,000 ACTUAL: \$ 863.28

2 Event Partners: Contributed **\$250.00** towards candy bags, prizes, popcorn and Halloween games. Our Spooktacular TENT-r-Treat event Friday, October 25th was TERR-IFIC! We had just under **500 residents** attend throughout the entire event, and a count of about 60 families stayed for the Movie on the Lawn. Cognizant of budget, we utilized lots of existing decorations from storage and allocated dollars to purchase candy which this year was in abundance. There were pluses and minuses to having this event coincide with our Friday Food Trucks; it was great for families to have the option to eat and make it a one-stop night out for everyone, and it boosted attendance. However, there were times when the large crowd was challenging to manage and even with the number of employees we had working. Overall, however, we think the event was an enormous success.

ADULTS ONLY LET THE GHOUL'D TIMES ROLL 10/26/24

BUDGET: \$3,000.00 ACTUAL: \$ 3,099.85 REVENUE (Ticket Sales): \$418.00

Our spooky soiree included an evening full of classic casino games, devilish "lite bites" and deliciously scary libations; a Fiery Fuel Margarita made with 0% Tequila and a Blackberry Manhattan made with 0% Whiskey. There was a nominal

fee of \$10 per single ticket and \$18 per couples' tickets. We ended with a total of **46** attendees. Each of the residents took home a custom poker chip to remember the time spent at Durbin's Creepy Casino. While feedback on the activities and overall value were very positive, some attendees would have preferred the choice of a cocktail as well as a mocktail.



KIDS ACTIVITY NIGHT 10/26/24

At the same time our adults were enjoying the spooky casino, younger residents (aged 5-12) were enjoying a party of their own! Kids Activity Night is a Vesta popular Vesta-owned program that is offered in several other communities and made it's successful debut at Durbin Crossing for Halloween. Attendees did several spooky crafts, played games, ate pizza, made LOTS of noise, and took home a bag of treats! Cost to families was \$15 for the first child, \$5 for each additional child. We planned to cap attendance at 20, but demand was high and we were able to have enough staff to accommodate 30 participants. The share to the District will be included next quarter, but I anticipate the amount to be around \$40.





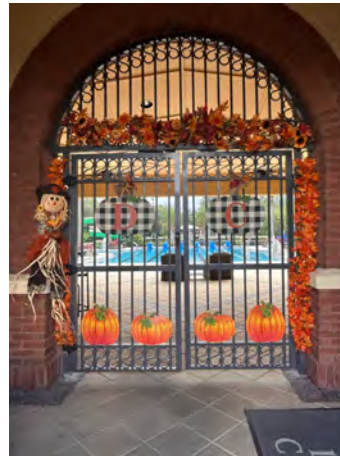
Veterans Day Coffee and Pastries – November 11

BUDGET: \$300.00 ACTUAL \$258.00

On Monday, November 11 from 7:30-11:30AM Veterans and their families joined us for some freshly brewed coffee and delicious treats from A Cup of Joy Coffee. We will have a beautiful set-up and it was a nice, casual event honoring those who served in our community.

HAPPY HARVEST FESTIVAL Nov 16 BUDGET:\$3,000 ACTUAL \$3,492.62 SPONSORED \$400.00

Thanksgiving season is the perfect time to sprinkle some gratitude and joy! Residents joined us on the South Amenity Field for our Happy Harvest Fall Festival! We kicked things off with a food drive, gathering non-perishable goodies for a local food bank. Then, residents spent the afternoon picking out their very own pumpkins from our quaint pumpkin patch, taking hayrides around the amenity center, eating delicious funnel cakes, drinking crisp apple cider, and last but not least, participating in a Bundt cake eating contest sponsored by Nothing Bundt Cakes of St. John's. Not to mention our stations including: bobbing for apples, axe throwing and a corn pit! The live DJ kept the party going all afternoon and the weather couldn't have been more beautiful. It was the perfect day to celebrate the thanksgiving season.



UPCOMING EVENTS



HOLIDAY TO REMEMBER

For the first 14 days of December, Durbin residents will find each day centered around some of the season's favorite activities! We're kicking off our first two nights with Ice Skating underneath the stars, followed by activities such as cookie decorating, writing letters to jolly St. Nick, candle making, fireside story time and music hour hosted by Marytime Music while roasting s'mores, ornament making, a holiday family trivia night, caroling by Soundwave Academy and more! All leading up to the most magical two nights of a Holiday to Remember. Step aboard the Polar Express and travel to the North Pole where you can find delicious cookies & hot chocolate, dazzling lights and decorations, a holiday vendor village, and last but certainly not least, the man in the big red suit!

EIGHTH ORDER OF BUSINESS

RESOLUTION 2025-01

WHEREAS, the Board of Supervisors, hereinafter referred to as the "Board", of the Durbin Crossing Community Development District, hereinafter referred to as "District", adopted a Capital Reserve Fund Budget for Fiscal Year 2024, and

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

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

1. The Capital Reserve Fund Budget is hereby amended in accordance with Exhibit "A" attached.
2. This resolution shall become effective this 3rd day of December, 2024 and be reflected in the monthly and Fiscal Year End 9/30/24 Financial Statements and Audit Report of the District.

*Durbin Crossing
Community Development District*

by: _____
Chairman / Vice Chairman

Attest:

by: _____
Secretary / Assistant Secretary

DURBIN CROSSING CDD
RESOLUTION 2025-01

EXHIBIT A

**Durbin Crossing
Community Development District
Capital Reserve Fund
FY2024 Budget Amendment**

	Adopted FY 2024 Budget	Increase (Decrease)	Amended FY 2024 Budget	Actual 9/30/24
REVENUES:				
Capital Reserve Funding - Transfer In	\$100,000	\$0	\$100,000	\$100,000
Miscellaneous Revenue/Interest	\$10,000	\$33,978	\$43,978	\$43,978
Impact Fees	\$0	\$537,733	\$537,733	\$537,733
TOTAL REVENUES	\$110,000	\$571,711	\$681,711	\$681,711
EXPENDITURES:				
Capital Outlay	\$300,000	\$290,262	\$590,262	\$590,262
Repair and Replacement	\$100,000	\$0	\$100,000	\$75,326
Other Current Charges	\$0	\$9,794	\$9,794	\$9,794
TOTAL EXPENDITURES	\$400,000	\$300,056	\$700,056	\$675,382
EXCESS REVENUES (EXPENDITURES)	(\$290,000)	\$271,655	(\$18,345)	\$6,329
FUND BALANCE - Beginning	\$1,258,811		\$1,290,879	
FUND BALANCE - Ending	\$968,811		\$1,272,534	

TENTH ORDER OF BUSINESS

Durbin Crossing Action Items

Item	Date	Responsibility	Status	Description
Capital Reserve Study Review	7/22/24	Daniel Laughlin/ Sue O'lear	Complete	Review reserve study to confirm prices are accurate with actual current costs
Patriot Oaks Crosswalk Project	6/24/24	Mike Yuro/Zach Davidson	Complete	Oversee extension of sidewalk at the crosswalk for Patriot Oaks.
Streetlight Inspection	8/26/24	Zach Davidson	Complete	Inspect streetlights at night and report any that are out.
Report a Concern	8/26/24	Sue O'lear	Complete	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	Complete	Work on signage to install at "pocket park" green spaces throughout community to notify residents that organized sports are not authorized in those areas.
Shade Structure South Playground	7/22/24	Zach Davidson	In Progress	Get proposals for shade structure for South Playground.
Tennis & Basketball Court Resurfacing	8/26/24	Zach Davidson	In Progress	Oversee the resurfacing 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	In Progress	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	In Progress	Look into options/costs to upgrade the current access card system. Consider systems that have phone scan capabilities.
Pond Aeration	9/23/24	Zach Davidson	In Progress	Work with Solitude to revisit the possible need for aeration in Pond 48.
Mulch	9/23/24	Zach Davidson	In Progress	Begin Fall mulch project. Ensure ample amount is placed per the conversation with the project last year.
Pickleball	9/23/24	Zach Davidson	In Progress	From resident comment at meeting: Zach will speak to pickleball vendor about reconfiguring the pickleball lines at North, choosing better colors for visibility, and adding movable pickleball nets. Look into difference between re-stripping four pickleball courts vs re-stripping two courts and purchasing four rolling pickleball nets. Research pickleball paddle rack and signage. Create plan for implementation of a reservation system and necessary policy additions.
Pickleball/Tennis Benches	9/23/24	Zach Davidson	In Progress	Gather proposals to replace benches in the area.
Muscovy Ducks	9/23/24	Zach Davidson/Sue O'lear	In Progress	Zach is meeting with QuickCatch regarding relocation of ducks. Chair was authorized to approve expenditure NTE \$5,000. Staff to send message to residents.
"Wish List" Projects	9/23/24	Zach Davidson/Sue O'lear	In Progress	Begin planning for most needed projects/ enhancements/ replacements for next fiscal year. Recommendations will be presented at the February 2025 meeting.
Tennis	9/23/24	Sue O'lear	In Progress	Gather information on usage of tennis court to help plan next phase of pickleball conversions.
Gym Age Policy	9/23/24	Sue O'lear	In Progress	Look into Fitness 15 policy success: How many registrants, any problems, any information on whether to allow 14 year olds. Follow up with resident on current policy regarding whether the 18 year old that goes to the gym with them has to be in her household or just a resident.
Post Age Policy	9/23/24	Sue O'lear	In Progress	Create table of age policy summary for amenity usage and post in high visibility areas.
Gym Audit	9/23/24	Sue O'lear	In Progress	Perform audit of all gym equipment and present recommendations to the Board on any necessary replacements in October when quotes for Cable Crossover are presented.
Adult Events	9/23/24	Kiki Jimenez/Sue O'lear	In Progress	Work with Counsel to determine if/how alcohol can be served at certain events. Continue working with Daniel/Insurance and Counsel.
Trash Can Replacement	9/23/24	Sue O'lear	In Progress	Look into options for new trash receptacles.
Traffic Study Results Patriot Oaks	10/28/24	Mike Yuro/Zach Davidson	In Progress	Get results of traffic study from the County.
Midge Fly Treatment	10/28/24	Zach Davidson	In Progress	Look into options to remedy midge fly problems (are there fish that would help keep them under control)
Look Into Access Point for JEA Powerline Tract	10/28/24	Zach Davidson/Daniel Laughlin/Mike Eckert		Determine if the District is able to block off access points to prevent vehicles from entering the tract. Is the District able to put up a fence? Will a picture of a vehicle and license plate be enough to trespass
Send E-Blast Regarding Muscovy Ducks	10/28/24	Sue O'lear	In Progress	Send e-blast to residents letting them know the Board will be discussing the option of hiring a trapper to remove Muscovy ducks from the area