## Durbin Crossing Community Development District

*JANUARY 27, 2025* 



# **Durbin Crossing Community Development District**

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

January 20, 2025

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

Dear Board Members:

The Durbin Crossing Community Development District Board of Supervisors Meeting is scheduled for **Monday**, **January 27**, **2025** 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. Review of Action Items
- V. Approval of Consent Agenda
  - A. Minutes of the December 3, 2024 Meeting
  - B. Financial Statements
  - C. Assessment Receipts Schedule
  - D. Check Register
- VI. Staff Reports
  - A. Landscape & Irrigation Maintenance Team Report
  - B. District Counsel
  - C. District Engineer Discussion of Roundabout Visibility
  - D. District Manager

- E. General Manager Report
- F. Operations Manager Report
- G. Amenity Manager Report
- VII. Discussion of FY25 Wish List Items
- VIII. Supervisors' Request and Audience Comments
  - IX. Review of Action Items
  - X. Next Scheduled Meeting February 24, 2025 at 6:00 p.m. at the Durbin South Amenity Center
  - XI. Adjournment

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

Sincerely,

Daniel Laughlin

Daniel Laughlin District Manager



			Durbin Cr	ossing Action Items	
Item	Date	Responsibility	Status	Description	Resolution
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	Staff reviewed the capital reserve study. While some items appear to be under current costs, there are other items that are projected higher than current costs.  Overall, the annual contributions recommended are still accurate for planning purposes
Patriot Oaks Crosswalk Project	6/24/24	Mike Yuro/Zach Davidson	Complete	Oversee extension of sidewalk at the crosswalk for Patriot Oaks.	Project completed to add additional sidewalk space for kids waiting to use the crosswalk
Streetlight Inspection	8/26/24	Zach Davidson	Complete	Inspect streetlights at night and report any that are out.	Streetlights were inspected. Any lights that were out were reported to JEA
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.	An email account was created for receive messages from the "report a concern" link so Onsite staff can see reports even when Operations Manager is not onsite
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.	
Pickleball	9/23/24	Zach Davidson	Complete	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 picklball nets. Look into difference between re-striping four pickleball courts vs re-striping two courts and purchasing four rolling pickleball nets. Research pickball paddle rack and signage. Create plan for implementation of a reservation system and necessary policy additions.	Proposals were approved to fully convert one (1) tennis court into two (2) pickleball courts at South Amenity Center. At North amenity center both tennis courts are being striped for pickleball to play both tennis and pickleball.
Adult Events	9/23/24	Kiki Jimenez/Sue O'lear	Complete	Work with Counsel to determine if/how alcohol can be served at certain events. Continue working with Daniel/Insurance and Counsel.	Staff gathered information from Counsel and the District Insurance company on ways the District can have events with alcohol
Muscovy Ducks	9/23/24	Zach Davidson/Sue O'lear	Complete	Zach is meeting with QuickCatch regarding relocation of ducks. Chair was authorized to approve expenditure NTE \$5,000. Staff to send message to residents.	Zach met with QuickCatch and received proposals to trap and relocate Muscovy Ducks which is being presented at the 12/3/24 CDD meeting.
Send E-Blast Regarding Muscovy Ducks	10/28/24	Sue O'lear	Complete	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	Staff sent e-blast to the community regarding the Muscovy Ducks in the community
Trash Can Replacement	9/23/24	Sue O'lear	Complete	Lookinto options for new trash receptacles.	The Board approved proposal for six (6) trash cans from Belson Outdoors
Mulch	9/23/24	Zach Davidson	Complete	Begin Fall mulch project. Ensure ample amount is placed per the conversation with the project last year.	Mulch application was comepleted by Yellowstone
Pickleball/Tennis Benches	9/23/24	Zach Davidson	Complete	Gather proposals to replace benches in the area.	The Board approved proposal for seven (7) benchs and six (6) trashcans in the amount of \$12,228.50
Shade Structure South Playground	7/22/24	Zach Davidson	Complete	Get proposals for shade structure for South Playground.	Proposal was approved at 12/3/24 Board meeting NTE \$35,000

Tennis & Basketball Court Resurfacing	8/26/24	Zach Davidson	Complete	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/striping at next meeting as well as	Proposals were approved to fully convert one (1) tennis court into two (2) pickleball courts at South Amenity Center. At North amenity center both tennis courts are
ricountacing				provide warranty info.	being striped for pickleball to play both tennis and pickleball.
Access Card System Upgrade	8/26/24	Sue O'lear	Complete	Look into options/costs to upgrade the current access card system. Consider systems that have phone scan capabilities.	Board approved Proposal from Dynamic Security for Aurora Management software for access control system NTE \$40,000
Pond Aeration	9/23/24	Zach Davidson	Complete	Work with Solitude to revisit the possible need for aeration in Pond 48.	The Board approved proposal for fish to help with pond issues
Gym Age Policy	9/23/24	Sue O'lear	Complete	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.	The Board approved 6 month trial of "Fiteness 14". Will bring results back to the June meeting
Traffic Study Results Patriot Oaks	10/28/24	Mike Yuro/Zach Davidson	Complete	Get results of traffic study from the County.	Engineer contacted the County and was told this was a normal annual traffic study
Midge Fly Treatment	10/28/24	Zach Davidson	Complete	Look into options to remedy midge fly problems (are there fish that would help keep them under control)	The Board approved proposal from Solitude to stock pond 48 with 300 bluegill and 300 redear sunfish which eat midget fly larvae in the amount of \$3,140
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.	
"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.	
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.	
Look Into Access Point for JEA Powerline Tract	10/28/24	Zach Davidson/Daniel Laughlin/Mike Eckert	In Progress	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	



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 Tuesday, December 3, 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

Shalene B. Estes Vice Chair by telephone

Sarah Gabel HallSupervisorJason HarrahSupervisorShawna BerdenSupervisor

### Also present were:

Daniel LaughlinDistrict ManagerMike EckertDistrict CounselMike YuroDistrict Engineer

Dan Fagen Vesta/Amenity Services Group
Sue O'Lear Vesta/Amenity Services Group
Kristen "Kiki" Jimenez Vesta/Amenity Services Group
Zach Davidson Vesta/Amenity Services Group
Jason Davidson Vesta/Amenity Services Group

Blake Dougherty Yellowstone Richard Craig Yellowstone

The following is a summary of the discussions and actions taken at the December 3, 2024 meeting.

## FIRST ORDER OF BUSINESS Pledge of Allegiance

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

### SECOND ORDER OF BUSINESS Roll Call

Mr. Laughlin called the roll.

## THIRD ORDER OF BUSINESS

### **Audience Comments**

There being none, the next item followed.

## FOURTH ORDER OF BUSINESS Organizational Items

## A. Oath of Office for Newly Elected Supervisors

Mr. Laughlin being a notary public of the State of Florida administered the oath of office to Ms. Berden

## B. Consideration of Resolution 2025-02 Designating Officers

On MOTION by Mr. Harrah seconded by Mr. Pollicino with four in favor Resolution 2025-02 was approved reflecting Peter Pollicino as chairman, Shalene Estes vice chair, Mr. Harrah, Ms. Hall and Ms. Berden assistant secretaries and the balance of the officers remained the same.

Ms. Hall joined the meeting at this time and Mr. Laughlin administered the oath of office.

### FIFTH ORDER OF BUSINESS Review of Action Items

- Mr. Laughlin stated I did update the list from what is in the agenda package.
- Mr. Harrah asked is there anything we are not going to discuss tonight that Vesta wants to address now?
  - Mr. Laughlin stated there are a couple, the pond aeration.
  - Mr. Zach Davidson stated we decided to get a proposal for stocking fish.
  - Ms. Hall asked did we decide on a reservation system for the courts?
  - Ms. O'Lear stated it is in progress.

## SIXTH ORDER OF BUSINESS

## **Approval of Consent Agenda**

- A. Minutes of the October 28, 2024 Meeting
- **B.** Financial Statements
- C. Assessment Receipt Schedule
- D. Check Register

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

## SEVENTH ORDER OF BUSINESS Staff Reports

## A. Landscape Maintenance Team - Report

Mr. Dougherty gave an overview of the landscape maintenance report, copy of which was included in the agenda package.

### **B.** District Counsel

Mr. Eckert stated I want to remind the board that we are almost to the deadline for ethics training if you haven't taken it yet. Our new board member is exempt for 2024, but you will have to take it in 2025. If you take it now and then send an email to Daniel telling him that you took it and which courses you took.

The board asked us to look at whether we could fence some of the areas that are along the powerline easements. I want to take another look at the issue between now and your January meeting, but the preliminary conclusion is, yes you can put up some fencing but if we put something up we have to make sure we maintain it. We have to put it in such a way that it is obvious to people that there is a fence there and things of that nature.

## C. District Engineer

Mr. Yuro stated I was asked to follow-up on the traffic count on Longleaf by the school. Those are just their annual traffic counts that get sent to growth management. There are no current plans to do any improvements there.

Mr. Harrah stated we can ask Daniel to write a letter to St. Johns County Commissioners and Joy Andrews, the County Administrator say as a Durbin Crossing neighborhood with blank number of registered voters we have concerns on two specific locations in our community. One in front of Tollerton Avenue, one in front of Islesbrook, both are safety concerns with continued growth and commercial development. We ask that you formally look at these areas and provide a recommendation of why or why not you cannot add the appropriate traffic signals in these locations. Tell them we would like a response in 90 days.

Mr. Laughlin stated I will get that drafted this week.

## D. District Manager

There being none, the next item followed.

## E. General Manager - Report

Ms. O'Lear stated I have several items to discuss. I sent to everyone yesterday a summary of the proposals that we collected for an updated or new access control system.

## **Access Control System**

On MOTION by Mr. Pollicino seconded by Mr. Harrah with all in favor the proposal from Dynamic Security Aurora Management software for access control was approved in an amount not to exceed \$40,000 and staff was directed to request a longer warranty.

### **Additional Staff**

On MOTION by Mr. Pollicino seconded by Mr. Harrah with all in favor additional staff for Vesta to assist in access card data entry was approved in an amount not to exceed \$2,000.

Ms. Estes left the telephone conference during this item.

## Usage of Gym by 14-year-olds

On MOTION by Mr. Harrah seconded by Mr. Pollicino with 3 in favor and Ms. Hall opposed gym usage for 14-year-olds was approved for a six-month trial period if they complete orientation. Trial period to end in June.

## **Tennis Court Usage**

On MOTION by Mr. Harrah seconded by Ms. Hall with four in favor tennis court usage for Patriot Oaks, St. Johns Middle School Tennis Association two days a week for 3 courts on Fridays for one hour and 3 courts on Thursday for two hours was approved.

December 3, 2024 Durbin Crossing CDD

## F. Operations Manager - Report

Mr. Zach Davidson outlined the following items for board consideration.

## Lift Tree Canopy

On MOTION by Mr. Harrah seconded by Mr. Pollicino with four in favor the proposal from Yellowstone to lift the tree canopy on 65 trees on North Durbin Parkway and 10 trees on Cloisterbane entrance in the amount of \$7,125 was approved.

## Sunshade for South Playground

On MOTION by Mr. Harrah seconded by Mr. Pollicino with four in favor the proposal from Shade America for sunshade structure for south playground in an amount not to exceed \$35,000 was approved.

## **Muscovy Duck Removal**

Ms. Hall moved to not remove the Muscovy Ducks and Ms. Berden seconded the motion and with two in favor and Mr. Harrah and Mr. Pollicino opposed it was a tie vote.

Proposal to remove the ducks was tabled.

## Fish Stocking

On MOTION by Mr. Harrah seconded by Ms. Hall with four in favor the proposal from Solitude for 300 bluegill and 300 sunfish in pond 48 to be stocked in the spring in the amount of \$3,140 was approved.

Ms. Hall stated we have had a couple accidents at the roundabout and it is dark at night. What about rumble strips?

Mr. Eckert stated the County would be the one to do that work or at least give permission to do that.

## **G.** Amenity Manager – Report

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

**EIGHTH ORDER OF BUSINESS** 

Consideration of Resolution 2025-01 Amending the Fiscal Year 2024 Capital Reserve Fund Budget

On MOTION by Mr. Harrah seconded by Mr. Pollicino with four in favor Resolution 2025-01 was approved.

## NINTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Harrah sated we need to get our wish list for the next fiscal year to staff for the January meeting, pricing in February, survey in April to be considered at the May meeting.

### TENTH ORDER OF BUSINESS

## **Review of Action Items**

Mr. Laughlin stated I will add tennis court reservation system was added, write to commissioner about traffic concerns on Tollerton with a request for 90-day response, gather information on pool usage for 14-year-olds.

### **ELEVENTH ORDER OF BUSINESS**

Next Scheduled Meeting – January 27, 2025 at 6:00 p.m. at the Durbin South Amenity Center

Mr. Laughlin stated at the last meeting we discussed having this be the December meeting and cancel the scheduled December 16<sup>th</sup> meeting and just hold the January meeting.

On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor the meeting adjourned at 7:50 p.m.

Secretary/Assistant Secretary	Chairman/Vice Chairman



Community Development District

Unaudited Financial Reporting December 31, 2024



## Durbin Crossing Community Development District Combined Balance Sheet December 31, 2024

	General Fund	I	Debt Service Fund	Са	pital Reserve Fund	Gove	Totals rnmental Funds
Assets:							
Cash:							
Operating Account	\$ 116,416	\$	-	\$	75,502	\$	191,918
Assessment Receivable	1,816,006		2,067,967		-		3,883,973
Due from Other	1,116		-		-		1,116
Investments:							
State Board of Administration (SBA)	2,609		-		1,130,436		1,133,045
Custody	148,550		-		1,739		150,289
<u>Series 2017A1</u>							
Reserve	-		1,343,722		-		1,343,722
Revenue	-		1,129,068		-		1,129,068
Prepayment	-		2,410		-		2,410
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	-		189		-		189
			107				
Deposits	200		-		-		200
Total Assets	\$ 2,084,896	\$	4,731,818	\$	1,207,678	\$	8,024,392
Liabilities:							
Accounts Payable	\$ 13,371	\$	-	\$	89,220	\$	102,591
Accrued Expenditures	46,856		-		-		46,856
Total Liabilites	\$ 60,227	\$	-	\$	89,220	\$	149,447
Fund Balance:							
Nonspendable:							
Deposits	\$ 200	\$	-	\$	-	\$	200
Restricted for:							
Debt Service - Series	-		4,731,818		-		4,731,818
Assigned for:							
Capital Reserve Fund	-		-		1,118,458		1,118,458
Unassigned	2,024,469		-		-		2,024,469
Total Fund Balances	\$ 2,024,669	\$	4,731,818	\$	1,118,458	\$	7,874,945
Total Liabilities & Fund Balance	\$ 2,084,896	\$	4,731,818	\$	1,207,678	\$	8,024,392

## Community Development District General Fund

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

For The Period Ending December 31, 2024

Pecial Assesments - Tax Roll		A.I				A 1		
Personal Assessments - Tax Roll					Th		Vaniana	
Pecial Assesments - Tax Roll		ьиидеі	111	ru 12/31/24	111	ru 12/31/24	\	/ariance
1.1	Revenues:							
State Revenues   30,000   7,500   8,504   1,004   1,	Special Assessments - Tax Roll	\$ 2,681,509	\$	2,380,296	\$	2,380,296	\$	-
State   Stat	Interest Income	45,000		11,250		468		(10,782)
Separation   Sep	Other Revenues	30,000		7,500		8,504		1,004
Second   S	Total Revenues	\$ 2,756,509	\$	2,399,046	\$	2,389,268	\$	(9,778)
	Expenditures:							
ACA Taxes         918         230         153         77           Acsessment Roll Administration         5,459         5,459         5,459         - 1,540           Dissemination Fees         13,000         3,250         4,790         (1,540)           Dissemination Fees         7,860         1,965         2,165         (200)           Attended Pees         50,000         12,500         6,504         (4,044)           Adminal Audit         4,500         2         5,000         (2,300)           Arbitrage         1,200         300         5,000         (2,300)           Arbitrage         1,200         300         -         300           Information Fees         5,6035         1,409         4,009         0         0           And Amagement Fees         1,6377         4,994         4,009         0         1         0         0	General & Administrative:							
ssessment Roll Administration         5,459         5,459         -1,459           ingineering Fees         13,000         3,250         4,790         (1,540)           instemination Fees         7,860         1,965         2,165         (2000)           interting Fees         50,000         12,500         16,504         (4,004)           interting Fees         10,800         2,700         5,000         (2,300)           whiting General Eee         10,800         2,700         5,000         2,300           whiting General Eee         16,377         4,094         4,094	Supervisor Fees	\$ 12,000	\$	3,000	\$	2,000	\$	1,000
Singineering Fees         13,000         3,250         4,790         (1,540)           Dissemilation Fees         7,860         1,965         2,165         (200)           Interney Fees         50,000         12,500         16,504         (4,004)           Artustee Fees         10,800         2,700         5,000         (2,300)           Arbitrage         12,00         300         -         300           Impact Fee Administration         16,377         4,094         4,094         -           Anagement Fees         56,035         14,009         14,009         0           Information Technology         1,638         409         410         0           Velsite Maintenance         1,092         273         273         0           Velsite Maintenance         1,092         273         273         0           Velsite Maintenance         3,000         250         807         55           Velsite Maintenance         3,000         550         807         55           Velsite Maintenance         3,000         550         807         55           Velsite Binding         2,000         500         25         155         30           Valley Ch	FICA Taxes	918		230		153		77
Bissemination Fees         7,860         1,965         2,165         (200)           Attorney Fees         50,000         12,500         16,504         (4,004)           Invisice Fees         50,000         2,700         5,000         2,300           Arbitrage         10,800         2,700         5,000         2,300           Invisice Fees         10,800         2,700         5,000         2,300           Arbitrage         1,200         300         4,094         4,094         4,094         -0           Adanagement Fees         56,035         14,009         4,009         0	Assessment Roll Administration	5,459		5,459		5,459		-
attorney Fees         50,000         12,500         16,504         4,004           attorney Fees         50,000         -         -         -           attorney Fees         10,800         2,700         5,000         (2,300)           attorney Fees         10,800         2,700         5,000         2,300           attorney Fees         16,377         4,094         4,094         -           attorney Fees         56,035         14,009         14,009         0           designeent Fees         56,035         14,009         410         (0           designeent Fees         1,638         409         410         (0           designeent Kethalineance         1,002         200         43         157           designeen Liability         9,461         9,461         9,461         8,488         9,73           designeen Current Charges         150         38         3         3         3           de	Engineering Fees	13,000		3,250		4,790		(1,540)
munal Audit         4,500         -         -         -         -           frustee Fees         10,800         2,700         5,000         (2,300)           whitrage         1,200         300         -         300           maget Fee Administration         16,377         4,094         4,094         -         -           danagement Fees         56,035         14,009         14,009         0 <th< td=""><td>Dissemination Fees</td><td>7,860</td><td></td><td>1,965</td><td></td><td>2,165</td><td></td><td>(200)</td></th<>	Dissemination Fees	7,860		1,965		2,165		(200)
Printing Remote Pees         10,800         2,700         5,000         (2,300)           Arbitrage         1,200         300         -         300           Impact Fee Administration         16,377         4,094         4,094         4,094         -           Anangement Fees         56,035         14,009         14,009         0         0           Anangement Fees         56,035         14,009         14,00         0         0           Anangement Fees         1,638         409         1410         0         0           Office General Contraction         800         200         43         157         150	Attorney Fees	50,000		12,500		16,504		(4,004)
whitrage         1,200         300         -         300           mpact Fee Administration         16,377         4,094         4,094         -           Janagement Fees         56,035         14,009         14,009         0           Janagement Fees         56,035         14,009         14,009         0           Janagement Fees         56,035         14,009         410         (0)           Meley Ministration         1,032         273         273         (0)           Jelephone         800         200         43         157           Jerinting & Binding         2,300         575         1,285         (710           Jerinting & Binding         2,000         500         258         242           Where Current Charges         500         125         155         (30           Jergal Advertising         2,000         500         258         242           Where Current Charges         500         125         155         (30           Jergal Advertising         150         38         3         3         35           Jergal Advertising         500         125         155         150         30           Jergal Advertising <td>Annual Audit</td> <td>4,500</td> <td></td> <td>-</td> <td></td> <td>-</td> <td></td> <td>-</td>	Annual Audit	4,500		-		-		-
mpact Fee Administration         16,377         4,094         4,094	Trustee Fees	10,800		2,700		5,000		(2,300)
Anangement Fees         56,035         14,009         14,009         0           Information Technology         1,638         409         410         (0)           Vebste Maintenance         1,092         273         273         (0)           Gelephone         800         200         43         157           Postage         3,000         750         807         (57)           Postage         3,000         575         1,285         (710)           Insurance General Liability         9,461         9,461         8,488         973           Legal Advertising         2,000         500         258         242           Other Current Charges         500         125         155         (30)           Office Supplies         150         38         3         35           Oues, Licenses & Subscriptions         175         175         175         175         -           Outse, Licenses & Subscriptions         175         175         175         175         -         -         -         -         -         -         -         -         -         -         -         -         -         -         -         -         -         - <td>Arbitrage</td> <td>1,200</td> <td></td> <td>300</td> <td></td> <td>-</td> <td></td> <td>300</td>	Arbitrage	1,200		300		-		300
Information Technology         1,638         409         410         (0)           Website Maintenance         1,092         273         273         (0)           Pelephone         800         200         43         157           Postage         3,000         750         807         (57)           Printing & Binding         2,300         575         1,285         (710)           Insurance General Liability         9,461         9,461         8,488         973           Ingual Advertising         2,000         500         258         242           Potential General Charges         500         125         155         (30)           Office Supplies         150         38         3         3         35           Object Licenses & Subscriptions         175         175         175         175         -           Object Licenses & Subscriptions         179,005         60,012         66,070         \$ 6,058           Object Licenses & Subscriptions         179,005         \$ 66,070         \$ 6,058           Object Licenses & Maintenance         \$ 46,680         \$ 42,167         \$ 4,513           Repairs & Replacements         85,000         21,250         22,812         (1	mpact Fee Administration	16,377		4,094		4,094		-
Vebsite Maintenance         1,092         273         273         (0           Selephone         800         200         43         157           Setage         3,000         750         807         (57           Strinting & Binding         2,300         575         1,285         (710           Insurance General Liability         9,461         9,461         8,488         973           Legal Advertising         2,000         500         258         242           Otter Current Charges         500         125         155         (30           Office Supplies         150         38         3         35           Outs, Licenses & Subscriptions         175         175         175            Octal General & Administrative         \$ 199,265         60,012         \$ 66,070         \$ 6,058           Outs Licenses & Subscriptions         175         175         175         175            Octal General & Administrative         \$ 199,265         \$ 60,012         \$ 66,070         \$ 6,058           Outs Licenses & Maintenance         \$ 46,680         \$ 46,680         \$ 42,167         \$ 4,513           Sepairs & Replacements         85,000         1,250         <	Management Fees	56,035		14,009		14,009		0
Relephone         800         200         43         157           Postage         3,000         750         807         (57)           Printing & Binding         2,300         575         1,285         (710)           Insurance General Liability         9,461         9,461         8,488         973           legal Advertising         2,000         500         258         242           Other Current Charges         500         125         155         (30)           Office Supplies         150         38         3         35           Oues, Licenses & Subscriptions         175         175         175         175         -           Object Licenses & Subscriptions         175         175         175         175         -         -           Object Licenses & Subscriptions         175         175         175         175         - <td>Information Technology</td> <td>1,638</td> <td></td> <td>409</td> <td></td> <td>410</td> <td></td> <td>(0)</td>	Information Technology	1,638		409		410		(0)
Postage         3,000         750         807         (57)           Printing & Binding         2,300         575         1,285         (710)           Insurance General Liability         9,461         9,461         8,488         973           Legal Advertising         2,000         500         258         242           Other Current Charges         500         125         155         (30)           Office Supplies         150         38         3         35           Outs, Licenses & Subscriptions         175         175         175         -           Cotal General & Administrative         \$ 199,265         60,012         \$ 66,070         \$ (6,058)           Operations & Maintenance         \$ 46,680         \$ 42,167         \$ 4,513           Repairs & Replacements         85,000         21,250         22,812         (1,562)           Recreational Passes         3,000         750         -         750           Office Supplies         5,000         1,250         912         338           Permit Fees         4,500         1,125         912         338           Permit Fees         4,500         9,725         3,775         5,950           Stellari	Website Maintenance	1,092		273		273		(0)
Printing & Binding         2,300         575         1,285         (710)           Insurance General Liability         9,461         9,461         8,488         973           Legal Advertising         2,000         500         258         242           Other Current Charges         500         125         155         (30)           Office Supplies         150         38         3         35           Oues, Licenses & Subscriptions         175         175         175         -           Cotal General & Administrative         \$ 199,265         \$ 60,012         \$ 66,070         \$ (6,058)           Operations & Maintenance         * 46,680         \$ 46,680         \$ 42,167         \$ 4,513           Repairs & Replacements         85,000         21,250         22,812         (1,562)           Recreational Passes         3,000         750         -         750           Office Supplies         5,000         1,250         912         338           Permit Fees         4,500         1,125         946         179           Illilities         Water & Sewer         38,900         9,725         3,775         5,950           Clectric         32,000         8,000         7,088 </td <td>Гelephone</td> <td>800</td> <td></td> <td>200</td> <td></td> <td>43</td> <td></td> <td>157</td>	Гelephone	800		200		43		157
Samuarance General Liability   9,461   9,461   8,488   973     Samuarance General Liability   9,461   9,461   8,488   973     Samuarance General Liability   2,000   500   258   242     Samuarance General Charges   500   125   155   (30)     Office Supplies   150   38   3   3     Samuarance Subscriptions   175   175   175   175     Samuarance Subscriptions   175   175	Postage	3,000		750		807		(57)
geal Advertising         2,000         500         258         242           Other Current Charges         500         125         155         (30)           Office Supplies         150         38         3         35           Oues, Licenses & Subscriptions         175         175         175         -           Octal General & Administrative         \$ 199,265         \$ 60,012         \$ 66,070         \$ 6,058           Operations & Maintenance           Amenity Center         1         46,680         \$ 42,167         \$ 4,513           Repairs & Replacements         85,000         21,250         22,812         (1,562)           Recreational Passes         3,000         750         -         750           Office Supplies         5,000         1,250         912         338           Permit Fees         4,500         1,125         946         179           Utilities           Water & Sewer         38,900         9,725         3,775         5,950           Celectric         32,000         8,000         7,088         913           Cable/Phone/Internet         21,000         5,250         5,522         (272)	Printing & Binding	2,300		575		1,285		(710)
Steel   Stee	Insurance General Liability	9,461		9,461		8,488		973
Office Supplies         150         38         3         35           Oues, Licenses & Subscriptions         175         175         175         -           Cotal General & Administrative         \$ 199,265         60,012         \$ 66,070         \$ (6,058)           Operations & Maintenance         Amenity Center         Secretains & Sepairs & Replacements         \$ 46,680         \$ 46,680         \$ 42,167         \$ 4,513           Repairs & Replacements         85,000         21,250         22,812         (1,562)           Recreational Passes         3,000         750         -         750           Office Supplies         5,000         1,250         912         338           Permit Fees         4,500         1,125         946         179           Utilities         Vater & Sewer         38,900         9,725         3,775         5,950           Glectric         32,000         8,000         7,088         913           Gable/Phone/Internet         21,000         5,250         5,522         (272)	Legal Advertising	2,000		500		258		242
Dues, Licenses & Subscriptions  175 175 175 175 175 175 175 175 175 17	Other Current Charges	500		125		155		(30)
State   Stat	Office Supplies	150		38		3		35
Decrations & Maintenance         Amenity Center       ** 46,680       ** 46,680       ** 42,167       ** 4,513         Repairs & Replacements       85,000       21,250       22,812       (1,562)         Recreational Passes       3,000       750       -       750         Office Supplies       5,000       1,250       912       338         Permit Fees       4,500       1,125       946       179         Litilities       Water & Sewer       38,900       9,725       3,775       5,950         Electric       32,000       8,000       7,088       913         Cable/Phone/Internet       21,000       5,250       5,522       (272)	Dues, Licenses & Subscriptions	175		175		175		-
Amenity Center  Insurance \$ 46,680 \$ 46,680 \$ 42,167 \$ 4,513 Repairs & Replacements 85,000 21,250 22,812 (1,562) Recreational Passes 3,000 750 - 750 Office Supplies 5,000 1,250 912 338 Permit Fees 4,500 1,125 946 179  Litilities  Water & Sewer 38,900 9,725 3,775 5,950 Electric 32,000 8,000 7,088 913 Cable/Phone/Internet 21,000 5,250 5,522 (272)	Total General & Administrative	\$ 199,265	\$	60,012	\$	66,070	\$	(6,058)
Insurance       \$ 46,680       \$ 42,167       \$ 4,513         Repairs & Replacements       85,000       21,250       22,812       (1,562)         Recreational Passes       3,000       750       -       750         Office Supplies       5,000       1,250       912       338         Permit Fees       4,500       1,125       946       179         Litilities         Water & Sewer       38,900       9,725       3,775       5,950         Electric       32,000       8,000       7,088       913         Cable/Phone/Internet       21,000       5,250       5,522       (272)	Operations & Maintenance							
Repairs & Replacements     85,000     21,250     22,812     (1,562)       Recreational Passes     3,000     750     -     750       Office Supplies     5,000     1,250     912     338       Permit Fees     4,500     1,125     946     179       Utilities       Water & Sewer     38,900     9,725     3,775     5,950       Electric     32,000     8,000     7,088     913       Cable/Phone/Internet     21,000     5,250     5,522     (272)	Amenity Center	46.500		46.500		40.1.5		4=10
Recreational Passes     3,000     750     -     750       Office Supplies     5,000     1,250     912     338       Permit Fees     4,500     1,125     946     179       Utilities       Vater & Sewer     38,900     9,725     3,775     5,950       Electric     32,000     8,000     7,088     913       Cable/Phone/Internet     21,000     5,250     5,522     (272)		\$	\$		\$		\$	
Office Supplies     5,000     1,250     912     338       Permit Fees     4,500     1,125     946     179       Litilities       Vater & Sewer     38,900     9,725     3,775     5,950       Electric     32,000     8,000     7,088     913       Cable/Phone/Internet     21,000     5,250     5,522     (272)	•					22,812		
Permit Fees     4,500     1,125     946     179       Litilities       Water & Sewer     38,900     9,725     3,775     5,950       Electric     32,000     8,000     7,088     913       Cable/Phone/Internet     21,000     5,250     5,522     (272)						-		
Utilities       Water & Sewer     38,900     9,725     3,775     5,950       Electric     32,000     8,000     7,088     913       Cable/Phone/Internet     21,000     5,250     5,522     (272)								
Water & Sewer     38,900     9,725     3,775     5,950       Electric     32,000     8,000     7,088     913       Cable/Phone/Internet     21,000     5,250     5,522     (272)		4,500		1,125		946		179
Electric 32,000 8,000 7,088 913 Cable/Phone/Internet 21,000 5,250 5,522 (272)								
Cable/Phone/Internet         21,000         5,250         5,522         (272)								
	Electric							
Security System 1,670 418 135 283	Cable/Phone/Internet							(272)
	Security System	1,670		418		135		283

## Community Development District General Fund

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

For The Period Ending December 31, 2024

		Adopted	Pro	rated Budget		Actual		
		Budget	Thi	ru 12/31/24	Th	ru 12/31/24	V	ariance
Amenity Center Management Contracts								
Managerial (Vesta)		255,503		63,876		63,876		0
Staffing (Vesta)		273,601		68,400		68,400		0
Lifeguards (Vesta)		98,189		-		-		_
Mobile App/Website (Vesta)		3,500		875		875		(0)
Refuse Service		9,000		2,250		2,906		(656)
Pool Chemicals		35,700		8,925		9,018		(93)
Special Events		30,000		7,500		20,777		(13,277)
Holiday Décor		20,000		5,000		6,762		(1,762)
Pest Control		8,000		2,000		1,368		632
Pressure Washing		9,000		2,250		1,700		550
Fitness Equip Maintenance		8,500		2,125		-		2,125
Subtotal Amenity Center	\$	988,743	\$	257,649	\$	259,039	\$	(1,390)
Grounds Maintenance								
Electric	\$	10,000	\$	2,500	\$	3,363	\$	(863)
Water & ReUse	Ψ	300,000	Ψ	75,000	Ψ	42,704	Ψ	32,296
Streetlighting		75,000		18,750		17,734		1,016
Lake Maintenance		55,620		13,905		13,686		219
Landscape Maintenance		562,267		140,567		140,567		0
Landscape Contingency		82,000		20,500		31,648		(11,148)
Mulch		72,500		63,000		63,000		(11,140)
Sod Replacement		180,000		175,247		175,247		_
Fuel		900		225		65		160
Irrigation Repairs		15,000		3,750		1,463		2,287
Capital Reserve Funding		221,309		3,730		1,403		2,207
Capital Reserve Fulluling		221,309						
Subtotal Ground Maintenance	\$	1,574,595	\$	513,444	\$	489,476	\$	23,968
Total Operations & Maintenance	\$	2,563,338	\$	771,092	\$	748,515	\$	22,578
•	·	, ,	·	,		,	·	,
Total Expenditures	\$	2,762,603	\$	831,105	\$	814,585	\$	16,520
Excess (Deficiency) of Revenues over Expenditures	\$	(6,094)	\$	1,567,942	\$	1,574,684	\$	6,742
Net Change in Fund Balance	\$	(6,094)	\$	1,567,942	\$	1,574,684	\$	6,742
Fund Balance - Beginning	\$	6,094			\$	449,986		
Fund Balance - Ending	\$	0			\$	2,024,669		

## Durbin Crossing Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ - \$	186,234 \$	2,194,062 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	2,380,296
Interest Income	177	53	238	-	-	-	-	-	-	-	-	-	468
Other Revenues	7,613	369	523	-	-	-	-	-	-	-	-	-	8,504
Total Revenues	\$ 7,790 \$	186,656 \$	2,194,823 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	2,389,268
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000 \$	- \$	1,000 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	2,000
FICA Taxes	77	-	77	-	-	-	-	-	-	-	-	-	153
Assessment Roll Administration	5,459	-	-	-	-	-	-	-	-	-	-	-	5,459
Engineering Fees	2,975	825	990	-	-	-	-	-	-	-	-	-	4,790
Dissemination Fees	855	655	655	-	-	-	-	-	-	-	-	-	2,165
Attorney Fees	3,420	9,613	3,472	-	-	-	-	-	-	-	-	-	16,504
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	5,000	-	-	-	-	-	-	-	-	-	-	-	5,000
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Impact Fee Administration	1,365	1,365	1,365	-	-	-	-	-	-	-	-	-	4,094
Management Fees	4,670	4,670	4,670	-	-	-	-	-	-	-	-	-	14,009
Information Technology	137	137	137	-	-	-	-	-	-	-	-	-	410
Website Maintenance	91	91	91	-	-	-	-	-	-	-	-	-	273
Telephone	20	7	15	-	-	-	-	-	-	-	-	-	43
Postage	50	588	169	-	-	-	-	-	-	-	-	-	807
Printing & Binding	27	1,243	16	-	-	-	-	-	-	-	-	-	1,285
Insurance General Liability	8,488	-	-	-	-	-	-	-	-	-	-	-	8,488
Legal Advertising	86	171	-	-	-	-	-	-	-	-	-	-	258
Other Current Charges	-	145	10	-	-	-	-	-	-	-	-	-	155
Office Supplies	1	1	1	-	-	-	-	-	-	-	-	-	3
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-		-	-	-	-	175
Total General & Administrative	\$ 33,894 \$	19,510 \$	12,666 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	66,070
Operations & Maintenance													
Amenity Center													
Insurance	\$ 42,167 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	42,167
Repairs & Replacements	8,071	7,562	7,180	-	-	-	-	-	-	-	-	-	22,812
Recreational Passes	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	167	158	587	-	-	-	-	-	-	-	-	-	912
Permit Fees	446	-	500	-	-	-	-	-	-	-	-	-	946
<u>Utilities</u>	-	-	-	-	-	-	-	-	-	-	-	-	
Water & Sewer	1,114	1,182	1,479	-	-	-	-	-	-	-	-	-	3,775
Electric	2,502	2,378	2,208	-	-	-	-	-	-	-	-	-	7,088
Cable/Phone/Internet	1,841	1,841	1,841	-	-	-	-	-	-	-	-	-	5,522
Security System		135											135

## Durbin Crossing Community Development District

### Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Center Management Contracts													
Managerial (Vesta)	21,292	21,292	21,292	-	-	-	-	-	-	-	-	-	63,876
Staffing (Vesta)	22,800	22,800	22,800	-	-	-	-	-	-	-	-	-	68,400
Lifeguards (Vesta)	-	-	-	-	-	-	-	-	-	-	-	-	-
Mobile App/Website (Vesta)	292	292	292	-	-	-	-	-	-	-	-	-	875
Refuse Service	879	1,158	869	-	-	-	-	-	-	-	-	-	2,906
Pool Chemicals	2,936	3,146	2,936	-	-	-	-	-	-	-	-	-	9,018
Special Events	4,456	7,899	8,421	-	-	-	-	-	-	-	-	-	20,777
Holiday Décor	-	6,387	375	-	-	-	-	-	-	-	-	-	6,762
Pest Control	456	456	456	-	-	-	-	-	-	-	-	-	1,368
Pressure Washing	-	-	1,700	-	-	-	-	-	-	-	-	-	1,700
Fitness Equip Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Amenity Center	\$ 109,418 \$	76,686 \$	72,935 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	259,039
Grounds Maintenance													
Electric	\$ 614 \$	2,126 \$	622 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	3,363
Water & ReUse	16,969	7,196	18,539	-	-	-	-	-	-	-	-	-	42,704
Streetlighting	5,918	5,939	5,877	-	-	-	-	-	-	-	-	-	17,734
Lake Maintenance	4,562	4,562	4,562	-	-	-	-	-	-	-	-	-	13,686
Landscape Maintenance	46,856	46,856	46,856	-	-	-	-	-	-	-	-	-	140,567
Landscape Contingency	12,436	6,752	12,460	-	-	-	-	-	-	-	-	-	31,648
Mulch	-	63,000	-	-	-	-	-	-	-	-	-	-	63,000
Sod Replacement	-	175,247	-	-	-	-	-	-	-	-	-	-	175,247
Fuel	36	-	29	-	-	-	-	-	-	-	-	-	65
Irrigation Repairs	-	-	1,463	-	-	-	-	-	-	-	-	-	1,463
Capital Reserve Funding	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Ground Maintenance	\$ 87,391 \$	311,678 \$	90,407 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	489,476
Total Operations & Maintenance	\$ 196,809 \$	388,365 \$	163,342 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	748,515
Total Expenditures	\$ 230,702 \$	407,874 \$	176,008 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	814,585
Excess (Deficiency) of Revenues over Expenditures	\$ (222,913) \$	(221,218) \$	2,018,815 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	1,574,684
Net Change in Fund Balance	(222,913) \$	(221,218) \$		- \$	- \$	- \$	- \$	- \$	- \$	- S	- \$	- \$	

## **Community Development District**

## Debt Service Fund Series 2017 A1 & A2

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

For The Period Ending December 31, 2024

	Adopted	Pro	rated Budget		Actual		
	Budget	Th	ru 12/31/24	Th	ru 12/31/24	,	Variance
Revenues:							
Special Assessments - Tax Roll	\$ 3,054,876	\$	2,710,550	\$	2,710,550	\$	-
Interest Income	5,000		5,000		28,852		23,852
Total Revenues	\$ 3,059,876	\$	2,715,550	\$	2,739,402	\$	23,852
Expenditures:							
<u>Series 2017 A-1</u>							
Interest -11/1	\$ 513,416	\$	513,416	\$	513,416	\$	-
Principal Prepayment - 11/1	-		-		10,000		(10,000)
Interest - 5/1	513,416		-		-		-
Principal - 5/1	1,645,000		-		-		-
Series 2017 A-2							
Interest -11/1	\$ 84,788	\$	84,788	\$	84,788	\$	-
Principal Prepayment - 11/1	-		-		5,000		(5,000)
Interest - 5/1	84,788		-		-		-
Principal - 5/1	165,000		-		-		-
Total Expenditures	\$ 3,006,406	\$	598,203	\$	613,203	\$	(15,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 53,470	\$	2,117,347	\$	2,126,199	\$	8,852
Other Financing Sources/(Uses):							
Transfer In/(Out)	\$ -	\$	-	\$	-	\$	-
Total Other Financing Sources/(Uses)	\$ -	\$	-	\$	-	\$	-
					•		
Net Change in Fund Balance	\$ 53,470	\$	2,117,347	\$	2,126,199	\$	8,852
Fund Balance - Beginning	\$ 1,029,219			\$	2,605,619		
Fund Balance - Ending	\$ 1,082,689			\$	4,731,818		

## **Community Development District**

## **Capital Reserve Fund**

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

For The Period Ending December 31, 2024

	Adopted			ated Budget	Actual			
		Budget	Thr	u 12/31/24	Th	ru 12/31/24	1	<sup>7</sup> ariance
Revenues								
Capital Reserve Funding	\$	221,309	\$	-	\$	-	\$	-
Miscellaneous Revenue/Interest Income		24,333		6,083		15,067		8,984
Total Revenues	\$	245,642	\$	6,083	\$	15,067	\$	8,984
Expenditures:								
Capital Outlay	\$	150,000	\$	136,135	\$	136,135	\$	-
Repair and Replacement		23,881		23,881		31,773		(7,892)
Total Expenditures	\$	173,881	\$	160,016	\$	186,593	\$	(26,577)
Excess (Deficiency) of Revenues over Expenditures	\$	71,761			\$	(171,526)		
Other Financing Sources/(Uses)								
Transfer In/(Out)	\$	-	\$	-	\$	-	\$	-
Total Other Financing Sources (Uses)	\$	-	\$	-	\$		\$	-
Net Change in Fund Balance	\$	71,761			\$	(171,526)		
Fund Balance - Beginning	\$	1,243,030			\$	1,289,984		
Fund Balance - Ending	\$	1,314,791			\$	1,118,458		

## **Community Development District**

## Long Term Debt Report

Series 2017A-1, Special Ass	sessment Refunding B	onds	
Interest Rate: Maturity Date: Reserve Fund Definition		Various 5/1/2037 50% MADS	
Reserve Fund Requirement Reserve Fund Balance	\$	1,343,722 1,343,722	
Bonds outstanding - 3/31/2017 Less: May 1, 2017 (Prepayment) Less: May 1, 2018 (Prepayment) Less: May 1, 2018 (Prepayment) Less: May 1, 2019 (Prepayment) Less: May 1, 2019 (Prepayment) Less: May 1, 2019 (Prepayment) Less: May 1, 2020 (Prepayment) Less: May 1, 2020 (Prepayment) Less: May 1, 2020 (Prepayment) Less: May 1, 2021 (Prepayment) Less: May 1, 2021 Less: May 1, 2021 Less: May 1, 2022 Less: May 1, 2023 Less: May 1, 2024 Less: May 1, 2024 Less: November 1, 2024 (Prepayment)			\$ 37,825,000 (40,000) (1,415,000) (15,000) (15,000) (1,445,000) (25,000) (25,000) (25,000) (1,495,000) (1,515,000) (1,555,000) (1,595,000) (10,000)
Current Bonds Outstanding			\$ 26,850,000

Series 2017A-2, Special Ass	sessment Refunding Bonds	S	
Interest Rate:	5.00% -6	.25%	
Maturity Date:	5	/1/2037	
Reserve Fund Definition	50% MA	DS	
Reserve Fund Requirement	\$ 1	172,938	
Reserve Fund Balance	1	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)
Less: November 1, 2024 (Prepayment)			(5,000)
Current Bonds Outstanding			\$ 3,030,000

*C*.

## **DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT**

## **Fiscal Year 2025 Assessment Receipts**

		ASS	ESSED	
	# UNITS	SERIES 2017A1-		TOTAL NET
	ASSESSED	2 DEBT NET	O&M 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					
				TOTAL AMOUNT		
ST JOHNS COUNTY DISTRIBUTION	DATE	DEBT	O&M	RECEIVED		
1	11/5/2024	12,161.97	10,680.15	22,842.12		
2	11/15/2024	93,657.36	82,246.14	175,903.50		
3	11/20/2024	106,253.57	93,307.63	199,561.20		
4	12/6/2024	262,499.56	230,516.61	493,016.17		
5	12/19/2024	168,010.17	147,539.81	315,549.98		
6	1/9/2025	2,067,967.13	1,816,005.97	3,883,973.10		
		-	-			
		-	-			
		-	-			
		-	-			
		-	-			
		-	-			
		-	-			
		-	-			
		-	-			
		-	-			
TOTAL TAX ROLL RECEIPTS		2,710,549.76	2,380,296.31	5,090,846.07		
TAX ROLL % COLLECTED		88.8%	88.8%	88.8%		



Community Development District

## <u>Check Run Summary</u> 11/1/2024 thru 12/31/2024

Fund	Date	Check No.		Amount	
<b>General Fund</b>					
Payroll	12/4/24	50867-50871	\$	923.50	
			Su	b-Total	\$ 923.50
Accounts Payable					
·	11/5/24	7026-7034	\$	58,365.41	
	11/13/24	7035-7051		73,626.76	
	11/20/24	7052-7056		14,311.27	
	11/26/24	7057-7065		59,410.48	
	12/4/24	7066-7072		185,032.40	
	12/12/24	7073-7086		119,977.11	
	12/16/04	7087-7095		26,843.27	
	12/19/24	7096-7099		1,741.86	
			Su	b-Total	\$ 539,308.56
Capital Reserve Fund	11/1/24	259-260	\$	13,529.40	
•	11/6/24	261		43,760.00	
	11/13/24	262		12,653.24	
	12/4/24	263		17,250.00	
	12/18/24	264-265		18,980.32	
			Su	b-Total	\$ 106,172.96
Wells Fargo Credit Card*					
Weils I al go of cuit cal u	11/29/24	October Purchases	\$	3,719.19	
	12/30/24	November Purchases	Ψ	4,507.69	
			Su	b-Total	\$ 8,226.88
Total					\$ 654,631.90

<sup>\*</sup>Wells Fargo Credit Card Invoices available upon request

PR300R		PAYROLL CHECK REGISTER	RUN	12/04/24 PAGE	1
CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE	
50867	11	SARAH G HALL	184.70	12/04/2024	
50868	13	JASON S HARRAH	184.70	12/04/2024	
50869	8	PETER E POLLICINO	184.70	12/04/2024	
50870	18	SHALENE B ESTES	184.70	12/04/2024	
50871	 19	SHAWNA R BERDEN	184.70	12/04/2024	
	5	TOTAL FOR REGISTER	923.50		

## **ATTENDANCE SHEET**

Meeting Date: December 3, 2024			
	Supervisor	In Attendance	Fees
1.	Shawna Berden Assistant Secretary		\$200
2.	Peter Pollicino Chairman		\$200
3.	Sarah Gabel Hall Assistant Secretary		\$200
4.	Shalene B. Estes Assistant Secretary	phone	\$200
5.	Jason Harrah Vice Chairman		\$200

PLEASE RETURN COMPLETED FORM TO BERNADETTE PEREGRINO

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/16/25 PAGE 1
\*\*\* CHECK DATES 11/01/2024 - 12/31/2024 \*\*\* DURBIN CROSSING - GENERAL FUND

^^^ CHECK DATES 11/01/2024 - 12/31	1/2024 ^^^ BAI	RBIN CROSSING - GENERAL FUND NK A GENERAL FUND			
CHECK VEND#INVOICE DATE DATE INVOICE	EXPENSED TO YRMO DPT ACCT# SI	VENDOR NAME UB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
11/05/24 00211 10/20/24 10202024 FY25 LIC		4800	*	446.27	
F122 L10	CENSE RENEWAL	ASCAP			446.27 007026
11/05/24 00210 10/25/24 10252024	202410 320-53800-49 MOVIE EVENT-10/25	2211	*	350.00	
		BOUNCERS, SLIDES, AND MORE IN	NC		350.00 007027
11/05/24 00210 10/26/24 10262024	202410 320-53800-4	5511	*	2,015.00	
CASINO	NIGHT - 10/20/24	BOUNCERS, SLIDES, AND MORE IN	NC		2,015.00 007028
11/05/24 00109 11/01/24 13129562	202411 320-53800-49 L CHEMICALS NORTH	5510	*	1,011.51	
NOV POOL		POOLSURE			1,011.51 007029
11/05/24 00109 11/01/24 13129562	202411 320-53800-4! L CHEMICALS SOUTH	5510	*	1,924.24	
		POOLSURE 			1,924.24 007030
11/05/24 00283 11/02/24 PSI12437 NOV LAKE		6800	*	4,561.87	
10V EM		SOLITUDE LAKE MANAGEMENT LLC			4,561.87 007031
11/05/24 00101 11/01/24 11012024 2024 POS	202411 310-51300-4:	2000	*	522.75	
		ST. JOHNS COUNTY TAX COLLECTO	DR 		522.75 007032
11/05/24 00252 10/31/24 422006-A OCT POOI	202410 320-53800-4	5505	*	3,150.15	
		VESTA PROPERTY SERVICES, INC.			3,150.15 007033
11/05/24 00252 11/01/24 422625		5517		8,105.75	
11/01/24 422625	202411 320-53800-40 RATIONS MANAGER	6000	*	6,176.91	
11/01/24 422625	202411 320-53800-4! ERAL MANAGER	5502	*	7,009.22	
11/01/24 422625	202411 320-53800-4! ITORIAL SERVICES		*	2,304.33	
11/01/24 422625	202411 320-53800-4! L MAINTENANCE	5505	*	3,150.15	
11/01/24 422625	202411 320-53800-4! NTENANCE TECHS	5518	*	4,482.78	
11/01/24 422625	202411 320-53800-4! ILITY ATTENDANTS	5503	*	7,074.55	

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/16/25 PAGE 2
\*\*\* CHECK DATES 11/01/2024 - 12/31/2024 \*\*\* DURBIN CROSSING - GENERAL FUND

*** CHECK DATES	11/01/20	24 - 12/31/2024 ***	DURBIN CROSSING - GENERAL FUND BANK A GENERAL FUND			
CHECK VEND# DATE	INV DATE	OICEEXPENSED TO INVOICE YRMO DPT ACCT#	. VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK
		422625 202411 320-53800-		*	5,788.26	
	11/01/24	NOV FACILITY MONITORS 422625 202411 320-53800- NOV MOBILE APP		*	291.67	
		NOV MOBILE APP	VESTA PROPERTY SERVICES, INC.			44,383.62 007034
11/13/24 00389	10/31/24	240977 202410 310-51300-	-31100	*	2,480.00	
		POOL RESURF ENGINEER FEE	ALTA ENGINEERING COMPANY			2,480.00 007035
11/13/24 00210	11/16/24	11162024 202411 320-53800- FALL EVENT 11/16/24	-45511	*	1,200.00	
		FALL EVENT 11/10/24	BOUNCERS, SLIDES, AND MORE INC			1,200.00 007036
11/13/24 00427	11/07/24	0077 202411 320-53800-	-45511	*	400.00	
		DJ - 11/16/24 FALL EVENT	BRADLEY COHEN			400.00 007037
11/13/24 00021	11/U1/24	528 202411 310-51300-	-34000	*	4,669.58	
	11/01/24	NOV MANAGEMENT FEES 528 202411 310-51300-	-55000	*	91.00	
	11/01/24	NOV WEBSITE ADMIN 528 202411 310-51300-	-35100	*	136.50	
	11/01/24	NOV INFORMATION TECH 528 202411 310-51300-	-32500	*	1,364.75	
	11/01/24	NOV IMPACT COLLECTION FEB 528 202411 310-51300-	-31300	*	655.00	
	11/01/24	528 202411 310-51300-	-51000	*	1.02	
		OFFICE SUPPLIES 528 202411 310-51300-	-42000	*	64.82	
		POSTAGE 528 202411 310-51300-	-42500	*	39.45	
	11/01/24	COPIES 528 202411 310-51300-		*	7.46	
		TELEPHONE	GOVERNMENTAL MANAGEMENT SERVICES			7,029.58 007038
11/13/24 00288		S03856 202410 320-53800-	-44200	*	52.35	
	10/25/24	(15) 26W TRIPLE 3500K S03856 202410 320-53800-	-44200	*	620.00	
		(10)15W LED FLOOD	LAMP SALES UNLIMITED, INC.			672.35 007039
11/13/24 00426	11/05/24	2024-154 202411 320-53800-		*	800.00	
		PUMPKINS - FALL EVENT	MICHAEL T. KEREKES			800.00 007040

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/16/25 PAGE 3
\*\*\* CHECK DATES 11/01/2024 - 12/31/2024 \*\*\* DURBIN CROSSING - GENERAL FUND
BANK A GENERAL FUND

	BANK A GENERAL FUND						
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# :	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #		
11/13/24 00418	11/12/24 11122024 202411 320-53800- FINAL PMT-SHUTTERS NORTH			966.00			
	1111111 1111 0110111110 1101111	THOSE BLIND GUYS.COM INC			966.00 007041		
, -,	11/12/24 11122024 202411 320-53800- FINAL PMT-SHUTTERS SOUTH	44200	*	1,934.00			
					1,934.00 007042		
11/13/24 00243	10/31/24 13043 202410 320-53800- TREE & DEBRIS REMOVAL		*				
		TREE TECH TREE SERVICE INC			2,800.00 007043		
11/13/24 00066	11/06/24 61977592 202411 320-53800- NOV PEST CONTROL - NORTH	45513	*	81.19			
		TURNER PEST CONTROL			81.19 007044		
11/13/24 00066	11/06/24 61977592 202411 320-53800- NOV PEST CONTROL - SOUTH	45513	*	99.93			
		TURNER PEST CONTROL			99.93 007045		
11/13/24 00066	11/11/24 61977673 202411 320-53800- NOV MOSOUITO SRVCS SOUTH	45513	*	118.67			
		TURNER PEST CONTROL			118.67 007046		
11/13/24 00066	11/11/24 61977673 202411 320-53800- NOV MOSOUITO SRVCS NORTH	45513	*	156.14			
		TURNER PEST CONTROL			156.14 007047		
	10/31/24 422915 202410 320-53800-	45511	*	623.41			
	10/31/24 422915 202410 320-53800-CASINO PARTY EVENT	45511	*	401.48			
		VESTA PROPERTY SERVICES, INC.			1,024.89 007048		
11/13/24 00382	8/12/24 JAX75066 202408 320-53800-	46200	*	45,490.98			
		YELLOWSTONE LANDSCAPE			45,490.98 007049		
11/13/24 00382	8/26/24 754957 202410 320-53800-	46210	*	7,878.03			
		YELLOWSTONE LANDSCAPE			7,878.03 007050		
11/13/24 00402	11/07/24 3645 202410 310-51300-: OCT ENGINEERING SERVICES	31100	*	495.00			
		YURO & ASSOCIATES LLC			495.00 007051		

AP300R	YEAR-TO-DATE ACCOUNTS	PAYABLE PREPAID/COMPUTER	CHECK REGISTER	RUN	1/16/25	PAGE	4
*** CHECK DATES 11/01/2024 - 12/31/20	24 *** DURBIN CRO	SSING - GENERAL FUND					
	BANK A CEN	JERAI, FIIND					

	BA	ANK A GENERAL FUND			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
11/20/24 00056	11/14/24 364296 202411 320-53800-4 CK SYSTEM & DEMOED/TRAIN	15509	*	135.00	
	CK SISIEM & DEMOED/ IKAIN	ATLANTIC SECURITY			135.00 007052
11/20/24 00368	6/19/24 CC06165 202406 320-53800-4 MATRIX ENDURANCE W/LED		*	3,612.00	
		COMMERCIAL FITNESS PRODUCTS			3,612.00 007053
11/20/24 00368	6/19/24 CC06290 202406 320-53800-4		*		
	MATRIX ENDURANCE CYCLE	COMMERCIAL FITNESS PRODUCTS			3,612.00 007054
11/20/24 00275	10/15/24 1029 202411 320-53800-4		*	5,587.27	
	50% DEP-HOILDAY LIGHTS	M & G HOLIDAY LIGHTING			5,587.27 007055
11/20/24 00386	11/15/24 88337 202410 310-51300-3	31500	*	1,365.00	
	POOL RESURF ATTORNEY FEES				1,365.00 007056
11/26/24 00378	10/17/24 00067452 202410 310-51300-4 NOTICE OF MEETING - 10/28		*	86.32	
		GANNETT MEDIA CORP DBA GANNETT FL			86.32 007057
11/26/24 00370	11/19/24 3482987 202410 310-51300-3			2,054.69	
	OCT GENERAL COUNSEL	KUTAK ROCK LLP			2,054.69 007058
	11/15/24 S0117 202411 320-53800-		*	1,507.67	
	PLAYGROUND PARTS	PLAYMORE RECREATIONAL PRODUCTS			1,507.67 007059
11/26/24 00428	11/30/24 D2089 202411 320-53800-4		*	1,000.00	
	SKATE RINK/SNOW GLOBE	SMART SOIREE LLC CRISTY BUTLER			1,000.00 007060
11/26/24 00429	11/21/24 24261MR 202411 320-53800-4	15511	*	637.00	
	BELIEVE MARQUEE RENTAL	TINKER DESIGN CO. LLC			637.00 007061
11/26/24 00232	11/15/24 78718 202411 320-53800-4	14200	*	517.16	
	(30) TYRAPS	WELCH TENNIS COURT INC			517.16 007062
11/26/24 00382	11/01/24 791609 202411 320-53800-4 NOV LANDSCAPE MAINTENANCE		*	46,855.58	
	NOV LANDSCAPE MAINTENANCE	YELLOWSTONE LANDSCAPE			46,855.58 007063

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/16/25 PAGE 5
\*\*\* CHECK DATES 11/01/2024 - 12/31/2024 \*\*\* DURBIN CROSSING - GENERAL FUND

CHECK BIHLD II,	BAN	NK A GENERAL FUND			
CHECK VEND# DATE I	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# SU	VENDOR NAME UB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
11/26/24 00382 11,	/20/24 806417 202411 320-53800-46	5210	*	750.00	
	IREE REMOVALS - NORTH	YELLOWSTONE LANDSCAPE			750.00 007064
11/26/24 00382 11,	/20/24 806877 202411 320-53800-46	5210	*	6,002.06	
		YELLOWSTONE LANDSCAPE			6,002.06 007065
12/04/24 00430 9	/23/24 000024 202412 320-53800-45	5511	*	405.00	
	CANDLE MAKING CLASS	BRASS CART & COMPANY, LLC			405.00 007066
	/01/24 155325 202411 320-53800-44 TENNIS COURTS 5-6 FNL INV		*		
	TENNIS COURTS 3-0 FINE INV	HARDWICK FENCE LLC			637.50 007067
12/04/24 00314 11,	/01/24 155326 202411 320-53800-44 TENNIS COURTS 1-4 FNL INV	4200	*	1,245.00	
	TENNIS COOKIS I 4 FINE INV	HARDWICK FENCE LLC			1,245.00 007068
12/04/24 00109 12,	/01/24 13129562 202412 320-53800-49 DEC POOL CHEMICALS NORTH		*	1,011.51	
	DEC FOOD CHEMICADD NORTH	POOLSURE			1,011.51 007069
12/04/24 00109 12	/21/24 13129562 202412 320-53800-49			1,924.24	
		POOLSURE			1,924.24 007070
12/04/24 00283 12	/02/24 PSI13109 202412 320-53800-46 DEC LAKE MAINTENANCE		*		
	DEC DAKE MAINTENANCE	SOLITUDE LAKE MANAGEMENT LLC			4,561.87 007071
12/04/24 00382 11,	/19/24 806313 202411 320-53800-46 SOD REPLACEMENT-PH 3 (N)		*	51,956.37	
11,	/19/24 806313 202411 320-53800-46 SOD INSTALLATION-PH 3 (N)	5600	*	123,290.91	
		YELLOWSTONE LANDSCAPE		1	75,247.28 007072
12/12/24 00331 1,	/12/24 22398021 202412 320-53800-49 FNL PMT 12/14 EVENT-TRAIN	5511	*	866.62	
		BOUNCE IT OUT PARTY RENTALS INC			866.62 007073
12/12/24 00331 1,	/12/24 22543721 202412 320-53800-49 FNL PMT 12/13 EVENT-TRAIN	5511	*	866.62	
		BOUNCE IT OUT PARTY RENTALS INC			866.62 007074

DURB DURBIN CROSS OKUZMUK

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/16/25 PAGE 6
\*\*\* CHECK DATES 11/01/2024 - 12/31/2024 \*\*\* DURBIN CROSSING - GENERAL FUND

*** CHECK DATES	11/01/2024 - 12/31/2024 *** DU BA	JRBIN CROSSING - GENERAL FUND NK A GENERAL FUND			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
12/12/24 00422	10/01/24 739 202410 320-53800-4 EMERGE BOARD TROUBLESHOT			120.00	
		CHRISTOPHER JOHNSON DBA COASTAL			120.00 007075
	12/03/24 12032024 202412 310-51300-4 SHAWNA BERDEN-COMMISS FEE	19000	*	10.00	
		DEPARTMENT OF STATE			10.00 007076
12/12/24 00404	11/30/24 2625 202411 320-53800-4 INSTALLATION OF MULCH	16211	*	63,000.00	
		COUR VALANT LLC DBA			63,000.00 007077
12/12/24 00021	12/01/24 529 202412 310-51300-3 DEC MANAGEMENT FEES	34000	*	4,669.58	
	12/01/24 529 202412 310-51300-5	55000	*	91.00	
	DEC WEBSITE ADMIN 12/01/24 529 202412 310-51300-3 DEC INFORMATION TECH	35100	*	136.50	
	12/01/24 529 202412 310-51300-3	32500	*	1,364.75	
	DEC IMPACT COLLECTION FEE 12/01/24 529 202412 310-51300-3 DEC DISSEMINATION SVCS	31300	*	655.00	
	12/01/24 529 202412 310-51300-5	51000	*	.99	
	OFFICE SUPPLIES 12/01/24 529 202412 310-51300-4 POSTAGE		*	169.40	
	12/01/24 529 202412 310-51300-4 COPIES	12500	*	15.75	
	12/01/24 529 202412 310-51300-4 TELEPHONE			15.31	
		GOVERNMENTAL MANAGEMENT SERVICES			7,118.28 007078
12/12/24 00275	11/25/24 1045 202411 320-53800-4	17100	*	500.00	
		M & G HOLIDAY LIGHTING			500.00 007079
	11/25/24 1046 202411 320-53800-4	17100	*	300.00	
		M & G HOLIDAY LIGHTING			300.00 007080
12/12/24 00275	12/02/24 1049 202412 320-53800-4	1/100	^	3/5.00	
		M & G HOLIDAY LIGHTING			375.00 007081
	11/15/24 DURBIN12 202412 320-53800-4	15511	*	1,600.00	
		PATRICK MULLEN			1,600.00 007082

DURB DURBIN CROSS OKUZMUK

AP300R *** CHECK DATES	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUT 11/01/2024 - 12/31/2024 *** DURBIN CROSSING - GENERAL FUND BANK A GENERAL FUND	TER CHECK REGISTER	RUN 1/16/25	PAGE 7
CHECK VEND# DATE	INVOICE EXPENSED TO VENDOR NAME DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
	12/03/24 61995114 202412 320-53800-45513	*	81.19	
	DEC PEST CONTROL NORTH  TURNER PEST CONTROL			81.19 007083
12/12/24 00066	12/03/24 61995114 202412 320-53800-45513 DEC PEST CONTROL SOUTH	*	99.93	
	TURNER PEST CONTROL			99.93 007084
	ADDITIONAL STAFF-FALL EVT			
	VESTA PROPERTY SERVICES, INC.			655.85 007085
12/12/24 00252	12/01/24 423280 202412 320-53800-45517 DEC FACILITY MANAGER	*	8,105.75	
	12/01/24 423280 202412 320-53800-46000 DEC OPERATIONS MANAGER	*	6,176.91	
	12/01/24 423280 202412 320-53800-45502	*	7,009.22	
	12/01/24 423280 202412 320-53800-45507	*	2,304.33	
	DEC JANITORIAL SERVICES 12/01/24 423280 202412 320-53800-45505	*	3,150.15	
	DEC POOL MAINTENANCE 12/01/24 423280 202412 320-53800-45518	*	4,482.78	
	DEC MAINTENANCE TECHS 12/01/24 423280 202412 320-53800-45503	*	7,074.55	
	DEC FACILITY ATTENDANTS 12/01/24 423280 202412 320-53800-45515	*	5,788.26	
	DEC FACILITY MONITORS 12/01/24 423280 202412 320-53800-45210	*	291.67	
	DEC MOBILE APP  VESTA PROPERTY SERVICES, INC.			44,383.62 007086
12/16/24 00431	11/16/24 47810458 202411 320-53800-45511	*	400.00	
	FALL EVENT CAKES  CELEBRATION CAKES, LLC			400.00 007087
	11/02/24 01234 202412 320-53800-45511	*	210.00	
	DEC24 HOLIDAY EVENT DJ  DWIGHT FAIRCLOTH DBA DJ DWIGH	łΤ		210.00 007088
12/16/24 00094	12/06/24 4935 202412 320-53800-44200		3,980.00	
,	BORING TO REPLACE CONDUIT			3.980.00 007089
12/16/24 00094			1 545 00	
12/10/21 00074	REPAIR BROKEN CONDUIT  KAD ELECTRIC COMPANY		1,515.00	1,545.00 007090
				1,545.00 00/090

DURB DURBIN CROSS OKUZMUK

AP300R YEAR-TO-DA	ATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/16/25	PAGE
*** CHECK DATES 11/01/2024 - 12/31/2024 ***	DURBIN CROSSING - GENERAL FUND	
	DANK A CONTEDAT COME	

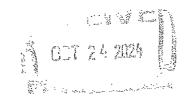
8

	BA	ANK A GENERAL FUND			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
12/16/24 00370	12/11/24 3497738 202411 310-51300-3 NOV GENERAL COUNSEL	31500	*	3,803.00	
		KUTAK ROCK LLP			3,803.00 007091
12/16/24 00386	12/12/24 88833 202411 310-51300-3 POOL RESURF ATTONERY FEES		*	5,810.00	
	TOOL RESORT INTOMERT TEED	PASKERT DIVERS THOMPSON			5,810.00 007092
12/16/24 00243	12/11/24 13183 202412 320-53800-4		*	8,200.00	
	TRIM(164)PALMS RMV DEBRIS 12/11/24 13183 202412 320-53800-4	16210	*	1,860.00	
	FERTILIZATION (164) PALMS	TREE TECH TREE SERVICE INC			10,060.00 007093
12/16/24 00252	11/30/24 423546 202411 320-53800-4	15510	*	210.27	
	LO-CHILOR,PHOSPAHTE RMVR	VESTA PROPERTY SERVICES, INC.			210.27 007094
12/16/24 00402	12/10/24 3664 202411 310-51300-3		*	825.00	
	NOV ENGINEERING SERVICES	YURO & ASSOCIATES LLC			825.00 007095
12/19/24 00432	12/12/24 2977826 202411 310-51300-4 TRANSCRIPT/EXHIBITS			1,203.15	
	12/12/24 2977826 202411 310-51300-4 LITIGATION SUPPORT PKG	19000	*	145.00	
	LITIGATION SUPPORT FRG	ESQUIRE DEPOSITION SOLUTIONS, LLC			1,348.15 007096
12/19/24 00066	12/17/24 61995184 202412 320-53800-4 DEC MOSOUITO SRVCS NORTH		*	156.14	
		TURNER PEST CONTROL			156.14 007097
12/19/24 00066	12/18/24 61995184 202412 320-53800-4 DEC MOSQUITO SRVCS SOUTH		*	118.57	
	DEC MOSQUITO SRVCS SOUTH	TURNER PEST CONTROL			118.57 007098
12/19/24 00252	10/31/24 423171 202410 320-53800-4 CONSTANT CONT-EBLAST SYST	14600	*	119.00	
		VESTA PROPERTY SERVICES, INC.			119.00 007099
	<b> </b>	TOTAL FOR BANK	<b>_</b> _ <b>_</b>	539,308.56	<b>-</b>
				•	
		TOTAL FOR REGI	PIEK	539,308.56	

DURB DURBIN CROSS OKUZMUK



PO BOX 331608 Attn: Account Services Nashville, TN 37203-7515 Attn: Account Services Phone: 1-800-505-4052 Fax: 1-615-691-7795





GKSZAY00119436 - 4

Dave deNagy Manager Governmental Management Services 475 West Town Place, Suite 114 St Augustine, FL 32092 Re: Durbin Crossing Community Development Di Governmental Management Services 145 South Durbin Parkway Saint Johns, FL 32259

#### RECEIVED

By Tara Lee at 10:58 am, Nov 01, 2024

If You Have Already Made Payment, Please Disregard This Invoice. In Case Of Error In Amount Of Bill Or Payment, Contract Terms Shall Govern.

ACCOUNT NO.	BILLING DATE	CURRENT	PAST DUE	BALANCE DUE
500776897	10/20/2024	\$445.67	\$0,60	\$446.27

CONTRACT RATE \$434.00

Charges per applicable operating policy and rate schedule "copies available on request".

IMLA

ASCAP TR REFERENCE NO.	RANSACTION DATE	CHECK NO.	EXPLANATION OF CHARGES & CREDITS	FOR THE PERIOD	AMOUNT	REMAINING BALANCE
100006458001 1	10/19/2024 10/20/2024 10/20/2024	• • •	PREVIOUS BALANCE Lic Fee Adj: CPI (Dr) License Fee License Fee	01/01/2024 to 10/31/2024 11/01/2024 to 12/31/2024 01/01/2025 to 10/31/2025	\$11.67 \$72.33 \$361.67	\$0.60 \$12.27 \$84.60 \$446.27

Your account is seriously past due. We must now consider other steps to protect our members rights. Securely manage your account on line at www.ascap.com/myllcense

TEAR ON THE DOTTED LINE

PLEASE PLAGE YOUR CUSTOMER ACCOUNT NO. ON ALL CHECKS AND CORRESPONDENCE. PLEASE MAKE YOUR CHECK PAYABLE TO "ASCAP".

**ASCAP** 

Governmental Management Services 475 West Town Place, Suite 114 St Augustine, FL 32092



l	ACCOUNT NO.	BALANCE DUE	AMOUNT PAID
	500776897	\$446.27	\$

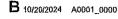
95007768971000044627

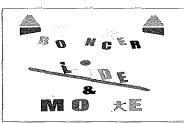
IMLA

Name, Address, Telephone Changes

Licensee:
Premise:
Streel:
City, State, ZIP:
Contact Name:
Telephone: ()

21678 Network Place
Chlcago, IL 60673-1216
Tille Hardhelm lade of the Har





Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003 Invoice

Date: October 25th, 2024

Invoice Number: 10252024.15

Name / Address

Attn: Kristen Jimenez

**Durbin Crossing** 

475 West Town Place Suite 114

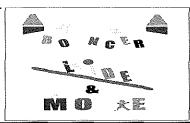
St. Augustine, FL 32092

<u>Additional Details:</u>

RECEIVED

By Tara Lee at 11:22 am, Oct 31, 2024

		<u> </u>	,			
	<u>Description</u>	Quantity	<u>Rate</u>	Discount %	<u>Extended</u>	
1	Movie Night	1	\$500.00		\$350.00	
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	ments:	Subtotal			\$350.00	
		Sales Tax	(0.0%)		n/a	
		Total			\$350.00	



Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003 Invoice

Date: October 26th, 2024

Invoice Number: 10262024.28

Name / Address

Attn: Kristen Jimenez

Durbin Crossing CDD

425 West Town Place Ste. 114

St. Augustine, FL 32092

Additional Details:

**RECEIVED** 

By Tara Lee at 10:00 am, Nov 01, 2024

		<u> </u>				
	<u>Description</u>	Quantity	<u>Rate</u>	Discount %	<u>Extended</u>	
1	Blackjack Table (Dealer & Supplies)	3	\$300.00		\$300.00	\$900.00
2	Roulette Table (Dealer & Supplies)	1	\$400.00		\$400.00	\$400.00
3	Craps Table (Dealer & Supplies)	1	\$515.00		\$515.00	\$515.00
4	Dealer make up	5	\$250.00		\$0.00	\$0.00
5	Delivery, setup, take down & removal	1	\$300.00		\$200.00	\$200.00
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18					***	
19					·	
20						
Com	ments:	Subtotal				\$2,015.00
		Sales Tax	(0.0%)			n/a
		Total				\$2,015.00



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

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

Bill To

Attn: Office

### **Invoice**

Date Invoice# 11/1/2024 131295625463

Terms Net 20

Due Date 11/21/2024

PO #

Ship To

Durbin Crossing North 730 North Durbin Pkwy Saint Johns FL 32259

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

**Subtotal** \$1,011.51

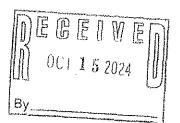
**Tax** \$0.00

**Total** \$1,011.51

Amount Paid/Credit Applied

\$0.00

**Balance Due** \$1,011.51







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

GMS, LLC 475 West Town Place, Suite 114 St. Augustine FL 32092

Bill To

### **Invoice**

Date Invoice# 11/1/2024 131295625464

Terms Net 20

Due Date 11/21/2024

PO #

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

DEGE IVE 1 OCT 1 5 2024 By





**Durbin Crossing CDD** 

11/2/2024

12/2/2024 Net 30

Governmental Mgmt Services

475 West Town Place #114

Saint Augustin, FL 32092

#### Please Remit Payment to:

Bill

To:

Ship Via

Ship Date

Due Date

Terms

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:

PSI124374

Invoice Date:

11/2/2024

Ship

To:

**Durbin Crossing CDD** Governmental Mgmt Services

475 West Town Place #114 St Augustine, FL 32092

**United States** 

Customer 1D

5459

P.O. Number

P.O. Date

11/2/2024

Our Order No.

**Unit Price Total Price** Quantity **Order Qty** Unit Item/Description 1 4,561.87 4,561.87 Annual Maintenance

November Billing 11/1/2024 - 11/30/2024 Durbin Crossing Cdd-Lake-ALL

### **RECEIVED**

By Tara Lee at 10:23 am, Nov 04, 2024

November 1, 2024

Durbin Creek

### **INVOICE**

In accordance with Florida Statute 197.322(3): "Postage shall be paid out of the general fund of each local governing board, upon statement thereof by the tax collector".

Your share of the postage for the mailing of the 2024 Real Estate, Tangible Personal Property, Railroad and Non Ad Valorem notices is as follows:

Postage Due:

\$

522.75

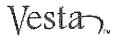
If you have any questions, please contact me or Christopher Swanson at 209-2251.

Sincerely,

Dennis W. Hollingsworth, C.F.C. St. Johns County Tax Collector

### **RECEIVED**

By Tara Lee at 3:03 pm, Nov 01, 2024



Vesta Property Services, Inc. 245 Riverside Avenue Suite 300

Jacksonville FL 32202

### Invoice

Invoice # Date

422006-A 10/31/2024

**Terms** 

Net 30

**Due Date** 

11/30/2024

Memo

Monthly Fees

#### Bill To

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

Baserin for Pool maintenance	1 (*)VE(A)VI)V	3,150.15	21:10:011 3,150.15
	and the second s	A. A SAMON AND THE PROPERTY OF A SAMON AND THE SAMON AND T	

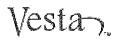
Thank you for your business.

Total

3,150.15

### **RECEIVED**

By Tara Lee at 10:48 am, Nov 04, 2024



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

### Invoice

Invoice # Date 422625 11/01/2024

Terms

Net 30

**Due Date** 

12/01/2024

Memo

Monthly Fees

#### Bill To

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

Brandphoir	Zelefele)ji y	71.)(	1,313(a) <sub>1</sub> 13]
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
Pool maintenance	1	3,150.15	3,150.15
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	291.67	291.67

Thank you for your business.

Total

44,383.62

### **RECEIVED**

By Tara Lee at 2:42 pm, Oct 29, 2024



#### engineering company

www.altaengineeringco.com

450 SR 13 N, Unit 106 Box # 406

St. Johns, FL 32259

9048800301

lisa@altaengineeringco.com EIN: 27-2379874 Invoice

Date: 10/31/2024

Invoice #: 240977

Project: Durbin Crossing

145 South Durbin Parkway St. Johns, Florida 32259

#### Bill To:

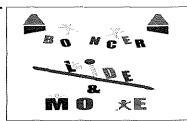
Michael C. Eckert, Esquire Kutak Rock, LLP 107 W College Ave. Tallahassee, Florida 32301

Date	Description	Quantity	Service Item	Rate	Amount
/4/2024	Pool Evaluation Report	6	Project Manager	150.00	900.00
/4/2024	Case management.	0.1	Case Manager	125.00	12.50
20/2024	Case management.	0.1	Case Manager	125.00	12.5
23/2024	Evaluation Report	3	Project Manager	150.00	450.0
23/2024	Evaluation Report	1.5	Expert	350.00	525.0
/4/2024	Evaluation Report	1	Expert	350.00	350.0
/7/2024	Evaluation Report	0.7	Case Manager	125.00	87.5
/7/2024	Evaluation Report	0.3	Expert	350.00	105.0
/28/2024	Project coordination	0.3	Case Manager	125.00	37.5
	21 207 207	4			

Total \$2,480.00

Thank you for the opportunity to provide our professional services.

Payment is due within 30 days.



Bouncers, Slides, and More Inc. Date: November 16th, 2024 1915 Bluebonnet Way Fleming Island, FL 32003

Invoice

Invoice Number: 11162024.09

Name / Address

Additional Details:

Attn: Kristen Jimenez

**Durbin Crossing** 

145 S. Durbin Parkway

St. John's Florida, 32259

**RECEIVED** 

By Tara Lee at 3:40 pm, Nov 05, 2024

Decayintion		1	Б.,			
	<u>Description</u>	Quantity	<u>Rate</u>	Discount %	<u>Extended</u>	
1	Hayride	1	\$650.00		\$1,200.00	
2	Axe Throwing (inflatable)	1	\$250.00			
3	30ft x 30 ft inflatable maze	1	\$550.00			
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19						
20						
Comments:		Subtotal			\$1,200.00	***************************************
		Sales Tax	(0.0%)		n/a	
		Total			\$1,200.00	

# **INVOICE**

### **Bradley Cohen Music**

87 Pritchard Drive, Palm Coast, FL 32164, UNITED STATES Bradley\_c86@yahoo.com

Invoice No#: 0077

Invoice Date: Nov 7, 2024 Due Date: Nov 7, 2024



\$400.00 AMOUNT DUE

BILL TO
Durbin Crossing CDD
475 W. Town Place Ste 114
St. Augustine, FL 32092

#	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT(\$)
1	DJ Balance for 11/16/24 Event DJ For Durbin Crossing CDD- 475 W. Towne Place Ste 114 St Augustine, FL 32092	1	\$400.00	\$400.00
_		Subto	tal	\$400.00
1 -	RECEIVED By Tara Lee at 1:34 pm, Nov 07, 2024	тот	AL	\$400.00 USD

### **Governmental Management Services, LLC**

1001 Bradford Way Kingston, TN 37763

### Invoice

Invoice #: 528

Invoice Date: 11/1/24

Due Date: 11/1/24 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 -November 2024		4,669.58	4,669.58
Website Administration - November 2024	1.	91.00	91.00
Information Technology - November 2024		136.50	136.50
mpact Fee Collection Administration -November 2024		1,364.75	1,364.75
Dissemination Agent Services - November 2024		655.00	655.00
Office Supplies	1	1.02	1.02
Postage	1	64.82	64.82
Copies		39.45	39.4
Telephone		7.46	7.4
releptione		7.40	7.40
	1	ļ	
	1		
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		1	

RECEIVED

By Tara Lee at 1:24 pm, Nov 07, 2024

Total	\$7,029.58
Payments/Credits	\$0.00
Balance Due	\$7,029.58



Remit To: Lamp Sales Unlimited PO Box 10606 Jacksonville FL Jacksonville

4580 St Augustine Rd Jacksonville FL 2207-7244 PH(904)737-9292 FX(904)737-4333

Always on.
Orlando
d 4210 LB Mc Leod RD STE118

Orlando FL 32811-5682 PH(407)859-1515 FX(407)859-2423 Sales Order

#SO3856

10/25/2024

Bill To

32247-0606

Durbin Crossing CDD 145 S. Durbin Parkway Jacksonville FL 32259 United States Ship To

Durbin Crossing CDD 145 S. Durbin Parkway Jacksonville FL 32259 United States **TOTAL** 

\$672.35

Sales Rep EMP19 Rix, Clayton		PO # ZACH	<b>Inside Sales Rep</b> Chris Kaleel		<b>Shipping Method</b> LSU Delivery			
Qty	Item		*SOI	Rate	Amount	Tax Amount	Gross Amt	
15	CF26DT/E/IN835 CF26DT/E/IN835~~; GX24Q3 BASE~~#26 SYLVANIA~~2F6-08		No	\$3,49	\$52.35	\$0.00	\$52.35	
10	KT-FLED15-R1A-UN 15W LED FLOOD 12 W/ KNUCKLE AND \	.0-277V 5000K	No	\$62.00	\$620.00	\$0,00	\$620.00	
Тах Туре	Tax Code	Tax Basis	Tax Rate	Tax Amount				
US_NL	. US_FL_NL	\$672.35	0%	\$0.00				
			Total	\$0.00				
Return of are subject	stock items must be ct to product testing,	received in new original evaluation and manufac	condition. Defe turers' return p	ective returns policies.	Sı	ubtotal	\$672.35	
Lamp Sales Unlimited, Inc. reserves the right to refuse the return of any or all Special-Order Items(SOI). Any Item returns are subject to restocking, return freight, and handling fees. Commencing with the purchase or ordering of the material listed in this order constitutes customer acceptance of these outlined terms.						lles Tax	\$0.00	
_						Total	\$672.35 .	

Repers + Replecement 1,320,53800,44200

**RECEIVED** 

By Tara Lee at 9:44 am, Nov 12, 2024



### Michael Kerekes

1794 Southlake Drive Middleburg, FL 32068 Phone: (904) 923-4208 E-Mail: Info@SendSomeFall.com

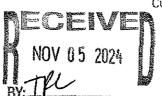
# Pumpkin Sales Sheet

Invoice No.:

2024-154

Shipping: Durbin Crossing 145 South Durbin Parkway St. Johns, FL 32259

Delivery Date: 11/16/2024 (AM)



Customer:

Durbin Crossing CDD 475 W. Town Place Ste 114 St. Augustine, FL 32092 Attn: Kiki Jimenez

kjimenez@vestapropertyservices.com

Quantity 20 10 400	Item	Description Face Pumpkins Mixed Heirloom Gourds Mini Pumpkins (colors TBD)	Pallets	Truck	Unit Price \$10.00 \$10.00 \$1.25	Total \$200.00 \$100.00 \$500.00
1 · 1 · :		Free Delivery				
			<u>i</u>		!	
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	i		:	, , ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		: : ,

Subtotal: \$800.00

Tax: 
Freight: 
Credit Card Processing 3%; 
Balance Due: \$800.00

Please make checks payable to: Michael Kerekes Thank you for your business!



Name:	2 Teap Saper	- ATTN: Zack	- Davidson
Address:	145 3 DU	DAY DRIVAY	
City:	· Jestines	State: P	Zip: 32241
Moblie Phone:	904-230	-241	

ThoseBlindGuys.com 11210 E. Phillips Industrial Blvd. Suite #4 • Jacksonville, FI 32256

Approximat	e d	elivery tim	e is
	to		days.

		E-mail:	2 Davins	ev evestops	201-2014-2014-2014 904.886 https://thosebl		
ITEM	L	В-	-N Product	QTY	Material, Color, Details	Notes	Total
1	DIEBIN NORTH		SHUTTER	3 3	CEMPOSITE PAIL, 2 parels, color Mercino. AC - 2.5 LOVUGES, STATIONARY DI	s Visus	# 1933
2		***************************************					
3					Repair + Refracement 1.320,53300,44200		
4					RECEIVED By Tara Lee at 9:44 am, Nov 12, 2024		
5							
6	·			-			
7					·		
8						·	
9			,				
Ac	Iditional Notes: DEPOSIT:	DATE:	AMOUNT:	<u> </u>	#: Paus VIII	907 724	
	FINAL:						26 h 290 1 m
	FORM OF PAYMENT:			ACCEPTED:		Subtotal	-1934 a
		pears on credit card		CUSTOMER	DATE /	Sales Tax	touff
١	CVV: 1 2 3 4 5 6 7 B	9 10 11 12	13 14 15 16			Total Deposit	9/2
	Card Expiration Date			1	EAD THE REVERS SIDE OF THIS CONTRACT AND TO THE TERMS AND CONDITIONS THERON.	Deposit Final	7 966
	ZIP: Cardhol	lder's signature (erquired)		\$75 Ser	vice Fee after 30 Days of Installation	rinai Final	7 700 1



DURBIN SOUTH

Additional Notes: DEPOSIT:

FINAL:

Mobile	Phone:	· · · <u> </u>	-zou		ThoseBlindGuys.co 11210 E. Phillips Industr Suite #4 • Jacksonville, F <b>904.886.016</b> https://thoseblindgu	al Blvd.   Approxir   32256   ———————————————————————————————————	nate delivery time is to days
	B-N	Product	QTY	Material, Co	or, Details	Notes	Total
		ywines	6 X/2-	Complete Lps 25 loviers, so	mound, clarer since	de de la companya de	F HEAT
		***************************************	1	cont Repla		···	
			i I	320. 5330			
			, , ,	CEIVED Tara Lee at 9:43 ar	n, Nov 12, 2024		
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					( )		
DATE:		AMOUNT:	#:	. Po	is Dep 14 base	74	

d Number:	1			Name	as it	appe	ars on	credit	ard				
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	$\perp$	1											
	z 3 ration Date	ration Date											

CUSTOMER	D	ATE
		/
ACCEPTED		

I HAVE READ THE REVERS SIDE OF THIS CONTRACT AND AGREE TO THE TERMS AND CONDITIONS THERON.

\$75 Service Fee after 30 Days of Installation

ubtotal		3867	ريع
ales Tax		Exery	1
otal	-	4867	العن
Deposit		1933	150
Final		1934	632
Final	,	,	1



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

### Invoice

**Durbin Crossing** 

Thank you,

AJ Aldridge

145 South Durbin Parkway Jacksonville FL 32259

-	DA	ŢΕ		IR	M		E	#
ļ	10/31/	202	24		13	304	13	

	Job Name		Job Site	Phon	e .	Salespers	on	Total Due		
Du	rbin Crossing 240920-1		-1 Various Locations		0-1 Various Locations 9		2011	AJ Aldridg	e	\$2,800.00
#	Item		Service Description		Completed	Tax	Qty	Price		
1	Tree(s)	List of and/or  - 1 eac of hom - 1 eac - 1 eac the ho - 1 eac preser - 1 eac	ch @ 267 Willow Winds ch @ 117 Woodland Hills ch @ 240 Huntston Way (2 limbs h use to be removed) ch @ 108 Lacey Mills ch @ 205 Torwood Drive (leaning t	a right side anging over ree in	10/19/2024	0.00 %	0.00	\$2,800,00		
2	Tree(s)		Debris Removal to finish and to repair fence.	age comma un established del Rei Rei Agent agent ann ach ean	10/30/2024	0.00 %	0.00	\$0.00		

Landscape Contingency

1,320,53800,46210

By Tara Lee at 9:44 am, Nov 12, 2024

Customer  Durbin Crossing	SOSMECK:
145 South Durbin Parkway Jacksonville FL 32259	

RECEIVED

**Invoice Remit Payment** 

Subtotal:

Discount:

Tax:

Total:

Credit:

Balance:

\$2,800.00

\$2,800.00

\$2,800.00

\$0.00

\$0.00

\$0.00

DATE	NVOICE#
10/31/2024	13043
Total Amount Due:	\$2,800.00



[176599]

**Durbin Crossing CDD** 

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

Bill To:

PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
904-355-5300 • Fex: 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: 619775927 DATE: 11/06/2024 ORDER: 619775927

Work

Location: [176599]

6599] 904-230-2011

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

k Date Time 1/06/2024 09:29 At		Technician		Tijiji⊜ 09;29 AM
Purchase Order	Terms NET 30	Last Service Map Code 11/06/2024		1 mea 09;54 AM
Service		Description		Brice
СМ	Commercial Pest Contr	ol - Monthly Service		\$81.19
			SUBTOTAL	\$81.19
DECEN			TAX	\$0.00
RECEIV			AMT. PAID TOTAL	\$0.00 \$81.19
By Tara L	ee at 11:08 am, Nov	07, 2024		
			AMOUNT DUE	\$81.19
		v	. 6	
			TECHNICIAN SIGNA	ATURE
			CUSTOMER SIGNA	ATURE



**Durbin Crossing CDD** 

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

[176599]

Bill To:

PAYMENT ADDRESS: Turner Pest Control LLC • P.O. Box 962503 • 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: 619775928 DATE: 11/06/2024

ORDER: 619775928

Work

Location: [176602]

02] 904-230-2011

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

ork Date Time 11/06/2024 09:54 AM Purchase Order	Terms Last S	Technician ervice Map Code		Filme 09:54 AM Filme ©
	NET 30 11,	06/2024		10:23 AM
Service		Description		Price
PCM	Commercial Pest Control - Monthly	Service		\$99.93
			SUBTOTAL	\$99,93
RECEIVED	11:11 am, Nov 07, 2024		AMT. PAID TOTAL	\$0.00 \$99.93
Dy Tara Lee at	11.11 am, NOV 01, 2024		AMOUNT DUE	\$99.93
		•	W	
			TECHNICIAN SIGNA	TURE
			TECHNICIAN SIGNA	



C/O Vesta Properties

200 Business Park Cir

[137801]

Bill To:

PAYMENT ADDRESS: Turner Pest Control LLC • P.O. Box 952503 • Allanta, Georgia 31192-2503 904-355-5300 • Fax: 984-353-1499 • Toli Free: 888-225-5305 • furnerpest.com

**Durbin Crossing South Amenity Cntr** 

Saint Augustine, FL 32095-8822

### Service Slip/Invoice

INVOICE: 619776733 DATE: 11/11/2024 ORDER: 619776733

Work Location:

Turner Pest Control LLC

Atlanta, GA 31192-2503

P.O. Box 952503

904-355-5300

[137801] 904-230-2011

**Durbin Crossing South Amenity Center** 145 S Durbin Pkwy Saint Johns, FL 32259-7224

Work Date Time lerger Resid Technician Time in MOSQUITO 11/11/2024 03:05 PM 03:05 PM Purchase Order Terms Last Service Map Code Time Out 11/11/2024 03:40 PM NET 30 Service Description Prince **CPCMOSULV** Commercial Mosquito Service \$118.67 SUBTOTAL \$118.67 \$0.00 TAX AMT. PAID \$0.00 **RECEIVED TOTAL** \$118.67 By Tara Lee at 10:41 am, Nov 12, 2024 AMOUNT DUE \$118.67 **TECHNICIAN SIGNATURE CUSTOMER SIGNATURE** 



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

## Service Slip/Invoice

INVOICE: 619776734 DATE: 11/11/2024 ORDER: 619776734

Work

Location: [137299]

904-230-2011

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

Bill To: [137299]

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

Work Date Tir 11/11/2024 02:2	ne Target Pest 2 PM MOSQUITO	Technician		Time in 02:22 PM
Purchase Orc	er Terms NET 30	Last Service Map Code 11/11/2024		Դ լլլլ։ (Գ)յոլն 03:01 PM
Service		Description		Price
CPCMOSULV	Commercial Mosquito S	ervice		\$156.14
			SUBTOTAL TAX	\$156.14 \$0.00
RECEIVE By Tara Lo	D se at 1:41 pm, Nov 12,	2024	AMT. PAID TOTAL	\$0.00 \$156.14

Turner Pest Control LLC

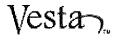
Atlanta, GA 31192-2503

P.O. Box 952503

904-355-5300

AMOUNT DUE

\$156.14



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

### Invoice

Invoice # Date 422915 10/31/2024

Terms

Net 30

**Due Date** 

11/30/2024

Memo

#### Bill To

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

Description	reveniliy	Rate	(Attite)(Inte
Boo Bash	27.67	22.53	623.41
Casino party	17.82	22.53	401.48
	· · · · · · · · · · · · · · · · · · ·	<del></del>	t

Thank you for your business.

Total

1,024.89



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

# Non-Contract Billable Services Invoice

Invoice #:11012024 Date:11-01-2024

To:

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

Non-contractual Billable Services Event Staff Hours

DESCRIPTION	HOURS	RATE	AMOUNT
Boo Bash Staff	27.67	\$22.53	\$623.41
Adult Casino Party Staff	17.82	\$22.53	\$401.48
		TOTAL	\$1024.89





#### Bill To:

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

Property Name: Durbin Crossing CDD

Address: 145 South Durbin Parkway

St. Johns, FL 32259

#### INVOICE

INVOICE #	INVOICE DATE
JAX 750663	8/12/2024
TERMS	PO NUMBER
Net 30	

#### Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: September 11, 2024

**Invoice Amount:** \$45,490.98

Description	Current Amount

Monthly Landscape Maintenance August 2024

\$45,490.98

RECEIVED

By Tara Lee at 8:57 am, Nov 12, 2024

Invoice Total

\$45,490.98

IN CHANGERS OF A MERCHANISH



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

Property Name: Durbin Crossing CDD

Address:

145 South Durbin Parkway

St. Johns, FL 32259

#### INVOICE

INVOIGE#	INVOICE DATE
754957	8/26/2024
TERMS	PO NUMBER
Net 30	

#### Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: September 25, 2024

**Invoice Amount:** 

\$7.878.03

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Description	Current Amo	<b>全面的</b>
	Later 2 Control of the Control of th	A EXECUTE:
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		25.00000000

Tree & Sod Installation @ Forest Drive (cul de sac)

Tree & Sod Installation @ Forest Drive (cul de sac)

\$7,878.03

### RECEIVED

By Tara Lee at 10:34 am, Nov 12, 2024

Invoice Total

\$7,878.03



P.O. No

Civil Engineering

Land Surveying & Mapping

Permitting

ADA Consulting

### Invoice

Date	Invoice #
11/7/24	3645

Bill To

Durbin Crossing CDD

C/O Governmental Management Services

Attn: Daniel Laughlin

Yuro & Asssoc. - Job No.

Y23-1310

Item	Date	Description	Hours	Rate	Amount
		DURBIN CROSSING CDD - OCTOBER ENGINEERING EFFORTS			
CDD Durbin CDD Durbin	10/9/24 10/28/24	agenda call CDD meeting & road inspection	0.5 2.5	165.00 165.00	82,50 412,50
		RECEIVED			
		By Tara Lee at 11:16 am, Nov 07, 2024			
			***************************************		
	www.idekidad				

Total

\$495.00





**Durbin Crossing South** 475 West Town Place #114 St. Augustine FL 32092

PLEASE PAY BY 12/12/2024

AMOUNT \$1(35,00) INVOICE DATE

11/14/2024

**INVOICE NO. 364296** 

Site:

145 S Durbin Pkwy Site Address: 145 S Durbin Pkwy

Jacksonville FL 32259

Job No.:

84049

Job Name: Order No.:

#### Description

If you have any further problems with your system please contact us. If you have any further problems with your system please contact us. 14/11/2024 - Brent Touchet:

The job is complete.

Check system and demoed and trained14/11/2024 - Brent Touchet:

By Tara Lee at 12:36 pm, Nov 14, 2024

The job is complete.

Check system and demoed and trained

RECEIVED

Customer is having issues with the following:

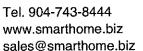
#### Hi there -

I am the new General Manager at Durbin Crossing CDD in St. Johns FL. I am looking to speak to someone about our account and it's history. I have encountered a couple of situations here with the system and I think I need to start with having someone come out to "audit" it for lack of a better word to make sure it's working as it should, explain it to me, and perhaps suggest any upgrades or improvements.

For example, this morning we had a resident access our gym through a side door (our fault) and then prop open the main door, and the alarm never went off. According to our employee, the status showed as armed and so she entered the code. But why would it not have gone off when the room was accessed, or at the very least when the main door was opened?

Please let me know when you can send someone to help, and please send any historical information that may be helpful to me in the meantime.

Thanks. Sue O'Lear, Durbin Crossing





PLEASE PAY BY AMOUNT INVOICE DATE
12/12/2024 \$135,00 11/14/2024

### **INVOICE NO. 364296**

**Service - Security** 

Discount	\$-15.00
Sub-Total ex Tax	\$135.00
Tax	\$0.00
Total	\$135.00

"Thank you-we really appreciate your business! Please send payment within 21 days of	Incl. Discount	\$-15.00
receiving this invoice.	Sub-Total ex Tax	\$135.00
IMPORTANT: Please remember to test your system monthly.	Tax	\$0.00
Need automation for your home? Visit us online at www.smarthome.biz	Total inc Tax	\$135.00
	Amount Applied	\$0.00
There will be a 1.5% interest charge per month on late invoices.	Balance Due	\$135.00

# How To Pay Credit Card (MasterCard, Visa, Amex ) Please add billing zip if not same as address above. Mail Detact

INVOICE NO EGAZEG

riease and billing zip it not same as a	ddiess above.
Credit Card No.	
Card Holder's Name:	CCV:
Expiry Date: / Signature:	

**Durbin Crossing South** 

Detach this section and mail check to:

Atlantic Security 1714 Cesery Blvd Jacksonville, FL 32211

Please Reference: 364296

NAME:

DUE DATE:

12/12/2024

AMOUNT DUE:

\$135.00

I understand that it is my responsibility to periodically (at least monthly) test and check my security system, and to notify the company promptly of service needs, and additionally to notify the company in writing of any changes in the Emergency List information.

### Terms and Conditions

1. PRINTED AGREEMENT - None of the PRINTED AGREEMENT or its items and conditions may be altered without the express written approval of an officer of the Seller.

 SELLER agrees to install specified systems on premises and to make any necessary inspections and tests to deliver system to Purchaser in operating condition in accordance with standard installation procedures of Seller. The installation will be completed within a reasonable length of time sed on the conditions inherent in the premises and Seller's installation schedule.

3. FULL ONE-YEAR WARRANTY - Seller/Atlantic Companies promises to furnish a replacement part for any portion of Purchaser's security system that proves to be defective in workmanship or material under normal use for a period of one year from the date of installation. Seller reserves the right to use reconditioned parts in fulfillment of this warranty.

Seller/Atlantic Companies extends to Purchasers warranties for equipment not made by us granted us by manufacturers of such equipment used in Seller home systems. Seller will return this equipment to the original manufacturer for fulfillment of their warranty obligations.

We will furnish the labor to remove and replace the defective part during the same one-year period. Seller/Atlantic Companies makes no other warranty except as herein specifically set forth, particularly any warranty of merchantability or fitness for any particular purpose, either express or

GENERAL: Furnishing of parts and labor as described above shall constitute fulfillment of all Seller/Atlantic Companies obligations with respect to this warranty, and replacement part will be warranted only for the unexpired portion of the original warranty.

A bill of sale, cancelled check, or payment record shall be kept by Purchaser to verify purchase date and establish warranty period.

To obtain service, call the office listed on the Purchase Agreement you signed at the time of purchase of your system:

Distributed by Atlantic Companies

1714 Cesery Boulevard Jacksonville, FL 32211

Ready access to the system for service is the responsibility of the Purchaser. Seller will perform service during normal working hours. For emergency service, Seller will charge you an emergency service labor premium.

Seller will endeavor to perform service Within 48 hours after notification of a problem by the

EXCLUSIONS: This warranty applies only to units sold and retained within the continental USA. This warranty does not apply to the product or parts that have been damaged by accident, abuse, lack of proper maintenance, unauthorized alterations, misapplication, fire, flood, lightening strikes or acts of God.

This warranty does not cover service calls which do not involve defective workmanship or materials.

IN NO CASE WILL SELLER/ATLANTIC COMPANIES BE RESPONSIBLE FOR CONSEQUENTIAL OR SPECIAL DAMAGES

4. SELLER NOT AN INSURER - It is specifically understood and agreed: That Seller is not an insurer; that insurance, if any, shall be obtained by Purchaser; that the payments provided for herein are based solely on the value of the service as set forth herein and are unrelated to the value of the Purchaser's property or Premises; THAT SELLER MAKES NO GUARANTEE OR WARRANTY, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS THAT THE EQUIPMENT OR SERVICES SUPPLIED WILL AVERT OR PREVENT OCCURRENCES OR THE CONSEQUENCES THEREFROM WHICH THE SYSTEM OR SERVICE IS DESIGNED TO DETECT OR AVERT. Purchaser acknowledges that it is Impractical and extremely difficult to fix the actual damages, if any, Which may proximately result from a failure to perform any of the obligations herein, or the failure of the systems to properly operate with resulting loss to Purchaser because of, among other things:

(a) The uncertain amount or value of Purchaser's property or that of other persons kept on the premises which may be lost, stolen, destroyed, damaged or otherwise affected by occurrences which the system or service is designed to detect or avert;

(b) The uncertainty of the response time of any police department, fire department, paramedic unit, patrol service or other such services or entitles should such department or entity be dispatched as a result of a signal being received or an audible device sounding;

(c) The inability to ascertain what portion, if any, of any loss would be proximately caused by

Seller's fallure to perform or by fallure of its equipment to operate;

(d) The nature of the service to be performed by the Seller and the uncertain nature of occurrences which might cause injury or death to Buyer or any other person which the system or equipment is designed to detect or avert.

Purchaser understands and agrees that if Seller should be found liable for loss or damage due from a failure of Seller to perform any of the obligations herein, whatsoever, including, but not limited to installation, design, service, monitoring, or the failure of any system or equipment installed by, or service performed by Seller in any respect whatsoever, Seller's maximum ilability

shall not exceed a sum equal to the annual service charge contracted herein or Two Hundred Fifty (\$250.00) Dollars, whichever is less, and this liability shall be exclusive; and that the provisions of this Section shall apply if loss or damage, irrespective of cause or origin, results directly or indirectly from performance or nonperformance of the obligation imposed by this contract or from negligence, active or otherwise, of Seller, its agents, assigns or employees. In the event that the Purchaser wished Seller to assume greater liability, Purchaser may, as a matter of right, obtain from Seller a higher limited liability by paying an additional amount proportioned to the increase in damages, but such additional obligation shall in no way be interpreted to hold Seller as an insurer. Purchaser may also obtain such additional liability protection from insurance carrier, as Purchaser desires.

5. INDEMNIFICATION - Purchaser agrees to and shall indemnify and save harmless the Seller, its employees and agents for and against all third party claims, tawsuits and losses arising out of or in connection with the operation or non-operation of the system or monitoring facilities whether these claims be based upon alleged intentional conduct or active or passive negligence on the part of Seller,

if agents, servants or employees.

The Seller assumes no liability for delay in installation of the system, or interruption of service due to strikes, riots, floods, fires, acts of God, or any cause beyond the control of Seller including interruption in telephone service. Seller will not be required to supply service to the Purchaser while

interruption of service due to any such cause shall continue. 6. CENTRAL STATION SERVICES - Central station services consist of the receipt, analysis and response (dispatch of proper authorities) to signals from system installed under this Agreement. Such services are initiated upon final payment for installation and pre-payment of service charges. All services may be discontinued anytime charges are unpaid or system is abused. Notice by certified or registered letter to billing address shall be deemed sufficient notice of discontinuation and shall be

deemed effective for all purposes upon mailing and not receipt.

Monitoring service is billed and payable annually in advance. MONITORING SERVICE SHALL CONTINUE ON A YEARLY BASIS UNLESS CANCELLED IN WRITING BY EITHER PARTY NO LESS THAN 60 DAYS BEFORE ANNUAL RENEWAL DATE.

The Department or other organization to which the connection may be made or an alarm signal may be transmitted may invoke the provisions hereof against any claims by the Purchaser or by others due to failure of such Department organization

7. TELEPHONE OR INTERNET CONNECTIONS - Seller will assist Purchaser in making necessary arrangements to secure telephone or internet service connections for systems. Purchaser agrees to

furnish any necessary telephone or internet services or telephone lines at Purchaser's own expense. The charge for the installation and continuation of this service shall be billed to the account of the Purchaser and will appear on his regular telephone or internet billing. 8. TESTING -it is the responsibility of the Purchaser to test the system for proper operations periodically

but not less than monthly. Purchaser shall follow all instructions and procedures which Seller may

prescribe for the operation and maintenance of the system.

9. RETENTION OF TITLE AND RIGHT OF ACCESS - The system shall remain the personal property of Seller until fully paid for in cash by Purchaser and Purchaser agrees to perform all acts which may be necessary to assure the retention of title to the system by Seller. Purchaser understands and agrees that the installation of equipment owned by Seller does not create a fixture on the Premise as to that equipment. Should Purchaser default in any payment for the system or part, then Purchaser authorized and empowers Seller to enter upon/in said Premise and to remove the system, or part from the premises. Such removal, if made by Seller, shall not be deemed a waiver of Seller's right to damages Seller sustains as a result of Purchaser's default and Seller shall have the right to enforce any other legal remedy or right. Furthermore, Seller shall be in no way obligated to restore the premises to its original condition, or redecorate same in the event the system or part is removed as a result of Purchaser's default in payment, nor shall Seller be obligated or liable to Purchaser in any manner. Risk of loss of the system, or any part of the same, shall pass to Purchaser upon delivery to the premises of such system or

10. FEES, CHARGES, RIGHTS AND COST OF COLLECTION - All fees and charges are payable in advance. Failure to pay fees, charges or other sums owed will result in your services being disconnected. Further, when you are in default, Seller can require immediate payment (acceleration) of what you owe under the contract and take possession of the property. Purchaser waives any right Purchaser has to demand for payment, notice of intent to accelerate and notice of acceleration. If Seller hires an attorney to collect what Purchaser owes, Purchaser will pay the attorney's fee and court costs as permitted by law. This includes any attorneys' fees Seller incurs as a result of any bankruptcy proceeding brought by or against Purchaser under federal law or an appellate proceeding. Payment shall be due upon the receipt of invoices by Seller unless otherwise specified on the front hereof. Interest shall accrue on all amounts more than thirty (30) days past due at the default rate of interest of 18% per annum or the maximum allowable rate, whichever is less. All payments shall be due and payable at Seller's office set forth on the front of the Agreement. Additionally, there will be a 1.50%/month LATE CHARGE on Past Due Balances. The minimum Late Charge is \$3.00. Any action taken under paragraph 6 and/or paragraph 9 shall in no way prejudice Seller's right to collection of unpaid charges and costs herein enumerated, if services are discontinued because of Purchaser's past due balance, and if Purchaser desires to have the monitoring service reactivated, Purchaser agrees to pay in advance to Seller a reconnect charge to be fixed by Seller at a reasonable amount. Seller shall have the right to increase the reconnect charge to be fixed by Seliel at a least manual amount. Seliel state that the recocurring service charge provided herein, upon written notice to Purchaser, at any time or times after the date service is operative under this Agreement. Purchaser agrees to notify Seller of any objections to such increase in writing within twenty (20) days after the date of the notice of increase, failing which it shall be conclusively presumed that Purchaser agreed to such increase. In the event Purchaser objects to such increase, Seller may elect to (i.) continue this Agreement under the terms and conditions in effect immediately prior to such increase, or (ii.) terminate the Agreement upon fifteen (15) days advance notice

In addition to these charges addressed above, Purchaser agrees to pay, upon demand, (a) any false alarm assessments; federal, state and local taxes, fees or charges imposed by any governmental body or entity relating to the equipment or services provided under this Agreement; (b) any increase in charges to company or to Seller for the facilities needed to transmit signals under this Agreement; and (c) any service charge in the event Seller sends a representative to Purchaser's premises in response service call or alarm signals where Purchaser has not followed proper operating instructions, failed to close or properly secure a window, door or other protected point, or improperly adjusted CCTV camera, monitors or accessory components

11. NOTICE TO PURCHASER - Under the Mechanic's Lien Law, any person who helps to improve your property and is not paid has the right to enforce his claim against your property. Under law, you may protect yourself against such claims either by filing with the Court a 'No Llen Agreement' or a payment

bond depending upon the law of the state where your property is located.

(a) BUYER'S RIGHT TO CANCEL this Agreement. Buyer may cancel this Agreement or purchase by mailing a written notice to the Seller postmarked not later than midnight of the third business day after the date this Agreement was signed. Buyer may use the face of this Agreement as that notice by writing 'I hereby cancel' by Buyer signature and by adding your name, address and new signature thereon. The notice must be mailed to Seller at the office indicated in the Agreement and must be sent by either certified mail or registered mail.

12. ENTIRE AGREEMENT - This instrument constituted the entire Agreement between the parties hereto with respect to the transactions described herein and supersedes all previous negotiations, commitments (either written or spoken) and writing pertaining hereto.

This Agreement can only be changed by a written amendment signed by both parties or their duly authorized agent. No waiver or breach of any term or condition of this Agreement shall be construed to he a waiver of any succeeding breach.

If any of the terms or provisions of this Agreement shall be determined to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

This Agreement becomes binding upon Seller only when signed by a District Sales Manager of Atlantic Companies. In the event of non-approval, the sole liability of the Seller shall be to refund to Buyer the amount that has been paid to Seller upon execution of this Agreement.

13. LITIGATION - The laws of the State of Florida shall govern the terms of this Agreement and the parties agree to submit to the jurisdiction of the State of Florida. Venue for resolution of any disputes arising under this Agreement, including litigation, regardless of place of payment, shall be in a forum or court, as required, of competent jurisdiction in Duval County, Florida, and the undersigned waives any venue rights he may possess and agrees that he shall not contest that Duval County, Florida, is a

14, CHANGES AND ASSIGNMENT - Purchaser acknowledges that the sale or transfer of the Premise by the Purchaser to a third party does not relieve Purchaser of his obligations under this Agreement. Purchaser may not assign this Agreement unless Purchaser obtains prior written consent from Seller. Seller may assign this Agreement or subcontract the work to be performed without notice to Purchaser or Purchaser's consent.

15. THIRD PARTY INDEMNIFICATION - In the event any person, not a party to this Agreement, shall make any claim of file any lawsuit against Seller for any reason relating to our duties and obligations pursuant to this Agreement, including but not limited to the design, maintenance, operation, or non-operation of the alarm-system, Purchaser agrees to indemnify, defend and hold Seller, its dealers, agents, installers, their successors and assigns harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs and attorneys' fees, whether these claims be based upon alleged intentional conduct, active or passive negligence, express or implied contract or warranty, contribution or indemnification, or strict or product liability on the part of Seller, its dealers, installers, contribution or indemnification, or strict of product liability on the part of select, as deaths, instantially agents, servants, assign or employees. This Agreement by Purchaser to indemnify Seller against third party claims as herein above set forth shall not apply to losses, damages, expenses and liability resulting in injury or death to third persons or injury to property of third persons, which losses, damages, expenses and liability occur solely while an employee of Seller Is on Purchaser's Premises in accordance with this Agreement and which losses, damages and liability are solely and directly caused by the act or omissions of that employee.

# Commercial Fitness Products

### **Invoice**

5034 N Hiatus Road Sunrise, FL 33351

954-747-5128 Phone Fax

954-747-5131

Date	Invoice #
6/19/2024	CC06165

Sold To Ship To

**Durbin Crossing HOA** Attn: Accounts Payable 145 S Durbin Parkway St Johns, FL 32259

**Durbin Crossing HOA** Attn: Accounts Payable 145 S Durbin Parkway St Johns, FL 32259

Rep	Account #	Sales Order No.	Ship Date	Purchase Order #	Terms	Due Date
LM/MS	DUR007	L240240-2O	6/19/2024	Verbal	Due on receipt	6/19/2024
Qty	Item Co	de	Description		Price Each	Amount
1	R-ES-LED		Matrix Endurance Recumbent Cycle with LED console -		2,999.00	2,999.00
1 1	Labor III Del / Install Freight	Removal	9C2304C00037/CTM & Disposal of existing and Installation Shipping		95.00 250.00 268.00	95.00 250.00 3,344.00 268.00
			EIVED ara Lee at 11:44 a	m, Nov 14, 2024		

Thank you for your business! Total \$3,612.00 Payments/Credits \$0.00 **Balance Due** \$3,612.00 www.commfitnessproducts.com

# Commercial Fitness Products

### **Invoice**

5034 N Hiatus Road Sunrise, FL 33351

954-747-5128 Phone Fax

954-747-5131

Date	Invoice #
6/19/2024	CC06290

Sold To

Ship To

**Durbin Crossing HOA** Attn: Accounts Payable 145 S Durbin Parkway St Johns, FL 32259

**Durbin Crossing HOA** Attn: Accounts Payable 145 S Durbin Parkway St Johns, FL 32259

Rep	Account #	Sales Order No.	Ship Date	Purchase Order #	Terms	Due Date
LM/MS	DUR007	L240507-AO	6/19/2024	Verbal	Due on receipt	6/19/2024
Qty	Item Cod	le	Description		Price Each	Amount
1	R-ES-LED		Matrix Endurance Recumbent Cycle with LED console - Sn#RB209C2304C00038/CTM749F240128227		2,999.00	2,999.00
1	Labor III Del / Install Freight	Removal	& Disposal of existing and Installation		95.00 250.00 268.00	95.00 250.00 3,344.00 268.00
		1 1	RECEIVED By Tara Lee at 11:44 am, Nov 14, 2024			

Thank you for your business! \$3,612.00 **Total** Payments/Credits \$0.00 \$3,612.00 **Balance Due** www.commfitnessproducts.com

**M&G Holiday Lighting** 52 Tuscan Way Ste 202-349 Saint Augustine, FL 32092 holidayandeventlights@gmail.com +1 (904) 679-1150



#### Bill to

Durbin Crossing CDD 145 S. Durbin Parkway St. Johns, Fl 32259

#### Invoice details

Invoice no.: 1029 Terms: Net 30

Invoice date: 10/15/2024 Due date: 11/14/2024

#	Date	Product or service	Description	Qty	Rate	Amount
4.		Holiday Lighting Reinstall	Reinstall C7 WW LED lights on North Pole roof/gutter line	0.5	\$1,292.00	\$646.00
2.		Holiday Lighting Reinstall	Reinstall 9 palm trees wraps (11 feet high) around the entrance drive and curve entering parking lot of main building	0.5	\$750.00	\$375.00
3.		Holiday Lighting Reinstall	Reinstall 14 palm tree wraps (11 feet high) at the main intersection	0.5	\$1,050.00	\$525.00
4.		Holiday Lighting Reinstall	Reinstall C7 WW LED lights on South Pole roof/gutter line	0.5	\$2,244.00	\$1,122.00
5.		Holiday Lighting Reinstall	Reinstall WW mini lights to 2 palms in front of North Pole	0.5	\$125.00	\$62.50
6.		Holiday Lighting Reinstall	Reinstall 4 towers with, C7 WW lights, 3 wreaths and pre-lit garland	0.5	\$800.00	\$400.00
7.		Holiday Lighting Reinstall	Reinstall 5th tower with 1 wreath, C7 WW lights and pre-lit garland	0.5	\$200.00	\$100.00
8.		Holiday Lighting Reinstall	Reinstall C7 WW lights in nubbin	0.5	\$80.00	\$40.00
9.		Holiday Lighting Reinstall	Reinstall 4 palm tree wraps ground to husk at monument	0.5	\$250.00	\$125.00
10.		Holiday Lighting Reinstall	Reinstall 4 WW 5' snowflakes. 1 at each tower at main intersection	0.5	\$1,700.00	\$850.00

11.	Holiday Lighting Reinstall	Reinstall pre-lit 72" wreath above archway at clubhouse	0.5	\$112.50	\$56.25
12.	Holiday Lighting Reinstall	Reinstall monument 4 wreaths and garland	0.5	\$225.00	\$112.50
13.	New Install	Product cost to upgrade 4 towers to SPT2 wire and new C7 WW builbs	0.5	\$451.00	\$225.50
14.	Holiday Lighting Reinstall	Reinstall 2 palm tree wrap to 11' on pool deck	0.5	\$150.04	\$75.02
15.	Equipment Charge	Boom rental for install and removal	0.5	\$600.00	\$300.00
16.	Miscellaneous Wire, Plugs, Supplies, Etc	Misc supplies	0.5	\$320.00	\$160.00
17.	Take Down	Removal of lights and decor at end of season	0.5	\$825.00	\$412.50

Ways to pay

Pay VISA SOCOVER AM BANK Propos GENTIO

View and pay

**RECEIVED** 

Total

By Tara Lee at 11:03 am, Nov 14, 2024

\$5,587.27

#### View invoice online

Scan code or go to the link below to view the invoice online  $\underline{\text{View invoice}}$ 





100 North Tampa Street Suite 3700 Tampa, Florida 33602

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

November 15, 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 October 31, 2024

Dear Mr. Laughlin,

Attached is an invoice for services rendered and costs incurred through October 31, 2024 for the following matter:

Matter Name	Durbin Crossing CDD
Matter No.	122411
PDT Invoice No. (Reference this number on your payment.)	88337
This Month's Charges	\$1,365.00

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

Best regards,

PASKERT DIVERS THOMPSON

Matthew G. Davis

MGD/jd Attachment cc: Todd Polvere



Phone: (813) 229-3500

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

Fax: (813) 229-3502

**Durbin Crossing Community Development District** 475 West Town Place Suite 114

St. Augustine, FL 32092

Attention: c/o Daniel Laughlin

November 15, 2024

Client: 002389

Matter: Invoice #: 122411 88337

Resp. Atty:

MGD

RE: Durbin Crossing CDD - Pool Resurfacing

#### **COVER SHEET**

For Professional Services Rendered Through October 31, 2024 Federal Tax I.D. No.: 74-3029197 **Total Services** 

\$1,365.00 **TOTAL THIS INVOICE** \$4,585.00 **Previous Balance** Less Payments (\$4,585.00)

Total Due To Date

\$1,365.00

\$1,365.00

# RECEIVED

By Tara Lee at 3:55 pm, Nov 15, 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.



100 North Tampa Street, Suite 3700 Tampa, FL 33602 www.pdtlegal.com Phone: (813) 229-3500

Fax: (813) 229-3502

**Durbin Crossing Community Development District** 475 West Town Place Suite 114 St. Augustine, FL 32092

Attention: c/o Daniel Laughlin

RE: Durbin Crossing CDD - Pool Resurfacing

November 15, 2024

Client:

002389 122411

Matter: Invoice #: Resp. Atty:

88337 MGD

Page:

1

For Professional Services Rendered Through October 31, 2024

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

#### **SERVICES**

Date	Person	Description of Services	Hours	Amount
10/01/2024	MGD	Meet with Mr. Graham to discuss discovery strategy in light of brief continuance.	0.30	\$105.00
10/01/2024	MGD	Phone call with Mr. McLaughlin regarding calculation of CDD damages.	0.30	\$105.00
10/01/2024	MGD	Prepare and send email to opposing counsel regarding depositions and fourth party complaint.	0.10	\$35.00
10/01/2024	RCG	In-office conference with Matt Davis regarding outcome of pretrial conference and strategy going forward.	0.20	\$70.00
10/03/2024	MGD	Prepare and send email to Mr. Polincino regarding deposition and update as to expert reports and continuance.	0.20	\$70.00
10/07/2024	MGD	Phone call with board chairman regarding preparation for deposition as corporate representative of the district.	0.30	\$105.00
10/07/2024	MGD	Email opposing counsel regarding corporate representative deposition.	0.10	\$35.00
10/09/2024	MGD	Review Mr. Newkirk's report and email Mr Graham with brief analysis regarding same.	0.60	\$210.00
10/09/2024	RCG	Review and analyze Alta draft expert report concerning pool defects/deficiencies attributed to lack of bond coat and improper thickness.	0.50	\$175.00
10/09/2024	RCG	Confer with Matt Davis regarding draft Alta expert report and strategy as to same.	0.30	\$105.00
10/15/2024	MGD	Email with Pinnacle's counsel regarding documents and Mr. Pollicino regarding deposition.	0.10	\$35.00
10/23/2024	MGD	Email Pinnacle and Epic's counsel regarding corporate rep deposition.	0.10	\$35.00
10/23/2024	MGD	Receipt, review and response to Pinnacle regarding its responses and objections to Durbin's request for production.	0.30	\$105.00
10/28/2024	MGD	Phone call with Mr. Downey regarding preliminary opinions.	0.40	\$140.00



November 15, 2024 Client: 002389

Client: Matter: Invoice #:

122411 88337

Resp. Atty: Page: MGD 2

### SERVICES

,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,						
Date	Person	Description	of Services		Hours	Amount
10/30/202	24 MGD	Receipt and discovery re	review of email from Pinnacle's sponses.	s counsel regarding -	0.10	\$35.00
			Total Professional Serv	vices	3.90	\$1,365.00
PERSON	I RECAP					
Person			Level	Hours	Rate	Amount
MGD	Matthew G. D	avis	Partners	2.90	\$350.00	\$1,015.00
RCG	Robert C. Gr	aham	Partners	1.00	\$350.00	\$350.00
			Total Services			\$1,365.00
			TOTAL THIS INVOIC	E		\$1,365.00



ACCUI	ININAME	ACCOUNT#	PAGE#
Durbin Cr	ossing / Gms	764133	1 of 1
INVOICE#	BILLING PERIOD	PAYMENT DU	EDATE
0006745289	Oct 1- Oct 31, 2024	November 20	, 2024
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH A	artocensis (2007)
\$0.00	\$0.00	\$690.84	ļ

#### BILLING ACCOUNT NAME AND ADDRESS

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

### Ուկանության արև արև հերականի անգանության հետարին հայարարանության արև հետարանականության անձանականության անձանակ

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 walved. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfelted.

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.

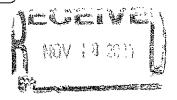
Date	Description	Amount
10/1/24	Balance Forward	\$598.28
10/31/24	Finance Charge	\$6.24

Package Advertising:

Start-End Date Order Number	Product	Description	PO Number	Package Cost
10/17/24 10614027	SAG St Augustine Record	Durbin Crossing 10/28	Durbin	\$86.32
	•	·	Crossing10/28	•

#### RECEIVED

By Tara Lee at 9:50 am, Nov 22, 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 Savel

Total Cash Amount Due \$690.84
Service Fee 3.99% \$27.56
\*Cash/Check/ACH Discount -\$27.56
\*Payment Amount by Cash/Check/ACH \$690.84
Payment Amount by Credit Card \$718.40

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

ACCOUN	TNAME	ACCOUNT	NUMBER	INVOICE	NUMBER	AMOUNT PAID
Durbin Cros	ssing / Gms	764	133	00067	45289	
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUI
\$92.56	\$182.16	\$416.12	\$0.00	\$0.00	\$0.00	\$690.84
REMITTANCE ADD	RESS (Include Account	( & Invojce# on check)	TO PAY WIT	H CREDIT CARD PL	EASE CALL:	TOTAL CREDIT CAR AMT DUE
				1-877-736-7612		\$718.40

PO Box 631244 Cincinnati, OH 45263-1244

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

# 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 Govt Public Notices, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

#### 10/17/2024

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 10/17/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

**Publication Cost:** 

\$86.32

Tax Amount:

\$0.00

Payment Cost:

\$86,32

# of Copies:

Order No: Customer No:

764133

10614027

PO#:

Durbin Crossing 10/28

#### 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, October 28, 2024 at 6:00
p.m. at the Durbin Crossing South
Amenity Center Incoded at 145 South Amenity Center located at 145 South Durbin Parkway, St. Johns, Florida 32259, where the Board may Jura may that may it 32259, where the Board may consider any business that may properly come before it ("Meet-

ing").
The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law 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 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 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 or proceedings and that accordingly the person may need to ensure that a verbatim record of the proceedings is made, including the testi-mony and evidence upon which such appeal is to be based.

Daniel Laughlin District Manager

Pub: 10/17/24; #10614027

### KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

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

Federal ID 47-0597598

November 19, 2024

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



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

Invoice No. 3482987

6123-1

Re: Gener	ral			
For Profession	onal Legal Service	es Rendered		
10/01/24	M. Eckert	0.40	146.00	Research security issues for board member
10/08/24	M. Eckert	0.20	73.00	Confer with Laughlin; review court order on Epic litigation; review and complete Florida Department of
10/16/24	K. Haber	0.60	153.00	Commerce annual registration form Prepare holiday lighting services agreement; correspond with O'Lear regarding same
10/17/24	K. Haber	0.10	25.50	Review correspondence from O'Lear regarding holiday lighting agreement
10/24/24	K. Haber	0.40	102.00	Prepare October board meeting agenda memorandum
10/27/24	M. Eckert	0.30	109.50	Prepare for board meeting
10/28/24	M. Eckert	3.40	1,241.00	Prepare for, travel to and attend board meeting; return travel; meeting follow up
10/29/24	M. Eckert	0.10	36.50	Follow up from board meeting

#### KUTAK ROCK LLP

**Durbin Crossing CDD** November 19, 2024 Client Matter No. 6123-1 Invoice No. 3482987 Page 2

10/30/24	K. Haber	0.30	76.50	Revise holiday lighting agreement; correspond with O'Lear regarding
10/31/24	M. Eckert	0.20	73.00	same Review draft minutes and provide comments
TOTAL HO	URS	6.00		

\$2,036.00 TOTAL FOR SERVICES RENDERED

**DISBURSEMENTS** 

18.69 Travel Expenses

18.69 TOTAL DISBURSEMENTS

\$2,054.69 TOTAL CURRENT AMOUNT DUE



#SO117

**PLAYMORE** 

### Recreational Products & Services

Bill To Durbin Crossing CDD 475 West Town. Place Suite 114 St. Augustine FL 32092 United States Ship To Durbin Crossing 145 S. Durbin Parkway St. Johns FL 32259 United States Invoice Date Salesperson
11/15/2024 Mary Cyr

	Project Name	Project ID	Terms	· PO#
Durbin Crossir Parts	ng CDD : Durbin Crossing PG	20613	Due w/ Order	
Quantity	Des	scription	Unit Price	Total Extended
1	Playworld AAU0069DUN HANDLE - LARGE		\$72.39	\$72.39
1	Playworld ZZCH4570 PLAY SEAT - BRG POST, FRG PLA	ASTIC	\$1,126.00	\$1,126.00
. 1	Playworld BAE0664 BOLT -3/8in-16 X 1in BUTTON F	HD	\$1.12	\$1.12
1	Playworld BAE0600 WASHER - 1in O.D. FLAT -		\$0.22	\$0.22
1	Playworld BAE0632 NUT -3/8in-16 X 1-1/4in BARREL	_	\$5.91	\$5.91
1 .	Playworld BAE0902 WRENCH - 7/32in SHT HEX KEY	-	\$2.95	\$2.95
1	Playworld BAE0922 TOOL- TT 45 L WRENCH		·\$4.08	\$4.08
1	Freight PLAYWORLD FREIGHT		\$295.00	\$295.00
	**INSTALLATION BY OTHERS			
	THANK YOU FOR YOUR	BUSINESS	Subtotal	\$1,507.67
			Тах (%)	\$0.00
			Total	\$1,507.67

ORIGINAL SO# 0711563

Repairs + Replacements

1,320,53200,44200

**RECEIVED** 

By Tara Lee at 3:15 pm, Nov 22, 2024



Smart Soiree Cristy@smartsoiree.com

Invoice No#: D2089

Invoice Date: November 20, 2024

Due Date: December 1, 2024

**AMOUNT DUE** \$1,000.00

#### **BILL TO**

Durbin Crossings CDD c/o Government Management Services 475 West Town Place Suite 114 Saint Augustine, FL. 32092

# <b>IT</b> I	EMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT(\$)
1	Synthetic Skate Rink	1	\$1,0	00.00 USD
2	18' Snow Globe	1	\$5	00.00 USD
3	<b>Custom Discount</b>		-\$!	500.00 USD
		Subtotal	<b>\$1</b> ,	000.00 USD
		TOTAL	\$1,	000.00 USD



# Tinker Design Company LLC

Phone: 215-806-9943

Email: inquire@tinkerdesignco.com

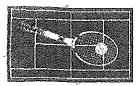
ST. JOHNS, FL

INVOICE 24261MR		DATE -11/21/2024
BILL TO	DELIVER TO	INSTRUCTIONS
Durbin Crossings CDD c/o Government Management Services 475 West Town Place Suite 114 Saint Augustine, FL 32092	145 S. Durbin Parkway St. John's FL 32259	"BELIEVE" marquee rental

QUANT	ITY DESCRIPTION	UNIT PRICE	TOTAL
5	"B-E-L-I-E" marquee rental	\$65.00	\$325.00
2	"V-E" marquee rental	\$50.00	\$100.00
	Two Day Rental	Add 50% of event rental to second day	\$212.00
		Total	\$637.00

## NOTES

- All materials included in final price.
- Delivery and Install fee waived



Welch Jennis Courts, Inc. Welch Sport Surfaces P.O. Box 7770 Sun City, FL 33586 Phone: 813-641-7787

# Invoice

Date	Invoice #
11/15/2024	78718

Bill To Durbin Cr 145 S Dur Saint John	bin Pkv	vy		Duri 145 Jack	To  : Zach Davidoin Crossing S. Durbin Pasonville FL and States	; CDD arkway	•	
Terms			PO#			Due Date	<b>9</b>	
Net 30			Zach			12/15/20	)24	
Sales Re	p		Ship Via	Ship Date				
Shannon Wilder FedEx Grou		FedEx Groun	nd 11/15/2024					
Notes								
Quantity	Units	Description			Options		Unit Price	Amount
30	ea'	Tyraps			Size: 8" Color: Bla Quantity: Strength:	100	14.99	449.70
Thank y	ou for	your business.		Subt Ship Tota	ping Cost	t (FedEx	Ground)	449.70 67.46 \$517.16

ALL PAST DUE ACCOUNTS ARE SUBJECT TO AN ANNUAL INTEREST CHARGE OF 1-1/2% PER MONTH THIS REPRESENTS AN ANNUAL INTEREST RATE OF 18%. MATERIALS AND EQUIPMENT SHALL REMAIN THE PROPERTY OF WELCH TENNIS COURTS, INC. UNTIL PAID IN FULL. ALL RETURNS ARE SUBJECT TO A RESTOCKING FEE.

Repairs of Replacements

1.320, 53800, 44200

# **RECEIVED**

By Tara Lee at 3:15 pm, Nov 22, 2024



#### Bill To:

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

Property Name: Durbin Crossing CDD

Address:

145 South Durbin Parkway

St. Johns, FL 32259

#### INVOICE

INVOICE#	INVOICE DATE
791609	11/1/2024
TERMS	PO NUMBER
Net 30	

#### Remit To:

Yellowstone Landscape PO Box 101017

Atlanta, GA 30392-1017

Invoice Due Date: December 1, 2024

**Invoice Amount:** 

\$46,855.58

Description

**Current Amount** 

Monthly Landscape Maintenance November 2024

\$46,855.58

Invoice Total

\$46,855.58

Landscape Contingency

1.320.63800.46210

Recoded to Landscape Maintenance (1.320.53800.46200) Tara R. Lee



#### **Bill To:**

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

Property Name: Durbin Crossing CDD

Address:

145 South Durbin Parkway

St. Johns, FL 32259

#### INVOICE

INVOICE#	INVOICE DATE
806417	11/20/2024
TERMS	PO NUMBER
Net 30	

#### Remit To:

Yellowstone Landscape

PO Box 101017

Atlanta, GA 30392-1017 .

Invoice Due Date: December 20, 2024

Invoice Amount:

\$750.00

<b>Description</b> Tree Removals North Durbin	Current Amount
Tree Removal	\$750.00

RECEIVED

By Tara Lee at 3:15 pm, Nov 22, 2024

**Invoice Total** 

\$750.00

Landscape Contingency

1,320,53800,46210



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

Property Name: Durbin Crossing CDD

Address:

145 South Durbin Parkway

St. Johns, FL 32259

#### INVOICE

INVOICE#	INVOICE DATE
806877	11/20/2024
TERMS	PO NUMBER
Net 30	

#### Remit To:

Yellowstone Landscape PO Box 101017

Atlanta, GA 30392-1017

Invoice Due Date: December 20, 2024

Invoice Amount:

\$6,002.06

X24 927 - 151	T	2004 249 23	8.50863	2000
De		100 M	(B) 7550-2	C 188
115 3 1 1 1 2	20 FE F		2 362	10.
B 28 11 18	100 100 100		LE BOOK	Ld B

Replacement Trees From Vehicle Accident on 8.30.24

Landscape Enhancement

\$6,002.06

**Current Amount** 

# **RECEIVED**

By Tara Lee at 3:15 pm, Nov 22, 2024

**Invoice Total** 

\$6,002.06

Issue date Sep 24, 2024

# Durbin Crossing - Mobile Candle Making Class

Bill To: Durbin Crossing CDD c/o Government Management Services 475 W. Town Place Suite 114 St. Augustine, FL 32092 Invoice Details PDF created November 23, 2024 \$655.00 Service Date December 7, 2024 Balance Due November 29, 2024 \$405.00

Items	Quantity	Price	Amount
Mobile Candle Making Class for up to (30) People	1	\$530.00	\$530.00
Certificate of Insurance with Additional Insured	1	\$125.00	\$125.00
Subtotal			\$655.00
Deposit Paid •		·	\$250.00
Balance Unpaid • Due on Nov 29, 2024			\$405.00

Total Due \$405.00

**RECEIVED** 

By Tara Lee at 1:09 pm, Dec 02, 2024



#### 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** 

ARDWICK FENCE. ==

SHIP TO:

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

P.O. Number: Final Job 1429

Sales Rep: Scott Lunn

sales3:

Invoice No: 155325

Status: Open

Invoice Date: 11/01/2024

Unit Price

\$2,125.00

Due Date:

Quantity

0.30

11/01/2024

Total:

\$637.50

Description

Job 1429 (Final Invoice) Tennis Courts 5-6

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** 

Repairs + Tropherement

1,320,53200,44200

Subtotal:

\$637.50

Total

\$637.50

Tax:

\$0.00

**Invoice Amount:** 

\$637.50

Previous Payment(s):

\$0.00

Amount Due (USD) \$637.50

RECEIVED

By Tara Lee at 12:35 pm, Nov 26, 2024

Thank you for doing business with us!





Hardwick Fence P.O. Box 3043 St Augustine, FL 32085 +19045998644 accounting@hardwickfence.com

#### **BILL TO**

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

#### SHIP TO

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

## **INVOICE 155326**

DATE 11/01/2024 TERMS Due on receipt

DUE DATE 11/01/2024

DESCRIPTION

Job 1428 (Final Invoice) Tennis Courts 1-4

Approx. 486' of Repairs

- -Cut and Knuckle Multiple Areas
- Some Areas needs Raised Up
- -Wind Screen to be Taken Off Areas being Raised

Repears of Replacements

1.320.53800, 44200

SUBTOTAL

1,245.00

TAX

0.00

AMOUNT

1,245.00

**TOTAL** 

1,245.00

TOTAL DUE

\$1,245,00

# RECEIVED

By Tara Lee at 12:35 pm, Nov 26, 2024



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

Durbin Crossing North 475 West Town Place, Suite 114

St. Augustine FL 32092

Bill To

Attn: Office

# **Invoice**

Date Invoice# 12/1/2024 131295626067

Terms	Net 20
Due Date	12/21/2024
PO #	

Ship To

Durbin Crossing North 730 North Durbin Pkwy Saint Johns FL 32259

Save in 2025 by prepaying your annual amount. Customers who prepay for 2025 by 12/31/2024 will receive a 5% discount on their annual rate. Contact ar@poolsure.com and request your 2025 annual invoice.

LATE FEE: This constitutes notice under the truth in lending act that any accounts remaining unpaid after the due date are subject to 1 1/2% per month late charge and attorney fees

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

**RECEIVED** 

By Tara Lee at 11:07 am, Nov 19, 2024

**Subtotal** \$1,011.51

**Tax** \$0.00

**Total** \$1,011.51

Amount Paid/Credit Applied \$0.00

Balance Due \$1,011.51



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

475 West Town Place, Suite 114

St. Augustine FL 32092

**Bill To** 

GMS, LLC

# **Invoice**

Date Invoice#

12/1/2024 131295626068

Terms Net 20 **Due Date** 12/21/2024 PO#

Ship To

**Durbin Crossing South** 145 South Durbin Pkwy Jacksonville FL 32259

Save in 2025 by prepaying your annual amount. Customers who prepay for 2025 by 12/31/2024 will receive a 5% discount on their annual rate. Contact ar@poolsure.com and request your 2025 annual invoice.

LATE FEE: This constitutes notice under the truth in lending act that any accounts remaining unpaid after the due date are subject to 1 1/2% per month late charge and attorney fees

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

RECEIVED

By Tara Lee at 12:58 pm, Nov 19, 2024





#### 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:

PSI131095

Invoice Date:

12/2/2024

Ship

To:

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

**United States** 

Bill

To:

**Durbin Crossing CDD Governmental Mamt Services** 475 West Town Place #114 Saint Augustin, FL 32092

Ship Via

Ship Date

Due Date 1/1/2025 Net 30 Terms

12/2/2024

5459 Customer ID

P.O. Number

P.O. Date 12/2/2024

Our Order No.

Item/Description Unit **Order Qty** Quantity **Unit Price Total Price** Annual Maintenance 1 1 4,561.87 4,561.87

December Billing 12/1/2024 - 12/31/2024 Durbin Crossing Cdd-Lake-ALL

# **RECEIVED**

By Tara Lee at 10:03 am, Dec 02, 2024



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

Property Name: Durbin Crossing CDD

Address:

145 South Durbin Parkway

St. Johns, FL 32259

#### INVOICE

INVOICE#	INVOICE DATE
806313	11/19/2024
TERMS	PO NUMBER
Net 30	

#### Remit To:

Yellowstone Landscape PO Box 101017

Atlanta, GA 30392-1017

Invoice Due Date: December 19, 2024

Invoice Amount:

\$175,247.28

	Current Amount
Phase III-North Durbin Sod Replacement	****
Sod Replacement	\$51,956.37
Sod Installation	\$123,290.91

# RECEIVED

By Tara Lee at 3:15 pm, Nov 22, 2024

**Invoice Total** 

\$175,247.28

Retainage (0.00%) \$0.00

Sod Replacement

001.320.53800.46600

Bounce It Out Events P.O. Box 21197 St

Simons Island, GA, 31522 **Phone:** (912) 506-3183

BILL TO:

**Durbin Crossing** 

**Durbin Crossings CDD** 

c/o Government Management Services

475 West Town Place

Suite 114

Saint Augustine, FL. 32092

Cell: (407) 257-5362 Office: (904) 230-2011

Invoice: 22398021.A Order Date: 1/12/2024

**Start Date:** Sat, Dec 14, 2024 3:30pm

End Date: Sat, Dec 14, 2024 8:30pm

**Delivery:** Residential

Surface: Pavement

Name	Qty	Total	
Premium Trackless Train with Staff	1	\$1,395.00	
Polar Express Package	1	\$250.00	
Rentals subtotal		\$1,645.00	
Distance Charges	E	\$88.24	
Sales Tax	Exempt 0% \$		
Total		\$1,733.24	
Deposit Due		\$0.00	
Amount Paid		\$866.62	
Balance Due		\$866.62	

Bounce It Out Events P.O. Box 21197 St

Simons Island, GA, 31522 **Phone:** (912) 506-3183

BILL TO:

**Durbin Crossing** 

Durbin Crossings CDD c/o Government Management Services 475 West Town Place

Suite 114

Saint Augustine, FL. 32092

Cell: (407) 257-5362 Office: (904) 230-2011

Invoice:22543721.A Order Date: 1/12/2024

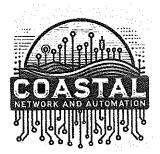
**Start Date:** Sat, Dec 13, 2024 3:30pm

End Date: Sat, Dec 13, 2024 8:30pm

**Delivery:** Residential

Surface: Pavement

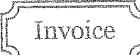
Name	Qty	Total
Premium Trackless Train with Staff	1	\$1,395.00
Polar Express Package	1	\$250.00
Rentals subtotal		\$1,645.00
Distance Charges	E	\$88.24
Sales Tax	Exempt 0%	\$0.00
Total_	·	\$1,733.24
Deposit Due		\$0.00
Amount Paid		\$866.62
Balance Due		\$866.62



**Coastal Network and Automation** 

103 Chesterwood Road St. Augustine, Florida 32084 United States

> Phone: 9044449157 Mobile: 904-417-3312



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

(904)230-2011 solear@vestapropertyservices.com Invoice Number:

October 1, 2024

Invoice Date:

Payment Due:

October 31, 2024

Amount Due (USD):

Items	Quantity	Price	Amount
SVC Emerge board troubleshot. Main controller board took a surge and does not power up. A new board is needed but the device is over 8 years discontinued.	ì	\$120.00	\$120.00
and the three control of the territory is the period and remaining and the territory of the		Total:	\$120.00
	Amount I	Due (USD):	\$120,00

repair + replace 1.320.53800.44200

**RECEIVED** 

By Tara Lee at 1:12 pm, Dec 05, 2024

# OATH OF OFFICE

(Art. II. § 5(b), Fla. Const.)

STATE OF FLORIDA		
County of St. Johns		
Government of the United Stunder the Constitution of the	tates and of the State of State, and that I will w	port, protect, and defend the Constitution and of Florida; that I am duly qualified to hold office well and faithfully perform the duties of District Board Supervisor
(F1	ull Name of Office – A	Abbreviations Not Accepted)
on which I am now about to	enter, so help me God.	
[NOTE: If you affirm, you n	nay omit the words "so	help me God." See § 92.52, Fla. Stat.]
<i>y</i>	8.	Bendu
•	Signature	Teri dan
(Affix Seal Below)	Sworn to and subscrib	ned before me by means of physical presence
	Or online notari:	zation this <u>3</u> day of <u>December</u> , 20 <u>24</u> .
DANIEL LAUGHLIN  Notary Public - State of Florida  Commission # HH 073331  My Comm. Expires Dec 17, 2024  Bonded through National Notary Assn.	Print, Type, or Stamp Personally Known	Administering Oath or of Notary Public  oughtin Commissioned Name of Notary Public  or Produced Identification
	Type of Identification	Produced Passport
	ACCEI	PTANCE
I accept the office listed in	the above Oath of Of	fice.
Mailing Address: Home	Office [	
32 Cloister	bane Or.	Shawna Berden
Street or Post Office Box		Print Name
St. Johns	E1 32709	A wh
City, State, Zip Code		Signature

#### First Coast Mulch

155 Bartram Market Dr. Suite 135 Box 240 Saint Johns, FL 32259 +1 9042545366 AR@Firstcoastmulch.com

### Invoice



BILL TO Vesta Property Services 245 Riverside Ave. #300

Jacksonville, FL 32202

SHIP TO

**Durbin Crossing CDD** 145 South Durbin Parkway St Johns Florida 32259

					 + **	
INVOICE#	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED	
2625	11/30/2024	\$63,000.00	12/30/2024	Net 30	 	
	The second secon				 	

#### SHIP DATE

11/29/2024

DATE	PRODUCT/ SERVICE	DESCRIPTION	 AMOUNT
11/29/2024	Brown Mulch	Installation of Brown Mulch as directed and indicated on the approved map not to exceed 1,400 yards.	63,000.00
	•	Durbin Crossing CDD 145 South Durbin Parkway St Johns Florida 32259	
:	<u>.</u>	Zach Davidson - 904.258.2044 904.230.2011	 

Thank you for your business. We look forward to working with you in

the future!

BALANCE DUE

\$63,000.00

**ACH Instructions** 

Beneficiary: FCM Industries Opco, LLC

Bank: Mercantile Bank ABA Routing No: 072413829 Account Number: 4100664981

Mulch

1.320.63800,46211

# **RECEIVED**

By Tara Lee at 3:59 pm, Dec 04, 2024

### Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

# Invoice

Invoice #: 529

Invoice Date: 12/1/24

Due Date: 12/1/24

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 -December 2024 Website Administration - December 2024 Information Technology - December 2024 Impact Fee Collection Administration -December 2024 Dissemination Agent Services - December 2024 Office Supplies Postage Copies Telephone		4,669.58 91.00 136.50 1,364.75 655.00 0.99 169.40 15.75 15.31	4,669.58 91.00 136.50 1,364.75 655.00 0.99 169.40

**RECEIVED** 

By Tara Lee at 11:34 am, Dec 04, 2024

Total	\$7,118.28
Payments/Credits	\$0.00
Balance Due	\$7,118.28

M&G Holiday Lighting 52 Tuscan Way Ste 202-349 Saint Augustine, FL 32092

holidayandeventlights@gmail.com +1 (904) 679 1150



Bill to

Sue O'lear **Durbin Crossing CDD** 145 S. Durbin Parkway St. Johns, Fl 32259

HOUDAY DECOZ 1.320.53800.47100

Invoice details

Invoice no.: 1045 Terms: Net 30

Invoice date: 11/25/2024 Due date: 12/25/2024

**RECEIVED** 

By Tara Lee at 9:59 am, Dec 06, 2024

Date

Product or service

Description

Qty

Rate

Amount

replacement of WW C7 bulbs on main

\$500.00

\$500.00

Product replacement

amenities center.

Total

\$500.00

Ways to pay









View and pay

View invoice online

Scan code or go to the link below to view the involce online View invoice



M&G Holiday Lighting 52 Tuscan Way Ste 202-349 Saint Augustine FL 32092

holidayandeventlights@gmail.com +1 (904) 679-1150



Bill to

Sue O'lear Durbin Crossing CDD 145 S. Durbin Parkway St. Johns, Fl 32259

HOLIOPY DECOR 1.320.53800.47100

Invoice details

Invoice no.: 1046 Terms: Net 30

Invoice date: 11/25/2024 Due date: 12/25/2024

**RECEIVED** 

By Tara Lee at 9:59 am, Dec 06, 2024

Date

Product or service

Description

Qty

Rate

Amount

Product replacement

replace W.M.C.T builds on second amenities building

\$300.00

\$300.00

Ways to pay

Pay invoice

Pay VISA & DECEMBER BANK PROTESTATIONS

Total

\$300.00

View invoice online

Scan code or go to the link below to view the invoice online



M&G Holiday Lighting 52 Tuscan Way Ste 202-349 Saint Augustine, FL 32092

holidayandeventlights@gmail.com +1 (904) 679 1150



Bill to

Sue O'lear **Durbin Crossing CDD** 145 S. Durbin Parkway St. Johns, Fl 32259

Howay Deco 47100 1.320.53800.47100

Invoice details

Invoice no.: 1049 Terms: Net 30

Invoice date: 12/02/2024 Due date: 01/01/2025

**RECEIVED** 

By Tara Lee at 9:59 am, Dec 06, 2024

Date

Product or service

Description

**Qty** 

Rate

Amount

Product replacement

Velvet Bows

15

\$25.00

\$375.00

Ways to pay



View and pay

■Pay VISA @ Octom EFE BANK A Proce parties

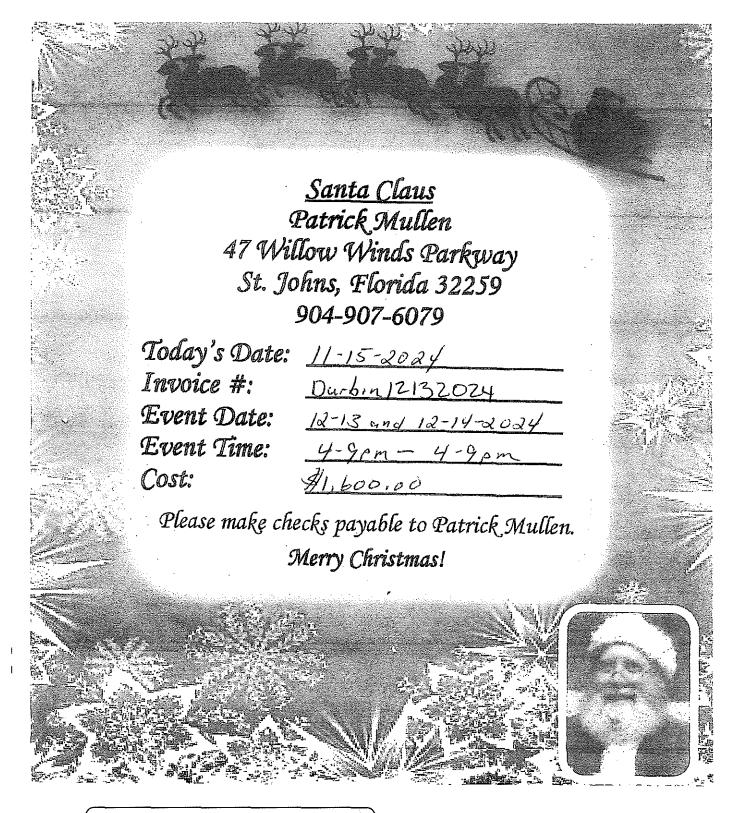
Total

\$375.00

View invoice online

Scar gode or 30 to the link below to view the invoice online





# **RECEIVED**

By Tara Lee at 1:35 pm, Dec 06, 2024



[176599]

**Durbin Crossing CDD** 

475 W Town Pl Ste 114

Bill To:

PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
904-355-5300 • Fax: 904-353-1499 • Toll Free: 600-225-5305 • tumerpest.com

Saint Augustine, FL 32092-3649

# Service Slip/Invoice

619951145

INVOICE: DATE:

12/03/2024

ORDER:

619951145

Work

Turner Pest Control LLC

Atlanta, GA 31192-2503

P.O. Box 952503

904-355-5300

Location: [176599]

904-230-2011

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

·····	ase Order	Terms Last Service NET 30 12/03/2024	Malo Geogle		09:10 AM
	ervice	l b c	scription		(Alies)
PCM		Commercial Pest Control - Monthly Service		SUBTOTAL TAX AMT. PAID TOTAL	\$81.19 \$81.09 \$0.00 \$0.00 \$81.19
	<b>CEIVED</b> Tara Lee at 4:29	9 pm, Dec 04, 2024		AMOUNT DUE	\$81.19
			<i>C</i>	2	
				TECHNICIAN SIGNA	ATURE
				CUSTOMER SIGNATURE	

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

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



[176599]

Bill To:

PAYMENT ADDRESS:
Turner Post Control ELC + P.O. Box 952503 - Atlanta, Georgia 31192-2503
904-355-5300 - Fax: 904-353-1499 - Toli Free: 800-225-5305 - turnerpest.com

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

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

# Service Slip/Invoice

INVOICE: 619951146 DATE: 12/03/2024

ORDER: 619951146

Nork

Location: [176602]

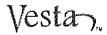
904-230-2011

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

₩018-10 12/03/2024 P/06	Time Target Pe 09:10 AM Chase Order Terr		Code	Thire in 09:10 AM Tiline Out	
	NET 30	12/03/2024		09:50 AM	
	Service	Description	n	Price	
СРСМ	Commercial Pest Control - Monthly Service			\$99.93	
			SUBTOTAL TAX AMT. PAID	\$99.93 \$0.00 \$0.00	
	RECEIVED  By Tara Lee at 3:34	pm, Dec 04, 2024	TOTAL	\$99.93	
		•	AMOUNT DUE	\$99.93	
			TECHNICIAN SIGI	NATURE	
			CUSTOMER SIGN	CUSTOMER SIGNATURE	

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

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



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

# Invoice

Invoice # Date 423533 11/30/2024

Terms

Net 30

**Due Date** 

12/30/2024

Memo

Bill To

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

ाध्यानीविक्षाः	@remily	56(e) 22.53	(4111(a11(j)))
Happy Harvest 3 additional staff members	29.11		655.85

Thank you for your business.

Total

655.85

**RECEIVED** 

By Tara Lee at 9:02 am, Dec 09, 2024



Vested in your community.

To:

Vesta 245 Riverside Avenue

Suite 300

Jacksonville, FL. 32202 Phone: 904-355-1831

# Billable Services Invoice

Invoice #:12022024 Date:12 - 2-2024

For:

Non-contractual Billable Services Special Events Hours

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

DESCRIPTION	HOURS	RATE	AMOUNT
Happy Harvest, Saturday, November 16, 2024 Extra staff for setup/execution/cleanup (3 additional employees)	29.11	\$22.53	\$655.85
		TOTAL	\$655.85



Thank you for your business!

Vesta,

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

Invoice # Date 423280 12/01/2024

Terms

Net 30

**Due Date** 

12/31/2024

Memo

Monthly Fees

Bill To

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

Facility Manager / Lifestyle Field Operations Manager General Manager Janitorial Pool maintenance Maintenance Techs Facility Attendants Facility Monitors Mobile App	215.014V. 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	8,105.75 6,176.91 7,009.22 2,304.33 3,150.15 4,482.78 7,074.55 5,788.26 291.67	4(n)c1/h) 8,105.75 6,176.91 7,009.22 2,304.33 3,150.15 4,482.78 7,074.55 5,788.26 291.67

Thank you for your business.

Total

44,383.62

**RECEIVED** 

By Tara Lee at 4:46 pm, Dec 04, 2024

#### Celebration Cakes, LLC

#### Invoice: 47810458578

Time Opened:

Server: Opened by Server: 11/16/24, 9:28 AM Sophia Miller Sophia Miller Discounts: Credits: Subtotal: Tax: \$182.50 \$0.00 \$400.00 \$0.00 TOTAL: Balance Due: Tip: \$400,00 \$400.00 \$0.00

In-Bakery Delivery:

407-257-5362 Kiki Jimenez 145 S Durbin Pkwy St.Johns, FL 32259 Billing Customer:
Durbin Crossing CDD
c/o Governmental Ma

c/o Governmental Management Services 425 W. Town Place Ste 114 St. Augustine, FL 32092 Expected Time: 11/15/2024, 10:00 AM Prep Time: 30 minutes

Address Notes:

Durbin Crossing Amenity Center

Items

Menu Item	Modifiers	Price	Qty	Discount	Net	Tax	Total	Voided?	Reason	Refund Qty	Refund	
Individual Bundtlet	Chocolate Chocolate Chip	\$5.75	20	\$36.03	\$78.97	\$0.000	\$78.97	false		0	\$0.00	
Individual Bundtlet	Rad Veivet	\$5.75	20	\$36.03	\$78.97	\$0.000	\$78.97	false		0	\$0.00	
Individual Bundtlet	Lemon	\$5.75	20	\$36.03	\$78.97	\$0.000	\$78.97	false		٥	\$0.00	
Individual Bundtlet	White Chocolate Raspberry	\$5.75	20	\$36.03	\$78,97	\$0.000	\$78.97	false		0	\$0.00	
discount to reflect durbin crossing bundlet pre sale fundraiser		\$0.00	1	\$0.00	\$0.00	\$0,000	\$0.00	false		Ō	\$0,00	
8" Cake in Bakery Box	•	\$30.00	1	\$11,36	\$18.64	\$0.000	\$18.64	true	Guest Canceled Order	0	\$0.00	
6" Cake in Bakery Box		\$30.00	1	\$11.36	\$18.64	\$0.000	\$18,64	true	Guest Canceled Order	o	\$0,00	
8* Cake in Bakery Box		\$30.00	1	\$11,36	\$18.64	\$0.000	\$18.64	true	Guest Canceled Order	٥	\$0.00	
8" Cake in Bakery Box		\$30.00	1	\$11.36	\$18.64	\$0.000	\$18.64	true	Guest Canceled Order	0	\$0.00	
8" Cake in Bakery Box		\$30.00	1	\$11.36	\$18.64	\$0.000	\$18.64	true	Guest Canceled Order	O	\$0.00	
Individual Bundtlet	OREO Dirt Cake	\$6.75	5	\$10.57	\$23.18	\$0,000	\$23.18	false		0	\$0.00	
Individual Bundtlet	Classic Vanilla	\$5.75	5	\$9,01	\$19.74	\$0.000	\$19.74	false		o	\$0.00	
8° Cake in Bakery Box	Pumpkin Spice, More Than Three Hours (Please Keep Chilled)	\$30.00	2	\$18.80	\$41.20	\$0.000	\$41.20	faise		٥	\$0.00	
donation for cake eating contest		\$0,00	1	\$0.00	\$0.00	\$0.000	\$0.00	false		0	\$0.00	

RECEIVED

By Tara Lee at 4:05 pm, Dec 10, 2024

Celebration Cakes, LLC dba Nothing Bundt Cakes 105 Badger Park Dr Ste 12 St. John's FL 32259 (904) 893-4481

# INVOICE

**BILL TO:** 

Durbin Crossing CDD c/o Govermental Management Services 475 W. Town Place Ste 114 St. Augustine, FL 32092 INVOICE NO: 01234

DATE: 11/2/2024

DUE DATE:12/11/2024

DESCRIPTION	PRICE	QTY	TOTAL	
Holiday Event- DJ	210.00	1	210.00	

SUBTOTAL 210.00

Tax 0.00 TOTAL 210.00

DJ DWIGHT
Trivia Host/MC
Have party? Will Travel.
(904)-699-2471
dwightu2@yahoo.com

# P.O. BOX 8567 FLEMING ISLAND FL 32006-0014

# Invoice

DATE	INVOICE#
12/6/2024	4935

BILL TO						
Ourbin Crossin 75 West Town	g CDD Place, Suite 114	1			•	
St. Augustine F	L 32092	`	P.O. NO.	TERMS	J	ОВ
				Due on receipt	24	-977
ITEM	QUANTITY		DESCRIPTION		RATE	AMOUNT
Elec. Labor	1	and material. St. A	Andrews Entry- boring to replace c	onduit.	3,980.00	3,980.00
		an et aleman and an et al				
		Repair	-s + Replaceme	arts		
		*	<b>\</b>			
		1.3	Ze. 5380c.442	.00		
•					Ì	
HAVE A VER	Y MERRY CHR	ISTMAS!		Total		\$3,980.00
·				Payments	Credits	\$0.00
Phone	#	Fax#	E-mail	Balance D	Balance Due \$3,	
904-541-	1000	904-215-3475	LDEASE@AOL.COM			

# KAD ELECTRIC COMPANY P.O. BOX 8567

FLEMING ISLAND FL 32006-0014

# Invoice

DATE	INVOICE#
12/6/2024	4936

BILL TO						
Durbin Crossin 475 West Town St. Augustine F	n Place, Suite 1	14				
ot. 7 tagasane 1	11 3110,12		P.O. NO.	TERMS	J	ОВ
				Due on receipt	24	-961
ITEM	QUANTITY	(	DESCRIPTION		RATE	AMOUNT
		Job: Longleaf Pi	ne Parkway			
Elec. Labor			rkway- Located broken conduit unde	er road. Pulled 12/3	1,200.00	1,200.00
Elec. Matrl		UF cable under ro	padway and made repairs		345.00	345.00
DIOCI TIMILI		<b>^</b>		Ì	212100	3 1310
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	$\cdot$	Riger	rs + Replacement	<		
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		1.3	120.53800,442	೮೧		
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	7					
HAVE A VER	Y MERRY CH	RISTMAS!		Total		\$1,545.00
	<del></del>			Payments	/Credits	\$0.00
Phone	<b>*</b> #	Fax #	E-mail	Balance D	ue	\$1,545.00

LDEASE@AOL.COM

904-541-1000

904-215-3475

#### KUTAK ROCK LLP

#### TALLAHASSEE, FLORIDA

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

Federal ID 47-0597598

December 11, 2024

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



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

Invoice No. 3497738

6123-1

Re: General							
For Professional Legal Services Rendered							
11/04/24 11/04/24	M. Eckert K. Haber	0.20 0.60	73.00 153.00	Prepare for and attend agenda call Revise sports courts resurfacing agreements; correspond with Davidson and O'Lear regarding same			
11/05/24 11/05/24	M. Eckert K. Haber	0.10 1.20	36.50 306.00	Review election results  Prepare mulch installation agreement; research whether fencing can be installed around conservation lands; confer with Laughlin regarding same; confer with Davidson regarding same			
11/07/24	K. Haber	1.50	382.50	Confer with Davidson regarding utility easement; research easement restrictions			
11/08/24	K. Haber	1.60	408.00	Prepare memorandum regarding easement access restrictions; confer with Yuro regarding easement restrictions			

## KUTAK ROCK LLP

Durbin Crossing CDD
December 11, 2024
Client Matter No. 6123-1
Invoice No. 3497738
Page 2

J				
11/12/24	M. Eckert	0.20	73.00	Research matters regarding Epic litigation per Davis request
11/13/24	K. Haber	0.20	51.00	Correspond with Yuro regarding electrical easement
11/14/24	K. Haber	2.30	586.50	Research conservation and electrical easement restrictions and liability concerns and prepare memorandum
11/15/24	M. Eckert	0.10	36.50	Research Davis question on pool litigation
11/15/24	K. Haber	0.50	127.50	Prepare November board meeting agenda memorandum
11/18/24	M. Eckert	2.10	766.50	Prepare for, travel to and attend canceled board meeting; return travel
11/21/24	M. Eckert	0.20	73.00	Research pool specifications; confer with Davis
11/26/24	M. Eckert	1.80	657.00	Prepare for and attend call with new board member; confer with Fagan; confer with Pollicino; research bonus policy
11/27/24	M. Eckert	0.20	73.00	Review agenda; prepare for board meeting
TOTAL HO	URS	12.80		
TOTAL FO	R SERVICES RE	NDERED		\$3,803.00
TOTAL CU	RRENT AMOUN	NT DUE		<u>\$3,803.00</u>



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

December 12, 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 November 30, 2024

Dear Mr. Laughlin,

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

Matter Name	Durbin Crossing CDD
Matter No.	122411
PDT Invoice No. (Reference this number on your payment.)	88833
This Month's Charges	\$5,810.00

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: Tara Lee (Tlee@gmsnf.com)



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

Attentions of Daniel I

Attention: c/o Daniel Laughlin

December 12, 2024
Client: 002389
Matter: 122411
Invoice #: 88833

Resp. Atty:

MGD

RE: Durbin Crossing CDD - Pool Resurfacing

RECEIVED

By Tara Lee at 9:00 am, Dec 13, 2024

#### **COVER SHEET**

For Professional Services Rendered Through November 30, 2024 Federal Tax I.D. No.: 74-3029197

Total Services \$5,810.00

 TOTAL THIS INVOICE
 \$5,810.00

 Previous Balance
 \$1,365.00

 Less Payments
 (\$1,365.00)

 Total Due To Date
 \$5,810.00

Remittance Advice

Payment is due within 30 days of the invoice date.

#### Check Payable To:

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

#### ACH & Wire Transfers:

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

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



Phone: (813) 229-3500

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

Fax: (813) 229-3502

002389

Durbin Crossing Community Development District 475 West Town Place Suite 114 St. Augustine, FL 32092

St. Augustine, FL 32092

Attention: c/o Daniel Laughlin

Matter: 122411 Invoice #: 88833 Resp. Atty: MGD Page: 1

December 12, 2024

Client:

RE: Durbin Crossing CDD - Pool Resurfacing

For Professional Services Rendered Through November 30, 2024

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

## SERVICES

Date	Person	Description of Services	Hours	Amount
11/05/2024	MGD	Review NewKirk Draft Report, Epic Contract and product specs to prepare for call with Mr NewKirk.	0.50	\$175.00
11/05/2024	MGD	Phone call with Mr NewKirk regarding proposed changes and supplements to draft report.	0.40	\$140.00
11/05/2024	MGD	Email to Mr Davidson re manufacturers specifications.	0.10	\$35.00
11/05/2024	MGD	Receipt and review of 100+ pages of Epic document production and compare with prior correspondence from Ms. Alfano and Mr. Davidson regarding Epic's 2022 and 2023 inspections, and email Epic's counsel regarding deficiencies with same and request that Epic supplement its production.	1.30	\$455.00
11/05/2024	MGD	Multiple emails with client and all counsel regarding deposition.	0.10	\$35.00
11/07/2024	MGD	Email Mr Eckert regarding source of product specs.	0.10	\$35.00
11/13/2024	MGD	Prepare and send email to Mr. Pollocino regarding preparation for deposition and email pinnacle counsel to confirm same.	0.20	\$70.00
11/13/2024	MGD	Correspond with Mr. Eckert regarding product specifications and request for proposals for repair work.	0.20	\$70.00
11/15/2024	MGD	Meet with Mr. Graham to discuss preparation for deposition of Mr. Policino.	0.20	\$70.00
11/15/2024	RCG	Office conference with Matt Davis regarding preparation for corporate representative deposition.	0.30	\$105.00
11/21/2024	MGD	Meet with Mr. Graham to discuss final preparation of Mr. Policino for his deposition as Durbin's corporate rep.	0.30	\$105.00
11/21/2024	RCG	Review document production and other discovery responses in preparation for meeting with corp. rep. for deposition.	2.50	\$875.00
11/21/2024	RCG	Deposition prep with Peter Pollicino.	1.20	\$420.00
11/22/2024	MGD	Phone call with Mr. Pollicino re deposition prep.	0.30	\$105.00
11/22/2024	MGD	Prepare to defend District's deposition by reviewing discovery and discovery responses, meeting minutes and contracts and emailing Mr. Pollicino re same.	2.10	\$735.00



December 12, 2024 Client: 002389

Client: Matter:

122411 88833

\$5,810.00

Invoice #: Resp. Atty: Page:

MGD 2

SF	R	v	C	F	ç	

Date	Person	Description of Ser	vices		Hours	Amount
11/22/202	4 RCG	In office conferral w	ith Matt Davis regarding de licino.	position of CCD	0.40	\$140.00
11/25/202	4 MGD	Attend (via Zoom) d	leposition of Mr. Pollicino a e District.	s corporate	5.90	\$2,065.00
11/26/202	4 MGD	Phone call with Mr.	Downey regarding prelimin	ary draft report.	0,30	\$105.00
11/26/202	4 MGD		email to Mr. Pollicino regard ry of defense strategy.	ling deposition,	0.20	\$70.00
			Total Professional Service	es	16.60	\$5,810.00
PERSON	RECAP					
Person			Level	Hours	Rate	Amount
MGD	Matthew G. I	Davis	Partners	12.20	\$350.00	\$4,270.00
RCG	Robert C. Gr	aham	Partners	4.40	\$350.00	\$1,540.00
			Total Services			\$5,810.00

TOTAL THIS INVOICE



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

## Invoice

**Durbin Crossing** 

145 South Durbin Parkway Jacksonville FL 32259

DYATE	INWOIGE#
12/11/2024	13183

Due -	Тегіў (5
12/11/2024	0 Days

	Job Name		Job Site	Phone		alespers	on .	* Motellinite
Du	rbin Crossing 24	11016-1	Various Locations	904-230-201	1	AJ Aldridg	е	\$10,060.00
#	Item		Service Description	C	ompleted	Tax	Qty	Price
					0/0/0004	0.00.0/	0.00	\$8,200.00
1	Palm	Trim Tre	e(s) & Debris Removal	1	2/9/2024	0.00 %	0.00	φο,200.00
		Trim (82	t) Medjool palms @ \$55.00 each. t) Washingtonia palms @ \$45.00 e p and debris removal included.	ach.				
in the state of th		Clean-u	p and debris removal included.					
2	Palm	Fertilizat	ion	13	2/10/2024	0.00 %	0.00	\$1,860.00
		Fertilize	(82) Medjool palms.					

Landscape Contingency 1.320,53800,46210

\$10,060.00	Subtotal:	
\$0.00	Discount:	Thank you,
\$0.00	Tax:	AJ Aldridge
\$10,060.00	Total:	
\$0.00	Credit:	
\$10,060.00	Balance:	

Customer  Durbin Crossing	
145 South Durbin Parkway Jacksonville FL 32259	

Fertilize (82) Washingtonia palms.

 Vesta,

Invoice

Invoice # Date 423546 11/30/2024

Terms

**Due Date** 

12/31/2024

Memo

Bill To

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

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

DAsadjollan	Chantily fale Amount
Billable Expenses   LO-CHLOR LO-PHOS MAX PHOSPHATE REMOVER 1 GALLON JUG   Total Billable Expenses	210.27 210.27
•	

**Total** 210.27





HX - FC - JACKSONVILLE - 34 8297 PHILLIPS HWY \* JACKSONVILLE, FL 32256 PHONE: 904-730-9555 \* FAX: 904-730-5672

Invoice	920788
Document	520776
Date	11/05/24
Print Time	9:56PM

													Print Time	9:56PM
Sold	34090	0	•	PHONE	: 904-3	55-18	831	Ship	SAN					
To:	VESTA	PROP	ERTY SV	rcs				Fo:	VES	SI	TA PROPERTY	SVCS		
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			LE, FL					,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	JAC	Çŀ	KSONVILLE,	FL 3220	2	
Custom	er PO Nı	ımber	Order Taken By	Time		Т	l'erms	6		1	Order Pulled By: _			i i
URBIN			NKL	8:35AM	1% 10T	H/N 2	20TH	NET	20 TH	(	Order Checked Out	Ву:		
Order I				Carrier		Т		nip Date			Order Picked Up By	y:		
				Carrer				/05/2		(	Order Delivered By	:		Route:
0TY	QTY	QTY	UNTER			1	11,		***************************************			Bin	T Init	Total
ORD	B.O	SHIP	1 1	Part Number	1	İ			cription		X PHOSPHATE	location	Unit 97.80	Total 195.60
2				HOS-MAX-G		1			LLON J					
Standard	Terms: A	ccount dis	putes must b	e reported to C	redit Departi	nent wit	thin 60 d	days of	PAYN	MI	ENT RECEIVED			195.60
invoice da	ite. Past di	ie account	ts and Credit	t Card payment terest at 18% p	s are not enti	tled to d	liscount	s.	Cash C	Che	eck Credit Card		ount/Fa	195.60
including	attorney's	fees, are	the obligation	n of the custome	er,	un 1.00	01 COII	, ,				Tax	able Subtotal	195.60
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Civil Engineering
Land Surveying & Mapping
Permitting
ADA Consulting

# Invoice

Date	Invoice #
12/10/24	3664

Bill To

Durbin Crossing CDD

C/O Governmental Management Services

Attn: Daniel Laughlin

P.O. No

Yuro & Asssoc. - Job No.

Y23-1310

ltem	Date	Description	Hours	Rate	Amount
		DURBIN CROSSING CDD - NOVEMBER ENGINEERING			
CDD Durbin CDD Durbin CDD Durbin	11/14/24 11/18/24	site visit with Zach on french drain around courts JEA Easement research Resident easement request coordination CDD Meeting	1 1.5 0.5	165.00 165.00 165.00 165.00 165.00	165.00 247.50 82.50 165.00 165.00
CDD Durbin	11/27/24	Coordination with County on traffic counts	1	165.00	103.00
					ł 

RECEIVED

By Tara Lee at 10:12 am, Dec 11, 2024

Total

\$825.00



1500 Centre Pkwy Suite 100 East Point GA 30344 888-486-4044 www.esquiresolutions.com Tax ID # 45-3463120

#### Invoice INV2977826

Date 12/12/2024 Terms Net 30 Due Date 1/11/2025

Client Number C06554 Esquire Office Jacksonville Proceeding Type Deposition Name of Insured Adjuster Firm Matter/File # **Client VAL ID** Date of Loss

#### **Bill To**

Paskert Divers Thompson 100 North Tampa Street Suite 3700 Tampa FL 33602

#### **Services Provided For**

Paskert Divers Thompson - Tampa Davis, Matthew G 100 North Tampa Street Suite 3700 Tampa FL 33602

(cl)(er:(c: /(i)/. (e)	gic steatou		\$(3)-5		
11/25/2024 J12069339	Jacksonville, FLORIDA	DURBI	N CROSSING V	. EPIC POOLS	5
Distribution		(B):Jajojaf-Jaja	Toyay F	ingrations a	Apple (III)
TRANSCRIPT - COPY - VID-VC	-WI	Peter Pollicino	221	4.50	\$994.50
E-EXHIBITS B&W COPY		Peter Pollicino	275	0.65	\$178.75
E- EXHIBITS COLOR COPY		Peter Pollicino	46	0.65	\$29.90
LITIGATION SUPPORT PACKA	AGE	Peter Pollicino	1	55.00	\$55.00
CONDENSED TRANSCRIPT		Peter Pollicino	1	35.00	\$35.00
PROCESSING & COMPLIANCE	E	Peter Pollicino	1	55.00	\$55.00
AND THE PERSON AND TH		a-salar		Sea of Sea	2000
WHI PERSON		The state of the s		i, yrifecta	den constant
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1,348.15 Subtotal Shipping Cost (n/a) 0.00 Total \$1,348.15

**Amount Due** 1,348.15

Attorney is responsible for payment of all charges incurred. Payment is due by "Due Date" shown on invoice. Failure to pay by "Due Date" may result in the assessment of a late fee. Transcript package typically includes transcript/word index, exhibits, appearance fee, condensed transcript, litigation support disk, shipping, video charges and may include other service charges based on job or region. Some services and rates may vary by job or region. Please contact your local office for specific detail and questions. Full Terms and Conditions are viewable online at www.esquiresolutions.com/terms-conditions, These stated terms and conditions, to the extent they contradict the rules and regulations in Arizona, do not apply. All aspects of this invoice and other business terms comply with the ethical obligations set forth in the AZ Code of Judicial Administration Section 7-206()(1)(g)(3) through (6).

Please detach and return this bottom portion with your payment or pay online or obtain W9 at www.esquireconnect.com or to pay just this invoice with CC/ACH: Pay Now

Client Name Paskert Divers Thompson -

Tampa

Client # C06554

Invoice # INV2977826

Invoice Date 12/12/2024

Due Date 1/11/2025

Amount Due \$1,348.15

Remit to:

Federal Express, UPS or Overnight USPS:

Esquire Deposition Solutions, LLC P. O. Box 846099 Dallas, TX 75284-6099

Esquire Deposition Solutions, LLC Lockbox 846099 1950 N. Stemmons Freeway Suite 5010 Dallas, TX 75207

# RECEIVED

By Tara Lee at 11:42 am, Dec 16, 2024



[137299]

**Durbin Crossing CDD** 

C/O Vesta Properties

200 Business Park Cir

Bill To:

PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 952663 • Atlanta, Georgia 31192-2583
904-365-5300 • Fax: 904-363-1499 • Toll Free: 800-226-5385 • turnerpest.com

Saint Augustine, FL 32095-8822

# Service Slip/Invoice

INVOICE: DATE: 619951846 12/17/2024

ORDER:

619951846

Work

Location

904-230-2011

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

[137299]

1

Works Pare 12/17/2024	Trine 11:08 AM	Targot Pest MOSQUITO	Technician		Time In 11:08 AM
20लंहर	se Order	Telfine NET 30	Last Service (મારા બિટા બિટા 12/17/2024		利而( <b>達</b> 印) 11:33 AM
				100	
Se	rvice		Description		Prifice
CPCMOSULV		Commercial Mosquito	Service		\$156.14
				SUBTOTAL	\$156.14

Turner Pest Control LLC

Atlanta, GA 31192-2503

P.O. Box 952503

904-355-5300

TOTAL \$156.14

\$0.00

\$0.00

\$156.14

TAX

AMT. PAID

AMOUNT DUE

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 (189) per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

Thereby is knowledge the satisfactory completion of all services combrod, and agree to pay the cost of services as specified above.



C/O Vesta Properties

200 Business Park Cir

[137801]

Bill To:

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

**Durbin Crossing South Amenity Cntr** 

Saint Augustine, FL 32095-8822

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

904-355-5300

# Service Slip/Invoice

INVOICE: DATE: 619951845 12/18/2024

ORDER:

619951845

Work

Location: [137801]

904-230-2011

Durbin Crossing South Amenity Center 145 S Durbin Pkwy

Saint Johns, FL 32259-7224

<b>្តីប្រាស់</b> គ្រង ម៉ែត្រ		Milip Gode	08:45 AM
***************************************	NET 30 12/18/2024		09:20 AM
Service	Descri	ption	Price
CPCMOSULV	Commercial Mosquito Service		\$118.67 
		SUBTOTAL TAX	\$118.67 \$0.00
		AMT. PAID	\$0.00
		TOTAL	\$118.67
RECEIVE By Tara Led	<b>D</b> e at 10:12 am, Dec 19, 2024	AMOUNT DUE	\$118.67
		TECHNICIAN SIGN	NATURE
		TECHNICIAN SIGN CUSTOMER SIGN	

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 (189) per yeart or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

Hereby a latowledge the satisfactory completion of all services conduced, and agree to pay the cost of services as specified above.



## Invoice

Invoice # Date 423171 10/31/2024

Terms

**Due Date** 

11/30/2024

Memo

Bill To

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

Vesta Property Services, Inc. 245 Riverside Avenue Suite 300 Inches Property F. I. 2000

Jacksonville FL 32202

	Dissolption Qua	milly Rate Amount
5	Billable Expenses Sue Olear - 2024-10-01 - EIG*CONSTANTCONTACT.COM - Eblast System Total Billable Expenses	119.00 119.00

Total

119.00

**RECEIVED** 

By Tara Lee at 8:50 am, Dec 19, 2024



#### **Print**

**Billing Activity - Invoices** 

**Durbin Crossing CDD** 

Attn: Sue Olear 250 Riverside Avenue Suite 300 Jaksonville FL 32202 US Today's Date: 11/04/2024 User Name:

Invoices from 10/04/2024 to 11/04/2024

Date

P.: 904-230-2011

Description

**Charge Amount Credit Amount** 

\$119.00

10/28/2024 Invoice #1730099028

Constant Contact - Email Plus

2501-5000 Contacts

\$119.00

Highest contact count: 4471 From 09/28/2024 to 10/28/2024

Billing questions? Contact Support

Constant Contact - 1601 Trapelo Road - Waltham, MA 02451 US

AP300R YEAR-TO-DATE ACCOUNTS IN THE SECONDATE SECONDATE SECONDATES SECONDATE	PAYABLE PREPAID/COMPUTER CHECK REGISTER SERVE FUND ITAL RESERVE FUND	RUN 1/16/25	PAGE 1
CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# SUB SUBC	VENDOR NAME STATUS	AMOUNT	CHECK AMOUNT #
11/01/24 00046 10/31/24 WQ368938 202410 600-53800-61000 REPLACEMENT BENCHES/T.CAN	*	10,228.50	
BELSON (	OUTDOORS, LLC		10,228.50 000259
11/01/24 00065 10/29/24 L240515- 202410 600-53800-61000	*	3,300.90	
COMMERC	IAL FITNESS PRODUCTS		3,300.90 000260
11/06/24 00012 11/05/24 1930 202411 600-53800-60000	*	43,760.00	
EL FARO	GROUP, LLC		43,760.00 000261
11/13/24 00070 10/29/24 791154 202410 600-53800-61000	*	12,653.24	
YELLOWS	TONE LANDSCAPE		12,653.24 000262
12/04/24 00083 12/04/24 12042024 202412 600-53800-60000 50% DED-ACCESS CNTRI RDIM	*	17,250.00	
DYNAMIC	SECURITY PROFESSIONALS, INC		17,250.00 000263
12/18/24 00103 12/13/24 S0132 202412 600-53800-61000	*	5,590.32	
PLAYMORI	E RECREATIONAL PRODUCTS		5,590.32 000264
12/18/24 00416 12/12/24 2434 202412 600-53800-60000 50%DEP-SHADE STRUCTURES	*	13,390.00	
SHADE AI	MERICA INC		13,390.00 000265
		106,172.96	

106,172.96

TOTAL FOR REGISTER

DURB DURBIN CROSS OKUZMUK



627 Amersale Drive Naperville, IL 60563 sales@belson.com Toll Free: 1-800-323-5664 Phone: 1-630-897-8489 Fax: 1-630-897-0573 INVOICE # WQ 368938

E111 To

Ship To:

Company Durbin Crossing CDD Company Durbin Crossing First/Last Zach Davidson Attention Zach Davidson Address 1 475 W Town Place Address 1 145 S Durbin Parkway Address 2 Ste 114 Address 2 City St. Johns City St. Augustine State FL State FL Zip Code 32259 Zip Code 32092 Country USA Country USA

Phone 904-230-2011

Fax

Email zdavidson@vestapropertyservices.com

Phone 904-230-2011

Fax

Email zdavidson@vestapropertyservices.com

Model #	Description	Lbs	Quantity	Unit Price	Unit Total
CBTR-FTRB-BKC	Powder-Coated Flare Top Trash Receptacle, With Rain Bonnet Lid, Black (6 to 9 Units) **DISCOUNT APPLIED**	173	6	\$782.00	\$4,692.00
P-660	Recycled Plastic Malibu Bench, 6' Length, Portable Mount Choose Bench Color Black Legs **SALE**	178	7	\$531.00	\$3,717.00
The second secon	Subtotal	2,284		Subtotal	\$8,409.00
	The state of the s				

# RECEIVED

By Tara Lee at 12:47 pm, Oct 31, 2024

\$8,409.00	Subtotal	ļ
\$0.00	0.0000% Tax	
\$1,819.50	Freight - S&H	
\$10,228.50	Grand Total	

Apidillanoi Delivery Sorvices

Phone Call 24 Hours Prior to Delivery

Delivery to Residential or Non-Commercial Truck Route Addresses

Power Liftgate Service() - Driver will lower shipment from the truck to the ground (Only)

Order Power Liftgate Service If — You will be unable to unload the shipment from the truck.

Oces Not apply to UPS shipments

Spental Instructions

VN E

Captur Reserve

# Commercial Fitness Products

# INVOICE

6221 Topaz Ct, Fort Myers, FL 33966

Office:

239-938-1461

Cell:

239-633-5719

Email:

lori@commfitnessproducts.com

Fax:

239-938-1462

BILL

TO: Durbin Crossing HOA

145 South Durbin PKWY St Johns, FL 32259

ATN

Sue Olear

Phone

(904) 592-4090

Email

SOlear@VestaPropertyServices.com

SHIP

TO:

**Durbin Crossing HOA** 

145 South Durbin PKWY

St Johns, FL 32259

ATN

Sue Olear

Phone

(904) 592-4090

Email

SOlear@VestaPropertyServices.com

INVOICE # L240515-CCO

Date: Oct 29, 2024

Prepared By	P.O. Number	Ship Via	F.O.B. Point	Payment Terms	Install Date
Lori Main	Will Advise	Best Way	Origin	50% Deposit, 50% COD	

QTY	MODEL	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	G3-MS20_7	Matrix Aura Cable Cross	\$5,395.00	\$5,395.00
1	Delivery/Install	Inside Delivery, Assembly & Installation - 1st Floor, No Stairs, Elevator or Long Carry Distance (additional fees apply for stairs or elevator)	\$425.00	\$425.00
1	REMOVE	Existing Equipment Removal and Disposal Service -	\$350.00	\$350.00

Frame Color	Standard Silver
Upholstery Color	Standard Black
Notes	Customer is responsible for removal & disposal of existing equipment unless otherwise noted. CFP does not provide anchoring or wall mounting.

Subtotal	\$6,170.00
State Tax	\$0.00
Freight	\$431.80
Grand Total	\$6,601.80

RECEIVED

By Tara Lee at 3:30 pm, Oct 29, 2024

Deposit Due	\$3,300.90

******	For Delivery Staff			
Date:	Amount	Collected:	Check No.:	
Recei	ved By: (Print Name and Sign)			

#### **Terms and Conditions**

Acceptance of Proposal

The stated prices, specifications, and conditions are satisfactory and are hereby accepted by the undersigned. This proposal becomes a binding contract when signed. Commercial Fitness Products is authorized to provide the materials as specified. Payment will be made as outlined above, if not finance charges may apply. Special Orders require a 50% Non-Refundable Deposit. Restocking charge fee is 25% on all cancelled orders. Changes in Confirmed Orders may be subject to fees and delay in delivery. There is a 3% processing fee on all credit card transactions. Credit Card payments must be preapproved at the sole discretion of CFP.

**Scheduled Installations** 

CFP will make every effort to deliver & install on Purchaser's required date.

Should Purchaser be unable to accept delivery after confirmed Ship Date or scheduled Installation Date, due to - readiness of the site, availability of payment, electrical connections, flooring installation, or other such issues, Redelivery & Storage Charges will apply. Fees will be assessed from volume of equipment, site location, and length of storage.

Partial installations require the installed product to be paid per the terms of the purchase. Additional Delivery Fees may apply. CFP does not provide mounting or anchoring to walls, floors and ceilings for any product.

Confidentiality

Purchaser will keep all of the pricing terms and conditions of this Agreement confidential and Purchaser will neither disclose the existence of this Agreement nor the terms of this Agreement to any third Party except to those employees of Purchaser who need to know such terms for the purpose of effecting the transaction.

Additional Terms of Sale

Prices are guaranteed for 30 Days only. Product and Freight pricing based upon purchase of the total package. Until products are paid for in full ownership of products remains as CFP. Customer grants to, and Commercial Fitness Products, Inc. shall retain, a security interest in and lien on all Products sold to Customer.

Per industry safety standards CFP hereby notifies Purchaser of the need to locate treadmills with a 2-meter-long clear zone behind

Purchaser shall indemnify CFP against any and all losses, liabilities, damages and expenses which may incur as a result of any claim arising out of or in connection with the goods sold hereunder that have not been caused solely by CFP's negligence.

Technology

Purchaser is responsible for providing power & technology requirements, as stated below. Failure to have any or all requirements fulfilled prior to scheduled equipment installation will result in additional Service Fees & Travel Charge.

Power Requirements - treadmills require a dedicated 20amp circuit with non-looped ground & neutral wires with a NEMA 5-20R receptacle. Bikes, Ellipticals ClimbMills & Steppers can be "daisy-chained" with up to four (4) units on a single receptacle. TV Signal - unencrypted digital via RG6 COAX Cable. Each TV requires an RG6 patch cable with F-Type compression fitting. OPTV requirements vary - please check with A/V Technician & Cable/SAT provider.

Network - Hardline connection preferred, and required for some incidents - please check with A/V Technician & Internet provider. WiFi, 5Mbps per console MAX download usage -No Splash Page or Secondary Authentication requirements.

Wellbeats - 110V electric power to both Interactive Touchscreen & TV; 1.5" conduit connecting TV to Touchscreen, with pull string, Hardline internet connection (not WiFi) to WB Touchscreen. For TV Mounting - backing board for TV Bracket.

Warranties

Matrix CV Warranty: Frame & Drive Motor - 7 Yrs, Parts & Labor - 3 Yrs. Bikes & Ellipticals: Frame Construction (excludes finish) - 10 Yrs, Brake & Drive System - 3 Yrs, Flywheel Assembly - 3 Years. Service provided by factory-trained & authorized Matrix Service Providers

Matrix Strength (Ultra, Versa, Aura, Magnum, Varsity, Connexus) Warranty: Frame - 10 Yrs, Parts - 5 Yrs., Labor - 3Yrs., Upholstery/Cables/Springs/ Grips - 1Yr.

Matrix Strength (G1 Strength): Warranty:Frame - 10 Yrs, Parts - 1 Yrs., Labor - 1Yrs., Upholstery/Cables/Springs/ Grips - 90 Days

Circle Fitness Cardio of 3 yrs parts and 1 yr labor.

InFlight Fitness: Lifetime warranty on the frame and welds. One year warranty on cables, pulleys and moving parts.

BodyCraft Treadmills & Ellipticals: 10 year- Frame, 5 year- Parts.1 Year - Labor BodyCraft Upright & Recumbent Bikes: 10 year- Frame . 5 year- Parts , 2 Year - Labor BodyCraft SPX Spin Bike: 10 Year Frame, 3 Year Parts, 1 Year Wear Items, 90 Days Labor

Pre-Owned Equipment Warranty: 30 Days Parts & Labor

Please initial that you acknowledge and accept the '7	Terms and Conditions'	of this proposal.
---	-----------------------	-------------------

Make payments to the order of:  Commercial Fitness Products, Inc.
Fed-Ex, UPS, USPS etc.
Commercial Fitness Products, Inc. 5034 N Hiatus Rd Sunrise, FL 33351

Wire Transfer Bank Information Available Upon Request.

Invoice #:	L240515-CCO
Invoice Amount:	\$6,601.80
Payment Terms:	50% Deposit, 50% COD
Deposit Amount: Balance:	\$3,300.90 \$3,300.90
Signature	
Print Name: _	
Facility Name:	
Date of Acceptance:	

L240515-CCO



904-268-0888

#### **INVOICE**

BILL TO
Durbin Crossing Community Dev. District
c/o Vesta Property Services- Z. Davidson
475 West Town Place, Suite 114
St. Augustine, FL 32092

INVOICE

1930

DATE TERMS 11/05/2024

Due on receipt

DESCRIPTION

AMOUNT

Durbin Crossing Court Repairs Per Agreement Dated Nov. 5, 2024 Located At: 730 N Durbin Parkway, St. Johns, FL 32259

As per Agreement: For Total Of \$105,745. (Payable In Two Draws) Resurface Asphalt Courts Listed Below:

Two tennis courts (120' X 120') for \$19,900. with: Add-On #1- Pickleball lines: paint four sets onto tennis courts- for \$5,600. Add-On #2- Four Deluxe Pickleball Units- for \$2,200.

One basketball court (65' X 91') for 13,880.

Four tennis courts (120' X 240') for \$39,534. with: Add-On #1- Convert one tennis court to two pickleball courts- for \$9,500. Add-On #3- Apply Riteway Crack Repair System over worst 29 linear ft- for \$925.

One basketball court (69' X 95') for \$14,206.

First Draw: Due upon acceptance of requested work with balance upon completion

43,760.00

Melissa@courtsurfacesfla.com

**BALANCE DUE** 

\$43,760.00



#### Bill To:

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

Property Name: Durbin Crossing CDD

Address:

145 South Durbin Parkway

St. Johns, FL 32259

#### INVOICE

INVOICE#	INVOICE DATE:
791154	10/29/2024
TERMS	PONUMBER
Net 30	

#### Remit To:

Yellowstone Landscape PO Box 101017

Atlanta, GA 30392-1017

Invoice Due Date: November 28, 2024

Invoice Amount:

\$12,653.24

Description Current Amount
Round A About Enhancement at North Durbin and Saddlestone Dr. Option 2

Landscape Enhancement

\$12,653.24

RECEIVED

By Tara Lee at 9:44 am, Nov 12, 2024

Invoice Total

\$12,653.24

Capital Reserve



# Designers & Consultants of Security, Fire, Access & CC TV Systems EF0001108

Durbin Crossing Amenity (North and South) 145 S. Durbin Parkway St. Johns, FL 32259

RE: Access Control Replacement and Aiphone Intercom Replacement

Thank you for allowing me the opportunity to earn your business. After visiting the site, I am pleased to submit this proposal for your consideration. I need to preface this proposal with a few things. It will be imperative that we have access to your IT person or company to make sure that the connectivity of the computer network is intact between the North and South amenity centers. If you do not have anyone who currently does your networking, we can suggest a company for you. The network connectivity is above and beyond what I am proposing. We will be using all of the existing wiring and devices at the South Amenity, and we will use the existing wiring at the North location but replacing devices. If you have any questions, please call me at your convenience. I look forward to hearing from you soon.

Best Regards,

Isaac "Ike" Hayden President

#### South Amenity:

01-Keyscan CA4500 Four (4) Door Controller Processor

01-Keyscan Netcom2P Network Interface Card

01-Keyscan Dual Input/Output Power Supply

01-Keyscan I/O Relay Module with Ribbon Cable

01-Keyscan Aurora Management Software

01-Altronix AL600ULACM 12/24VDC Power Supply

01-Aiphone IX-DV Intercom Video Door Station

01-Aiphone IX-SSA IP Audio Output Module

01-Aiphone IX-Soft Intercom Software

01-Ditek Surge Suppression Power Strip

02-16VAC 40VA Transformers

02-12V 7AH Sealed Lead Acid Batteries

01-Miscellaneous Straps and Fasteners

01-Labor for Installation, Programming and Testing

Total Investment for South Amenity......\$15,000.00



## Designers & Consultants of Security, Fire, Access & CC TV Systems EF0001108

North Amenity:
01-Keyscan CA4500 Four (4) Door Controller Processor
01-Keyscan Netcom2P Network Interface Card
01-Keyscan Dual Input/Output Power Supply
01-Keyscan I/O Relay Module with Ribbon Cable
01-Keyscan Aurora Management Software Client
01-Altronix AL600ULACM 12/24VDC Power Supply
01-Aiphone IX-DV Intercom Video Door Station
01-Aiphone IX-SSA IP Audio Output Module
01-Aiphone IX-Soft Intercom Software
02-Aiphone MH-15W Multi Tap Paging Horn
03-Rutherford Gate Mags w/Swing Gate Plate Brackets
03-HID Proximity Mini Card Readers
03-Rosslaire PTR Buttons w/ Timer relay
01-Ditek Surge Suppression Power Strip
02-16VAC 40VA Transformers
02-12V 7AH Sealed Lead Acid Batteries
01-Miscellaneous Straps and Fasteners
01-Labor for Installation, Programming and Testing
Total Investment for North Amenity\$19,500.00
Total Investment for Both Locations\$34,500.00
We would request a 50% down payment with 50% due upon completion.

**RECEIVED** 

Down Payment Due - \$17,250.00

Due Upon Completion: \$17,250.00

By Tara Lee at 12:48 pm, Dec 04, 2024



**#SO132** 

# PLAYMORE

## Recreational Products & Services

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

Ship To Durbin Crossing 145 S. Durbin Parkway St. Johns FL 32259 United States Invoice Date Salesperson
12/13/2024 Mary Cyr

	Project Name	Project ID	Terms	PO#
Durbin Crossir South Parts	ng CDD : Durbin Crossing	20682	Due w/ Order	
Quantity		Description	Unit Price	Total Extended
2	Playworld ZZCH9848 MEDIUM LOLLITOPS - TROPICAL YELLOW		\$629.00	\$1,258.00
2	Playworld ZZCH9849 LARGE LOLLITOPS - FOREST GREEN		\$994.00	\$1,988.00
2	Playworld BAD6000BRG 4.5 OZ AEROSOL CAN OF SP	RAY	\$26.24	\$52.48
2 .	Playworld BAD6000BEI 4.5 OZ AEROSOL CAN OF SPI			\$52.48
2	Playworld BAD6000FRG 4.5 OZ AEROSOL CAN OF SPRAY		\$26.24	\$52.48
1	PLAYWORLD BPL0245 FUN CENTER ROOF - DIA 68in x 36.31in FOREST GREEN		\$1,098.26	\$1,098.26
2	PLAYWORLD BPL0246 POST CAP- 9.50in x 14in x 12in - FOREST GREEN		\$244.07	\$488.14
8	Playworld BAE0664 BOLT -3/8in-16 X 1in BUTTON HD		\$1.09	\$8.72
8	Playworld BAE0600 WASHER - 1in O.D. FLAT -		\$0.22	\$1.76
1	Freight PLAYWORLD FREIGHT		\$590.00	\$590.00
	*INSTALLATION BY OTHERS			
THANK YOU FOR YOUR B		UR BUSINESS	Subtotal	\$5,590.32
			Tax (%)	\$0.00
			Total	\$5,590.32

ORIGINAL SO# 0711563 & 0711564

**RECEIVED** 

By Tara Lee at 3:15 pm, Dec 17, 2024

#### INVOICE

Shade America, Inc. 3604 Harbor Drive Saint Augustine, FL 32084 sholton.shadeamerica@outlook.com +1 (904) 217-0516 http://www.shadeamerica.com



#### Bill to

Zach Davidson Vesta Properties Jacksonville For: Durbin Crossing Community 475 West Town Place St. Augustine, FL 32092

Ship to Zach Davidson Vesta Properties Jacksonville

#### Invoice details

Invoice no.: 2434 Terms: Due on receipt Invoice date: 12/12/2024 Due date: 12/12/2024

Date

Product or service

Description

Qty

Rate

\$13,390.00

Amount

\$13,390.00

1.

Deposit

50% Deposit Due On:

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 Posts and Galvanized Steel Upper Framework. To cover both

Playground Areas

Balance Due Upon Completion =

\$13,390.00

Total

\$13,390.00

Ways to pay











View and pay

**RECEIVED** 

By Tara Lee at 3:14 pm, Dec 17, 2024



A.



### **Durbin Crossing CDD**

#### **Landscape Update for January 2025:**

#### • General Maintenance

- The team has begun and will continue working through the Fall/Winter maintenance activities
- o Large ornamental grass cutbacks have been completed throughout the community.
- o Small ornamental grass cutbacks (i.e. Liriope) will begin in the coming week.
- Annuals are showing a nice and bright display of color.

#### 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

- A liquid turf application for weeds and fungus has been completed.
- With nighttime temperatures cooling off, conditions can be favorable for Brown Patch
  Fungus to flare up in the St. Augustine turf. We have seen some minor flare-ups, but
  they have been treated as they arise.

#### Projects

- Drainage at North and South Basketball Courts
  - South Basketball court has been completed
  - North basketball court is 95% complete
    - Sod needs to be installed and will take place the week of 1/20/2025
- Oak Tree Trimming on North Durbin and Cloisterbane Completed

*C*.

From: Mike Yuro myuro@mjyuro.com & Subject: Durbin Roundabout Visibility Date: January 6, 2025 at 3:14 PM

To: Daniel Laughlin dlaughlin@gmsnf.com

#### Daniel,

At the last meeting I was requested to review the roundabout visibility at night and see if there were any recommendations that could make the area more visible and thus safer. Attached is a sketch for discussion at the next meeting. A summary of my recommendations are:

- Replace the existing signs at the roundabout to meet the newest MUTCD standards
- Re-locate the "advanced warning" signs to move them closer to the roundabout (200'...they are currently approximately 460' away)
- Update pavement markings to install new Reflective Pavement Markers (RPM's) to reflect headlights and indicate a curve is ahead

Another option (that will likely be more expensive) would be to install tree uplighting in the roundabout.

I'll be prepared to discuss these options at the next meeting.

Michael J. Yuro, P.E.

President

Yuro & Associates, LLC

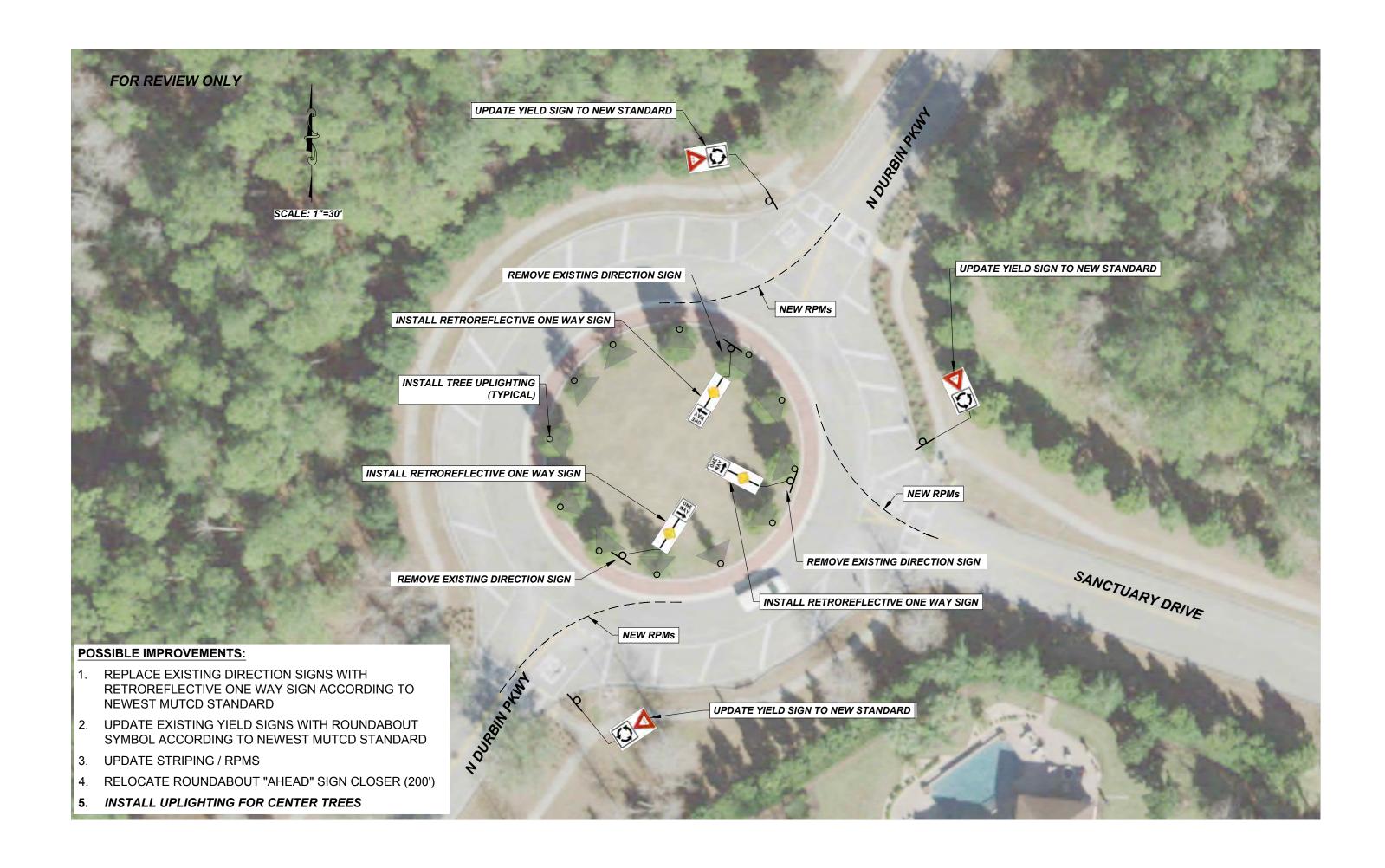
(904) 343-0929

myuro@mjyuro.com

145 Hilden Road, Unit 108

Ponte Vedra, FL 32081







Submitted by: Sue O'Lear

*Date of report 1-27-2025* 

### UPDATES – Board Action Requested

**Durbin Dolphins 2025 Schedule & Agreement**I had a great meeting with the new Dolphins president and we accomplished the following goals:

- Combed through the previous written agreement and highlighted several points that were either no longer reflective of the partnership or have been grey areas that needed clarification. These points include:
  - COVID restrictions that were possibly outdated and needing to be readdressed
  - Usage of and compensation for 2 lifeguards
  - Usage of and compensation for extra staff for janitorial and crowd management purposes
- Solidified practice dates and agreed on dates for a mock meet, 3 actual meets, a parents meeting, an end of the year party, and Dolphins Board meetings.

#### **Champion Swim School Agreement**

The Board approved the agreement for Champion Swim School's 2025 schedule, however upon reading a draft of the agreement, Pam Villa asked about the following clause:

**7. Termination.** The District may terminate this Agreement immediately with or without cause and for any reason whatsoever upon written notice to the Vendor. Vendor may terminate this agreement for any reason whatsoever upon the giving of sixty (60) calendar days' written notice to the District.

#### 904 Tennis Agreement

Scott Miller has submitted his current schedule for lessons on Tuesdays from 5:45 - 6:45, Thursdays from 6:45 - 8:15 and Sundays for game play from 1PM - 3PM. He does a 10% revenue share with the District. In practice, his schedule has always been somewhat fluid based on the needs of his students, making additions or deletions as needed.

#### **Tennis/Pickleball Reservation System Possibilities**

**Playtennis.USTA.com:** This is the system that 904 Tennis uses at other properties and would be a great resource here. Scott Miller has access to this app and would allow us to use it free of charge. He and I could both administrate schedules for the various events and activities, and residents could easily access this from their phones to see availability and book courts.

**CourtReserve.com:** A popular program that many are familiar with. Services would cost anywhere from \$99 - \$499 per month (based on the offerings, I think we could start with the \$99 per month option). Our staff would be 100% responsible for creating and maintaining schedules. Residents would be able to download the app and make reservations that way. We could also do a Durbin Crossing branded app for a one time fee of \$499.

**EZ Facility:** Another program recommended to me which can do everything those above can plus much more that we would really never need (POS, inventory tracking, etc). Their pricing begins at \$125/month.

### **UPDATES - No Board Action Required**

Cable Crossover, South Gym: We accepted delivery on the new machine on January 9<sup>th</sup>.

**Elliptical Replacement:** As reported in my weekly update, one of our original elliptical machines located in the South gym has failed and parts are no longer available for repair. We are not presenting replacement options at this time as we are completing another, more in-depth gym analysis, visiting some other Vesta property fitness facilities, and are working to present some options/solutions in February.





*Date of report 1-27-2025* 

Submitted by: Zach Davidson

Slide tower repairs/Board action required: We had an inspection of the slide tower performed by one of our vendors. Upon inspection there are (2) sections that are 44"x 2 ½" that have rusted all the way through. We were able to get quotes from two vendors to have these sections repaired. Below is the price for this work.

<u>Vendors</u>	<u>Pricing</u>	
Safe slide	\$12,150.00	
Slide experts	\$8,995.00	

<u>Sunshade structures at South playgrounds/ No board action required:</u> Once the vendor receives first payment, Parts will be ordered which take 2-3 weeks before they arrive, we will then be placed on the schedule to have the shade structures installed. This installation will take 2-4 days, we will be sure to close the playground down and send out blasts to let the residents know ahead of the time of installation. Also, all the faded playground parts and touch-up paint for the equipment have been ordered as well. We will continue to keep the board posted.

Resurfacing tennis/basketball and Pickleball conversion/ No board action required: Drainage projects at North and South have been completed. The district engineer came out on Friday 1-10 to walk both courts to sign off on the work completed.

Tree canopy lifting/board action required: Completed on 12-23.

<u>Muscovy Ducks/Board action required:</u> I was asked to monitor the ducks; the population has decreased dramatically as I have only seen 2-3 ducks a week. I will continue to monitor this until directed by the board otherwise.

<u>Pressure washing/No board action required:</u> Completed.

**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.

<u>Solitude lake maintenance / No Board action required:</u> Solitude was out this month and treated all ponds. All concerns were reported to Solitude, and they were treated within 24-48 hours. Stocking of the 300 Bluegill and 300 Redear Sunfish at pond 48 are scheduled for March/April time frame as that is when the fishery will have them available. We will continue to keep the board posted on progress.

**Durbin Crossing Mulching/ No Board action required:** completed.

<u>Tree Tech/ preserves tree/palm tree trimming/ fertilization/ No Board action required:</u> completed.

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

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

- Replaced ground (3) nonfunctioning monument lights on longleaf median, Wellwood and South Durbin/longleaf entrance. In 100% working conditions.
- Ordered and replaced broken playground play bench and wall climbing grip on South playground.
- Deep cleaned all pool pump pits, removing all debris from drains and checked all sump pumps at North and South amenities.
- Preformed streetlight ride week of 1-13, all concerns have been sent to JEA, nonfunctioning streetlight at the roundabout near Buckhead manor is still being worked on by JEA.
- Replaced nonfunctioning (1) GFI and (1) photocell at South amenity.
- Replaced dry chemical box at south as the lid was cracked and water was getting in.
- South tennis court water fountain was leaking from water supply line, located the leak and replaced the fitting.
- Two pool deck shower handles were sticking, replacing the bearings inside. In 100% working conditions.
- Lowered two sections of fencing around the pool at North as advised by the health department.
- North building lights and parking lot lights photocell was nonfunctional, the photocell has been changed out and is in 100% working condition.

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





*Date of report 1/27/2025* 

Submitted by: Kiki Jimenez

#### **PAST EVENTS**

# 14 DAYS OF HOLIDAY MAGIC RECAP AND BREAKDOWN: Projected: \$8,000 Actual: \$6741.76

Monday, December 9th- POOLSIDE CAROLING
Soundwave Academy Kids Choir joined us for
Carolyn on the pool deck. Residents enjoyed
complimentary hot chocolate.
ATTENDANCE: 78
COST: \$0.00/ DONATED
Tuesday, December 10th- CANDY CANE CRAFTS
Residents stopped in Santas workshop to make a
candy cane Rudolph to add to the Community
Tree, so all those red noses could help light
Santa's way to Durbin Crossing! Creators used
bead kits and pipe cleaners, and of course sipped
hot chocolate.

## Wednesday, December 4th – GINGERBREAD HOUSES

Attendance: 88 children left letters

Families assembled and decorated a foam gingerbread house, and for added fun, added icing and sprinkles to gingerbread cookies to eat with the complimentary hot chocolate.

ATTENDANCE: 82 FAMILIES

COST: \$120.85

COST: \$19.78

# COST: \$28.64 Wednesday, December 11th- HOLIDAY TRIVIA

Dwight Faircloth was our host, and holiday trivia was the subject! Teams squared off and we had prizes for the top 3 teams.

Walmart Prizes ATTENDANCE: 38 COST: \$261.50

ATTENDANCE: Roughly 100

#### Thursday, December 5th – ORNAMENT MAKING

Residents filled clear ornaments with decorations of their choice, tied festive ribbons and hung their creations on our "Community Tree".

Complimentary Hot Chocolate was also served.

At the end of the evening residents gathered and counted down as we lit the tree together.

ATTENDANCE: 80 residents

COST: \$42.96

## Friday, December 6th –FIRESIDE STORY AND MUSIC HOUR

Resident and music teacher Mary Mollitt created a festive, holiday themed movement, story and music class, and afterward residents took home a S'mores kit.

ATTENDANCE: 2 CLASSES- 43 Attendees total COST: Mary donated her 2 classes! We provided hot chocolate and S'mores, cost is listed in miscellaneous expenses below.

### Thursday, December 12th- WREATH MAKING CLASS

Gail's Crafty Designs instructed participants in making beautiful holiday wreaths.

ATTENDANCE: 12 COST: \$125.00

## Friday & Saturday, December 13th & 14th-Polar Express and Santa Photos

Margaret and Danelle left us with plans for a magical finale, complete with a trackless train for the children, professional photography available, and the neighborhood's beloved Santa, resident Patrick Mullen! We filled in some details by offering a gourmet hot cocoa (and other beverages) vendor, resident owned Pour'd Perfections, and we offered a Vendor Village on night one, and Mary Time Musicians singing holiday tunes on night two.

ATTENDANCE: 2 days 450 TOTAL

COST: \$4,029.23 REVENUE: \$575.00(Vendors \$25

each) ACTUAL: \$3454.23

### Saturday, December 7th- CANDLE MAKING CLASS

Brass Cart Co. Mobile Candle Bar turned the Social Hall into a beautiful spa-like environment and instructed participants in candle making.

ATTENDANCE: 30

COST: \$575.00 REVENUE GENERATED: \$300.00

(\$10 resident tickets) ACTUAL: \$275.00

**Miscellaneous Charges** Including multiple days of providing complimentary hot cocoa, along with the addition of some décor and supplies

COST: \$823.58

### Sunday, December 8th- ANCIENT CITY DESIGNS WORKSHOP

Resident favorite Ancient City Design assisted residents in creating holiday door hangers.

ATTENDANCE: 28

COST: \$0.00 (RESIDENT PAID EVENT), REVENUE

SHARE WITH THE DISTRICT: \$44.25



# JANUARY 12<sup>TH</sup> PICKLEBALL TOURNAMENT AND WELLNESS FAIR COST: \$753.14 REVENUE: \$425.00 (vendor booth fees) ACTUAL: \$328.14

Durbin Crossing's inaugural Pickleball tournament and Wellness Fair was originally scheduled on what turned out to be a blustery Saturday, so at the last minute we moved to Sunday and ended up with beautiful (but still crisp) weather and a fantastic turnout. Nine teams came out for the adult tournament and 4 teams come out for the young adult tournament (ages 10-15). Several residents asked if we would continue to host tournaments monthly or quarterly. Of course, my answer was, YES! I want to take a moment to personally thank Supervisor Hall for assisting with getting me in touch with some of her pickleball connections. I look forward to partnering with her for future pickleball events!

We also had a wellness vendor village with 17 vendors including a bounce house that was donated by Bounce Above First Coast, Respa and Nikki's Massage donated free massages, and we also had Pour'd Perfections mobile bar out mixing up a delicious adult beverage, the Artic Berry Freeze, handing out Celsius Sports Drinks and serving hot chocolate for the kiddos!









#### **FUTURE EVENTS**

**January 19: Brew Crew Experience**- The social hall will transform into a local coffee shop with coffeehouse vibes, live music by the uber talented Taylor Roberts, coffee from Harris Brews and FREE donuts! This event will



bring awareness to residents about our Sunday Brew Crew. Each Sunday, we host a different coffee vendor at the south amenity center from 8:30-10:30AM. Resident can stop by and grab a fresh brewed coffee or beverage and sometimes tasty treats!



February 1: Flask and Flannels- Okay guys, it's your turn!

A gentlemen's evening with bourbon tasting from MrBarrtender,
cigars from Cigar International, light snacks, games and music
making it a chill evening, and fun hangout spot for our Durbin Crossing men!

#### February 14: Kids Activity Night- Valentine's Edition

It's our second Kids Activity Night. This Vesta sponsored program sold out for our Halloween KAN and we anticipate the same turn out for this one. This KAN was designed to give parents a few hours of alone time to celebrate the Valentine's Day holiday together. Parents can be rest assured that their children will have a blast with our staff doing Valentine's Day crafts, dance parties watching a movie (PG) on the big screen, and eating delicious Spaghetti sponsored by Carrabba's Italian Grill and handmaking Valentine's desserts!



#### **2025 PROJECTED EVENTS**

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

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

May 31: Schools Out- May the Force Be with You This Summer. Star Wars themed

June 21: Summer Field Day- Old school field day activities/challenges, kickball tournament. Kids VS Adults.

July 4: Freedom Fest- Celebrating America's Birthday with live band

August 2: Have a Rockin' School Year- Pool movie- Trolls World Tour paired with a Back-to-School Drive September 1: Labor Day Luau- Polynesian dancers, flame eaters, and a pig roast just to name a few!

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





Durbin Crossing Action Items						
Item	Date	Responsibility	Status	Description	Resolution	
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	Staff reviewed the capital reserve study. While some items appear to be under current costs, there are other items that are projected higher than current costs.  Overall, the annual contributions recommended are still accurate for planning purposes	
Patriot Oaks Crosswalk Project	6/24/24	Mike Yuro/Zach Davidson	Complete	Oversee extension of sidewalk at the crosswalk for Patriot Oaks.	Project completed to add additional sidewalk space for kids waiting to use the crosswalk	
Streetlight Inspection	8/26/24	Zach Davidson	Complete	Inspect streetlights at night and report any that are out.	Streetlights were inspected. Any lights that were out were reported to JEA	
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.	An email account was created for receive messages from the "report a concern" link so Onsite staff can see reports even when Operations Manager is not onsite	
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.		
Pickleball	9/23/24	Zach Davidson	Complete	From resident comment at meeting; Zach will speak to pickleball vendor about reconfiguring the pickleball lines at North, choosing better colors for visiblity, and adding movable picklball nets. Look into difference between re-striping four pickleball courts vs re-striping two courts and purchasing four rolling pickleball nets. Research pickball paddle rack and signage. Create plan for implementation of a reservation system and necessary policy additions.	Proposals were approved to fully convert one (1) tennis court into two (2) pickleball courts at South Amenity Center. At North amenity center both tennis courts are being striped for pickleball to play both tennis and pickleball.	
Adult Events	9/23/24	Kiki Jimenez/Sue O'lear	Complete	Work with Counsel to determine if/how alcohol can be served at certain events. Continue working with Daniel/Insurance and Counsel.	Staff gathered information from Counsel and the District Insurance company on ways the District can have events with alcohol	
Muscovy Ducks	9/23/24	Zach Davidson/Sue O'lear	Complete	Zach is meeting with QuickCatch regarding relocation of ducks. Chair was authorized to approve expenditure NTE \$5,000. Staff to send message to residents.	Zach met with QuickCatch and received proposals to trap and relocate Muscovy Ducks which is being presented at the 12/3/24 CDD meeting.	
Send E-Blast Regarding Muscovy Ducks	10/28/24	Sue O'lear	Complete	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	Staff sent e-blast to the community regarding the Muscovy Ducks in the community	
Trash Can Replacement	9/23/24	Sue O'lear	Complete	Lookinto options for new trash receptacles.	The Board approved proposal for six (6) trash cans from Belson Outdoors	
Mulch	9/23/24	Zach Davidson	Complete	Begin Fall mulch project. Ensure ample amount is placed per the conversation with the project last year.	Mulch application was comepleted by Yellowstone	
Pickleball/Tennis Benches	9/23/24	Zach Davidson	Complete	Gather proposals to replace benches in the area.	The Board approved proposal for seven (7) benchs and six (6) trashcans in the amount of \$12,228.50	
Shade Structure South Playground	7/22/24	Zach Davidson	Complete	Get proposals for shade structure for South Playground.	Proposal was approved at 12/3/24 Board meeting NTE \$35,000	

Tennis & Basketball Court Resurfacing	8/26/24	Zach Davidson	Complete	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/striping at next meeting as well as	Proposals were approved to fully convert one (1) tennis court into two (2) pickleball courts at South Amenity Center. At North amenity center both tennis courts are
				provide warranty info.	being striped for pickleball to play both tennis and pickleball.
Access Card System Upgrade	8/26/24	Sue O'lear	Complete	Look into options/costs to upgrade the current access card system. Consider systems that have phone scan capabilities.	Board approved Proposal from Dynamic Security for Aurora Management software for access control system NTE \$40,000
Pond Aeration	9/23/24	Zach Davidson	Complete	Work with Solitude to revisit the possible need for aeration in Pond 48.	The Board approved proposal for fish to help with pond issues
Gym Age Policy	9/23/24	Sue O'lear	Complete	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.	The Board approved 6 month trial of "Fiteness 14". Will bring results back to the June meeting
Traffic Study Results Patriot Oaks	10/28/24	Mike Yuro/Zach Davidson	Complete	Get results of traffic study from the County.	Engineer contacted the County and was told this was a normal annual traffic study
Midge Fly Treatment	10/28/24	Zach Davidson	Complete	Look into options to remedy midge fly problems (are there fish that would help keep them under control)	The Board approved proposal from Solitude to stock pond 48 with 300 bluegill and 300 redear sunfish which eat midget fly larvae in the amount of \$3,140
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.	
"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.	
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.	
Look Into Access Point for JEA Powerline Tract	10/28/24	Zach Davidson/Daniel Laughlin/Mike Eckert	In Progress	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	