Durbin Crossing Community Development District

FEBRUARY 24, 2025



Durbin Crossing Community Development District

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

February 17, 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**, **February 24**, **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. Discussion of Upcoming Dolphins Swim Team Season
- V. Review of Action Items
- VI. Approval of Consent Agenda
 - A. Minutes of the January 27, 2025 Meeting
 - B. Financial Statements
 - C. Assessment Receipts Schedule
 - D. Check Register
- VII. Staff Reports
 - A. Landscape & Irrigation Maintenance Team Report
 - B. District Counsel Request for Attorney-Client Session for Epic Litigation
 - C. District Engineer

- D. District Manager
- E. General Manager Report
- F. Operations Manager Report
- G. Amenity Manager Report
- VIII. Selection of Audit Committee
 - IX. Discussion of FY26 Wish List Items
 - X. Supervisors' Request and Audience Comments
 - XI. Review of Action Items
- XII. Next Scheduled Meeting March 24, 2025 at 6:00 p.m. at the Durbin South Amenity Center
- XIII. 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



AGREEMENT REGARDING USE OF THE DISTRICT'S RECREATION FACILITIES

This Agreement is made and entered into this \(\bigcup \) day of \(\bigcup \) \(\bigcup \), 2024, by and between:

Durbin Crossing Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with offices at 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092 (the "**District**"), and

Durbin Crossing Dolphins Swim Team, Inc., a Florida not-for-profit corporation, with a mailing address of 2220 County Road 210W Suite 108-212, St. Johns, Florida 32259 (the "Swim Team" and, together with the District, the "Parties").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development Act of 1980, as codified in Chapter 190, *Florida Statutes* (the "Act"):

WHEREAS, the District owns, operates and maintains a recreation facility, which includes a competition pool ("Competition Pool"), as a District improvement;

WHEREAS, the Swim Team approached the District and desires to make use of the Competition Pool at the District's recreation facility for practices and the hosting of one (1) mock swim meet and three (3) home swim meets; and

WHEREAS, the District is willing to allow the Swim Team and its coaches to make use of the Competition Pool for practices and meets provided that such use does not impede the District's operation of the recreation facility as a public improvement; and

WHEREAS, the District has determined that providing the Swim Team with the ability to use the Competition Pool is a benefit to the District, is a proper public purpose, and makes appropriate use of the District's public facilities; and

WHEREAS, the District and the Swim Team warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

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SECTION 2. TERM. The term of this Agreement shall commence and be effective as of April 29, 2024, and shall remain in effect until July 14, 2024, unless cancelled earlier in accordance with Section 9 below. However, the covenants and obligations of the Swim Team contained in Sections 5, 6, and 7 shall survive cancellation for acts and omissions which occurred during the effective term of this Agreement.

SECTION 3. USAGE BY SWIM TEAM. The Swim Team may use the Competition Pool for practices and meets, as further detailed in the Practice Schedule attached as Exhibit A. The Swim Team will have one (1) mock swim meet and three (3) home swim meets to be scheduled on Saturdays. The meets shall not interfere with the pool cleaning schedule. The Swim Team's practice schedule and meet schedule shall be coordinated with the District's Amenity Manager, and such scheduling shall be at the Amenity Manager's sole discretion. The Swim Team agrees that such use shall be in conjunction with the use of the recreation facility by other members of the public, and the Swim Team's use shall not interfere with the operation of the recreation facility as a public improvement. The Swim Team agrees that all use of the District's facilities shall be subject to the policies and regulations of the District, including, but not limited to, the Guidelines for the Swim Team Usage which are incorporated herein and attached as Exhibit B. The Swim Team further agrees that the District shall have the right to take such actions as are necessary to preserve the health, safety, and welfare of its residents, landowners, lands, and facilities.

SECTION 4. COMPENSATION. The Swim Team agrees to pay the cost of the janitorial services in the amount of Eighteen Dollars (\$18.00) per hour and the cost of the lifeguard services during the one (1) mock meet and three (3) swim meets. No life quards on definition of the property of the

SECTION 5. CARE OF THE PROPERTY. The Swim Team agrees to use all due care to protect the property of the District, its residents, and landowners from damage, and to require any meet participants invited to the District's recreation facility to do the same. The Swim Team agrees that it shall assume responsibility for any and all damage to the District's facilities or lands as a result of the Swim Team's use under this Agreement other than damage which may be attributable to ordinary wear and tear as determined by the District. In the event that any damage to the District's facilities or lands occurs, the District shall notify the Swim Team of such damage. The Swim Team agrees that the District may make whatever arrangements necessary, in its sole discretion, to promptly make any such repairs as is necessary to preserve the health, safety and welfare of the District's lands, facilities, residents and landowners. The Swim Team agrees to reimburse the District for any such repairs within thirty (30) days of receipt of an invoice from the District reflecting the cost of the repairs made under this Section.

SECTION 6. ENFORCEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance. Notwithstanding this, the Swim Team's right to recover damages from the District on any and all claims of any type shall be limited in all instances to no more than One Hundred Dollars (\$100.00).

SECTION 7. INDEMNIFICATION AND INSURANCE. The Swim Team agrees to defend, indemnify and hold harmless the District and its officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of or in connection with, the use of the District's facilities and District lands by the Swim Team and its guests, including litigation or any appellate proceedings with respect thereto. In the event legal representation or defense is provided pursuant this Agreement, the Swim Team shall be responsible for all costs and fees associated with such representation; however, the District shall be entitled to direct the defense and settle or compromise the action or claim. The Swim Team agrees that nothing herein shall be construed as a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other statute. The Swim Team agrees and covenants to provide liability insurance in an amount acceptable to the District Manager at the District Manager's sole discretion, and the Swim Team's insurer shall provide evidence of such insurance in the form of an insurance certificate naming the District, its supervisors and staff as certificate holders and additional insured parties, at least thirty (30) days prior to commencing use of the District's facilities under this Agreement. Additionally, the Swim Team agrees that its policy may not be cancelled during the term of this Agreement without at least thirty (30) days' written notice to the District.

a Durbin Crossing Community Development District Waiver and Release from Liability ("Release"), in the form attached hereto as Exhibit C, fully executed by each participant and the parent or legal guardian of such participant, prior to that participant's use of the District's facilities. The Swim Team shall not permit any participant to use the District's facilities for the purposes set forth in this Agreement without first providing the District with a fully executed Release for that participant. Should the Swim Team fail to comply with this Section 8, the District may immediately terminate this Agreement, notwithstanding any provisions to the contrary.

SECTION 9. TERMINATION. Both Parties shall have the right to terminate this Agreement at any time without cause. However, the covenants and obligations of the Swim Team contained in Sections 5, 6 and 7 shall survive cancellation for acts and omissions which occurred during the effective term of the agreement.

SECTION 10. SECTION 10. PUBLIC RECORDS. The Vendor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Vendor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Vendor acknowledges that the designated public records custodian for the District is Daniel Laughlin, District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Vendor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Vendor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Vendor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Vendor, the Vendor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE VENDOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE VENDOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092, PHONE: (904) 940-5850, E-MAIL: DLAUGHLIN@GMSNF.COM.

ENTIRE AGREEMENT. This instrument, together with the attached Exhibits, shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of this Agreement.

SECTION 11. AMENDMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both Parties hereto.

SECTION 12. NO TRANSFER OR ASSIGNMENT. This Agreement shall be for the sole use by the Swim Team and shall not be assigned or transferred without the prior written consent of the District in its sole discretion. A transfer or assignment of all or any part of this Agreement without such prior written consent shall be void. Neither the District nor the Swim Team may assign their rights, duties, or obligations under this Agreement or any monies to become due hereunder without the prior written approval of the other.

SECTION 13. APPLICABLE LAW. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties consent to and agree that the exclusive venue for any litigation arising out of or related to this Agreement shall be in a court of appropriate jurisdiction, in and for St. Johns County, Florida.

SECTION 14. NOTICES. All notices, requests, consents and other communications hereunder shall be in writing and shall be delivered, mailed by overnight delivery service or First Class Mail, postage prepaid, to the Parties, as follows:

If to Swim Team: Durbin Crossing Dolphins Swim Team, Inc.

2220 County Road 210W, Suite 108-212

St. Johns, Florida 32259

Attn:

If to District: Durbin Crossing Community Development District

475 West Town Place, Suite 114

World Golf Village

St. Augustine,

32092

Attn: District

Florida

Manager

With a copy to: Kutak Rock LLP

107 West College Avenue Tallahassee, Florida 32301 Attn: Michael C. Eckert

SECTION 15. PROFESSIONAL JUDGEMENT. The Swim Team represents that it is qualified to operate a swim team and to provide certified, trained and qualified swimming instructors and/or coaches. The Swim Team further represents that its swimming instructors and/or coaches are certified as provided in Section 514.071, Florida Statues, and all other applicable laws. The Swim Team shall maintain all required licenses and certifications in effect and shall at all times exercise sound professional judgment, including taking precautions for the safety of its participants and employees. All minors participating in the swim team shall only do so with the consent of a parent or guardian. The District shall in no way be responsible for the safety of any swimmer while using the Competition Pool. Any and all waivers signed by the Swim Team's swimmers shall acknowledge the fact that the District is not responsible.

SECTION 16. ENTIRE AGREEMENT. This instrument, together with the attached Exhibits, shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of this Agreement.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Parties hereto have signed and sealed this Agreement on the day and year first written above.

ATTEST: DURBIN CROSSING COMMUNITY

DEVELOPMENT DISTRICT

DO

| | Chairperson, Board of Supervisors |
|--|--|
| • | a de la companya della companya dell |
| WITNESS: | DURBIN CROSSING DOLPHINS |
| | SWIM TEAM, INC., a Florida not- |
| for- | profit corporation, |
| | Kewler Janes By: Kristen Land |
| | Its: <u>President</u> - 7/10/24 |
| | 7/11/21/21/ |
| Printed Name | |
| | |
| Exhibit A – Practice Schedule | |
| Exhibit B - Guidelines for Swim Team I | Isage |

☐EXHIBIT A
Practice Schedule

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Exhibit C - Waiver and Release

EXHIBIT BGuidelines For Swim Team Usage

- 1. All Swim Team usage of District facilities must be pre-scheduled with District staff at least 30 days prior to the beginning of practices.
- 2. All Swim Team members must be either District residents, non-residents who paid to use District's facilities, lifeguards at the District's facilities, or children of Swim Team coaches. Lifeguards shall not practice with the Swim Team while on duty.
- 3. The Swim Team understands there are limited parking spaces available at the District facilities, which is primarily available for District residents wishing to utilize the District's recreational facilities. During the Saturday meets, the Swim Team will leave the front row of parking spaces along the sidewalk open and available to residents who want to use the District facilities. Parking for the meets will be redirected to the street along the open field. No parking shall impede the flow of traffic on the streets. Swim Team staff shall inform its team members and the visiting teams and spectators coming to the meets of the limited parking available at the District facilities and shall encourage them to carpool to the District facilities.
- 4. The Swim Team is responsible for ensuring that Swim Team members and visiting teams abide by all District rules and policies.

- 5. The Swim Team shall be responsible for straightening chairs and disposing of trash in poolside trash receptacles.
- 6. During Swim Team practices, the Swim Team shall leave lanes open according to the Proposed Practice Schedule described in Exhibit A. Should the lane reserved for non-swim team users be used by more than four lap swimmers, the Swim Team shall make another lane available for Non-Swim Team users.
- Swim Team roster must be provided to the District 30 days prior to practices beginning. Roster must include all coaching staff.
- 8. Proof of insurance must be provided to the District directly by Swim Team's insurer 30 days prior to practices beginning.
- The Swim Team agreement with the District must be signed and provided to the District 30 days prior to practices beginning.
- 10. The Swim Team is responsible for ensuring that all children under 12 years old are accompanied by a parent or person 13 years old or over at all times.
- 11. All Swim Team Head Coaches and Junior Coaches must get an access card prior to the first day of practice.
- 12. All Swim Team members and coaches must execute the District's Waiver and Release and deliver the executed copies to the District prior to the time such person(s) use of the District facilities for Swim Team activities.

☐ EXHIBIT C WAIVER AND RELEASE

Pursuant to Florida Statute 744.301:

NOTICE TO THE MINOR CHILD'S NATURAL GUARDIAN

READ THIS FORM COMPLETELY AND CAREFULLY. YOU ARE AGREEING TO LET YOUR MINOR CHILD ENGAGE IN A **POTENTIALLY** DANGEROUS ACTIVITY. YOU ARE AGREEING THAT. EVEN IF THE DURBIN CROSSING COMMUNITY **DEVELOPMENT** DISTRICT REASONABLE CARE IN PROVIDING THIS ACTIVITY, THERE IS A CHANCE YOUR CHILD MAY BE SERIOUSLY INJURED OR KILLED BY PARTICIPATING IN THIS ACTIVITY BECAUSE THERE ARE CERTAIN DANGERS INHERENT IN **ACTIVITY WHICH CANNOT** \mathbf{BE} AVOIDED ELIMINATED. BY SIGNING THIS FORM YOU ARE GIVING UP YOUR CHILD'S RIGHT AND YOUR RIGHT TO RECOVER **FROM** THE **DURBIN CROSSING** COMMUNITY DEVELOPMENT DISTRICT IN A LAWSUIT FOR ANY PERSONAL INJURY, INCLUDING DEATH, TO YOUR CHILD OR ANY PROPERTY DAMAGE THAT RESULTS FROM THE RISKS THAT ARE A NATURAL PART OF THE ACTIVITY. YOU HAVE THE RIGHT TO REFUSE TO SIGN THIS FORM, AND DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT HAS THE RIGHT TO REFUSE TO LET YOUR CHILD PARTICIPATE IF YOU DO NOT SIGN THIS FORM.

FOR MYSELF, MY SPOUSE, MY MINOR CHILDREN, HEIRS, EXECUTORS, ADMINISTRATORS, LEGAL REPRESENTATIVES, SUCCESSORS, AND ASSIGNS. I ACKNOWLEDGE THAT I AM SIGNING THIS WAIVER AND RELEASE FREELY AND VOLUNTARILY AND INTEND BY MY SIGNATURE TO BE A COMPLETE AND UNCONDITIONAL RELEASE OF LIABILITY AS SET FORTH HEREIN AND TO THE GREATEST EXTENT ALLOWED BY LAW. IF PARTICIPANT IS A MINOR CHILD, I FURTHER CERTIFY THAT I AM THE PARTICIPANT'S PARENT AND/OR LEGAL GUARDIAN AND THAT I AM LEGALLY AUTHORIZED TO SIGN THIS WAIVER AND RELEASE ON BEHALF OF THE PARTICIPANT.

| Participant Name: Kristen Land | |
|--|--|
| Participant Signature: Kushing Signature: (if Participant is 18 years of age or older) | Date: 7/16/24 |
| Parent/Guardian Name: | and Artificial Control of the Contro |
| Parent/Guardian Signature:(if Participant is a minor child) | Date: |
| Address: | |
| Phone Number (home): | |
| Phone Number (alternate): | - |
| Emergency Contact: | - |
| Phone Number: | _ |

In consideration of the below-named individual's ("Participant") participation in the swim program operated by the Durbin Crossing Dolphins Swim Team, Inc. ("Program"), I, ________, on behalf of my minor child, acknowledge and understand that neither the Program nor the Program instructor(s) ("Instructor") are affiliated in any way with the Durbin Crossing Community Development District ("District") and that the District does not endorse any such third parties, and that the District makes no representations concerning the qualifications or ability of any such third parties to conduct, teach, or lead the Program. On behalf of Participant, I acknowledge that Participant willfully and voluntarily assumes and accepts sole responsibility for all risks related to participation in the Program, including, but not limited to, the risks mentioned above, damage to, loss or theft of real or personal property, or other loss or harm of any kind or nature. I acknowledge on behalf of Participant that he or she is voluntarily participating in the Program with knowledge of the dangers involved, and Participant agrees to assume and accept sole responsibility for Participant's safety and for any and all harm that may occur.

I acknowledge on behalf of Participant that the District recommends that the Participant consult a physician prior to engaging in the Program. I further acknowledge that Participant has either had a physical examination and been given a physician's approval to participate in the activities or has elected to participate in the activities without the approval of a doctor and hereby assumes all risk and responsibility for participation in the Program. I hereby certify that the Participant is physically and mentally capable of participating in the Program and that the Participant is not under any kind of medical treatment nor has any mental or physical condition that would prevent Participant from participating in the Program.

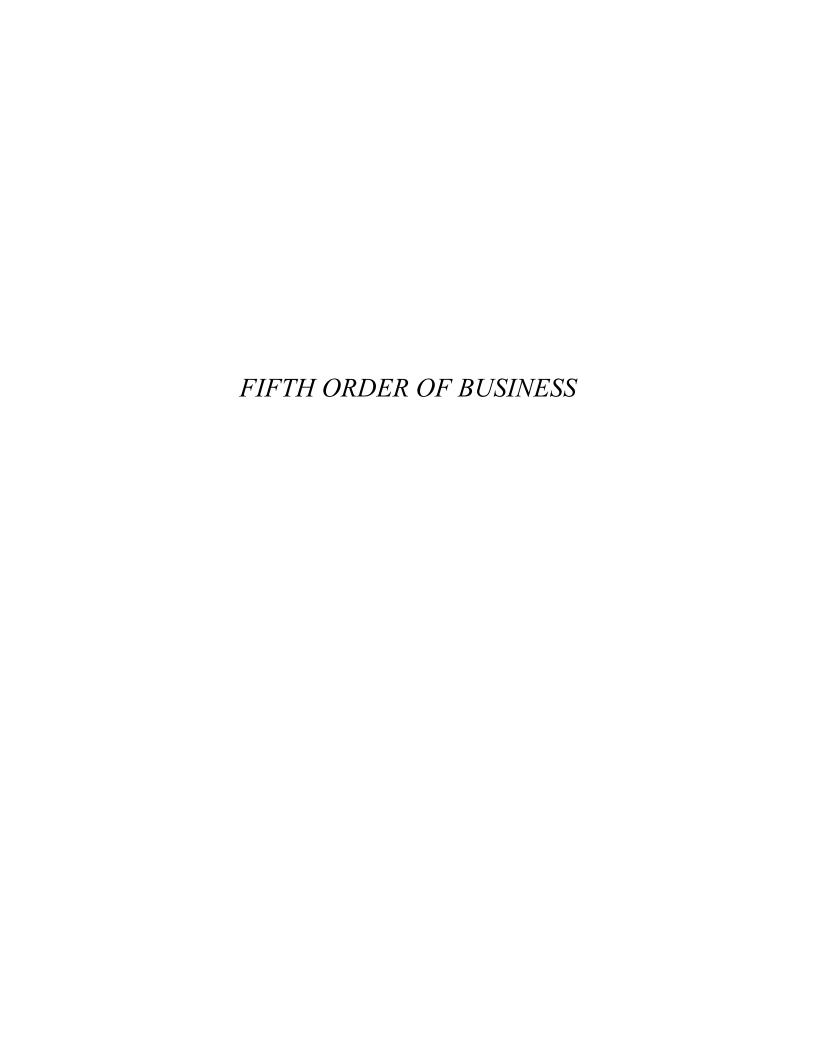
On behalf of Participant, I hereby indemnify, waive, release, hold harmless, and forever discharge the District and its present, former and future Supervisors, agents, officers, employees and staff, and its employees, agents and staff, and Vesta Property Services, Inc., and its employees and agents (collectively, the "Indemnitees"), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, sickness, damage, theft, real or personal property damage, expenses (including attorney's fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings), and harm of any kind or nature arising out of, or in connection with, the participation in the Program. This waiver of liability does not apply to any act of gross negligence, or intentional, willful or wanton misconduct by the Indemnitees. However, I agree that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes.

This Waiver and Release Agreement is binding upon myself, my spouse, heirs, executors, administrators, legal representatives, successors and assigns and the Participant. This Waiver and Release Agreement supersedes any prior written and/or oral agreements or representation made with respect to the subject matter contained herein. The provisions of this Waiver and Release Agreement will continue in full force and effect even after the termination of the Program. The provisions of this Waiver and Release Agreement may be waived, altered, amended or repealed, in whole or in part, only upon the prior written consent of the District, and Vesta Property Services, Inc., altogether, and the party whose signature appears below. Nothing herein shall alter the Participant's rights or obligations under the Policies and Fees for the District Amenity Facilities and/or related documents.

If Participant is a minor child, I certify that I am the Participant's parent and/or legal guardian and that I am legally authorized to sign this Waiver and Release Agreement on behalf of the Participant. Further, in the event that I cannot be reached, the District is authorized to seek emergency treatment, as required, and to transport the Participant to the appropriate medical facility in the event that urgent/emergency care is necessary. The medical facility and its medical staff have authorization to provide any treatment that a physician deems necessary for the well-being of the Participant. Participant shall be responsible for any resulting expenses. The District and Vesta Property Services, Inc. are not responsible for providing such treatment or transportation and I hereby agree to hold the District, its supervisors, agents, officers and staff and Vesta Property Services, Inc., harmless for any acts or omissions related to emergency medical transportation and/or treatment resulting from myself or my child's participation in the Program.

I further agree to pay all expenses, including court costs and attorney fees, incurred by the Indemnitees in investigating and/or defending a claim or lawsuit resulting from or related to the emergency medical transportation and/or treatment of the Participant. I am of lawful age and legally competent to sign this Waiver and Release Agreement on behalf of Participant. I have read and understand the terms of this Waiver and Release Agreement, and I have willingly signed it as my own free act.

I AM OF LAWFUL AGE AND LEGALLY COMPETENT TO SIGN THIS WAIVER AND RELEASE. I HAVE READ AND UNDERSTOOD THE TERMS OF THIS WAIVER AND RELEASE AND UNDERSTAND THAT I AM GIVING UP SUBSTANTIAL LEGAL RIGHTS



| | | | 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 provide warranty info. | 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. | | |
|--|----------|--|-------------|--|---|--|--|
| Access Card System Upgrade | 8/26/24 | Sue O'lear | Complete | Lookinto 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 | Complete | Sod project was approved. Monitor Yellowstone to make sure everything is on track. Staff to create communications to residents regarding the project. | Sod project completed | | |
| Look Into Access Point for JEA Powerline Tract | 10/28/24 | Zach Davidson/Daniel Laughlin/Mike Eckert Complete | | 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 | Counsel updated the Board on options. It was determined no action would be taken at this time to add fencing. Will continue to monitor | | |
| Tennis/Pickleball Court Reservation System | 12/3/24 | Sue O'lear | Complete | Look into reservation system for tennis/pickleball courts | Staff updated Board on options. After discussion and input from residents, the District will continue to mointor and paddle racks will be used to get into the line for court usage | | |
| Write Letter to Commissioner Regarding Traffic Concerns | 12/3/24 | Daniel Laughlin | Complete | Draft letter to County Commissioner regarfing traffic concers at Longleaf and Islesbrook as well as Tollerton. Request response in 90 days. | Letter was drafted and sent to Commissioner | | |
| "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. | |



A.

Minutes of Meeting Durbin Crossing Community Development District

The regular meeting of the Board of Supervisors of the Durbin Crossing Community Development District was held Monday, January 27, 2025 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 |
| Sarah Gabel Hall | Supervisor |
| Jason Harrah | Supervisor |
| Shawna Berden | Supervisor |

Also present were:

| Daniel Laughlin | District Manager |
|-----------------|-------------------|
| Mike Eckert | District Counsel |
| Mike Yuro | District Engineer |

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

Jason Davidson GMS

Blake Dougherty Yellowstone Richard Craig Yellowstone

The following is a summary of the discussions and actions taken at the January 27, 2025 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.

January 27, 2025 Durbin Crossing CDD

THIRD ORDER OF BUSINESS

Audience Comments

Mr. Rucker stated in October or November I brought up the issue of shared fees that has been in place for 10 years or so. The residents get charged fees for various activities and the accounting of it seems to be heading in a good direction. I want to know how these fees are set. My wife is now spending \$320 a year to be able to use the pool for the activities, exercise and things. The fee went up from the prior year. For Christmas pictures and things, children were being charged \$6 for a cup of hot chocolate. Are these fees arbitrary?

Ms. O'Lear stated there are different activities that we offer. Our aqua fitness instructor is an independent contractor, and they pay her, and she pays a revenue share to the district. I think they pay about \$8 per class to take aqua fitness at the pool. It might have gone up \$1 from last year. We try to make the fees as nominal as possible. If you take an aqua fitness class at the Y it is probably \$15 per class. The Christmas event took place over 14-days. Over the course of 14-days we gave away about 1,000 cups of hot chocolate for free. For the big grand finale when Santa was here, we brought in a vendor that did gourmet hot chocolate and different drinks. Whether it was a right or wrong decision it was something special and different. The vendor is a resident, and we try to use vendors who live in the neighborhood. We do provide a lot of things free of charge and we ask the residents to help fund a few things.

FOURTH ORDER OF BUSINESS Review of Action Items

Mr. Laughlin reviewed the status of the items on the action items list, copy of which was included in the agenda package.

FIFTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Minutes of the December 3, 2024 Meeting
- **B.** Financial Statements
- C. Assessment Receipt Schedule
- D. Check Register

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

SIXTH ORDER OF BUSINESS

Staff Reports

January 27, 2025 Durbin Crossing CDD

A. Landscape Maintenance Team - Report

Mr. Dougherty reviewed the landscape update for January 2025, copy of which was included in the agenda package.

Mr. Laughlin stated we previously discussed amending the contract to be all-inclusive irrigation, being anything under 3" for the main line and everything else would be inclusive but the main lines would not. Counsel drafted an addendum to change the mainline identification from 4" to 3" from this point forward.

On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor the addendum to the agreement with Yellowstone Landscape for the all-inclusive irrigation was approved.

B. District Counsel

Mr. Eckert stated there was a request by a resident for the District to install fences across the JEA easement to prevent people from going back there in their vehicles. We looked at the easement and documents and we concluded that there was not a prohibition in putting up some fencing if you wanted to but there are some business reasons why you may or may not want to do that. It is not prohibited but it is not required either. Some of the things you need to consider is that if you don't put up a fence you are going with the status quo, it is a conservation area and people shouldn't be taking their vehicles back there and four-wheeling. They are already using the land inconsistent with its intended use. If you do erect a fence you are going to be taking on the duty of having to maintain it, mark it and make sure it is visible especially when you know people have been going through that area before. You still have to deal with the logistics of JEA getting in and out and being able to freely use their easement. You would have to figure out what kind of access system you have so people can't joyride back there but every person who might have to go back there for an emergency service or JEA, can do so.

A board member stated any time you see somebody back there, call the Sheriff's office and it may take them ten times to catch them, but they will.

Mr. Harrah stated we do have no trespassing signs. Maybe we can put additional language on the sign and people may pay attention to it.

Ms. Estes stated maybe we put a graphic in the newsletter demonstrating where the wetlands are as a reminder that these are wetland areas.

Mr. Eckert stated I think staff can address that and the board can appoint Ms. Estes as the point person to work with staff and you can bring that back to the next meeting.

C. District Engineer – Discussion of Roundabout Visibility

Mr. Yuro stated I was asked to look at the roundabout to see if anything could be done to increase visibility and I drafted an exhibit for consideration. There may be some things you can do to the existing signs. The real issue is the visibility at night. I think installing reflective pavement markers could help. There is a 6" vertical curb as you come up on it and is the full circle, you might start with something cheap and easy and mount some reflectors at each approach right on that 6" curb.

Mr. Pollicino stated let's start with that.

Mr. Yuro stated they are county roads, so any changes need to go through the county. The warning signs should only be 200 feet away from the roundabout not 400 feet.

Mr. Harrah stated start with the signage, and we will get prices for lighting.

Mr. Yuro stated there is an existing drainage structure and drainage easement in the back of 110 Fernbrook. A sinkhole formed around that structure and a company came in and injected some chemical grouting around the structure. Zach told me that they are getting two sinkholes at each end of the structure. It is not obvious what is happening, but the dirt is going somewhere. It has to be going into the structure and I recommended that he reach out to the contractor to inject that grout treatment again. The grout treatment is supposed to expand and fill any voids and keep the soil from getting through into the structure.

D. District Manager

There being none, the next item followed.

E. General Manager - Report

Ms. O'Lear stated we now have a new access control system and then discussed the new amenities at the North Amenity Center.

Ms. Hall joined the meeting by telephone during this item.

Ms. O'Lear reviewed the balance of the items listed in the general manager's report being the Dolphins agreement, Champion Swim School agreement termination provision, 904 Tennis,

January 27, 2025 Durbin Crossing CDD

paddle system rather than reservation system for pickleball, reservation system for tennis. The Board directed that the termination provision for the Champion Swim School agreement be made a mutual provision where either party could terminate without cause.

F. Operations Manager - Report

Mr. Zach Davidson presented quotes to repair two sections on the slide tower.

On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor the proposal from Slide Experts in the amount of \$8,995.00 was approved.

Mr. Zach Davidson reviewed the balance of the items on the field operations manager's report, copy of which was included in the agenda package.

G. Amenity Manager – Report

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

SEVENTH ORDER OF BUSINESS Discussion of FY25 Wish List Items

Mr. Harrah stated we can bring this back to the February meeting with prices.

Mr. Laughlin stated we will want to incorporate anything we need to do in the budget. March will be the first meeting where we will have a draft budget, that gives us March and April to discuss and then approve it in May.

After discussion staff was directed to conduct a survey of the residents for their wish list of community improvements and to bring back the results of the survey to the February meeting.

EIGHTH ORDER OF BUSINESS Supervisor's Requests and Audience Comments

Ms. Estes stated there has been a lot of talk on social media about the need for the sheriff's office to patrol for speeding.

Mr. Eckert stated you can pay for extra patrols, or you can keep bending the ear of the sheriff's office and your elected officials about getting extra patrols that are on duty that you are not paying extra for.

January 27, 2025 Durbin Crossing CDD

Mr. Laughlin stated I will add the speeding issue to the letter I'm sending to the commissioner.

A resident stated I don't know if you have that type of complexity but if a resident sees someone's idea on the survey they may give them a thumbs up.

NINTH ORDER OF BUSINESS Review of Action Items

Mr. Laughlin stated I have the signs for the greenspace, no trespassing signs along with the eblast, petition the county regarding updating the signs at the roundabout, utility box at the drainage culvert on Fernbrook, continue to monitor Muscovy ducks, survey for potential improvements.

Mr. Eckert stated his action items as a pool litigation report will be provided in February or March, research the RFP for your options and prepare the RFP if needed, change termination provision in the Champion Swim School agreement, prepare slide repairs contract, get with Jason regarding the north pool and what is required, and research requirements for elevated slide attendant certification.

TENTH ORDER OF BUSINESS

Next Scheduled Meeting – February 24, 2025 at 6:00 p.m. at the Durbin South Amenity Center

Mr. Laughlin stated the next meeting is scheduled for February 24, 2025 at 6:00 p.m. in the same location.

On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor the meeting adjourned at 7:46 p.m.

| Country/Assistant Country | Chairman Wiss Chairman |
|-------------------------------|------------------------|
| Secretary/Assistant Secretary | Chairman/Vice Chairman |



Community Development District

Unaudited Financial Reporting January 31, 2025



Durbin Crossing Community Development District Combined Balance Sheet January 31, 2025

| | General Fund | į | Debt Service Fund | Са | pital Reserve Fund | Totals Governmental Funds | | |
|-------------------------------------|-----------------|----|----------------------|----|-----------------------|------------------------------|-----------|--|
| Assets: | | | | | | | | |
| Cash: | | | | | | | | |
| Operating Account | \$ 345,944 | \$ | - | \$ | 62,909 | \$ | 408,853 | |
| Due from Other | 1,116 | | - | | - | | 1,116 | |
| Investments: | | | | | | | | |
| State Board of Administration (SBA) | 2,619 | | - | | 1,034,497 | | 1,037,116 | |
| Custody | 1,522,629 | | - | | 1,746 | | 1,524,375 | |
| Series 2017A1 | | | | | | | | |
| Reserve | - | | 1,343,722 | | - | | 1,343,722 | |
| Revenue | - | | 3,212,907 | | - | | 3,212,907 | |
| Prepayment | - | | 2,410 | | - | | 2,410 | |
| 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 | - | | 11,243 | | - | | 11,243 | |
| Deposits | 200 | | - | | - | | 200 | |
| Total Assets | \$ 1,872,508 | \$ | 4,747,725 | \$ | 1,099,152 | \$ | 7,719,385 | |
| Liabilities: | | | | | | | | |
| Accounts Payable | \$ 2,908 | \$ | - | \$ | 10,535 | \$ | 13,443 | |
| Total Liabilites | \$ 2,908 | \$ | - | \$ | 10,535 | \$ | 13,443 | |
| Fund Balance: | | | | | | | | |
| Nonspendable: | | | | | | | | |
| Deposits | \$ 200 | \$ | - | \$ | - | \$ | 200 | |
| Restricted for: | | | | | | | | |
| Debt Service - Series | - | | 4,747,725 | | - | | 4,747,725 | |
| Assigned for: | | | | | | | | |
| Capital Reserve Fund | - | | - | | 1,088,617 | | 1,088,617 | |
| Unassigned | 1,869,400 | | - | | - | | 1,869,400 | |
| Total Fund Balances | \$ 1,869,600 | \$ | 4,747,725 | \$ | 1,088,617 | \$ | 7,705,942 | |
| Total Liabilities & Fund Balance | \$ 1,872,508 | \$ | 4,747,725 | \$ | 1,099,152 | \$ | 7,719,385 | |

Community Development District General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2025

| | Adopted | Pro | rated Budget | | Actual | | |
|--------------------------------|-----------------|----------|--------------|----------|-------------|----|----------|
| | Budget | Th | ru 01/31/25 | Th | ru 01/31/25 | 7 | /ariance |
| Revenues: | | | | | | | |
| Special Assessments - Tax Roll | \$ 2,681,509 | \$ | 2,386,087 | \$ | 2,386,087 | \$ | - |
| Interest Income | 45,000 | | 15,000 | | 760 | | (14,240) |
| Other Revenues | 30,000 | | 10,000 | | 8,616 | | (1,384) |
| Total Revenues | \$ 2,756,509 | \$ | 2,411,087 | \$ | 2,395,464 | \$ | (15,623) |
| Expenditures: | | | | | | | |
| General & Administrative: | | | | | | | |
| Supervisor Fees | \$ 12,000 | \$ | 4,000 | \$ | 3,000 | \$ | 1,000 |
| FICA Taxes | 918 | | 306 | | 230 | | 77 |
| Assessment Roll Administration | 5,459 | | 5,459 | | 5,459 | | - |
| Engineering Fees | 13,000 | | 4,333 | | 4,790 | | (457 |
| Dissemination Fees | 7,860 | | 2,620 | | 2,820 | | (200 |
| Attorney Fees | 50,000 | | 16,667 | | 16,504 | | 162 |
| Annual Audit | 4,500 | | - | | - | | - |
| Trustee Fees | 10,800 | | 3,600 | | 5,000 | | (1,400 |
| Arbitrage | 1,200 | | 400 | | - | | 400 |
| Impact Fee Administration | 16,377 | | 5,459 | | 5,459 | | - |
| Management Fees | 56,035 | | 18,678 | | 18,678 | | 0 |
| nformation Technology | 1,638 | | 546 | | 546 | | (0) |
| Website Maintenance | 1,092 | | 364 | | 364 | | (0) |
| Гelephone | 800 | | 267 | | 48 | | 219 |
| Postage | 3,000 | | 1,000 | | 996 | | 4 |
| Printing & Binding | 2,300 | | 767 | | 1,304 | | (537 |
| nsurance General Liability | 9,461 | | 9,461 | | 8,488 | | 973 |
| Legal Advertising | 2,000 | | 667 | | 258 | | 409 |
| Other Current Charges | 500 | | 167 | | 165 | | 2 |
| Office Supplies | 150 | | 50 | | 4 | | 46 |
| Dues, Licenses & Subscriptions | 175 | | 175 | | 175 | | - |
| Fotal General & Administrative | \$ 199,265 | \$ | 74,985 | \$ | 74,287 | \$ | 698 |
| Operations & Maintenance | | | | | | | |
| Amenity Center | 46.600 | . | 46.600 | . | 42.465 | 4 | 4 5 4 0 |
| Insurance | \$ 46,680 | \$ | 46,680 | \$ | 42,167 | \$ | 4,513 |
| Repairs & Replacements | 85,000 | | 28,333 | | 26,381 | | 1,953 |
| Recreational Passes | 3,000 | | 1,000 | | - 1 116 | | 1,000 |
| Office Supplies | 5,000 | | 1,667 | | 1,116 | | 550 |
| Permit Fees | 4,500 | | 1,500 | | 3,010 | | (1,510 |
| Utilities | 20.000 | | 12.047 | | (0.42 | | (024 |
| Vater & Sewer | 38,900 | | 12,967 | | 6,043 | | 6,924 |
| Electric | 32,000 | | 10,667 | | 8,908 | | 1,759 |
| Cable/Phone/Internet | 21,000 | | 7,000 | | 7,457 | | (457) |
| Security System | 1,670 | | 1,670 | | 2,853 | | (1,183) |
| | | | | | | | |

Community Development District General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2025

| | | Adopted | Pro | rated Budget | | Actual | | |
|---|----|-----------|-----|--------------|----|-------------|-----|----------|
| | | Budget | Thi | ru 01/31/25 | Th | ru 01/31/25 | V | ariance |
| Amenity Center Management Contracts | | | | | | | | |
| Managerial (Vesta) | | 255,503 | | 85,168 | | 85,168 | | 0 |
| Staffing (Vesta) | | 273,601 | | 91,200 | | 91,200 | | 0 |
| Lifeguards (Vesta) | | 98,189 | | - | | - | | _ |
| Mobile App/Website (Vesta) | | 3,500 | | 1,167 | | 1,167 | | (0) |
| Refuse Service | | 9,000 | | 3,000 | | 3,783 | | (783) |
| Pool Chemicals | | 35,700 | | 11,900 | | 12,076 | | (176) |
| Special Events | | 30,000 | | 10,000 | | 25,350 | | (15,350) |
| Holiday Décor | | 20,000 | | 6,667 | | 12,350 | | (5,683) |
| Pest Control | | 8,000 | | 2,667 | | 1,837 | | 829 |
| Pressure Washing | | 9,000 | | 3,000 | | 1,700 | | 1,300 |
| Fitness Equip Maintenance | | 8,500 | | 2,833 | | - | | 2,833 |
| Subtotal Amenity Center | \$ | 988,743 | \$ | 329,085 | \$ | 332,565 | \$ | (3,480) |
| Grounds Maintenance | | | | | | | | |
| Electric | \$ | 10,000 | \$ | 3,333 | \$ | 4,017 | \$ | (684) |
| Water & ReUse | Ψ | 300,000 | Ψ | 100,000 | Ψ | 63,478 | Ψ | 36,522 |
| Streetlighting | | 75,000 | | 25,000 | | 23,520 | | 1,480 |
| Lake Maintenance | | 55,620 | | 18,540 | | 18,247 | | 293 |
| Landscape Maintenance | | 562,267 | | 187,422 | | 187,422 | | 0 |
| Landscape Contingency | | 82,000 | | 27,333 | | 31,648 | | (4,315) |
| Mulch | | 72,500 | | 63,000 | | 63,000 | | (4,313) |
| Sod Replacement | | 180,000 | | 175,247 | | 175,247 | | _ |
| Fuel | | 900 | | 300 | | 95 | | 205 |
| Irrigation Repairs | | 15,000 | | 5,000 | | 1,463 | | 3,537 |
| Capital Reserve Funding | | 221,309 | | 3,000 | | 1,403 | | 3,337 |
| Capital Reserve Funding | | 221,309 | | | | | | |
| Subtotal Ground Maintenance | \$ | 1,574,595 | \$ | 605,176 | \$ | 568,138 | \$ | 37,038 |
| Total Operations & Maintenance | \$ | 2,563,338 | \$ | 934,261 | \$ | 900,703 | \$ | 33,558 |
| • | | | | · | | · | | · |
| Total Expenditures | \$ | 2,762,603 | \$ | 1,009,246 | \$ | 974,990 | \$ | 34,256 |
| Evenes (Definioner) of Payonus avan Europ ditures | ф_ | (6-004) | ф | 1 401 042 | | 1 420 474 | ¢ _ | 10 622 |
| Excess (Deficiency) of Revenues over Expenditures | \$ | (6,094) | \$ | 1,401,842 | \$ | 1,420,474 | \$ | 18,632 |
| Net Change in Fund Balance | \$ | (6,094) | \$ | 1,401,842 | \$ | 1,420,474 | \$ | 18,632 |
| Fund Balance - Beginning | \$ | 6,094 | | | \$ | 449,126 | | |
| 1 unu Duitinee - Deginning | Ψ | 0,074 | | | Ψ | 77,120 | | |
| Fund Balance - Ending | \$ | 0 | | | \$ | 1,869,600 | | |

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 \$ | 5,791 \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | 2,386,087 |
| Interest Income | 177 | 53 | 238 | 292 | - | - | - | - | - | - | - | - | 760 |
| Other Revenues | 7,613 | 369 | 523 | 112 | - | - | - | - | - | - | - | - | 8,616 |
| Total Revenues | \$ 7,790 \$ | 186,656 \$ | 2,194,823 \$ | 6,195 \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | 2,395,464 |
| Expenditures: | | | | | | | | | | | | | |
| General & Administrative: | | | | | | | | | | | | | |
| Supervisor Fees | \$ 1,000 \$ | - \$ | 1,000 \$ | 1,000 \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | 3,000 |
| FICA Taxes | 77 | - | 77 | 77 | - | - | - | - | - | - | - | - | 230 |
| Assessment Roll Administration | 5,459 | - | - | - | - | - | - | - | - | - | - | - | 5,459 |
| Engineering Fees | 2,975 | 825 | 990 | - | - | - | - | - | - | - | - | - | 4,790 |
| Dissemination Fees | 855 | 655 | 655 | 655 | - | - | - | - | - | - | - | - | 2,820 |
| 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 | 1,365 | - | - | - | - | - | - | - | - | 5,459 |
| Management Fees | 4,670 | 4,670 | 4,670 | 4,670 | - | - | - | - | - | - | - | - | 18,678 |
| Information Technology | 137 | 137 | 137 | 137 | - | - | - | - | - | - | - | - | 546 |
| Website Maintenance | 91 | 91 | 91 | 91 | - | - | - | - | - | - | - | - | 364 |
| Telephone | 20 | 7 | 15 | 5 | - | - | - | - | - | - | - | - | 48 |
| Postage | 50 | 588 | 169 | 189 | - | - | - | - | - | - | - | - | 996 |
| Printing & Binding | 27 | 1,243 | 16 | 19 | - | - | - | - | - | - | - | - | 1,304 |
| Insurance General Liability | 8,488 | - | - | - | - | - | - | - | - | - | - | - | 8,488 |
| Legal Advertising | 86 | 171 | - | - | - | - | - | - | - | - | - | - | 258 |
| Other Current Charges | _ | 145 | 10 | 10 | _ | - | - | - | - | - | - | - | 165 |
| Office Supplies | 1 | 1 | 1 | 1 | _ | - | - | - | - | - | - | - | 4 |
| Dues, Licenses & Subscriptions | 175 | - | - | - | - | - | - | - | - | - | - | - | 175 |
| Total General & Administrative | \$ 33,894 \$ | 19,510 \$ | 12,666 \$ | 8,217 \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | 74,287 |
| Operations & Maintenance | | | | | | | | | | | | | |
| Amenity Center | | | | | | | | | | | | | |
| Insurance | \$ 42,167 \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | 42,167 |
| Repairs & Replacements | 8,071 | 7,562 | 7,180 | 3,568 | - | - | - | - | - | - | - | | 26,381 |
| Recreational Passes | - | - | - | - | - | - | - | - | - | - | - | | |
| Office Supplies | 167 | 158 | 587 | 204 | - | - | - | - | - | - | - | - | 1,116 |
| Permit Fees | 446 | - | 500 | 2,064 | - | - | - | - | - | - | - | - | 3,010 |
| <u>Utilities</u> | - | - | - | - | - | - | - | - | - | - | - | - | |
| Water & Sewer | 1,114 | 1,182 | 1,479 | 2,268 | - | - | - | - | - | - | - | | 6,043 |
| Electric | 2,502 | 2,378 | 2,208 | 1,820 | - | - | - | - | - | - | - | | 8,908 |
| Cable/Phone/Internet | 1,841 | 1,841 | 1,841 | 1,935 | - | - | - | - | - | - | - | | 7,457 |
| | | | | | | | | | | | | | |

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 | 21,292 | - | - | - | - | - | - | - | - | 85,168 |
| Staffing (Vesta) | 22,800 | 22,800 | 22,800 | 22,800 | - | - | - | - | - | - | - | - | 91,200 |
| Lifeguards (Vesta) | - | - | - | - | - | - | - | - | - | - | - | - | |
| Mobile App/Website (Vesta) | 292 | 292 | 292 | 292 | - | - | - | - | - | - | - | - | 1,167 |
| Refuse Service | 879 | 1,158 | 869 | 877 | - | - | - | - | - | - | - | - | 3,783 |
| Pool Chemicals | 2,936 | 3,146 | 2,936 | 3,058 | - | - | - | - | - | - | - | - | 12,076 |
| Special Events | 4,456 | 7,899 | 8,421 | 4,573 | - | - | - | - | - | - | - | - | 25,350 |
| Holiday Décor | - | 6,387 | 375 | 5,587 | - | - | - | - | - | - | - | - | 12,350 |
| Pest Control | 456 | 456 | 456 | 470 | - | - | - | - | - | - | - | - | 1,837 |
| Pressure Washing | - | - | 1,700 | - | - | - | - | - | - | - | - | - | 1,700 |
| Fitness Equip Maintenance | - | - | - | - | - | - | - | - | - | - | - | - | |
| Subtotal Amenity Center | \$ 109,418 \$ | 76,686 | 72,935 | 73,526 | \$ - 5 | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | 332,565 |
| Grounds Maintenance | | | | | | | | | | | | | |
| Electric | \$ 614 \$ | 2,126 | 622 | 654 | \$ - 5 | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | 4,017 |
| Water & ReUse | 16,969 | 7,196 | 18,539 | 20,774 | - | - | - | - | - | - | - | - | 63,478 |
| Streetlighting | 5,918 | 5,939 | 5,877 | 5,787 | - | - | - | - | - | - | - | - | 23,520 |
| Lake Maintenance | 4,562 | 4,562 | 4,562 | 4,562 | - | - | - | - | - | - | - | - | 18,247 |
| Landscape Maintenance | 46,856 | 46,856 | 46,856 | 46,856 | - | - | - | - | - | - | - | - | 187,422 |
| Landscape Contingency | 12,436 | 6,752 | 12,460 | - | - | - | - | - | - | - | - | - | 31,648 |
| Mulch | - | 63,000 | - | - | - | - | - | - | - | - | - | - | 63,000 |
| Sod Replacement | - | 175,247 | - | - | - | - | - | - | - | - | - | - | 175,247 |
| Fuel | 36 | - | 29 | 29 | - | - | - | - | - | - | - | - | 95 |
| Irrigation Repairs | - | - | 1,463 | - | - | - | - | - | - | - | - | - | 1,463 |
| Capital Reserve Funding | - | - | - | - | - | - | - | - | - | - | - | - | |
| Subtotal Ground Maintenance | \$ 87,391 \$ | 311,678 | 90,407 | 78,662 | \$ - 5 | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | 568,138 |
| Total Operations & Maintenance | \$ 196,809 \$ | 388,365 | 163,342 | 152,188 | \$ - 5 | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | 900,703 |
| Total Expenditures | \$ 230,702 \$ | 407,874 | \$ 176,008 | 160,405 | \$ - 5 | · - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | 974,990 |
| - | | | | | | | | | | | | | |
| Excess (Deficiency) of Revenues over Expenditures | \$ (222,913) \$ | (221,218) | \$ 2,018,815 | (154,210) | \$ - 5 | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | 1,420,474 |
| Net Change in Fund Balance | \$ (222,913) \$ | (221,218) | \$ 2,018,815 | (154,210) | \$ - 5 | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | 1,420,474 |

Community Development District

Debt Service Fund Series 2017 A1 & A2

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2025

| | Adopted | | Pro | rated Budget | | Actual | | |
|---|---------|-----------|-----|--------------|----|-------------|--------------|----------|
| | | Budget | Th | ru 01/31/25 | Th | ru 01/31/25 | 1 | Variance |
| Revenues: | | | | | | | | |
| Special Assessments - Tax Roll | \$ | 3,054,876 | \$ | 2,717,144 | \$ | 2,717,144 | \$ | - |
| Interest Income | | 5,000 | | 5,000 | | 38,165 | | 33,165 |
| Total Revenues | \$ | 3,059,876 | \$ | 2,722,144 | \$ | 2,755,309 | \$ | 33,165 |
| Expenditures: | | | | | | | | |
| Series 2017 A-1 | | | | | | | | |
| 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 | \$ | 2,123,941 | \$ | 2,142,106 | \$ | 18,165 |
| Other Financing Sources/(Uses): | | | | | | | | |
| Transfer In/(Out) | \$ | - | \$ | - | \$ | - | \$ | - |
| Total Other Financing Sources/(Uses) | \$ | - | \$ | - | \$ | - | \$ | - |
| Net Change in Fund Balance | \$ | 53,470 | \$ | 2,123,941 | \$ | 2,142,106 | \$ | 18,165 |
| 8 | | | | ,, | | ,, | - | |
| Fund Balance - Beginning | \$ | 1,029,219 | | | \$ | 2,605,619 | | |
| Fund Balance - Ending | \$ | 1,082,689 | | | \$ | 4,747,725 | | |
| | | | | | | | | |

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2025

| | Adopted | | Pror | Prorated Budget | | Actual | | |
|---|---------|-----------|------|-----------------|----|-------------|----|----------|
| | | Budget | Thr | u 01/31/25 | Th | ru 01/31/25 | 1 | /ariance |
| Revenues | | | | | | | | |
| Capital Reserve Funding | \$ | 221,309 | \$ | - | \$ | - | \$ | - |
| Miscellaneous Revenue/Interest Income | | 24,333 | | 8,111 | | 19,135 | | 11,024 |
| Total Revenues | \$ | 245,642 | \$ | 8,111 | \$ | 19,135 | \$ | 11,024 |
| Expenditures: | | | | | | | | |
| Capital Outlay | \$ | 150,000 | \$ | 150,000 | \$ | 153,385 | \$ | (3,385) |
| Repair and Replacement | | 23,881 | | 23,881 | | 48,431 | | (24,550) |
| Total Expenditures | \$ | 173,881 | \$ | 173,881 | \$ | 220,502 | \$ | (46,621) |
| Excess (Deficiency) of Revenues over Expenditures | \$ | 71,761 | | | \$ | (201,367) | | |
| Other Financing Sources/(Uses) | | | | | | | | |
| Transfer In/(Out) | \$ | - | \$ | - | \$ | - | \$ | - |
| Total Other Financing Sources (Uses) | \$ | | \$ | - | \$ | | \$ | - |
| Net Change in Fund Balance | \$ | 71,761 | | | \$ | (201,367) | | |
| Fund Balance - Beginning | \$ | 1,243,030 | | | \$ | 1,289,984 | | |
| Fund Balance - Ending | \$ | 1,314,791 | | | \$ | 1,088,617 | | |

Community Development District

Long Term Debt Report

| Series 2017A-1, Special Assessment Refunding Bonds | | | | | | | | |
|---|----|---------------------------------|----|---|--|--|--|--|
| 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, 2023 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) (1,95,000) (1,515,000) (1,555,000) (1,000) | | | | |
| Current Bonds Outstanding | | | \$ | 26,850,000 | | | | |

| Series 2017A-2, Special Ass | sessment Refunding Bonds | | |
|-------------------------------------|--------------------------|--------|-----------------|
| Interest Rate: | 5.00% -6.3 | 25% | |
| Maturity Date: | 5/ | 1/2037 | |
| Reserve Fund Definition | 50% MAD | S | |
| Reserve Fund Requirement | \$ 1 | 72,938 | |
| Reserve Fund Balance | 1 | 72,938 | |
| 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

| | ASSESSED | | | | |
|--------------------------|----------|----------------|--------------|--------------|--|
| | # 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 | |
| INTEREST | 1/13/2025 | 6,594.31 | 5,790.85 | 12,385.16 | |
| | | - | - | | |
| | | - | - | | |
| | | - | - | | |
| | | - | - | | |
| | | - | - | | |
| | | - | - | | |
| | | - | - | | |
| | | - | - | | |
| | | - | - | | |
| TOTAL TAX ROLL RECEIPTS | | 2,717,144.07 | 2,386,087.16 | 5,103,231.23 | |
| | | | | | |
| TAX ROLL % COLLECTED | | 89.0% | 89.0% | 89.0% | |



Durbin Crossing

Community Development District

Check Run Summary January 31, 2025

| Fund | Date | Check No. | Amount | |
|--------------------------|---------|-------------------|--------------|------------------|
| General Fund | | | | |
| Payroll | 1/30/25 | 50872-50876 | \$ 923.50 | |
| | | | Sub-Total | \$ 923.50 |
| Accounts Payable | | | | |
| • | 1/7/25 | 7100-7111 | \$ 63,063.50 | |
| | 1/14/25 | 7112-7122 | 12,755.15 | |
| | 1/22/25 | 7123-7127 | 98,802.16 | |
| | 1/29/25 | 7128-7130 | 5,870.32 | |
| | | | Sub-Total | \$ 180,491.13 |
| Capital Reserve Fund | 1/7/25 | 266-267 | \$ 80,420.16 | |
| • | 1/8/25 | 268 | 3,300.90 | |
| | 1/14/25 | 269 | 7,125.00 | |
| | 1/30/25 | 270-271 | 21,747.50 | |
| | | | Sub-Total | \$ 112,593.56 |
| Wells Fargo Credit Card* | 1/28/25 | January Purchases | \$ 2,901.03 | |
| | | | Sub-Total | \$ 2,901.03 |
| Total | | | | \$ 296,909.22 |

^{*}Wells Fargo Credit Card Invoices available upon request

| PR300R | PAYRO | LL CHECK REGISTER | RUN | 1/30/25 PAGE 1 |
|------------|-------|-------------------|-----------------|----------------|
| CHECK # | EMP # | EMPLOYEE NAME | CHECK AMOUNT | CHECK DATE |
| 50872 | 11 | SARAH G HALL | 184.70 | 1/30/2025 |
| 50873 | 13 | JASON S HARRAH | 184.70 | 1/30/2025 |
| 50874 | 8 | PETER E POLLICINO | 184.70 | 1/30/2025 |
| 50875 | 18 | SHALENE B ESTES | 184.70 | 1/30/2025 |
| 50876 | | SHAWNA R BERDEN | 184.70 | 1/30/2025 |
| | | | | |

TOTAL FOR REGISTER 923.50

DURB DURBIN CROSS DLAUGHLIN

ATTENDANCE SHEET

| Supervisor In Attendance Fees Shawna Berden Assistant Secretary Peter Pollicino Chairman Sarah Gabel Hall Assistant Secretary Shalene B. Estes Assistant Secretary Jason Harrah Sarah Secretary \$20 \$20 \$20 \$20 \$20 \$20 \$20 \$2 |
|--|
| Peter Pollicino Chairman Sarah Gabel Hall Assistant Secretary Shalene B. Estes Assistant Secretary \$20 |
| Sarah Gabel Hall Assistant Secretary Shalene B. Estes Assistant Secretary \$20 |
| Shalene B. Estes Assistant Secretary \$20 |
| Assistant Secretary |
| |
| Jason Harrah Vice Chairman |
| |

PLEASE RETURN COMPLETED FORM TO BERNADETTE PEREGRINO

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 2/14/25 PAGE 1
*** CHECK DATES 01/01/2025 - 01/31/2025 *** DURBIN CROSSING - GENERAL FUND

| *** CHECK DATES 01 | /01/2025 - 01/31/2025 *** DU BA | RBIN CROSSING - GENERAL FUND NK A GENERAL FUND | | | |
|--------------------|---|---|--------|----------|-----------------|
| CHECK VEND# | INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# S | VENDOR NAME UB SUBCLASS | STATUS | AMOUNT | CHECK AMOUNT # |
| | /03/24 12032024 202501 310-51300-4 SARAH HALL - COMM FEE | 9000 | * | 10.00 | |
| | | DEPARTMENT OF STATE | | | 10.00 007100 |
| 1/07/25 00433 12 | /13/24 000014 202412 320-53800-4 HOLIDAY WREATH CLASS | 5511 | * | 125.00 | |
| | | GAIL'S CRAFTY DESIGNS, LLC | | | 125.00 007101 |
| 1/07/25 00378 11 | /25/24 00068177 202411 310-51300-4 NOTICE OF MEETING-11/18 | 8000 | * | 86.32 | |
| 11 | /25/24 00068177 202411 310-51300-4 | 8000 | * | 84.96 | |
| | NOTICE OF PRETING 12/5 | GANNETT MEDIA CORP DBA GANNETT FL | | | 171.28 007102 |
| | /01/25 531 202501 310-51300-3 | 4000 | * | 4,669.58 | |
| 1 | JAN MANAGEMENT FEES /01/25 531 202501 310-51300-5 JAN WEBSITE ADMIN | | * | 91.00 | |
| 1 | /01/25 531 202501 310-51300-3 JAN INFORMATION TECH | | * | 136.50 | |
| 1 | /01/25 531 202501 310-51300-3 JAN IMPACT COLLECTION FEE | 2500 | * | 1,364.75 | |
| | /01/25 531 202501 310-51300-3 JAN DISSEMINATION SVCS | 1300 | * | 655.00 | |
| | /01/25 531 202501 310-51300-5 OFFICE SUPPLIES | 1000 | * | 1.08 | |
| | /01/25 531 202501 310-51300-4 POSTAGE | 2000 | * | 189.22 | |
| | /01/25 531 202501 310-51300-4 COPIES | 2500 | * | 18.75 | |
| | /01/25 531 202501 310-51300-4 | | * | 4.55 | |
| | | GOVERNMENTAL MANAGEMENT SERVICES | | | 7,130.43 007103 |
| | /16/24 438 | | * | 1,700.00 | |
| | PRESSURE WASHING | JAMES M TETER | | | 1,700.00 007104 |
| 1/07/25 00109 1 | /01/24 13129562 202501 320-53800-4 | 5510 | * | 1,996.40 | |
| | JAN POOL CHEMICALS SOUTH | | | | 1,996.40 007105 |
| 1/07/25 00109 1 | /01/25 13129562 202501 320-53800-4 JAN POOL CHEMICALS NORTH | 5510 | * | 1,062.09 | |
| | | POOLSURE | | | 1,062.09 007106 |

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 2/14/25 PAGE 2
*** CHECK DATES 01/01/2025 - 01/31/2025 *** DURBIN CROSSING - GENERAL FUND

| CHECK DAIES | 01/01/2025 | | ANK A GENERAL FUI | | | | |
|---------------------|-------------|---|---------------------|----------------|--------|----------|------------------|
| CHECK VEND# DATE | INVOIC | CEEXPENSED TO NVOICE YRMO DPT ACCT# S | VEI SUB SUBCLASS | NDOR NAME | STATUS | AMOUNT | CHECK |
| 1/07/25 00228 | 1/01/25 10 | 0793444 202501 320-53800-4 MULTI-UNIT RES 1/25-12/25 | 14800 | | * | 2,064.00 | |
| | ľ | MULII-UNII RES 1/25-12/25 | SESAC LLC | | | | 2,064.00 007107 |
| 1/07/25 00243 | 12/23/24 13 | 3225 202412 320-53800-4 | 16210 | | * | 2,400.00 | |
| | | TREE & DEBRIS REMOVAL (6) | | SERVICE INC | | | 2,400.00 007108 |
| | 1/01/24 42 | 23770 202501 320-53800-4 | | | * | 8,105.75 | |
| | 1/01/24 42 | JAN FACILITY MANAGER 23770 202501 320-53800-4 | 16000 | | * | 6,176.91 | |
| | 1/01/24 42 | JAN OPERATIONS MANAGER 23770 202501 320-53800-4 | | | * | 7,009.22 | |
| | 1/01/24 42 | | 15507 | | * | 2,304.33 | |
| | 1/01/24 42 | JAN JANITORIAL SERVICES 23770 202501 320-53800-4 | 15505 | | * | 3,150.15 | |
| | 1/01/24 42 | JAN POOL MAINTENANCE 23770 202501 320-53800-4 | 1 5518 | | * | 4,482.78 | |
| | | JAN MAINTENANCE TECHS 23770 202501 320-53800-4 | 15503 | | * | 7,074.55 | |
| | Ċ | JAN FACILITY ATTENDANTS 23770 202501 320-53800-4 | | | * | 5,788.26 | |
| | | JAN FACILITY MONITORS 23770 202501 320-53800-4 | | | * | 291.67 | |
| | | TAN MORTLE APP | | SERVICES INC | | | 44 383 62 007109 |
| | | 62915 | | SERVICES, INC. | | 558.08 | |
| 1/07/25 00362 | ľ | MAGNOLIA CLEANUP/REMOVAL | | | | | |
| | | | | NDSCAPE | | | 558.08 007110 |
| 1/07/25 00382 | 12/26/24 82 | 25661 202412 320-53800-4 | 16400 | | * | 1,462.60 | |
| | | | YELLOWSTONE LAI | NDSCAPE | | | 1,462.60 007111 |
| 1/14/25 00211 | 12/20/24 12 | 2202024 202412 320-53800-4 FY25 ANNUAL FEE ADJUSTMNT | 44800 | | * | 500.00 | |
| | 1 | | ASCAP | | | | 500.00 007112 |
| 1/14/25 00125 | 1/07/25 01 | F616615 202501 320-53800-4 | 14200 | | * | 339.06 | |
| | i | FIRE EXT INSPECTION | CINTAS FIRE 636 | 5525 | | | 339.06 007113 |
| 1/14/25 00370 | 1/10/25 35 | 511543 202412 310-51300-3 | 31500 | | * | 2,526.58 | |
| | Ι | DEC GENERAL COUNSEL | KUTAK ROCK LLP | | | | 2,526.58 007114 |
| | | | | | | | |

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 2/14/25 PAGE 3
*** CHECK DATES 01/01/2025 - 01/31/2025 *** DURBIN CROSSING - GENERAL FUND

| *** CHECK DATES 01/01/2025 - 01/31/2025 *** DURBIN BANK A | CROSSING - GENERAL FUND GENERAL FUND | | | |
|---|---|--------|----------|-------------------|
| CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# SUB | VENDOR NAME SUBCLASS | STATUS | AMOUNT | CHECK AMOUNT # |
| 1/14/25 00386 1/09/25 89024 202412 310-51300-31500 PROF SERVICES THRU DEC 24 | | * | 945.00 | 0.45 0.0 0.05115 |
| PAS | KERT DIVERS THOMPSON | | | 945.00 007115 |
| 1/14/25 00434 1/08/25 011225 202501 320-53800-45511 DJ-PICKLEBALL TOURNAMENT | | * | 450.00 | 450.00 007116 |
| RAC | PROMOTIONS, LLC | | | |
| 1/14/25 00283 1/01/25 PSI13755 202501 320-53800-46800 JAN LAKE MAINTENANCE | | * | 4,561.87 | |
| SOL | ITUDE LAKE MANAGEMENT LLC | | | 4,561.87 007117 |
| 1/14/25 00435 1/06/25 170 202501 320-53800-45511 | | * | 225.00 | |
| DEP-1/19 LIVE MUSIC EVENT TAY | LOR ROBERTS | | | 225.00 007118 |
| 1/14/25 00435 1/06/25 171 202501 320-53800-45511 | | * | 225.00 | |
| FNL PMT - LIVE MUSIC EVT TAY | LOR ROBERTS | | | 225.00 007119 |
| 1/14/25 00252 12/31/24 424039 202412 320-53800-45511 | | * | 1,754.64 | |
| EXTRA STAFF-HOLIDAY EVENT VES | TA PROPERTY SERVICES, INC. | | | 1,754.64 007120 |
| 1/14/25 00252 12/31/24 424138 202412 320-53800-44600 | | * | 238.00 | |
| CONTANT CONTACT - EBLAST VES | TA PROPERTY SERVICES, INC. | | | 238.00 007121 |
| 1/14/25 00402 1/09/25 3677 202412 310-51300-31100 | | | 990.00 | |
| DEC ENGINEERING SERVICES YUR | O & ASSOCIATES LLC | | | 990.00 007122 |
| 1/22/25 00437 1/17/25 30670149 202501 320-53800-45511 | | | 1,075.00 | |
| INFLATABLES-8/3/24 EVENT ALL | ISON RODGERS DBA FLY HIGH | | | 1,075.00 007123 |
| 1/22/25 00436 1/11/25 36765-00 202501 320-53800-45511 | | | 1,298.00 | |
| FLASK & FLANNELS EVENT DES | TINY WHITEHEAD | | | 1,298.00 007124 |
| 1/22/25 00438 1/21/25 20193 202501 320-53800-45509 | | * | 927.42 | |
| SECURITY APPLIANCE/MODEM 1/21/25 20193 202501 320-53800-45509 | | * | 1,790.58 | |
| 3YR LICENSE & SUPPORT | RIX ITG, INC DBA SECURESI | | • | 2,718.00 007125 |
| PIAT | | | | |
| | | | | |

| AP300R YEAR-TO-DATE A *** CHECK DATES 01/01/2025 - 01/31/2025 *** DU BA | ACCOUNTS PAYABLE PREPAID/COMPUTER URBIN CROSSING - GENERAL FUND ANK A GENERAL FUND | CHECK REGISTER | RUN 2/14/25 | PAGE 4 |
|---|--|----------------|-------------|------------------|
| CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# S | | STATUS | AMOUNT | CHECK AMOUNT # |
| 1/22/25 00382 1/01/25 832137 202501 320-53800-4 JAN LANDSCAPE MAINTENANCE | | * | 46,855.58 | 46 055 50 007106 |
| | YELLOWSTONE LANDSCAPE | | | 46,855.58 007126 |
| 1/22/25 00382 12/03/24 814756 202412 320-53800-4 DEC LANDSCAPE MAINTENANCE | 46200 | * | 46,855.58 | |
| | YELLOWSTONE LANDSCAPE | | | 46,855.58 007127 |
| 1/29/25 00275 1/06/25 1065 202501 320-53800-4 HOILDAY LIGHTS FNL PMT | | * | 5,587.27 | |
| normali bronto indi ini | A BEAUTIFUL LIFE ENTERPRISES LL | _J C | | 5,587.27 007128 |
| 1/29/25 00066 1/23/25 62017754 202501 320-53800-4 JAN MOSQUITO SRVCS SOUTH | 45513 | * | | |
| OTAL HODGOTTO DIEVED DOCTH | TURNER PEST CONTROL | | | 122.23 007129 |
| 1/29/25 00066 1/23/25 62017754 202501 320-53800-4 JAN MOSQUITO SRVCS NORTH | | * | 160.82 | |
| UAN MOSQUITO SKVCS NOKIII | TURNER PEST CONTROL | | | 160.82 007130 |
| | TOTAL FOR BA | ANK A | 180,491.13 | |
| | TOTAL FOR RE | GISTER | 180,491.13 | |

DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS OATH OF OFFICE

| STATES OF AMERICA, AND E CROSSING COMMUNITY DEVI FUNDS AS SUCH EMPLOYEE | BEING EMPLOYED ELOPMENT DISTRI OR OFFICER, DO | F FLORIDA AND OF THE UNITED BY OR AN OFFICER OF DURBIN CT AND A RECIPIENT OF PUBLIC HEREBY SOLEMNLY SWEAR OR ON OF THE UNITED STATES AND |
|--|---|--|
| Si | | |
| Board Supervisor | | |
| λ. | | |
| <u>ACKNOWLI</u> | EDGMENT OF OATE | I BEING TAKEN |
| | | |
| STATE OF FLORIDA COUNTY OF ST. JOHNS | | |
| Sarah Hall | , who personally | this 3 day of <i>December</i> 2024, by appeared before me, and is personally |
| known to me or has produced | and actions of | as identification, and is the person Member of the Board of Supervisors of |
| | | l acknowledged to and before me that |
| he/she took said oath for the purpos | ses therein expressed. | - |
| | | |
| (NOTARY SEAL) | | |
| | Die | |
| 5) aur 150 on 150 mar | Notary Public, State | of Florida |
| DANIEL LAUGHLIN Notary Public - State of Florida Commission // HH 073331 My Comm. Expires Dec 17, 2024 Bonded through National Notary Assn. | | Daniel Laughlin |
| British Carlo Carl | Commission No.: | Expires: |

OATH OF OFFICE

(Art. II. § 5(b), Fla. Const.)

| STATE OF FLORIDA |
|---|
| County of St. Johns |
| I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State, and that I will well and faithfully perform the duties of |
| Durbin Crossing Community Development District Board Supervisor |
| (Full Name of Office - Abbreviations Not Accepted) |
| on which I am now about to enter, so help me God. |
| [NOTE: If you affirm, you may omit the words "so help me God." See § 92.52, Fla. Stat.] |
| Signature |
| (Affix Seal Below) Sworn to and subscribed before me by means of physical presence Or online notarization this3 day of, 20_24 |
| DANIEL LAUGHLIN Notary Public - State of Florida Commission # HH 073331 Ny Comm. Expires Dec 17, 2024 Bonded through National Notary Assn. Print, Type, or Stamp Commissioned Name of Notary Public Personally Known or Produced Identification Type of Identification Produced ACCEPTANCE |
| I accept the office listed in the above Oath of Office. |
| |
| Mailing Address: Home 🗹 Office 🗌 |
| 109 Abberhillh |
| Street or Post Office Box Print Name |
| Stoding FL 32259 City, State, Zip Code Signature |

Tara,

Please process a check in the amount of \$10 for Sarah Hall's Florida Department of State commission fee. Please include her name and "commission fee" in the memo line of the check so they know who to apply it to. The check should be made payable to Department of State.

I think it would also help to include a copy of this email in the envelope, as the oath was sent separately.

Please mail the check to the following address:

Division of Elections R.A. Gray Building, Room 316 500 South Bronough Street Tallahassee, FL 32399

Thank you!
Courtney Hogge
Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092
P: (865) 238-2622
chogge@gmsnf.com



Wreath Making Class

Bifl To: Durbin Crossing CDD C/o Governmental Management

475 W. Town Place Suite 114 St. Augustine, FL 32092 Invoice Details PDF created December 13, 2024 \$125.00 Service date December 12, 2024 Payment Due December 13, 2024 \$125.00

| ltems | Quantity | Price | Amount |
|------------------------------------|----------|---------|----------|
| Home for the Holidays Wreath Class | 2 | \$45.00 | \$90.00 |
| Bows | 7 | \$5.00 | \$35.00 |
| Subtotal | | | \$125.00 |

Total Due \$125.00

RECEIVED

By Tara Lee at 2:53 pm, Jan 02, 2025





| ACCOU | VT NAME | ACCOUNT# | PAGE# | |
|-----------------------|------------------------------------|--------------|---------|--|
| Durbin Cro | ssing / Gms | 764133 | 1 of 1 | |
| INVOICE# | BILLING PERIOD | PAYMENT DU | EDATE | |
| 0006817791 | Nov 1- Nov 30, 2024 | December 20 | , 2024 | |
| PREPAY (Memo info) | UNAPPLIED (included in amt due) | TOTAL CASH A | MT DUE* | |
| \$0.00 | \$0.00 | \$263.84 | ļ | |

BILLING ACCOUNT NAME AND ADDRESS

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

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

All funds payable in US dollars.

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

FEDERAL ID 47-2390983

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

| Date | Description | Amount |
|---------|---------------------|-----------|
| 11/1/24 | Balance Forward | \$690.84 |
| 11/5/24 | PAYMENT - THANK YOU | -\$182.16 |
| 11/5/24 | PAYMENT - THANK YOU | -\$416,12 |

Package Advertising:

| Start-End Date | Order Number | Product | Description | PO Number | Package Cost |
|----------------|--------------|-------------------------|-------------------|---------------------|--------------|
| 11/8/24 | 10746206 | SAG St Augustine Record | Notice of Meeting | | \$86.32 |
| 11/25/24 | 10790033 | SAG St Augustine Record | December Meeting | December Meeting | \$84.96 |



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

Total Cash Amount Due \$263,84 \$10,53 Service Fee 3,99% *Cash/Check/ACH Discount -\$10.53 *Payment Amount by Cash/Check/ACH \$263.84 Payment Amount by Credit Card \$274.37

| ACCOU | NT NAME | ACCOUNT | NUMBER | INVOICE | NUMBER | AMOUNT PAID |
|---|-------------------------|--|---------------------|-------------------------------------|-----------------------|--|
| Durbin Cro | ossing / Gms | 764 | 133 | 00068 | 0006817791 | |
| CURRENT DUE | 30 DAYS PAST DUE | 60 DAYS PAST DUE | 90 DAYS PAST DUE | 120+ DAYS PAST DUE | UNAPPLIED PAYMENTS | TOTAL CASH AMT DUE |
| \$171,28 | \$92,56 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$263.84 |
| REMITTANCE AD | DRESS (Include Account# | & Involce# on check) | TO PAY WIT | H CREDIT CARD PLE 1-877-736-7612 | ASE CALL: | TOTAL CREDIT CARD AMT DUE \$274.37 |
| Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244 | | To sign up for E-mailed involces and online payments please contact abgspecial@gannett.com | | | nts please contact | |

LOCALIO

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

Saint Augustine FL 32092

STATE OF WISCONSIN, COUNTY OF BROWN

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

11/08/2024

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 11/08/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:

\$86.32

Tax Amount:

\$0.00

Payment Cost:

\$86.32

Order No:

10746206

of Copies:

Customer No:

764133

PO#:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN Notary Public State of Wisconsin

DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the Durbin Crossing Community Development District ("District") will hold a regular meeting on Monday, November 18, 2024 at 6:00 p.m. at the Durbin Crossing South Amenity Center located at 145 South Amenity Center located at 145 South Durbin Porkway, St. Johns, Flortida 32259, where the Board may consider any business that may properly come before it ("Meeting"). The Meeting is open to the public and will be conducted in accordance with the provisions of Flortida law for community development.

for community development districts. The Meeting may be continued to a date, time, and place 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

expected to diso be dvalidate on the District's website of www.DurbinCrossingCDD.com. There may be occasions when one or more Supervisors will participate by telephone or video conference. Any person requiring special accommodations at the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight Manager's Office at least forty-eight (48) hours prior to the Meeting. It you are hearing or speech impaired, please contact the Florida Relay Service by diating 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meeting is advised that person will need a record of

person will need a record of proceedings and that accordingly proceedings and that occordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Daniel Laughtin
District Manager
Pub: Nov 8, 2024; #10746206

LOCALIQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

Saint Augustine FL 32092

STATE OF WISCONSIN, COUNTY OF BROWN

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

11/25/2024

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 11/25/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:

\$84.96

Tax Amount:

\$0.00

Payment Cost:

\$84.96

Order No:

10790033

of Copies:

Customer No:

764133

PO #:

December Meeting

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 Tues will hold a regular meeting on Tues-day, December 3, 2024 at 6:00 p.m. at the Durbin Crossing South Amenity Center located at 145 South Durbin Porkway, St. Johns, Florida 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 for community development districts. The Meeting may be continued to a date, time, and place to be specified on the record at such Meeting. An electronic copy of the Meeting. An electronic copy of the ogenda 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

more Supervisors will participate by telephone or video Conference. Any person requiring special accommodations of the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by diating 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Valce), for aid in contacting the District Manager's Office.
Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meeting is advised that person will need a record of

ered at the Meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Daniel Laushlin

District Manager.

District Manager

Governmental Management Services, LLC

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

Invoice

Invoice #: 531 Invoice Date: 1/1/25 Due Date: 1/1/25

Case:

P.O. Number:

Balance Due

\$7,130.43

Bill To:

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

| Description | Hours/Qty | Rate | Amount |
|---|-----------|--|-----------------|
| Management Fees -January 2025 | | 4,669.58 | 4,669.58 |
| Nebsite Administration - January 2025 | | 91.00 | 91.00 |
| nformation Technology - January 2025 | | 136.50 | 136.50 |
| mpact Fee Collection Administration -January 2025 | | 1,364.75 | 1,364.75 |
| Dissemination Agent Services - January 2025 | | 655.00 | 655.00 |
| Office Supplies | | 1,08 | 1.08 |
| Postage Copies | | 189.22 18.75 | 189.22 18.75 |
| Celephone | | 4.55 | 4.55 |
| RECEIVED By Tara Lee at 8:38 am, Jan 06, 2025 | | | |
| | Total | and the second s | \$7,130.43 |
| | Payment | s/Credits | \$0.00 |

My Clean Roof

INVOICE

Date: 12/16/24 INVOICE #438

To Vesta
Durbin Crossing CDD
475 W. Town place suite 114
St. Augustine FI ,32092

| Date completed | Job | Payment Terms | Due Date |
|----------------|----------------------------|---------------|-----------|
| | Durbin Crossing | | |
| | | | |
| 1) Pre | essure washed all areas as | discussed | \$1700.00 |
| • : | | • • | |
| <u> </u> | | | |
| : | | | |
| | | ; ; | ; |
| • | | , | |
| | | Total | \$1700.00 |
| | | | |

RECEIVED

By Tara Lee at 10:12 am, Jan 03, 2025

1.320, 53200, 45516

Pressure washing

45519 Tara R. Loo

Make all checks payable to My Clean Roof

Thank you for your business!

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



Invoice

Date Invoice#

1/1/2025 131295626408

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

Terms Net 20 **Due Date** 1/21/2025 PO#

Bill To

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

Ship To

Durbin Crossing South 145 South Durbin Pkwy Jacksonville FL 32259

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 involce.

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 |
|------|------------------------------------|-----|-------|------------|
| | Water Management Flat Billing Rate | 1 | ea | \$1,996.40 |

RECEIVED

By Tara Lee at 8:17 am, Dec 26, 2024

Subtotal \$1,996.40 \$0.00 Tax

\$1,996.40

Amount Paid/Credit Applied

\$0.00

Balance Due \$1,996.40

Total





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# 1/1/2025 131295626449

 Terms
 Net 20

 Due Date
 1/21/2025

 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 |
|------|------------------------------------|-----|-------|------------|
| | Water Management Flat Billing Rate | 1 | ea | \$1,062.09 |

Subtotal \$1,062.09

Tax \$0.00

Total \$1,062.09

Amount Paid/Credit Applied \$0.00

Balance Due \$1,062.09

RECEIVED

By Tara Lee at 12:30 pm, Dec 26, 2024



SESAC

INVOICE

1-866-218-5823 www.sesac.com FED ID: 83-2154058

Music Performance License

Account Name:

Vesta Property Services

Account #:

120089

Bill To #:

882725

Statement Period Through End Date

12/31/2025

Payment Due Date

01/01/2025

Simplify your life with AutoPay Go paperless with eBilling Enroll Online Today!

| A SAN SAN SAN SAN SAN SAN SAN SAN SAN SA | |
|--|--------------------------------------|
| e wingcyte kodpoli Poymich Olita | yati (S. 1977) z sas Pitels Zajuja s |
| Raol Railed(s) Dayboart Due | 1 1 1 100 |
| | |
| Total Ameunistius - 1851 Paymani Regelved01/31/2024 | \$2306(-00) \$4196(-00) |
| Plane regress or agus sa ann alle as ails as | |
| | |

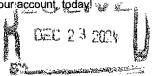
Important Information

SESAC wishes you Happy Holidays and a Prosperous New Year.

RECEIVED

By Tara Lee at 12:13 pm, Jan 03, 2025

If you need to connect with our team, please contact Customer Service at www.sesac.com by logging into your account, today!



LOG IN AT SESAC.COM TO EXPLORE NEW TOOLS AND FEATURES



MAKE IT AUTOMATIC Enroll in Autopay and eBilling today



UPDATE AND REPORT
License details, billing info,
reporting requirements



Please detach and return the bottom portion when paying by check,

CONNECT WITH US Customer Service is only a click away



WRITE

35 Music Square East Nashville, TN 37203

* Correspondence only processed at the Nashville address

QUICKPAY BY CARD / eCHECK: WWW.SESAC.COM/PAY



INVOICE ENCLOSED

TO AVOID LATE CHARGES, PAY TOTAL BY THE DUE DATE

niernai Use Only 120083 12/12/2024



WSA

Account: 120089



DISCOVER

Bill To: 882725



\$2,064.00

CHECK #

CHECK AMOUNT

VESTA PROPERTY SERVICES 475 W TOWN PL STE 114 ST. AUGUSTINE, FL 32092

013187 T56 P1

|Արդ|||Կլ||գ|||թգլ|Կլգ-գել-կով-գի-մկե-գ||գլ-կ-կ-կ-կ-կ-

Make check payable to: SESAC P.O. BOX 737457 Dallas, TX 75373-7457 Account: 120089

Bill To: 882725

Durbin Crossing Community Dev Dist

| Inv Number 10793444 | inv Date 01/01/2025 | Inv Amount \$2,064.00 | Paid/Applied | Late Charge | Other Adj | Balance \$2,064.00 |
|------------------------|------------------------|--------------------------|----------------------------------|------------------|-----------|------------------------------|
| Durbin Crossing | | 145 S Durbin Pl | 145 S Durbin Pkwy, St. Johns, FL | | | \$2064.00 |
| Contract No.: 106032-1 | | Multi-Unit Resid | lential, Jan 01, 202 | 5 - Dec 31, 2025 | | |

Group Total:

\$2,064.00



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

| DVAVI(E | /INMOTERS |
|------------|-----------|
| 12/23/2024 | 13225 |

Due → Terms 12/23/2024 | 0 Days

| | | | | | | | <u>-</u> | |
|----------------------------|------------------|---|---|-----------|------------|--|----------|------------|
| | ennski dole 🦂 | | Job Site | Phone | | Salespers | ò)[[] | TORNO |
| Du | rbin Crossing 24 | 1017-1 Various Locations S | | 904-230-2 | 011 | AJ Aldridge | | \$2,400.00 |
| # | ltem | Service Description | | | Completed | Tax | Qty | Price |
| 1 | Tree(s) | Tree & Debris Removal | | | 12/20/2024 | 0.00 % | 0.00 | \$2,400.00 |
| Approximate and the second | · | - 1 ear - 1 ear - 1 ear - 1 ear - 2 ear | f trees that need to be removed: ch @ 132 Ellsworth Circle (dead tree ch @ 445 Willow Winds Parkway (lea ch @ 322 Willow Winds Parkway ch @ 172 Cresthaven Place ch @ 121 Carden Place d on previous work order (no charge ch @ 36 Eagles nest (preserve - righ | ining) | | nggarak dalam sanggaran dan kalam sanggaran dan kalam sanggaran dan kalam sanggaran dan kalam sanggaran dan ka | | |
| 2 | Tree(s) | | Debris Removal | | 12/23/2024 | 0.00 % | 0.00 | \$0.00 |
| | | Return | n to finish. | | | | | |

Landscape Continguncy

RECEIVED

By Tara Lee at 10:12 am, Jan 03, 2025

1.320,53200,46210

| Thombroom | Subtotal: | \$2,400.00 |
|---------------------------|-----------|------------|
| Thank you, AJ Aldridge | Discount: | \$0.00 |
| , | Тах: | \$0.00 |
| | | |
| | Total: | \$2,400.00 |
| | Credit: | \$0.00 |
| | Balance: | \$2,400.00 |

| Gustomer | No. |
|---|-----|
| Durbin Crossing |] |
| 145 South Durbin Parkway Jacksonville FL 32259 | |

Invoice Remit Payment

| DYANG | INVOICE# |
|---------------------|------------|
| 12/23/2024 | 13225 |
| 12/23/2024 | |
| notel Amount differ | \$2,400.00 |



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

Invoice

Invoice # Date 423770 01/01/2025

Terms

Net 30

Due Date

01/31/2025

Memo

Monthly Fees

Bill To

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

| Description and the second sec | Permitalific | lighter som the | /4(11)=)=(a): |
|--|--------------|-----------------|---------------|
| 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 | į 1 į | 291.67 | 291.67 |
| | | | |

Thank you for your business.

Total

44,383.62

RECEIVED

By Tara Lee at 3:00 pm, Jan 02, 2025



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 |
|----------|--------------|
| 762915 | 8/31/2024 |
| TERMS | PO NUMBER |
| Net 30 | |

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: September 30, 2024

Invoice Amount: \$558.08

Description Current Amount

Magnolia Clean-up on North Durbin/Sanctuary Round A Bout

Magnolia clean-up and removal/disposal of debris

\$558.08

RECEIVED

By Tara Lee at 10:40 am, Jan 03, 2025

Invoice Total

\$558.08



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 |
|----------|--------------|
| 825661 | 12/26/2024 |
| TERMS | PO NUMBER |
| Net 30 | |

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: January 25, 2025

Invoice Amount:

\$1,462.60

| Description Current Amoun | |
|---|--|
| Locate, troubleshoot and repair 2-wire failure due to county construction | |

Irrigation Repairs

\$1,462.60

RECEIVED

By Tara Lee at 10:12 am, Jan 03, 2025

Invoice Total

\$1,462.60

Irrigation Departs 1.320,63800,46400



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

RECEIVED

By Tara Lee at 9:57 am, Jan 06, 2025

December 20, 2024

GL3Y5300106876 -

Dave deNagy Manager Durbin Crossing Community Development Di Governmental Management Services 475 West Town Place, Suite 114 St Augustine, FL 32092

Re: Account No. - 500776897 Durbin Crossing Community Development Di Governmental Management Services 145 South Durbin Parkway Saint Johns, FL 32259

Dear Mr. deNagy:

Thank you for being an ASCAP licensee, and appreciating the value that music brings to your community.

Your ASCAP agreement calls for an annual license fee adjustment, based on the year-over-year change in the Consumer Price Index (CPI). This year's measurement of inflation between October 2023 and October 2024 resulted in an overall increase of 2.5979%, to your license fee.

The 2025 fee schedule reflecting the increase is enclosed. If there have been any changes to your population or if you have a special event to report, please complete and return the report form by mail to:

> ASCAP Customer Care PO Box 331608 Nashville, TN 37203

If an ASCAP billing statement is enclosed, your license fee is now due. To ensure that your ASCAP license remains current, please submit payment for your 2025 license today online by credit card or echeck.

Sign in to your account at www.ascap.com/mylicense with your Userld and Password. If you do not have sign-on crédentials, please "Register as a New User" using your 9-digit account number and zip code.

With your online account you can:

Recount Services

- Pay your balance with a credit card or e-check.
- Go Paperless change your billing statement preference to paperless delivery and receive your monthly billing statements electronically. Select "Change Paperless Statements Option" on the Main Menu and select "Enroll for Estatements".

If you do not have a billing statement enclosed, you will receive one 30 days before your annual renewal date.

If you wish to pay by mail, please send to the remittance address on your billing statement.

For any questions about your license, reporting or payment, please call us at 1-800-505-4052 or send us an email át glcs@ascap.com.

Sincerely,

Account Services

Enclosures: Rate Schedule Report Form

Return Envelope

F0166_0125 IMLA

| ascap | LOCAL GOVERNMENT ENTITIES 2025 Rate Schedule and Report Form | | |
|------------------------|---|--|--|
| Account No.: 500776897 | Premise Name: Durbin Crossing Community Development Di; Saint Johns, FL | | |
| | Report Due: 12/30/2025 | | |



SCHEDULE A: Base License Fee

| Po | pulation (| 2170 | Base License |
|---------|------------|---------------------------------------|--------------|
| - Y | Pulativits | SIZE | Fee |
| 1 | to | 50,000 | \$445.00 |
| 50,001 | to | 75,000 | \$890.00 |
| 75,001 | lo | 100,000 | \$1,068.00 |
| 100,001 | to | 125,000 | \$1,425.00 |
| 125,001 | to | 150,000 | \$1,779.00 |
| 150,001 | to | 200,000 | \$2,315.00 |
| 200,001 | to | 250,000 | \$2,845.00 |
| 250,001 | to | 300,000 | \$3,385.00 |
| 300,001 | to | 350,000 | \$3,916.00 |
| 350,001 | to | 400,000 | \$4,451.00 |
| 400,001 | to | 450,000 | \$4,980.00 |
| 450,001 | to | 500,000 | \$5,518.00 |
| 500,001 | Plus*** | · · · · · · · · · · · · · · · · · · · | \$6,762.00 |

*** \$6,762.00 plus \$500 for each 100,000 of population above 500,000 to a maximum fee of \$88,980,00

SCHEDULE B: Special Events

The rate for Special Events shall be 1% of Gross Revenue.

"Special Events" means musical events, concerts, shows, pageants, sporting events, festivals, competitions, and other events of limited duration presented by LICENSEE for which the "Gross Revenue" of such Special Event exceeds \$25,000.

"Gross Revenue" means all monies received by LICENSEE or on LICENSEE'S behalf from the sale of tickets for each Special Event. If there are no monies from the sale of tickets, "Gross Revenue" shall mean contributions from sponsors or other payments received by LICENSEE for each Special Event.

SCHEDULE C: State Municipal and/or County Leagues or State Associations of Attorneys

The annual license fee for LICENSEES who are legally organized as state municipal and/or county leagues or state associations of municipal and/or county attorneys shall be \$500.00.

License Fee for Year 2026 and Thereafter

For each calendar year commencing 2026, all dollar figures set forth in Schedules A, B and C above (except for \$500.00 add-on for populations of 500,001 or more) shall be the license fee for the preceding calendar year, adjusted in accordance with the increase in the Consumer Price Index - All Urban Consumers (CPI-U) between the preceding October and the next preceding October. Any additional license fees due resulting from the CPI adjustment shall be payable upon billing by ASCAP.

| ascap | LOCAL GOVERNMENT ENTITIES 2025 Rate Schedule and Report Form | | |
|------------------------|---|--|--|
| Account No.: 500776897 | Premise Name: Durbin Crossing Community Development Di; Saint Johns, FL | | |
| | Report Due: 12/30/2025 | | |



| SCHEDULE A: | Base License Fee | (Due upon execution | n of Agreement and within | 30 days of the Agreement's Renewal Date.) |
|-----------------|------------------|---------------------|---------------------------|---|
| Population Size | , MHMM | | Base License Fee: | |
| · | (Per current U.S | 6. Census Data) | | (Please refer to attached Rate Schedule) |
| | | | | |

SCHEDULE B: Special Events* (Report and Payment due 90 days after the conclusion of each Special Event)

| Event Date (mm/dd/yyyy) If More than 1 Event Per Day, Please Report As Separate Entries) | Performer(s) or Group(s) Appearing | Gross Revenue of Event (Must Exceed \$25,000) | % Applies to Gross Revenue | Event Fee | Is a Program of Musical Works Attached? (Yes/No) | If the Event is Co-Sponsored (Please Identify The Co-sponsor's Name, Address, Phone Number and ASCAP Account Number) |
|--|---------------------------------------|---|-------------------------------------|-----------|---|--|
| | | | x .01 | \$ | | Name:Address:Phone No:Account No: |
| | | | x .01 | \$ | | Name: Address: Phone No: Account No: |
| | | | x .01 | \$ | | Name: |
| | | | x .01 | \$ | | Name: Address: Phone No: Account No: |

^{*&}quot;Special Events" means musical events, concerts, shows, pageants, sporting events, festivals, competitions, and other events of limited duration presented by LICENSEE for which the "Gross Revenue" of such Special Event exceeds \$25,000.

GLCS@ascap.com 1-800-505-4052 1-615-691-7795 (FAX)
Epayment Websites: http://www.ascap.com/mylicense or http://www.ascap.com

^{***}Gross Revenue" means all monles received by LICENSEE or on LICENSEE'S behalf from the sale of tickets for each Special Event.

If there are no monies from the sale of tickets, "Gross Revenue" shall mean contributions from sponsors or other payments received by LICENEE for each Special Event.

LOCAL GOVERNMENT ENTITIES (continued): (Please complete form in its entirety.)

| SCHEDULE C: State Municipal and/or C | ounty Leagues or State Associ | ations of Attorneys |
|---|---|---|
| Report Year: | Annual License Fee: \$500.00 | (Due within 30 days of Renewal Date.) |
| | Total Fees Reported From Ar | ny or All of Schedules A, B or C: \$ |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| Base Licensee Fees accompanied by a comp | leted Report Form are due and paye | ble within 30 days of the License Agreement's renewal date. |
| The Report a | long with payment may be mailed to | o the ASCAP address below. |
| The Report a | long with payment may be mailed to | ble within 30 days of the License Agreement's renewal date. the ASCAP address below. (Please print Contact's Title.) |
| The Report a Contact Person: (Please print Contact's N | long with payment may be malled to / ame.) | o the ASCAP address below. |
| Contact Person: (Please print Contact's N Phone No.: () I certify that the above information is true and co | along with payment may be mailed to / ame.) Email: prrect. Signature: | o the ASCAP address below. (Please print Contact's Title.) Website: |
| Contact Person: (Please print Contact's N Phone No.: () Fax No.: () | along with payment may be mailed to / ame.) Email: prrect. Signature: | o the ASCAP address below. (Please print Contact's Title.) Website: |
| The Report a Contact Person: (Please print Contact's N Phone No.: () I certify that the above information is true and contact's n Dated: GLCS@ | along with payment may be mailed to / ame.) Email: orrect. Signature: Dascap.com 1-800-505-4052 1 | the ASCAP address below. (Please print Contact's Title.) Website: (Please print Name and Title of Signature name above.) |
| The Report a Contact Person: (Please print Contact's N Phone No.: () I certify that the above information is true and contact's n Dated: GLCS@ | along with payment may be mailed to / ame.) Email: orrect. Signature: Dascap.com 1-800-505-4052 1 | (Please print Contact's Title.) Website: (Please print Name and Title of Signature name above.) |
| The Report a Contact Person: (Please print Contact's N Phone No.: () I certify that the above information is true and co Dated: GLCS@ Epayment Website | along with payment may be mailed to / ame.) Email: orrect. Signature: Dascap.com 1-800-505-4052 1 | (Please print Contact's Title.) Website: (Please print Name and Title of Signature name above.) |
| The Report a Contact Person: (Please print Contact's N Phone No.: () I certify that the above information is true and co Dated: GLCS@ Epayment Website | along with payment may be mailed to / ame.) Email: orrect. Signature: Dascap.com 1-800-505-4052 1 | (Please print Contact's Title.) Website: (Please print Name and Title of Signature name above.) |
| The Report a Contact Person: (Please print Contact's N Phone No.: () I certify that the above information is true and co Dated: GLCS@ Epayment Website | along with payment may be mailed to / ame.) Email: orrect. Signature: Dascap.com 1-800-505-4052 1 | (Please print Contact's Title.) Website: (Please print Name and Title of Signature name above.) |
| The Report a Contact Person: (Please print Contact's N Phone No.: () I certify that the above information is true and co Dated: GLCS@ Epayment Website | along with payment may be mailed to / ame.) Email: orrect. Signature: Dascap.com 1-800-505-4052 1 | (Please print Contact's Title.) Website: (Please print Name and Title of Signature name above.) |

Durbin Crossing Community Development Di 145 South Durbin Parkway Saint Johns, FL 32259 ASCAP IMLA Account Services P. O. Box 331608-7515, Nashville, TN 37203-9998





Service Receipt

Location:

CINTAS FIRE 636525

LOC:

00F61

Route:

14 9617

Acct#: Acct zip:

322597224

Receipt No:

0F61661502

Receipt Date:

Payment Term:

01/07/2025 **NET 10 DAYS**

Customer No:

9617

Receipt Type:

PO Number:

CHG-S

Service Visit No:

10791548

Remit To:

CINTAS FIRE 636525 P.O. BOX 636525, CINCINNATI, OH 452636525 9045627000

Bill To:

DURBIN CROSSING CDD 145 S DURBIN PKWY, JACKSONVILLE, FL 322597224

Serviced:

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

| Item | Qty | Description | Unit Price | Net Amount | Tax |
|--------|-----|--------------------------------------|------------|------------|-----|
| B22435 | 1 | EXTINGUISHER, 5# ABC, ALUMINUM VALVE | 166.40 | 166.40 | Y |
| IN | 1 | INSPECTION, EXTINGUISHER ANNUAL | 12.88 | 12.88 | Υ |
| EEDISP | , 1 | EXTINGUISHER DISPOSAL | 25.71 | 25.71 | Y |
| EESEAL | 1 | FLAG SEAL/TAMPER INDICATOR | 4.07 | 4.07 | Y |
| sc | 1 | Service Charge | 130.00 | 130,00 | Υ |

Sub Total: 339.06

Tax: 0.00

Total: 339.06

Amount

0.00 Received:

Please pay ====>

Balance Due: 339.06

Work Authorized By: Work Signed By:

ZACH DAVIDSON

ZACH DAVIDSON

Work Performed By:

Sullivan, Fernando

Date Completed:

01/07/2025



Signature:

Reports & Replacements 1,320.53200,44200

RECEIVED

By Tara Lee at 2:34 pm, Jan 13, 2025

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

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

Federal ID 47-0597598

January 10, 2025

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. 3511543

6123-1

| Re: Gene | eral | | | |
|--------------|------------------|--------------|----------|---|
| For Professi | onal Legal Servi | ces Rendered | Ľ | |
| 12/03/24 | M. Eckert | 3.80 | 1,387.00 | Prepare for, travel to and attend board meeting; follow up; return travel |
| 12/04/24 | M. Eckert | 0.20 | 73.00 | Follow up from board meeting |
| 12/06/24 | K. Haber | 0.60 | 153.00 | Prepare access control system agreement; correspond with Laughlin and O'Lear regarding same |
| 12/10/24 | K. Haber | 0.80 | 204.00 | Prepare shade structure installation agreement; correspond with Davidson and O'Lear regarding same |
| 12/11/24 | K. Haber | 0.40 | 102.00 | Revise shade structure agreement; correspond with Davidson and O'Lear regarding same |
| 12/13/24 | K. Haber | 1.30 | 331.50 | Prepare swim school agreement and prepare tennis facilities team usage agreement; correspond with O'Lear regarding same |
| 12/18/24 | K. Haber | 0.50 | 127.50 | Prepare supervisor notebook |
| 12/22/24 | M. Eckert | 0.20 | 73.00 | Respond to auditor request |
| 12/26/24 | P. Avrett | 0.40 | 60.00 | Coordinate response to auditor letter |

PRIVILEGED AND CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT

KUTAK ROCK LLP

Durbin Crossing CDD January 10, 2025 Client Matter No. 6123-1 Invoice No. 3511543 Page 2

TOTAL HOURS

8.20

TOTAL FOR SERVICES RENDERED

\$2,511.00

DISBURSEMENTS

Travel Expenses

15.58

TOTAL DISBURSEMENTS

<u>15.58</u>

TOTAL CURRENT AMOUNT DUE

\$2,526.58

RECEIVED

By Tara Lee at 4:34 pm, Jan 10, 2025



100 North Tampa Street Suite 3700 Tampa, Florida 33602

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

January 9, 2025

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 December 31, 2024

Dear Mr. Laughlin,

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

| Matter Name | Durbin Crossing CDD | | |
|--|---------------------|--|--|
| Matter No. | 122411 | | |
| PDT Invoice No. (Reference this number on your payment.) | 89024 | | |
| This Month's Charges | \$945.00 | | |

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

Attention: c/o Daniel Laughlin

January 09, 2025

Client: 002389 Matter: 122411 89024 Invoice #:

Resp. Atty:

MGD

RE: Durbin Crossing CDD - Pool Resurfacing

COVER SHEET

For Professional Services Rendered Through December 31, 2024

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

Total Services TOTAL THIS INVOICE

Previous Balance Less Payments Total Due To Date

\$945.00 \$945.00

\$5,810.00 (\$5,810.00)

\$945.00

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

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

January 09, 2025

Client: 002389

Matter: 122411 Invoice #: 89024

Resp. Atty: Page:

MGD 1

For Professional Services Rendered Through December 31, 2024

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

SERVICES

| Date | Person | Description of Services | Hours | Amount |
|------------|--------|--|-------|----------|
| 12/02/2024 | MGD | Review Alta Report (draft) to prepare for call with Mr. Downey to discuss draft maintenance report. | 0.40 | \$140.00 |
| 12/02/2024 | MGD | Phone call with Mr. Downey to discuss draft maintenance report. | 0.80 | \$280.00 |
| 12/17/2024 | MGD | Prepare and send emails to Epic and Pinnacle regarding deficient production and depositions of corporate reps. | 0.30 | \$105.00 |
| 12/17/2024 | MGD | Prepare subpoena to quartzscapes manufacturer regarding the project's use at the project. | 0.80 | \$280.00 |
| 12/19/2024 | MGD | Emails with opposing counsel regarding objection to subpoena and document production. | 0.10 | \$35.00 |
| 12/19/2024 | MGD | Phone call with Pinnacle's counsel regarding response to production and issues with his client. | 0.30 | \$105.00 |
| | | Total Professional Services | 2.70 | \$945.00 |
| PERSON RE | CAP | | | |

| Person | | Level | Hours | Rate | Amount |
|--------|------------------|----------------|-------|---------------|----------|
| MGD | Matthew G. Davis | Partners | 2.70 | 2.70 \$350.00 | \$945.00 |
| | | | | | |
| | | Total Services | | | \$945.00 |

TOTAL THIS INVOICE

\$945.00

RECEIVED

By Tara Lee at 8:18 am, Jan 10, 2025



INVOICE #011225

DATE: 1/8/25

RACI PROMOTIONS LLC. **ROHAN BETTENCOURT** 218 EDGEWATER BRANCH DR SAINT JOHNS FL 32259

BILL TO: **DURBIN CROSSING CDD C/O GOVERMENTAL MANAGEMENT SERVICES 475 W TOWN PLACE STE 114** ST AUGUSTINE FL 32092

| DESCRIPTION | PRICE | QTY | TOTAL |
|---|--------|-----|----------|
| DJ Durbin Crossing Wellness/Pickleball Tournament 4-Hour Set | 450.00 | 1 | \$450.00 |

SUBTOTAL

\$450.00

Tax:

0.00

TOTAL:

\$450.00

DUE: 1/12/2025

RACI PROMOTIONS LLC **ROHAN BETTENCOURT** (904)-327-4638



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:

PSI137558

Invoice Date:

1/1/2025

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 Mgmt Services 475 West Town Place #114 Saint Augustin, FL 32092

Ship Date Due Date 1/1/2025 1/31/2025

Terms

Ship Via

Net 30

Customer ID

P.O. Number

P.O. Number P.O. Date

Our Order No.

5459 1/1/2025

Item/DescriptionUnitOrder QtyQuantityUnit PriceTotal PriceAnnual Maintenance114,561.874,561.87

January Billing 1/1/2025 - 1/31/2025 Durbin Crossing Cdd-Lake-ALL

RECEIVED

By Tara Lee at 4:31 pm, Jan 09, 2025

2684 Caroline Hills Dr Jacksonville, FL 32225

(352) 317-4062 http://taylorrobertsguitarist.com tr/quitar@gmail.com

INVOICE Taylor Roberts

Bill To

Durbin Crossing CDD c/o Governmental Management Services 475 W Town Place Ste 114 St Augustine FL 32092 Invoice Num 170
Date Jan 6, 2025
Due Date Jan 6, 2025
Terms 0 days

| Description | Quantity | Rate | Amount |
|--------------------------------------|-----------|----------|----------|
| * Live Music 1/19/25 deposit | 1 | \$225.00 | \$225.00 |
| * Indicates non-taxable item | | | |
| Thank you for your business. | | | |
| RECEIVED | Suk | ototal | \$225.00 |
| By Tara Lee at 9:03 am, Jan 10, 2025 | Тах | (0%) | \$0.00 |
| By Tara Lee at 9.03 am, ban 10, 2023 | | Total | \$225.00 |
| | | Paid | \$0.00 |
| | Balance (| Due | \$225.00 |

2684 Caroline Hills Dr Jacksonville, FL 32225

(352) 317-4062 http://taylorrobertsguitarist.com fr/guitar@gmail.com

INVOICE Taylor Roberts

Bill To Durbin Crossing CDD c/o Governmental Management Services 475 W Town Place Ste 114 St Augustine FL 32092

| Invoice Num | 171 |
|-----------------|-------------|
| Date | Jan 6, 2025 |
| Due Date | Jan 6, 2025 |
| Terms | 0 davs |

| escription | Quantity | Rate | Amount |
|--------------------------------------|----------|----------|----------|
| Live Music 1/19/25 balance | 1 | \$225.00 | \$225.00 |
| Indicates non-taxable item | | | |
| hank you for your business. | | | |
| | Sul | ototal | \$225.00 |
| RECEIVED | Tax | (0%) | \$0.00 |
| By Tara Lee at 9:04 am, Jan 10, 2025 | | Total | \$225.00 |
| | | Paid | \$0.00 |
| | Balance | Due | \$225.00 |



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

Bill To

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

Invoice

Invoice # Date 424039 12/31/2024

Terms

Net 30

Due Date

01/30/2025

Memo

| Holiday magic, ice skating and polar express extra staff | 77.88 | 22.53 | 1.754.64 |
|---|-------|-------|----------|
| Holiday magic, lice skaling and polar express extra stair | 77.00 | 50 | 1,704.04 |

Thank you for your business.

Total

1,754.64

RECEIVED

By Tara Lee at 12:09 pm, Jan 06, 2025



Vested in your community.

Vesta 245 Riverside Avenue Suite 300

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

Billable Services Invoice

Invoice #:01012025 Date:1/1/2025

For:

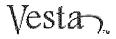
Non-Contractual Billable Services Special Events Staffing – 14 Days of Holiday Magic

To:

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

| DESCRIPTION | HOURS | RATE | AMOUNT |
|--|-------|---------|-----------|
| 14 Days of Holiday Magic Extra Staff: Ice Skating (6 shifts/3 people over 4 days for check in, hot chocolate, snow globe photo op) | 41.76 | \$22.53 | \$940.85 |
| Santa/Polar Express (Two Nights/stations for train, photos and check in) | 36.12 | | \$813.78 |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | TOTAL | \$1754.63 |





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

Invoice

Invoice # Date 424138 12/31/2024

Terms

Due Date

01/31/2025

Memo

Bill To

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

| Bestatiplian | eumilly Pau truculte |
|---|----------------------|
| Billable Expenses Sue Olear - 2024-12-29 - EIG*CONSTANTCONTACT.COM - Eblast System Sue Olear - 2024-11-29 - EIG*CONSTANTCONTACT.COM - Eblast System | 119.00 119.00 |
| Total Billable Expenses | 238.00 |

Total

238.00

RECEIVED

By Tara Lee at 4:29 pm, Jan 09, 2025



Print

Billing Activity - Invoices

Durbin Crossing CDD

Attn: Sue Olear 250 Riverside Avenue Suite 300 Jaksonville FL 32202 US P: 904-230-2011 Today's Date: 11/04/2024 User Name:

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

Date

Description

Charge Amount Credit Amount

10/28/2024 Invoice #1730099028

\$119.00

Constant Contact - Email Plus

2501-5000 Contacts

Highest contact count: 4471

\$119.00

From 09/28/2024 to 10/28/2024

Billing questions? Contact Support

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



Print

Billing Activity - Invoices

Durbin Crossing CDD

Attn: Sue Olear 250 Riverside Avenue Suite 300 Jaksonville FL 32202

P.: 904-230-2011

Invoices from 11/02/2024 to 12/02/2024

Date

Description

\$119.00

Charge Amount Credit Amount

Today's Date: 12/02/2024

User Name:

11/28/2024 Invoice #1732781013

\$119.00

Constant Contact - Email Plus

2501-5000 Contacts

Highest contact count: 4451

From 10/28/2024 to 11/28/2024

Billing questions? Contact Support

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



Civil Engineering
Land Surveying & Mapping
Permitting
ADA Consulting

Invoice

| Date | Invoice |
|--------|---------|
| 1/9/25 | 3677 |

Bill To

Durbin Crossing CDD

C/O Governmental Management Services

Attn: Daniel Laughlin

P.O. No

Yuro & Asssoc. - Job No.

Y23-1310

| Item | Date | Description | Hours | Rate | Amount |
|--------------------------|---------------------|---|---|---|------------------|
| | | DURBIN CROSSING - DECEMBER ENGINEERING | | | |
| CDD Durbin CDD Durbin | 12/3/24 12/18/24 | CDD Meeting roundabout evaluation & exhibit | 3 | 165.00 165.00 | 495.00 495.00 |
| | nickenson . | | *************************************** | | |
| | | | | | |
| 444 | | | | | |
| | | | | | , |
| | | | Local | *************************************** | |
| | | | | | |
| | | · · · · · · · · · · · · · · · · · · · | | | |
| | | | | | |

Total

\$990.00

RECEIVED

By Tara Lee at 4:25 pm, Jan 09, 2025



Fly High Inflatables & Events 5285 Shad Rd. Jacksonville, Fl

Phone: 904-445-6398

Invoice: 30670149 Order Date: 01/17/2025

BILL TO:

Durbin Crossing CDD c/o Government Management Services 475 W Town Place Ste 114 St. Augustine, FL 32092

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

| Name | Qty | Total |
|---|----------|-------------------|
| Volcano Screamer 18' Slide (Wet) | 1 | 300.00 |
| Tropic Wave 7 in 1 Dual Lane (wet) | 1 | 325.00 |
| Tropical Surf 48' Obstacle Course (Wet) | 1 | 500.00 |
| Generator - 5500 | 1 | 0.00 -\$100.00 |
| Generator - 3500 | 2 | 0.00 -\$150.00 |
| Rentals subtotal | | \$1,125.00 |
| Payment Convenience Fee | E Exempt | \$3.00 |
| Sales Tax | 0% | \$0.00 |
| Total Denosit Due | | \$1,128.00 |
| Deposit Due Amount Paid | | \$0.00 \$53.00 |
| Balance Due | | \$1,075.00 |

RECEIVED

By Tara Lee at 11:53 am, Jan 17, 2025

Mr.Barrtenderr (904) 521-5323 | mrbarrtenderr@gmail.com 7189 South Beekman Lake Drive, Jacksonville, FL, 32222

Invoice

Bill to

Durbin Crossing CDD

475 W Town Place Suite 114St.

Augustine FL, 32092

Invoice #

PO#

36765-000659

- - --

Date issued

Next payment due

Jan 11, 2025

Jan 11, 2025

SERVICE INFO

QTY

UNIT

UNIT PRICE GRATUI

TOTAL

Sensory Whiskey Tasting

50 Persons

\$22

~

\$1,100

Whiskey sensory tasting is the perfect way to spend your evening. You'll get to smell, swirl and sip 4 different kinds of whiskey, all while learning about the different flavor profiles and history of each. This is a great way to expand your knowledge of whiskey and taste some new varieties.

1 instructor

4 helpers

Station setup/cleanup

3 Whiskey Options

Cost is per individual participant

RECEIVED

By Tara Lee at 1:34 pm, Jan 14, 2025

Subtotal

\$1,100

Gratuity

\$198

Total (USD)

\$1,298

Invoice

| Date | Invoice # |
|-----------|-----------|
| 1/21/2025 | 20193 |

SecureSI

P.O. Box 600947 St. Johns, Florida 32260

| Bill To | | | | | |
|---|---|--|-------|----------------|-------------------|
| Durbin Crossing 0 145 S Durbin Par St Johns, FL 3225 United States | kway | | | | |
| Office Blates | | P.O. No. | Terms | | Project |
| | | | | | |
| Quantity | Description | arramanan and and a little of the first of the second of t | Rate | | Amount |
| 2 | Cisco Meraki MX67 1U GbE LTE Security Appliance w RJ-45 (1xWAN) / 1x18W power adapter | Built-in Modem / 5xG | bЕ | 463.71 | 927.42T |
| 2 | Cisco Meraki MX67 Advanced Security License and 3-Yo | ear Support | | 895.29 0.00 | 1,790.58T 0.00 |
| | Cisco Meraki MX67 Advanced Security License and 3-Yes RECEIVED By Tara Lee at 3:52 pm, Jan 21, 2025 | | | | |
| | | | | | |

| Phone # | E-mail |
|--------------|----------------------|
| 904-219-1719 | bgreene@securesi.net |

| T 4 1 | Invoice |
|--------|---------|
| I ATƏL | INVAICE |
| ı Otai | HIVOICE |



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 |
|----------|--------------|
| 832137 | 1/1/2025 |
| TERMS | PO NUMBER |
| Net 30 | |

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: January 31, 2025

Invoice Amount:

\$46,855.58

| Des | | |
|-----|--|--|
| | | |
| | | |
| | | |
| | | |

Monthly Landscape Maintenance January 2025

Current Amount

\$46,855.58

RECEIVED

By Tara Lee at 2:33 pm, Jan 13, 2025

Invoice Total

\$46,855.58



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 |
|----------|--------------|
| 814756 | 12/3/2024 |
| TERMS | PO NUMBER |
| Net 30 | |

Remit To:

Yellowstone Landscape

PO Box 101017

Atlanta, GA 30392-1017

Invoice Due Date: January 2, 2025

Invoice Amount:

\$46,855.58

Description

Monthly Landscape Maintenance December 2024

Current Amount

\$46,855.58

RECEIVED

By Tara Lee at 12:37 pm, Jan 15, 2025

Invoice Total

\$46,855.58

LANDSCAPE Maintenance

1,370,53800,46200

INVOICE

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 **RECEIVED**

By Tara Lee at 3:50 pm, Jan 24, 2025

Invoice details

Invoice no.: 1065 Terms: Net 30

Invoice date: 01/06/2025 Due date: 02/05/2025

| # | Date | Product or service | Description | Qty | Rate | Amount |
|----|------|----------------------------|---|-----|------------|------------|
| 1. | | 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 | 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 bulbs | 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 |

\$5,587.27 Total

Ways to pay









View and pay

View invoice online

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





PAYMENT ADDRESS: Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgis 31192-2503 904-355-6300 • Fex: 904-353-1499 • Toll Free: 808-225-5305 • furnerpest.com Turner Pest Control LLC P.O. Box 952503 Atlanta, GA 31192-2503 904-355-5300

Service Slip/Invoice

INVOICE: DATE: 620177543 01/23/2025

ORDER:

620177543

Work

Location:

904-230-2011

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

[137801]

Bill To: [137801]

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

| Work Date | Time | Target Pest | Technicles | | Time In |
|------------|--------------|-------------|--------------|--|----------|
| 01/23/2025 | 10:31 AM | MOSQUITO | | | 10:31 AM |
| Procha | sa (A) rafay | *Eridible | Last Semiles | Meja Roble | Time Out |
| | | NET 30 | 01/23/2025 | | 10:47 AM |
| | | | | The state of the s | |

| CMOSULV | Commercial Mosquito Service | | \$122. |
|----------------|--|------------|---------|
| | · | SUBTOTAL | \$122.2 |
| | | TAX | \$0.0 |
| | | AMT. PAID | \$0.0 |
| DECEIVED | | TOTAL | \$122.2 |
| RECEIVED | 하고 15일 등 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 | | |
| By Tara Lee at | 12:36 pm, Jan 24, 2025 | | |
| | | AMOUNT DUE | \$122 |

w

TECHNICIAN SIGNATURE

ki ki

CUSTOMER SIGNATURE



[137299]

Durbin Crossing CDD

C/O Vesta Properties

200 Business Park Cir

Rill To:

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

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: 620177544 01/23/2025

ORDER:

620177544

Work

Location:

904-230-2011

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

[137299]

| Work Date Time 01/23/2025 10:52 AM | Target Pest Technician Mosquito | | 10:52 AM |
|---------------------------------------|---------------------------------|--|--|
| Purchase Order | | Code | Hints (2)(1) 11:04 AM |
| | | | |
| Service | B(cso _f i p)(a | na e e e e e e e e e e e e e e e e e e e | n i i i i i i i i i i i i i i i i i i i |
| CPCMOSULV | Commercial Mosquito Service | | \$160.82 |
| RECEIVED By Tara Lee a | at 12:39 pm, Jan 24, 2025 | SUBTOTAL TAX AMT. PAID TOTAL | \$160.82 \$0.00 \$0.00 \$160.82 |
| | | AMOUNT DUE | \$160.82 |
| | | (Ma) | |
| | | TECHNICIAN SIGN | IATURE |
| | | CUSTOMER SIGN | ATURE |
| | | | |

| *** CHECK DATES 01/01/2025 - 01/31/2025 *** CAPIT | UNTS PAYABLE PREPAID/COMPUTER CHECK AL RESERVE FUND B CAPITAL RESERVE FUND | REGISTER RU | JN 2/14/25 | PAGE 1 |
|--|--|-------------|------------|------------------|
| CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# SUB | VENDOR NAME ST SUBCLASS | ATUS | AMOUNT | CHECK AMOUNT # |
| 1/07/25 00012 12/24/24 1958 202412 600-53800-6000 FNL PMT-COURT REPR/RESURF | 0 | * | 61,735.00 | |
| | FARO GROUP LLC | | | 61,735.00 000266 |
| 1/07/25 00070 12/26/24 825662 202412 600-53800-6200 | | * | 18,685.16 | |
| LANDSCAPE ENHANCEMENT YE | LLOWSTONE LANDSCAPE | | | 18,685.16 000267 |
| 1/08/25 00065 1/08/25 L240515- 202501 600-53800-6100 | | * | 3,300.90 | |
| FNL PMT-FITNESS EQUIP COI | MMERCIAL FITNESS PRODUCTS | | | 3,300.90 000268 |
| 1/14/25 00070 1/07/25 831551 202501 600-53800-6100 | | * | 7,125.00 | |
| TREE CARE-ELEVATION-ROOTS YE. | LLOWSTONE LANDSCAPE | | | 7,125.00 000269 |
| 1/30/25 00083 1/22/25 45128 202501 600-53800-6000 | | | 17,250.00 | |
| FNL PMT-ACCESS CNTRL RPLM DYI | NAMIC SECURITY PROFESSIONALS, INC | | | 17,250.00 000270 |
| 1/30/25 00084 1/28/25 125 202501 600-53800-6100 | 0 | * | 4,497.50 | |
| 50%-DEP SLIDE REPAIRS TH | E EXPERTS IN SLIDES LLC | | | 4,497.50 000271 |
| | TOTAL FOR BANK B | | 112,593.56 | |
| | TOTAL FOR REGISTER | | 112,593.56 | |

DURB DURBIN CROSS OKUZMUK



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

1958

DATE

12/24/2024

TERMS

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.

Final balance for Durbin Crossing North and South resurfacing project

56,985.00

Additional Work Requested Per COs:

Replacement of five tennis nets and five sets of tennis net posts

3,750.00

Addition of a 3rd color on two pickleball courts

1,000.00

Melissa@courtsurfacesfia.com

BALANCE DUE

\$61,735.00

RECEIVED

By Tara Lee at 10:11 am, Jan 03, 2025

Page 1 of 1

Final Invoice Capital Reserve



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# | INVOIGE DATE |
|----------|--------------|
| 825662 | 12/26/2024 |
| TERMS | PO NUMBER |
| Net 30 | |

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: January 25, 2025

Invoice Amount: \$18,685.16

| D Sc | escription outh Amenities Drainage at Basketball Court | Current Amount |
|---------|---|----------------|
| | Landscape Enhancement | \$18.685.16 |

RECEIVED

By Tara Lee at 10:12 am, Jan 03, 2025

Invoice Total

\$18,685.16

Capital 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-CC2

Date: Jan 8, 2025

| Prepared By | P.O. Number | Ship Via | F.O.B. Point | Payment Terms | Install Date |
|-------------|-------------|----------|--------------|------------------|--------------|
| Lori Main | Will Advise | Best Way | Origin | CK#260 / Bal COD | 12/17/2024 |

| QTY | MODEL | DESCRIPTION | UNIT PRICE | LINE TOTAL |
|-------|-----------------|---|-------------|------------|
| 1 | G3-MS20_7 | Matrix Aura Cable Cross | \$5,395.00 | \$5,395.00 |
| 1 | Delivery/Instal | 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 | Subtotal | \$6,170.00 |
| Uph | olstery Color | Standard Black | State Tax | \$0.00 |
| Notes | | Customer is responsible for removal & disposal of existing equipment unless otherwise noted. CFP does not provide | | \$431.80 |
| | | anchoring or wall mounting. | Grand Total | \$6,601.80 |

| Deposit | \$3,300.90 |
|------------|------------|
| C.O.D. Due | \$3,300.90 |

| | For E | elivery Staff | |
|------------------|---------------------|---------------|--|
| Date: | Amount Collected: | Check No.: | |
| Received By: (Pr | rint 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 each treadmill.

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 'Terms and Conditions' of this proposal.

| | Invoice #: | L240515-CCO |
|---|---------------------|--|
| Make payments to the order of: | Invoice Amount: | \$6,601.80 |
| Commercial Fitness Products, Inc. | Payment Terms: | CK#260 / Bal COD |
| Fed-Ex, UPS, USPS etc. | Deposit Amount: | |
| Commercial Fitness Products, Inc. 5034 N Hiatus Rd | Balance: | \$3,300.90 |
| Sunrise, FL 33351 | Signature | and the state of t |
| | Print Name: | - And Annual Control of the Control |
| Wire Transfer Bank Information Available Upon Request. | Facility Name: | |
| | Date of Acceptance: | |



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 |
|----------|--------------|
| 831551 | 1/7/2025 |
| TERMS | PO NUMBER |
| Net 30 | |

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: February 6, 2025

Invoice Amount:

\$7,125.00

Description **Current Amount**

Tree Care Services - Elevation Over Roads

Tree Care Services

\$7,125.00

Invoice Total

\$7,125.00

RECEIVED

By Tara Lee at 2:34 pm, Jan 13, 2025



Dynamic Security Professionals, Inc.

Invoice

P.O. Box 23861 Jacksonville, FL 32241 EF0001108

| Date | Invoice # |
|-----------|-----------|
| 1/22/2025 | 45128 |

| Bill To | ! |
|---|---|
| Durbin Crossing CDD 475 West Town Place Suite 114 St. Augustine, FL 32092 | ! |
| | : |

| Location | |
|--|--|
| Durbin Crossing Amenity 145 S. Durbin Parkway St. Johns, Florida 32259 | |

| | | P.O. No. | Terms |
|--------------------------------------|--|-----------------|----------------|
| | | | Due on receipt |
| Quantity | Description | Rate | Amount |
| | Installation Completion of Access Control System and Intercom per Approved Proposal for South and North Amenity (Balance Due) | 17,250.00 | 17,250.00 |
| Thank you for your busin | ess. | Subtotal | \$17,250.00 |
| | | Sales Tax (6.5% | \$0.00 |
| į | EIVED | Total | \$17,250.00 |
| By Tara Lee at 3:33 pm, Jan 24, 2025 | | Payments/Credi | ts \$0.00 |
| | | Balance Due | \$17,250.00 |



INVOICE

DATE: 1/28/2025

INVOICE # 125

FROM: The Experts in Slides, LLC 245 Bayne Rd Haslet, TX 76052 TO: Zach Davidson

Durbin Crossing 145 S Durbin Pkwy St. Johns, FL 85224

| SALESPERSON | JOB | PAYMENT TERMS | DUE DATE |
|---------------|--|----------------|----------|
| Chad Galloway | Fabricate, Powder Coat, Ship, and Install two sections of steel railing. | Due on receipt | ASAP |

| QTY | DESCRIPTION | UNIT PRICE | LINE TOTAL |
|-----------|--|------------|-------------|
| 1 | Fabricate, Powder Coat, and Install (2) sections of steel railing. | \$8,995.00 | \$8,995.00 |
| | (50% percent due) | | -\$4,497.50 |
| | | | 1100,00 |
| .1792-14- | | | A diAdi |
| | | T | |
| | | | |
| | | | |
| | | | |
| | <u> </u> | SUBTOTAL | \$4,497.50 |
| | | SALES TAX | 0.00 |
| | | TOTAL | \$4,497.50 |



A.



Durbin Crossing CDD

Landscape Update for February 2025:

General Maintenance

- The team has begun and will continue working through the Fall/Winter maintenance activities
- Large ornamental grass cutbacks have been completed throughout the community.
- o Small ornamental grass cutbacks (i.e. Liriope) have been completed.
- Soft tissue plant material cutbacks will commence the week of 2/17/2025
- o Annuals continue to show 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

- o 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

- o Drainage at North and South Basketball Courts
 - South Basketball court has been completed
 - North basketball court has been completed.
- Oak Tree Trimming on North Durbin and Cloisterbane Completed
- Warranty plants have been installed at the North amenities area.
- Spring annuals are scheduled to be installed the week of 3/17/2025

O Wish-list items have been proposed and sent over



Date of report 2-24-25

Submitted by: Sue O'Lear

UPDATES – Board Action Requested

Durbin Dolphins 2025 Schedule & Agreement

Lauren Jordan, current Durbin Dolphins President is in attendance to discuss the following agreement points:

- Usage of and compensation for 2 lifeguards
- Usage of and compensation for extra staff for janitorial and crowd management purposes
- Chik Fil A Fundraising on Monday nights

UPDATES – No Board Action Required

"Wish List" Resident Survey Update

- As of 2/17/2025, we had 70 responses.
- Over 50% of respondents identify as having lived in the neighborhood for 10 years or more.
- 68 respondents answered Question 2 by listing an improvement or upgrade, 4 respondents in this section said Nothing or N/A. In general, suggestions include (in order of number of responses:
 - Pool Enhancements (heating pool, lazy river, salt water)
 - o Gym Enhancements (Bigger gym, newer equipment, handicap-accessible equipment)
 - More Pickleball Courts
 - Food and Beverage available at Amenity Center
 - Landscape Enhancements
 - Dog Park
 - Speed Bumps
 - Walking Paths in Preserves
 - More Benches/Picnic Tables
 - Wider Sidewalks
 - More for Teens
 - Reservation System for Courts
- 28 respondents answered question 3 with a reason why they don't want any enhancements:
 - Do not want a fee increase
 - Happy with current status/satisfied with the community
 - No fencing
- 30 respondents answered question 4 with additional comments and suggestions:
 - o Positive comments regarding events
 - Positive comments regarding landscape
 - Positive comments regarding projects including Court Resurfacing, Pool Resurfacing, Pickleball Expansion
- All three questions had some answers that were actually HOA issues, not CDD issues.

Wetlands Signage

Per the last meeting, a message went out in the February newsletter discussing the rule regarding access to the wetlands area. Legal reviewed the current signage and recommended an update in the statute cited on the signs. New signs are in the process of being fabricated now.



Date of report 2-24-2025

Submitted by: Zach Davidson

North playground mulching/Board action required: We have so low areas on the playground at North, I had our team do racking and fluffing of the playground mulch. Two mulching vendors came out to inspection and advised we need 115 yards to bring the mulch up to code, please see quotes below.

| <u>Vendors</u> | <u>Price</u> |
|-------------------|--------------|
| First Coast Mulch | \$7,130.00 |
| US Mulching | \$6,900.00 |

<u>Slide tower repairs/Board action required: New</u> sections of railing are being fabricated and scheduled to be installed before spring break.

<u>Sunshade structures at South playgrounds/ No board action required:</u> Install is scheduled to start on the week of 2-24, new playground equipment parts have been replaced. One part wasn't shipped vendor is sending it our ASAP. Damaged fencing along the playground is being built and will be installed once completed. We will close the playground for the work and keep residents updated when it opens back up.

<u>Health department inspections/No board action required:</u> All 3 bodies of water have been inspected and passed. All concerns at North have been addressed and the pools are ready for summer.

<u>South drinking water foundation/No board action required:</u> Bottle filler unit wasn't working and unit was constantly running. After inspection of the unit, it was found the thermostat in the unit failed. The part has been ordered and scheduled to be replaced Friday 2-14. This was covered under the warranty, so there was no cost to the CDD.

Muscovy Ducks/Board action required: still monitoring ducks' week to week.

<u>Pressure washing/No board action required:</u> Working with vendors to get quotes for pressure washing neighborhood entrance monuments and sidewalks throughout the community.

BASEBALL FIELD METER/ No Board action required: Meter has been switched to the CDD's JEA account; this is still in progress. Working on scheduling a meeting with JEA in the month of March to complete the last step for irrigation hook up. 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. With warmer weather we are experiencing algae blooms in some ponds. All concerns have been reported and addressed.

FIELD OPERATIONS UPDATES / No Board action required:

- Installed all new playground parts on South playground.
- Pressure washed all South pool deck, will be starting North pool deck week of 2-24.
- Installed two new self-closing hinges on the South main entrance gate.
- Filled in missing mortar on paver steps on South pool deck, also addressed lose pavers and handrails.
- Reported to the county about raised sidewalk on North and South Durbin parkway and detached ADA pad.
- Streetlight ride was performed on 2-14, all concerns have been reported to JEA.
- Rode JEA access road off Islesbrook and picked up trash and straightened "No Trespassing" signs

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





Amenity Manager's Report

Date of report 2/14/2025

Submitted by: Kiki Jimenez

PAST EVENTS

Flask and Flannels- February 1st Budget: \$1,500 Actual: \$1466.46

Attendance: 28 RSVP'd: 42

Our Durbin Crossing gents had a blast mingling with old and new pals from the community while toasting to life with some

fabulous local bourbons, courtesy of the one and only Mr. Barrtenderr! They also got to choose from an array of cigars from Cigars International, making it quite the evening. Each guy got to take home a snazzy commemorative flask as a token of appreciation for spending their Saturday night with our fearless leader, Sue, and everyone's beloved flannel

aficionado, Zach. A massive shoutout to them and our awesome vendors!















Sunday Brew Crew Experience- January 23rd Budget: \$1,000 Actual: \$597.71

Attendance: 23 RSVP'd: 40

Our inaugural Brew Crew Experience was well-received by attendees. Unfortunately, the weather played a significant role in reducing attendance. There was considerable excitement surrounding the event, with a substantial number of RSVPs. However, on the day of the event, the weather prevented some from joining us. We enjoyed live music from the talented Taylor Roberts, coffee from Harris Brews, and complimentary donuts served by yours truly. Those who were there inquired about the next event, as they had a fantastic time and loved the atmosphere! Mark your calendars for the next one on February 23rd!

UPCOMING EVENTS

Vesta Program

Attendance: 27

\$15 per kid \$5 sibling discount

Sponsors: Chickfila Southside(DC Resident-

Complimentary good bags for each kiddo

VM Pavers(DC Resident)- \$50 sponsorship

Kona Ice- 1/2 Priced kids cups for dessert

With the tremendous success of our inaugural KAN event last October, we decided to bring it back, and what could be a better occasion for parents to have a few hours to themselves than, Valentine's Day. The kiddos of Durbin Crossing will have a fantastic evening filled with enjoyable games, creative crafts, and will conclude with a movie. Dinner will be provided by our new partner and DC resident, Chick-fil-A Southside, dessert from Kona Ice and this event is proudly sponsored by DC resident, VM Pavers and Services LLC.



JOIN US SUNDAY,
FEBRUARY 23RD
9:30-11:30AM
FOR LIVE MUSIC,
COFFEE FOR
PUCHASE FROM
THE HARRIS
BREWS, AND
COMPLIMENTARY
DONUTS.









As seen on the Jacksonville Jaguars Pregame Show! Listen to her new EP here!





KIDS ACTIVITY NIGHT-FEB. 14



SUNDAY BREW CREW EXPERIENCE-FEBRUARY 23RD

Join us for our second Brew Crew
Experience on Sunday, February 23rd,
showcasing live music by Alyse Doty,
who performed on the main stage at
Daily's Jacksonville Jaguar's Pre-Game
Show! We'll have coffee from Harris
Brews, along with complimentary
pastries and a delightful fruit spread.
Come and enjoy a coffeehouse

experience that you won't want to miss!

2025 PROJECTED EVENTS

March 8th-Community Spring Yard Sale

March 15th-Spring Break Scoops w/ Jeremiah's Italian Ice

March 16th- Brew Crew Sunday Featuring Live Music from Austin Vernon

March 22nd- Spring Ancient City Workshop

April 6th- Brew Crew Experience ft. live music by Giselle Tapia

April 13th: Hippity Hop Spring Bop – 80s themed egg hunt for all ages, Live band Durbin Crossings very own residents; Last2Leave Band, and neon color overload.

May 3rd- Bombshells and Bottles Ladies Event celebrating ALL women for Women's Health Month! Meditation, Mimosas, Massages & Mammograms!

May 31st: Bikini Bottom Schools Out Blast

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

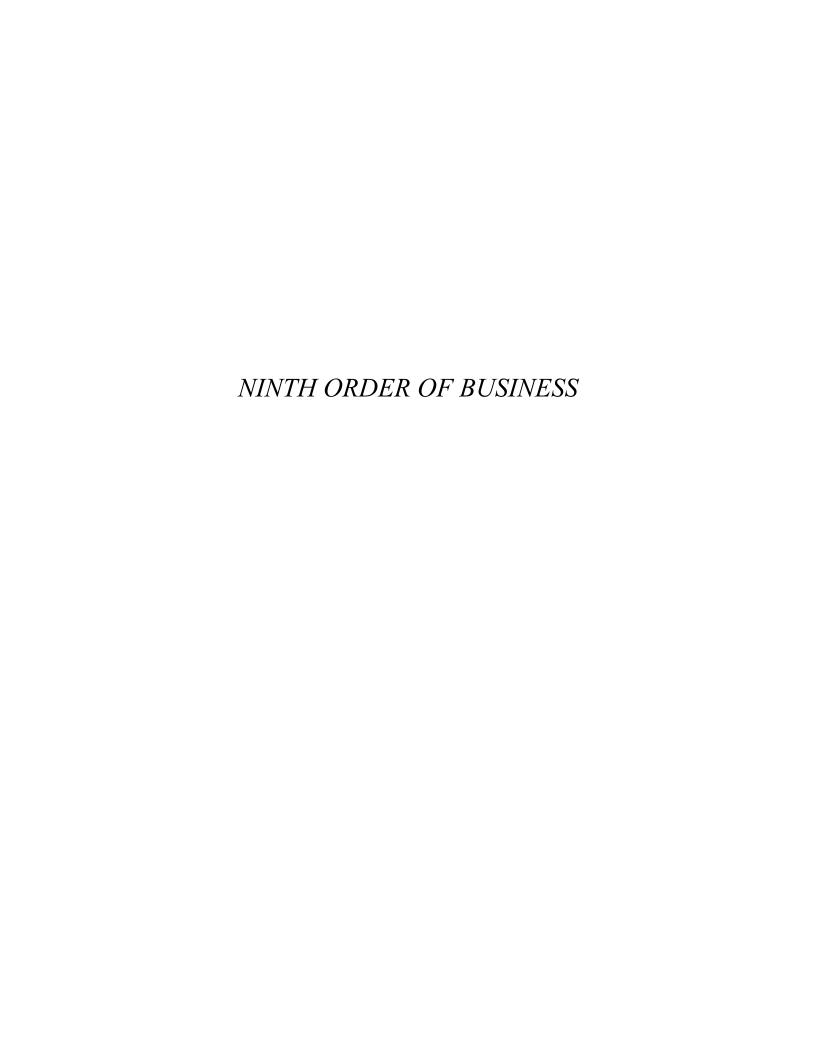
July 2025: Freedom Fest-Celebrating America's Birthday

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

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

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







WISH LIST DISCUSSION ITEMS

| PROJECT | APPROXIMATE COST | REPLACEMENT YEAR | CAPITAL RESERVE |
|---|---------------------------------------|----------------------------|----------------------|
| South Pool Pump Motors/ Stand Replacement | \$35,000 | FY'26 | \$4052 |
| Security Camera Upgrade/ Replacement | \$65,000 | North FY'21 South FY'21 | \$27,588 \$32,426 |
| Ballards/Ropes around Zero Entrance Pools (North and South) | Wood: \$44,627 Composite: \$49,468 | FY'26 | Not in the CR |
| Exterior Door Replacement | \$160,000 | FY'26 | Not in the CR |
| Special Event Budget | \$50, 000 (20K Increase) | N/A | N/A |

| PROJECT | APPROXIMATE COST | REPLACEMENT YEAR | CAPITAL RESERVE |
|--|---------------------|---|----------------------|
| Fitness Equipment | Cardio: \$70,000 | South Cardio FY'23 Weight Machines FY'25 | \$34,484 \$50,147 |
| | Weights: \$60,000 | North Cardio FY'27 North Weights FY'29 | \$22,831 \$1094 |
| Sandblast and Repaint South Slide Tower | \$60,000 | FY'27 | Not in the CR |

| PROJECT SUGGESTIONS—SURVEY | | | | |
|----------------------------|----------------------------|--|--|--|
| Heat South Pool | Dog Park | | | |
| Walking Paths | Poolside Food and Beverage | | | |
| Wider Sidewalks | Dedicated Pickleball | | | |



Proposal #: 518744

Date: 2/14/2025 From: Richard Craig

Proposal for **Durbin Crossing CDD**

Sue O'Lear Vesta Property Services 145 South Durbin Parkway St. Johns, FL 32259 solear@vestapropertyservices.com

LOCATION OF PROPERTY

145 South Durbin Parkway St. Johns, FL 32259

Landscape Enhancement - Cantley Way Entrance

| DESCRIPTION | QTY |
|---|------------------|
| Landscape Enhancement - Entry Side | |
| Mobilization, demo, site prep and installation | 1 |
| European Fan Palm, 45 GAL | 1 |
| Dwarf Oleander, 3 GAL | 16 |
| Jack Frost Ligustrum, 3 GAL | 44 |
| Flax Lily, 1 GAL | 20 |
| Blue My Mind, 1 GAL | 48 |
| St. Augustine Sod, Pallet | 1 |
| Brown Mulch, Bag | 34 |
| Irrigation check and modifications to ensure proper coverage of newly in material | nstalled plant 1 |
| Landscape Enhancement - Exit Side | |
| Mobilization, demo, site prep and installation | 1 |
| European Fan Palm, 45 GAL | 1 |
| Dwarf Oleander, 3 GAL | 16 |
| Jack Frost Ligustrum, 3 GAL | 44 |
| Flax Lily, 1 GAL | 20 |
| Blue My Mind, 1 GAL | 48 |
| St. Augustine Sod, Pallet | 1 |
| Brown Mulch, Bag | 34 |
| Irrigation check and modifications to ensure proper coverage of newly in material | nstalled plant 1 |

Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

| AUTHORIZATION TO PERFORM WORK: | Subtotal | \$16,200.53 |
|--------------------------------|----------------|-------------|
| Ву | Sales Tax | \$0.00 |
| | Proposal Total | \$16,200.53 |
| Print Name/Title Date | THIS IS NOT A | AN INVOICE |

Durbin Crossing CDD

Durbin Crossing- Cantley Way

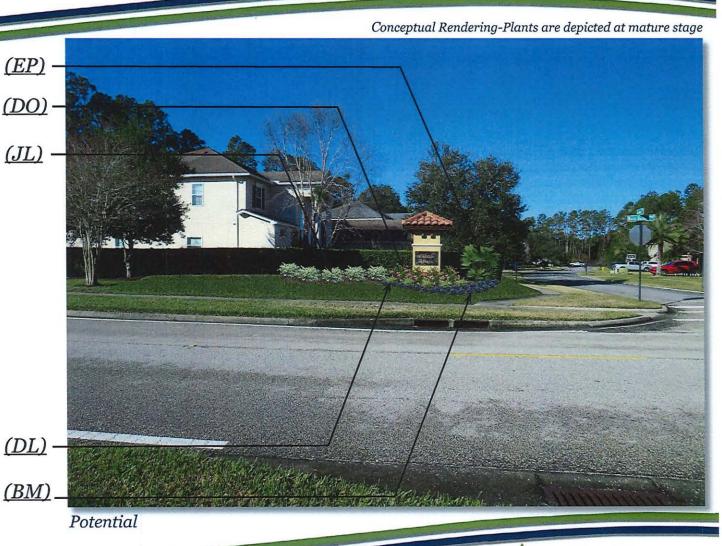
Jacksonville, FL



Existing

Landscape Design Suggestions

European Fan Palm (EP)
Dwarf Oleander (DO)
Jack Frost Ligustrum (JL)
Dianella Flax Lily (DL)
Blue My Mind (BM)
Sod
Mulch







W. O. #

NAME Durbin Crossing

ADDRESS Longleaf Pine Controller

DATE 2/6/2025

| # | | | | E | XTENTION |
|-----|---|---------|-----------|----|------------------|
| 1 | 21,500' 12 Awg 2-wire Jacketed at \$1.81 Per Foot | \$ | 38,915.00 | \$ | 38,915.00 |
| 260 | DBR/Y Wire Splice Kit | \$ | 5.00 | \$ | 1,300.00 |
| 14 | 2-way Decoder Fuse Device w/ Lightning Protection | \$ | 522.12 | \$ | 7,309.68 |
| 14 | 4 X 96 Grounding Plate | \$ | 598.87 | \$ | 8,384.18 |
| 28 | Gem set Moister Control | \$ | 200.00 | \$ | 5,600.00 |
| 1 | In-line Surge Protector | \$ | 407.10 | \$ | 407.10 |
| 28 | ICD 100 Decoder | \$ | 330.47 | \$ | 9,253.16 |
| 14 | VP12 Valve Box | \$ | 75.00 | \$ | 1,050.00 |
| 1 | ACC2 Expansion Mod | \$ | 1,263.83 | \$ | 1,263,83 |
| 1 | A2C-LTE Cell Card | \$ | 1,655.06 | \$ | 1,655.06 |
| 1 | 1 Year Service for Cell Card | \$ | 120.00 | \$ | 120.00 |
| | | | | \$ | o l o |
| | | | | \$ | ÷ |
| | | | | \$ | |
| - 1 | | | | \$ | , <u>0</u> |
| | | | | \$ | 34 |
| | | | | \$ | - |
| 20 | Bores across to islands | \$ | 3,200.00 | \$ | 64,000.00 |
| 3 | Bores across intersection of Longleaf Pine and N and S Durbin | \$ | 5,500.00 | \$ | 16,500.00 |
| | *************************************** | PARTS T | OTAL | \$ | 155,758.01 |

| DATE | DESCRIPTION | HOURS RAT | | RATE | TOTAL |
|------|-------------|-----------|----|-------|-----------------|
| | | 1000 | \$ | 93.00 | \$ 93,000.00 |
| | | | | | \$ |
| | | | | | \$ 15.1 |
| | | | - | | \$ - 6 |
| | | | | | \$ 93,000.00 |

| COMMENTS Install new wire down Longleaf Pine and Orchid Way. Change | | , |
|---|----------------|---------------|
| decoders on Orchid Way to ICD 100, take battery operated controllers off | | |
| Orchid Way and Sanctuary and install ICD 100, take battery operated | | |
| controllers off Marbury Dr. and Install ICD 100. Move ICC2 controller from | | |
| Orchid Way to north amenities to replace the Pro C Controller (See separate | MATERIALS | \$ 155,758.01 |
| proposal for north amenities). This will make all of Longleaf Pine and Orchid Way run | LABOR & RENTAL | \$ 93,000.00 |
| on 1 controller instead of 3. | | |
| | TOTAL | \$ 248,758.01 |
| | | |



| W. O. # | | |
|---------|-----------------|--|
| NAME | Durbin Crossing | |
| ADDRESS | Leith Hall | |
| DATE | 2/6/2025 | |

| # | | | E | XTENTION |
|---|-------------------------------|-------------|----|----------|
| 1 | Hunter ICC2 Controller | \$ 1,499.15 | \$ | 1,499.15 |
| 5 | ICM-800 ICC2 8STA EXPAND MOD | \$ 363.24 | \$ | 1,816.20 |
| 1 | CELLKIT ICC2 CELL COMM MODULE | \$ 811.28 | \$ | 811.28 |
| 1 | 1 Year Service for Cell Card | \$ 120.00 | \$ | 120.00 |
| | | | \$ | |
| | | | \$ | - |
| | | | \$ | - |
| | | | \$ | - |
| | | | \$ | - |
| | | | \$ | - |
| | | | \$ | - |
| | | | \$ | - |
| | | | \$ | - |
| | | 4 | \$ | 4 |
| | | | \$ | 14.1 |
| | | | \$ | - |
| | | | \$ | 4 |
| | | | \$ | - |
| | | | \$ | - |
| | | PARTS TOTAL | \$ | 4,246.63 |

| DATE | DESCRIPTION | HOURS | RATE TOTAL | | TOTAL |
|------|-------------|-------|-------------|----|--------|
| | | 4 | \$ 93.00 | \$ | 372.00 |
| | | | | \$ | ÷ |
| | | | | \$ | - |
| | | | | \$ | - |
| | | | | \$ | 372.00 |

| COMMENTS The base model controller for h | Hunter ICC2 only goes to 32 zones | | \$ | 3/2.00 |
|--|-----------------------------------|----------------|-----------|----------|
| This controller has to be upgraded to the me | | | | |
| | | MATERIALS | \$ | 4,246.63 |
| | | LABOR & RENTAL | \$ | 372.00 |
| | | TOTAL | \$ | 4,618.63 |
| DATE PROPOSED 2/6/2025 | TECHNICIAN Jack | CLIENT | | |



2/6/2025

PROPOSED WORK

| W. O. # | | |
|---------|-----------------|--|
| NAME | Durbin Crossing | |
| ADDRESS | North Amenities | |
| DATE | 2/6/2025 | |

| # | | | E | XTENTION |
|---|-------------------------------|-------------|------|----------------|
| 2 | ICM-800 ICC2 8STA EXPAND MOD | \$ 363.2 | 4 \$ | 726.48 |
| 1 | CELLKIT ICC2 CELL COMM MODULE | \$ 811.2 | 3 \$ | 811.28 |
| 1 | 1 Year Service for Cell Card | \$ 120.0 | \$ | 120.00 |
| | | | \$ | t à |
| | | | \$ | - |
| | | | \$ | ÷ |
| | | | \$ | 4 |
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| | | | \$ | 194 |
| | | | \$ | - |
| | | | \$ | - |
| | | | \$ | 9 |
| | | | \$ | 13. |
| | | | \$ | |
| | | | \$ | • |
| | | | \$ | |
| | | PARTS TOTAL | \$ | 1,657.76 |

| DATE | DESCRIPTION | HOURS | RATE | TOTAL |
|------|-------------|-------|-------------|--------------|
| | | 2 | \$ 93.00 | \$ 186.00 |
| | | | | \$ - |
| | | | | \$ v |
| | | | | \$ - |
| - | | | | \$ 186.00 |

CLIENT

| COMMENTS Take the controller from Orchid Way and install with 2 mods and | | Ψ | 180.00 |
|--|----------------|------|----------|
| cell card. | _ | | |
| | MATERIALS | 11\$ | 1,657.76 |
| | LABOR & RENTAL | \$ | 186.00 |
| | TOTAL | \$ | 1,843.76 |
| | | | |

TECHNICIAN Jack



2/6/2025

PROPOSED WORK

| W. O. # | | |
|---------|-----------------|--|
| NAME | Durbin Crossing | |
| ADDRESS | Averley Park | |
| DATE | 2/6/2025 | |

| # | | | | E | KTENTION |
|----|-------------------------------|----------|--------|----|----------|
| 1 | Hunter ICC2 Controller | \$ | 715.67 | \$ | 715.67 |
| 1 | RPT Repeater | \$ | 659.25 | \$ | 659.25 |
| 1 | CELLKIT ICC2 CELL COMM MODULE | \$ | 811.28 | \$ | 811.28 |
| 1 | WVOM Output Mod | \$ | 435.35 | \$ | 435.35 |
| 12 | WVL-100 | \$ | 373.16 | \$ | 4,477.92 |
| 1 | 1 Year Service for Cell Card | \$ | 120.00 | \$ | 120.00 |
| | | | | \$ | - |
| | | | | \$ | - |
| | | | | \$ | 4 |
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| | | | | \$ | · · |
| | | PARTS TO | TAL | \$ | 7,219.47 |

| DATE | DESCRIPTION | HOURS | | RATE | TOTAL |
|------|-------------|-------|----|-------|--------------|
| | | 6 | \$ | 93.00 | \$ 558.00 |
| | | | 11 | | \$ (4.1 |
| | | | | | \$ (4) |
| | | | | | \$ - |
| | | | | | \$ 558.00 |

CLIENT

| | | \$ | 558.00 |
|---|----------------|----|----------|
| COMMENTS Change controller to a Hunter ICC2, Install components in | | | |
| the controller and replace the battery operated controllers with wireless | _ | | |
| valves and install repeater to extend signal to run valves along North Durbin | | | |
| Pkwy. | | | |
| | MATERIALS | \$ | 7,219.47 |
| | LABOR & RENTAL | \$ | 558.00 |
| | | | |
| | TOTAL | \$ | 7,777.47 |
| | | 4 | |

TECHNICIAN Jack



| W. O. # | | |
|---------|------------------------|--|
| NAME | Durbin Crossing | |
| ADDRESS | Cantley Estates | |
| DATE | 2/6/2025 | |

| # | | | | EX | TENTION |
|---|-------------------------------|----------|--------------|----|----------------|
| 1 | Hunter ICC2 Controller | \$ | 715.67 | \$ | 715.67 |
| 1 | CELLKIT ICC2 CELL COMM MODULE | \$ | 811.28 | \$ | 811.28 |
| 1 | 1 Year Service for Cell Card | \$ | 120.00 | \$ | 120.00 |
| | | | | \$ | - |
| | | | | \$ | - |
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| | | | | \$ | |
| | | | | \$ | 1.3 |
| | | | | \$ | = |
| | | PARTS TO | DTAL | \$ | 1,646.95 |
| | DATE DESCRIPTION | | OTAL RATE | | 1,646 TOTAL |

| DATE | DESCRIPTION | HOURS | RATE | | ΓΟΤΑL |
|------|-------------|-------|------|-------|--------------|
| | | 2 | \$ | 93.00 | \$ 186.00 |
| | | | | | \$ - |
| | | | | | \$ ų. |
| | | | | | \$ 8. |
| | | | | | \$ 186.00 |

| COMMENTS Change controller to Hunter ICC2 and install cell card | _ | |
|---|----------------|----------------|
| | _ | |
| | MATERIALS | \$ 1,646.95 |
| | LABOR & RENTAL | \$ 186.00 |
| | TOTAL | \$ 1,832.95 |

| DATE PROPOSED 2/6/2025 TECHNICIAN Jack | CLIENT |
|--|--------|
|--|--------|



| W. O. # | |
|---------|-------------------|
| NAME | Durbin Crossing |
| ADDRESS | Wellwood Preserve |
| DATE | 2/6/2025 |

| # | | | | EX | KTENTION |
|---|-------------------------------|--------|--------|----|----------|
| 1 | Hunter ICC2 Controller | \$ | 715.67 | \$ | 715.67 |
| 1 | CELLKIT ICC2 CELL COMM MODULE | \$ | 811.28 | \$ | 811.28 |
| 1 | 1 Year Service for Cell Card | \$ | 120.00 | \$ | 120.00 |
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| | | | | \$ | 14. |
| | | | | \$ | |
| | | | | \$ | |
| | PA | RTS TO | TAL | \$ | 1,646.95 |
| | DATE DESCRIPTION HOURS | | RATE | | TOTAL |
| | | 2 6 | 02.00 | ф | 196.00 |

| DATE | DESCRIPTION | HOURS | RATE | TOTAL |
|------|-------------|-------|-------------|--------------|
| | | 2 | \$ 93.00 | \$ 186.00 |
| | | | | \$ - |
| | | | | \$ |
| | | | | \$ • |
| | | | | \$ 186.00 |

| MATERIALS | TIs | 1,646.95 |
|----------------|-----|-------------------|
| LABOR & RENTAL | \$ | 186.00 |
| TOTAL | \$ | 1,832.95 |
| | | LABOR & RENTAL \$ |



2/6/2025

PROPOSED WORK

W. O. #

NAME Durbin Crossing

ADDRESS N Durbin Pkwy Roundabout

DATE 2/6/2025

| # | | | | E | (TENTION |
|---|-------------------------------|----------|----------|----|-----------------|
| 1 | Hunter ICC2 Controller | \$ | 1,499.15 | \$ | 1,499.15 |
| 5 | ICM-800 ICC2 8STA EXPAND MOD | \$ | 363.24 | \$ | 1,816.20 |
| 1 | CELLKIT ICC2 CELL COMM MODULE | \$ | 811.28 | \$ | 811.28 |
| 1 | 1 Year Service for Cell Card | \$ | 120.00 | \$ | 120.00 |
| 2 | Doubler | \$ | 361.64 | \$ | 723.28 |
| 1 | Misc. Wire and Splice Kits | \$ | 125.00 | \$ | 125.00 |
| | | | | \$ | 16 |
| | | | | \$ | - |
| | | | | \$ | - 2 |
| | | | | \$ | 4 |
| | | | | \$ | 1,2 |
| | | | | \$ | - |
| | | | | \$ | LIÐ. |
| | | | | \$ | - |
| | | | | \$ | 194 |
| | | | | \$ | - |
| | | | | \$ | |
| | | | | \$ | |
| | | | | \$ | |
| | | PARTS TO | DTAL | \$ | 5,094.91 |

| DATE | DESCRIPTION | HOURS | RATE | 7 | TOTAL |
|------|-------------|-------|-------------|----|--------|
| | | 6 | \$ 93.00 | \$ | 558.00 |
| | | | | \$ | |
| | | | | \$ | 2 |
| | | | | \$ | 1,41 |
| - | | | | \$ | 558.00 |

CLIENT

| COMMENTS The base model controller for Hunter ICC2 only goes to 32 zones | | |
|---|----------------|-------------|
| This controller has to be upgraded to the metel cabinet that allows for 54 zones. | · . | |
| Install 2 doublers for 2 valves that are not able to get the signal from the | | |
| controller on Averley Estates | | |
| | MATERIALS | \$ 5,094.91 |
| | LABOR & RENTAL | \$ 558.00 |
| | TOTAL | \$ 5,652.91 |
| | | |

TECHNICIAN Jack



| W. O. # | |
|---------|-------------------|
| NAME | Durbin Crossing |
| ADDRESS | South Durbin Pkwy |
| DATE | 2/6/2025 |

| # | | | | EX | TENTION |
|---|-------------------------------|----------|--------|----|----------|
| 1 | Hunter ICC2 Controller | \$ | 715.67 | \$ | 715.67 |
| 2 | Hunter Icc2 800M Mod | \$ | 363.24 | \$ | 726.48 |
| 1 | CELLKIT ICC2 CELL COMM MODULE | \$ | 811.28 | \$ | 811.28 |
| 1 | 1 Year Service for Cell Card | \$ | 120.00 | \$ | 120.00 |
| | | | | \$ | ÷ |
| | | | | \$ | - |
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| | | | | \$ | 7 |
| | | | E-4 | \$ | i de |
| | | | | \$ | 74 |
| | | PARTS TO | TAL | \$ | 2,373.43 |

| DATE | DESCRIPTION | HOURS | RATE | ΓΟΤΑL |
|------|-------------|-------|-------------|--------------|
| | | 3 | \$ 93.00 | \$ 279.00 |
| | | | | \$ - |
| | | | | \$ 4 |
| | | | | \$ 1.2 |
| | | | | \$ 279.00 |

| COMMENTS Change controller to Hunter ICC2 and install cell card | | | 201 1 (0.01 |
|--|----------------|------|-------------|
| | | | |
| | MATERIALS | TT\$ | 2,373.43 |
| | LABOR & RENTAL | \$ | 279.00 |
| | TOTAL | \$ | 2,652.43 |
| Compression and Compression an | | | |



| W. O. # | | |
|---------|-----------------|--|
| NAME | Durbin Crossing | |
| ADDRESS | South Amenities | |
| DATE | 2/6/2025 | |

| # | | | | EX | KTENTION |
|---|-------------------------------|----------|--------|----|----------|
| 1 | Hunter ICC2 Controller | \$ | 715.67 | \$ | 715.67 |
| 1 | RPT Repeater | \$ | 659.25 | \$ | 659.25 |
| 1 | CELLKIT ICC2 CELL COMM MODULE | \$ | 811.28 | \$ | 811.28 |
| 1 | WVOM Output Mod | \$ | 435.35 | \$ | 435.35 |
| 9 | WVL-100 | \$ | 373.16 | \$ | 3,358.44 |
| 1 | 1 Year Service for Cell Card | \$ | 120.00 | \$ | 120.00 |
| 2 | Hunter Icc2 800M Mod | \$ | 363.24 | \$ | 726.48 |
| | | | | \$ | i A |
| | | | | \$ | i e |
| | | | | \$ | 4 |
| | | | | \$ | A. I |
| | | | | \$ | - · · |
| | | | | \$ | • |
| | | | | \$ | |
| - | | | | \$ | 12 |
| | | | | \$ | 7. |
| | | | | \$ | - J |
| | | | | \$ | - |
| | | | | \$ | ÷ |
| | | PARTS TO | TAL | \$ | 6,826.47 |

| DATE | DESCRIPTION | HOURS | | RATE | TOTAL |
|------|-------------|-------|----|-------|--------------|
| | | 6 | \$ | 93.00 | \$ 558.00 |
| | | | 71 | | \$ - |
| | | | | | \$ - |
| | | | | | \$ ē. |
| | | | | | \$ 558.00 |

| COMMENTS Replace controller and install wireless valves by the amenities | | Ψ | 330.00 |
|--|----------------|-----|----------|
| to Willowwinds Pkwy. | | | |
| | MATERIALS | IIs | 6,826.47 |
| | LABOR & RENTAL | \$ | 558.00 |
| | TOTAL | \$ | 7,384.47 |
| Total desired Landson Landson Landson Comment | OUTUT | | |



| W. O. # | | |
|---------|-------------------|--|
| NAME | Durbin Crossing | |
| ADDRESS | Staplehurst Place | |
| DATE | 2/6/2025 | |

| # | | | | EX | TENTION |
|---|-------------------------------|----------|--------|----|----------|
| 1 | Hunter ICC2 Controller | \$ | 715.67 | \$ | 715.67 |
| 1 | CELLKIT ICC2 CELL COMM MODULE | \$ | 811.28 | \$ | 811.28 |
| 1 | 1 Year Service for Cell Card | \$ | 120.00 | \$ | 120.00 |
| | | | | \$ | |
| | | | | \$ | |
| | | | | \$ | ÷ |
| | | | | \$ | 4 |
| | | | | \$ | - |
| | | | | \$ | - |
| | | | | \$ | 4 |
| | | | | \$ | - |
| | | | | \$ | - |
| | | | | \$ | - |
| | | | | \$ | - |
| | | | | \$ | 40 |
| | | | | \$ | - |
| | | | | \$ | - |
| | | | | \$ | - |
| | | | | \$ | - |
| | | PARTS TO | TAL | \$ | 1,646.95 |

| DATE | DESCRIPTION | HOURS | RATE | TOTAL |
|------|-------------|-------|-------------|--------------|
| | | 2 | \$ 93.00 | \$ 186.00 |
| | | | | \$ 160 |
| | | | | \$ (W) |
| | | | | \$ 7- |
| | | | | \$ 186.00 |

| COMMENTS Change controller to Hunter ICC2 and install cell card | | |
|---|----------------|-------------|
| | | 114 4949.05 |
| | MATERIALS | \$ 1,646.95 |
| | LABOR & RENTAL | \$ 186.00 |
| | TOTAL | \$ 1,832.95 |



| W. O. # | |
|---------|-----------------|
| NAME | Durbin Crossing |
| ADDRESS | Woodcross Manor |
| DATE | 2/6/2025 |

| # | | | | EX | TENTION |
|---|-------------------------------|----------|--------|----|----------|
| 1 | Hunter ICC2 Controller | \$ | 715.67 | \$ | 715.67 |
| 1 | CELLKIT ICC2 CELL COMM MODULE | \$ | 811.28 | \$ | 811.28 |
| 1 | 1 Year Service for Cell Card | \$ | 120.00 | \$ | 120.00 |
| | | | | \$ | - |
| | | | | \$ | |
| | | | | \$ | - |
| | | | | \$ | - |
| | | | | \$ | - |
| | | | | \$ | - |
| | | | | \$ | -3 |
| | | | | \$ | - |
| | | | | \$ | - |
| | | | | \$ | - |
| | | | | \$ | 40 |
| | | | | \$ | - |
| | | | | \$ | - |
| | | | | \$ | 4 |
| | | | | \$ | - |
| | | | | \$ | - |
| | | PARTS TO | TAL | \$ | 1,646.95 |

| DATE | DESCRIPTION | HOURS | RATE | TOTAL |
|------|-------------|-------|-------------|--------------|
| | | 2 | \$ 93.00 | \$ 186.00 |
| | | | | \$ - |
| | | 1 | | \$ |
| | | | | \$ - |
| | | | | \$ 186.00 |

| | | Ф | 186.00 |
|---|----------------|-----|------------|
| COMMENTS Change controller to Hunter ICC2 and install cell card | | | |
| | | | |
| | | | |
| | - Lucesius | 11. | -1.1.11122 |
| | MATERIALS | \$ | 1,646.95 |
| | LABOR & RENTAL | \$ | 186.00 |
| | | | |
| | TOTAL | \$ | 1,832.95 |
| | | | |
| | | | |



2/6/2025

PROPOSED WORK

| W. O. # | | |
|---------|------------------|--|
| NAME | Durbin Crossing | |
| ADDRESS | Cloister Reserve | |
| DATE | 2/6/2025 | |

TOTAL

CLIENT

1,832.95

| # | | | | | | EX | KTENTION |
|------|----------------------------------|---------------------|-------------|-------|-----------|-------|----------|
| 1 | Hunter ICC2 Controller | | | | \$ 715.67 | 7 \$ | 715.67 |
| 1 | CELLKIT ICC2 CELL COMM | MODULE | | | \$ 811.28 | \$ \$ | 811.28 |
| 1 | 1 Year Service for Cell Card | | | | \$ 120.00 | \$ | 120.00 |
| | | | | | | \$ | - |
| | | | | | | \$ | ė. |
| | | | | | | \$ | - |
| | | | | | | \$ | 4 |
| | | | | | | \$ | ė. |
| | | | | | | \$ | ÷ |
| 1.7 | | | | | | \$ | - |
| | | | | | | \$ | |
| | | | | | | \$ | ¥ |
| | | | | | | \$ | - |
| | | | | | | \$ | |
| | | | | | | \$ | |
| | | | | | | \$ | - 4 |
| | | | | | | \$ | 4 |
| | | | | | | \$ | 4 |
| | | | | | | \$ | |
| | | | | PART | STOTAL | \$ | 1,646.95 |
| | | DATE | DESCRIPTION | HOURS | RATE | | TOTAL |
| | | | | 2 | \$ 93.00 | \$ | 186.00 |
| | | | | | | \$ | - |
| | | | | | | \$ | - |
| | | | | | | \$ | ÷ |
| | | | | | | \$ | 186.00 |
| СОММ | IENTS Change controller to Hunte | er ICC2 and install | cell card | | | | |
| | | | 5-00-0-00 | - | | | |
| | | | | | | | |
| | | | | MATE | ERIALS | \$ | 1,646.95 |
| | | | | | & RENTAL | \$ | 186.00 |
| | | | | | | | |

TECHNICIAN Jack



2/6/2025

PROPOSED WORK

W. O. #

NAME Durbin Crossing

ADDRESS Islesbrook Ballfields

DATE 2/6/2025

TOTAL

CLIENT

2,196.19

| # | | | | | | E | KTENTION |
|-----|----------------------------------|---------------------|-------------|-------|--------------------|----|--------------------|
| 1 | Hunter ICC2 Controller | | | | \$ 715.67 | \$ | 715.67 |
| 1 | CELLKIT ICC2 CELL COMM | MODULE | | | \$ 811.28 | \$ | 811.28 |
| 1 | 1 Year Service for Cell Card | | | | \$ 120.00 | \$ | 120.00 |
| 1 | Hunter Icc2 800M Mod | | | | \$ 363.24 | \$ | 363.24 |
| | | | | | | \$ | 14 |
| | | | | | | \$ | |
| | | | | | | \$ | 11.4 |
| | | | | | | \$ | - |
| | | | | | | \$ | - |
| | | | | | | \$ | |
| | | | | | | \$ | - |
| | | | | | | \$ | - |
| | | | | | | \$ | • |
| | | | | | | \$ | 1.6 |
| | | | | | | \$ | - |
| | | | | | | \$ | - |
| | | | | | | \$ | - A |
| | | | | | | \$ | - |
| | | | | | | \$ | - |
| | 0.2 | | | PART | STOTAL | \$ | 2,010.19 |
| | | DATE | DESCRIPTION | HOURS | RATE | | TOTAL |
| | | | | 2 | \$ 93.00 | \$ | 186.00 |
| | | | | | | \$ | - |
| | | | | | | \$ | 1 |
| | | | | | | \$ | 4 |
| | | - | | | | \$ | 186.00 |
| OMN | | er ICC2 and install | cell card | | | | |
| | 4ENTS Change controller to Hunte | STIGOZ and motati | octi cara | - | | | |
| | MENTS Change controller to Hunte | i 1002 unu matati | central | | ERIALS & RENTAL | \$ | 2,010.19 186.00 |

TECHNICIAN Jack



| W. O. # | | |
|---------|-----------------|--|
| NAME | Durbin Crossing | |
| ADDRESS | St. Andrews | |
| DATE | 2/6/2025 | |

| # | | | | | | EX | TENTION |
|---|------------------------------|--------|-------------|-------|-----------|----|----------|
| 1 | Hunter ICC2 Controller | | | | \$ 715.67 | \$ | 715.67 |
| 1 | CELLKIT ICC2 CELL COMM I | MODULE | | | \$ 811.28 | \$ | 811.28 |
| 1 | 1 Year Service for Cell Card | | | | \$ 120.00 | \$ | 120.00 |
| 1 | Hunter Icc2 800M Mod | | | | \$ 363.24 | \$ | 363.24 |
| | | | | | | \$ | |
| | | | | | | \$ | |
| | | | | | | \$ | - |
| | | | | | 4 | \$ | - |
| | | | | | | \$ | |
| | | | | | | \$ | 4- |
| | | | | | | \$ | - |
| | | | | | | \$ | ě |
| | | | | | | \$ | + |
| | | | | | | \$ | - |
| | | | | | | \$ | |
| | | | | | | \$ | - |
| | | | | | | \$ | - |
| | | | | | | \$ | |
| | | | | | | \$ | - |
| | | | | PART | STOTAL | \$ | 2,010.19 |
| | | DATE | DESCRIPTION | HOURS | RATE | | TOTAL |
| | | | | 2 | \$ 93.00 | \$ | 186.00 |

| | D | DEGGIIII IIIGII | | | |
|--------------------------|----------------------|-----------------|---|-------------|--------------|
| | | | 2 | \$ 93.00 | \$ 186.00 |
| | | | | | \$ ÷ |
| | 1 1 | | | | \$ - |
| | | | | | \$ A- |
| | | | | | \$ 186.00 |
| hange controller to Hunt | ter ICC2 and install | cell card | | | |

| MATERIALS | 11\$ | 2,010.19 |
|----------------|------|-------------------|
| LABOR & RENTAL | \$ | 186.00 |
| | | |
| TOTAL | \$ | 2,196.19 |
| | | LABOR & RENTAL \$ |



Proposal #: 518404

Date: 2/14/2025 From: Richard Craig

Proposal for **Durbin Crossing CDD**

Sue O'Lear Vesta Property Services 145 South Durbin Parkway St. Johns, FL 32259 solear@vestapropertyservices.com

LOCATION OF PROPERTY

145 South Durbin Parkway St. Johns, FL 32259

Harbury Entrance Landscape Enhancement

| DESCRIPTION | QTY |
|--|-----|
| Landscape Enhancement - Entry Side | |
| Mobilization, demo, site prep and installation | 1 |
| Pringle Podocarpus, 3 GAL | 47 |
| Touch of Gold Holly, 3 GAL | 13 |
| Azalea Conversation Piece, 3 GAL | 60 |
| Lily of the Nile - Agapanthus, 1GAL | 46 |
| Liriope 'Super Blue', 1 GAL | 20 |
| Blue My Mind, 1 GAL | 32 |
| St. Augustine Sod | 2 |
| Mulch - Brown | 75 |
| Irrigation check and modifications to ensure proper coverage of newly installed plant material | 1 |
| Landscape Enhancement - Exit Side | |
| Mobilization, demo, site prep and installation | 1 |
| Pringle Podocarpus, 3 GAL | 90 |
| Touch of Gold Holly, 3 GAL | 20 |
| Azalea Conversation Piece, 3 GAL | 70 |
| Lily of the Nile - Agapanthus, 1GAL | 46 |

| Liriope 'Super Blue', 1 GAL | 20 |
|--|----|
| Blue My Mind, 1 GAL | 32 |
| St. Augustine Sod | 3 |
| Mulch - Brown | 75 |
| Irrigation check and modifications to ensure proper coverage of newly installed plant material | 1 |

Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

| AUTHORIZATION TO PERFORM WORK: | Subtotal | \$30,047.20 |
|---------------------------------------|----------------|-------------|
| | Sales Tax | \$0.00 |
| | Proposal Total | \$30,047.20 |
| Print Name/Title | THIS IS NOT A | N INVOICE |
| Durbin Crossing CDD | | |

Durbin Crossing

Jacksonville, FL



Existing

Landscape Design Suggestions

Pringle Podocarpus (PP)
Touch of Gold Holly (TH)
Agapanthus Africanus (AA)
Azalea Conversation Piece (AC)
Liriope Muscari (LM)
Blue My Mind (BM)
Mulch







Proposal #: 518777

Date: 2/14/2025 From: Richard Craig

Proposal for **Durbin Crossing CDD**

Sue O'Lear Vesta Property Services 145 South Durbin Parkway St. Johns, FL 32259 solear@vestapropertyservices.com

LOCATION OF PROPERTY

145 South Durbin Parkway St. Johns, FL 32259

Landscape Enhancement - Heron Landing Entrance

| DESCRIPTION | QTY | |
|--|-----|--|
| Landscape Enhancement - Entry Side | | |
| Mobilization, demo, site prep and installation | 1 | |
| Dwarf Oleander, 3 GAL | 7 | |
| Jack Frost Ligustrum, 3 GAL | 15 | |
| Pringle Podocarpus, 3 GAL | 22 | |
| Flax Lily, 1 GAL | 8 | |
| Blue My Mind, 1 GAL | 24 | |
| St. Augustine Sod, Pallet | 1 | |
| Brown Mulch, Bag | 30 | |
| Irrigation check and modifications to ensure proper coverage of newly installed plant material | 1 | |
| Landscape Enhancement - Exit Side | | |
| Mobilization, demo, site prep and installation | 1 | |
| Dwarf Oleander, 3 GAL | 7 | |
| Jack Frost Ligustrum, 3 GAL | 32 | |
| Pringle Podocarpus, 3 GAL | 22 | |
| Flax Lily, 1 GAL | 8 | |
| Blue My Mind, 1 GAL | 24 | |
| Brown Mulch, Bag | 42 | |
| Irrigation check and modifications to ensure proper coverage of newly installed plant material | 1 | |

Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

| AUTHORIZATION TO PERFORM WORK: | Subtotal | \$10,179.26 |
|--------------------------------|----------------|-------------|
| Зу | Sales Tax | \$0.00 |
| | Proposal Total | \$10,179.26 |
| Print Name/Title Date | THIS IS NOT A | AN INVOICE |

Durbin Crossing CDD

(PP)

(BM)

(JL)

Jacksonville, FL





Existing

Landscape Design Suggestions

Dwarf Oleander (DO) Pringle Podocarpus (PP) Dianella Flax Lily (DL) Blue My Mind (BM) Jack Frost Ligustrum (JL) Sod Mulch







2/6/2025

PROPOSED WORK

W. O. #

NAME Durbin Crossing

ADDRESS Veterans & N Durbin

DATE 2/6/2025

| # | | | | | | | E | KTENTION |
|-----|------------------------------------|---------------------|--------------------|---------|-------|----------|----|------------------|
| 1 | 3" Cycle Stop | | | | \$ | 2,864.89 | \$ | 2,864.89 |
| 1 | Misc. PVC Pipe and Fitting | gs | | | \$ | 175.00 | \$ | 175.00 |
| 1 | Valve Box 24" X 18" | | | | \$ | 444.11 | \$ | 444.11 |
| | | | | | | | \$ | - |
| | | | | | | | \$ | (4) |
| | | | | | | | \$ | 4 |
| | | | | | | | \$ | (- \ |
| | | | | | | | \$ | + |
| | | | | | | | \$ | |
| | | | | | | | \$ | |
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| | | | | | | | \$ | ÷ . |
| | | | | | | | \$ | - |
| | | | | | | | \$ | æ |
| | | | | | | | \$ | 4 |
| | | | | | | | \$ | - |
| | | | | | | | \$ | - |
| | | | | | | | \$ | - |
| | | | | PART | S TO | ΓAL | \$ | 3,484.00 |
| | | DATE | DESCRIPTION | HOURS | | RATE | | TOTAL |
| | | | | 12 | \$ | 93.00 | \$ | 1,116.00 |
| | | | | | | | \$ | - |
| | | | | | | | \$ | - |
| | | | | | | | \$ | _ |
| | | | | | | | \$ | 1,116.00 |
| ОММ | IENTS Install cycle stop next to t | he meter at Veteran | s and North Durhin | | | | | 77,555,515 |
| MMO | IENTS Install cycle stop next to t | he meter at Veteran | s and North Durbin | | | | | |
| | | | | - | | | | |
| | | | | MATE | RIAL | s | \$ | 3,484.00 |
| | | | | LABOR 8 | & REN | ITAL | \$ | 1,116.00 |
| | | | | | | | | |
| | | | | | TOTA | AL | \$ | 4,600.00 |

TECHNICIAN Jack

CLIENT



| W. O. # | | |
|---------|-----------------|--|
| NAME | Durbin Crossing | |
| ADDRESS | North Durbin | |
| DATE | 2/6/2025 | |

| | | | \$ - |
|---|-----------------------------|-------------|----------------------------|
| | | | \$ - |
| | | | \$ |
| | | | \$ |
| | | | \$ |
| | | | \$ 121 |
| | | | \$ |
| | | | \$ - |
| | | | \$ |
| | | | \$ |
| | | | \$ |
| | | | \$ |
| | | | \$ à. |
| 1 | Valve Box 24 × 16 | Ψ 444.11 | \$ - |
| 1 | Valve Box 24" X 18" | \$ 444.11 | \$ 444.11 |
| 1 | Misc. PVC Pipe and Fittings | \$ 175.00 | \$ 175.00 |
| 1 | 3" Cycle Stop | \$ 2,864.89 | \$ XTENTION 2,864.89 |

| DATE | DESCRIPTION | HOURS | RATE | TOTAL |
|------|-------------|-------|-------------|----------------|
| | | 12 | \$ 93.00 | \$ 1,116.00 |
| | | | | \$)¥: |
| | | | | \$ - 14 |
| | | | | \$ - |
| | | | | \$ 1,116.00 |

| COMMENTS Install cycle stop next to the meter on North Durbin down from | | Ψ | 1,110.00 |
|---|----------------|------|----------|
| Lauriston Dr. | | | |
| | MATERIALS | 1 \$ | 3,484.00 |
| | LABOR & RENTAL | \$ | 1,116.00 |
| | TOTAL | \$ | 4,600.00 |
| | | | |



2/6/2025

PROPOSED WORK

| W. O. # | |
|-----------|---------------------|
| NAME | Durbin Crossing |
| ADDRESS _ | N Durbin & Longleaf |
| DATE | 2/6/2025 |

CLIENT

| 1 | | | | | | | EX | TENTION |
|-----|-------------------------------------|------|-------------|-------|-------|----------|----------------------|--|
| | 3" Cycle Stop | | | | \$ | 2,864.89 | \$ | 2,864.89 |
| 1 | Misc. PVC Pipe and Fitting | S | | | \$ | 175.00 | \$ | 175.00 |
| 1 | Valve Box 24" X 18" | | | | \$ | 444.11 | \$ | 444.11 |
| 17 | | | | | | | \$ | |
| | | | | | | | \$ | 48. |
| | | | | | | | \$ | |
| | 17- | | | | | | \$ | 16 |
| | | | | | | | \$ | 4 |
| | | | | | | | \$ | - |
| | | | | | | | \$ | |
| | | | | | | | \$ | |
| | | | | | | | \$ | |
| | | | | | | | \$ | - |
| | | | | | | | \$ | ,-) |
| | | | | | | | \$ | - |
| | | | | | | | \$ | - |
| | | | | | | | \$ | - |
| | | | | | | | \$ | - L |
| | | | | | | | \$ | /9 |
| | | | | PART | STO | TAL | \$ | 3,484.00 |
| | | DATE | DESCRIPTION | HOURS | | RATE | | TOTAL |
| | | DATE | | | | | | TOTAL |
| | | DATE | | 12 | \$ | 93.00 | \$ | |
| | | DATE | | | \$ | 93.00 | _ | |
| | | DATE | | | \$ | 93.00 | \$ | 1,116.00 |
| | | DATE | | | \$ | 93.00 | \$ \$ \$ | 1,116.00 |
| | | DATE | | | \$ | 93.00 | \$ \$ \$ | 1,116.00 - - - |
| MM | IFNTS Install cycle stop next to th | | | | \$ | 93,00 | \$ \$ \$ | 1,116.00 - - - |
| MMC | MENTS Install cycle stop next to th | | | | \$ | 93.00 | \$ \$ \$ | 1,116.00 - - - |
| ОММ | 1ENTS Install cycle stop next to th | | | | \$ | 93.00 | \$ \$ \$ | 1,116.00 - - - |
| ММС | 1ENTS Install cycle stop next to th | | | | \$ | 93.00 | \$ \$ \$ | 1,116.00 - - |
| ММС | 1ENTS Install cycle stop next to th | | | 12 | | | \$ \$ \$ \$ | 1,116.00 - - - - 1,116.00 |
| ММС | 1ENTS Install cycle stop next to th | | | 12 | ERIAI | _S | \$ \$ \$ \$ | 1,116.00 - - - 1,116.00 |
| DMM | 1ENTS Install cycle stop next to th | | | 12 | ERIAI | _S | \$ \$ \$ \$ | 1,116.00 - - - 1,116.00 |

TECHNICIAN Jack



Proposal #: 518798 Date: 2/14/2025

From: Richard Craig

Proposal for **Durbin Crossing CDD**

Sue O'Lear Vesta Property Services 145 South Durbin Parkway St. Johns, FL 32259 solear@vestapropertyservices.com

LOCATION OF PROPERTY

145 South Durbin Parkway St. Johns, FL 32259

Phase IV - North Durbin Sod Replacement

| DESCRIPTION | QTY | AMOUNT |
|---|---------|--------------|
| Mobilization, demo, site prep and debris disposal | 1,000 | \$85,855.86 |
| Irrigation Labor | | \$2,871.39 |
| Sod Installation (Sub) | 268,200 | \$209,421.29 |

Yellowstone will spray approximately 268,200 sq. ft of turf on Durbin North a total of two times to kill out existing Bermuda grass.

Yellowstone will come in after the final kill and remove dead Bermuda grass. Our irrigation team will flag all heads in work areas.

Yellowstone will come back in after all irrigation heads have been located to demo, prep and install 268,200 sq.ft of St. Augustine turf between the amenities area and Staplehurst round a bout.

^{***}Irrigation coverage upgrades are proposed separately.

PAYMENT SCHEDULE

| £ | \$0.00 | \$0.00 | \$0.00 |
|----------|--------|-----------|-------------|
| | \$0.00 | | |
| | \$0.00 | | |
| | \$0.00 | | |
| SCHEDULE | PRICE | SALES TAX | TOTAL PRICE |

Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

| AUTHORIZATION TO PERFORM WORK: | Subtotal | \$298,148.54 |
|--------------------------------|----------------|--------------|
| y | Sales Tax | \$0.00 |
| | Proposal Total | \$298,148.54 |
| Print Name/Title | THIS IS NOT | AN INVOICE |
| Durbin Crossing CDD | | |



| W. O. # | | |
|---------|-----------------|--|
| NAME | Durbin Crossing | |
| ADDRESS | | |
| DATE | 2/14/2025 | |

| # | | | | E | XTENTION |
|-----|--------------------------------|----------|-----------|----|--------------|
| 810 | Rain Bird 1804 Spray | \$ | 16.50 | \$ | 13,365.00 |
| 810 | Rain Bird Nozzles | \$ | 2.50 | \$ | 2,025.00 |
| 20 | Rain Bird 200 PGA Valves 2" | \$ | 247.64 | \$ | 4,952.80 |
| 20 | VP12 Valve Box 12" | \$ | 85.00 | \$ | 1,700.00 |
| 20 | WVL-100 | \$ | 373.16 | \$ | 7,463.20 |
| 20 | Rain Bird DC Latching Solenoid | \$ | 84.86 | \$ | 1,697.20 |
| 1 | Misc. PVC Pipe and Fittings | \$ | 14,553.24 | \$ | 14,553.24 |
| 2 | RPT Repeater | \$ | 659.25 | \$ | 1,318.50 |
| 1 | CELLKIT ICC2 CELL COMM MODULE | \$ | 811.28 | \$ | 811.28 |
| 2 | WVOM Output Mod | \$ | 435.35 | \$ | 870.70 |
| 1 | 1 Year Service for Cell Card | \$ | 120.00 | \$ | 120.00 |
| | | | | \$ | N. |
| | | | | \$ | |
| | | | | \$ | |
| | | | | \$ | |
| | | | | \$ | 4 |
| | | | | \$ | |
| | | | | \$ | - |
| | | | | \$ | |
| | • | PARTS TO | TAL | \$ | 48,876.92 |

| DATE | DESCRIPTION | HOURS 400 | RATE | | TOTAL | |
|------|-------------|--------------|------|-------|-------|-----------|
| | | | \$ | 93.00 | \$ | 37,200.00 |
| | | | | | \$ | - |
| | | | | | \$ | 7- |
| | | | | | \$ | - |
| | | * | | | \$ | 37.200.00 |

| | | Ψ | 07,200.00 |
|--|----------------|----|-----------|
| COMMENTS Install irrigation for proposed new sod areas between round-a-bout | | | |
| island and the amenities on North Durbin Pkwy. Install Hunter wireless valve | <u> </u> | | |
| mod. And repeater on Leith Hall controller when it has been approved from | | | |
| other proposal. Install a wireless controller at the entrance of Lauriston Dr. | | | |
| and a repeater to reach the valves not able to be operated by Leith Hall | MATERIALS | \$ | 48,876.92 |
| controller. | LABOR & RENTAL | \$ | 37,200.00 |
| | | | |
| | TOTAL | \$ | 86,076.92 |
| | 77 - 12 7.7 | | |

DATE PROPOSED 2/14/2025

TECHNICIAN Jack

CLIENT



Date: 9/13/2024 From: Richard Craig

Proposal for **Durbin Crossing CDD**

Sue O'Lear Vesta Property Services 145 South Durbin Parkway St. Johns, FL 32259 solear@vestapropertyservices.com

LOCATION OF PROPERTY

145 South Durbin Parkway St. Johns, FL 32259

South Amenities Tennis Courts 9.11.24

| DESCRIPTION | QTY |
|--|-----|
| Irrigation check and modifications to ensure proper coverage of newly installed plant material | |
| Irrigation check and modifications to ensure proper coverage of newly installed plant material | 1 |
| South Tennis - Parking Lot Side and Inside Gate | |
| Mobilization, demo, site prep and installation | 36 |
| Arboricola, 3 GAL | 33 |
| Liriope 'Super Blue', 1 Gal | 92 |
| 'Queen Emma' Crinum Lily, 15 Gal | 5 |
| South Tennis - Perimeter Fence Facing the Field | |
| Mobilization, demo, site prep and installation | 49 |
| Variegated Ginger, 3 GAL | 22 |
| Dwarf Oleander, 3 GAL | 79 |
| 'Queen Emma' Crinum Lily, 15 Gal | 3 |
| Podocarpus, 7Gal | 44 |
| Touch-up Mulch Install | |
| Mulch, 2 cu.ft. bag | 100 |

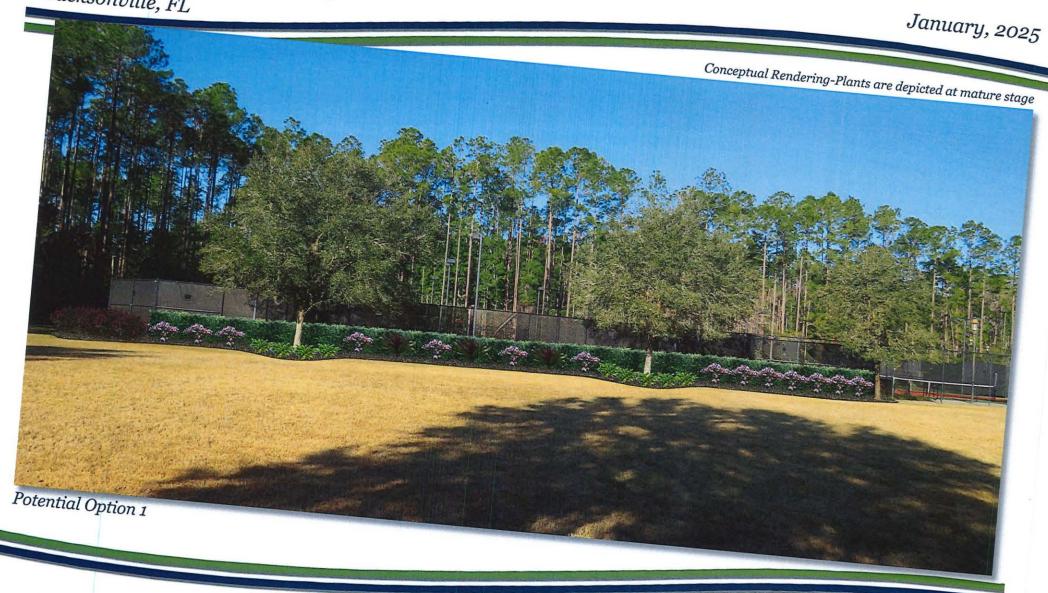
Demolition to include removal of Holly trees, Juniper and most Azaleas.

Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

| AUTHORIZATION TO PE | RFORM WORK: | Subtotal | \$19,304.00 |
|------------------------|-------------|----------------|-------------|
| Ву | | Sales Tax | \$0.00 |
| | | Proposal Total | \$19,304.00 |
| Print Name/Title Date | | THIS IS NOT A | N INVOICE |
| Durhin Cross | ing CDD | | |

Jacksonville, FL





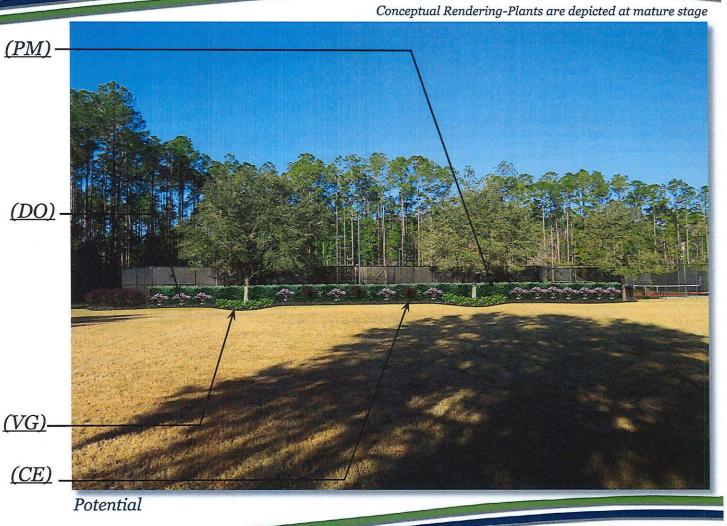
Jacksonville, FL



Existing

Landscape Design Suggestions

Podocarpus Maki (PM)
Dwarf Oleander (DO)
Variegated Ginger (VG)
Crinum Lily Queen Emma (CE)
Mulch





Jacksonville, FL



Existing

Landscape Design Suggestions

Crinum Lily Queen Emma (CE) Schefflera Arboriccola (SA) Liriope Muscari (LM) Mulch















Jacksonville, FL



Existing

Landscape Design Suggestions

Crinum Lily Queen Emma (CE) Schefflera Arboriccola (SA) Liriope Muscari (LM) Mulch





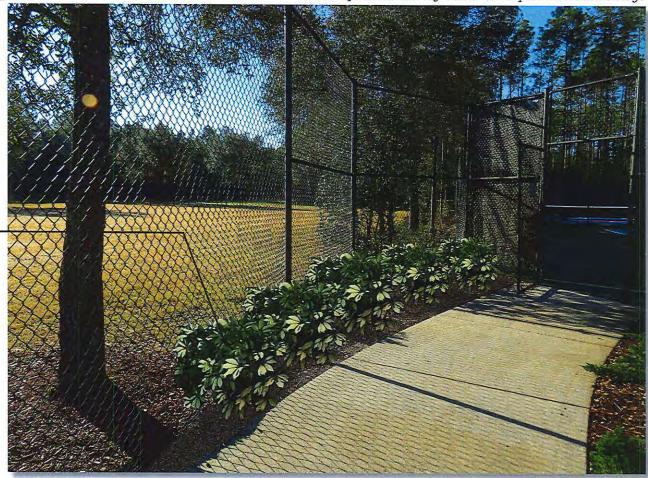
Jacksonville, FL



Existing

Landscape Design Suggestions

Schefflera Arboriccola (SA) Mulch Conceptual Rendering-Plants are depicted at mature stage



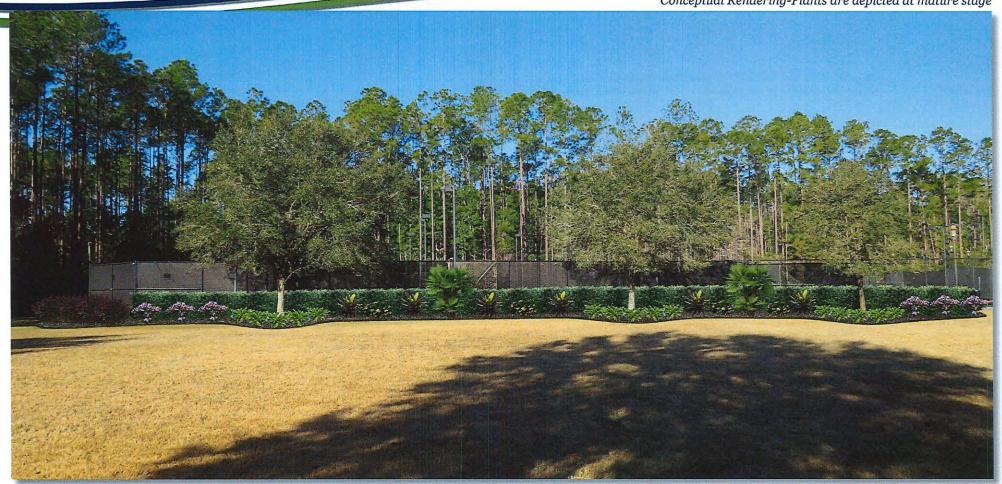
Potential

(SA)



Jacksonville, FL

Conceptual Rendering-Plants are depicted at mature stage



Potential option 2





Date: 9/13/2024 From: Richard Craig

Proposal for **Durbin Crossing CDD**

Sue O'Lear Vesta Property Services 145 South Durbin Parkway St. Johns, FL 32259 solear@vestapropertyservices.com

LOCATION OF PROPERTY

145 South Durbin Parkway St. Johns, FL 32259

North Amenities Tennis Enhancement

| DESCRIPTION | QTY |
|--|-----|
| andscape Enhancement | |
| Mobilization, demo, site prep and installation | 18 |
| Muhly Grass, 3 GAL | 36 |
| Red Fountain Grass, 3 GAL | 9 |
| Azalea, 3 GAL | 7 |
| Green Ligustrum, 7 GAL | 6 |
| Touch-up Mulch, 2 cu.ft. bag | 25 |

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| AUTI | HORIZATION TO PERFORM WORK: | Subtotal | \$3,396.68 |
|---------------|-----------------------------|----------------|------------|
| Ву | | Sales Tax | \$0.00 |
| | | Proposal Total | \$3,396.68 |
| Print Name/Ti | tle | THIS IS NOT A | N INVOICE |
| - | Durbin Crossing CDD | | |



Date: 9/13/2024 From: Richard Craig

Proposal for **Durbin Crossing CDD**

Sue O'Lear Vesta Property Services 145 South Durbin Parkway St. Johns, FL 32259 solear@vestapropertyservices.com

LOCATION OF PROPERTY

145 South Durbin Parkway St. Johns, FL 32259

South Amenities Tennis Courts 9.11.24

| DESCRIPTION | QTY |
|--|-----|
| Irrigation check and modifications to ensure proper coverage of newly installed plant material | |
| Irrigation check and modifications to ensure proper coverage of newly installed plant material | 1 |
| South Tennis - Parking Lot Side and Inside Gate | |
| Mobilization, demo, site prep and installation | 36 |
| Arboricola, 3 GAL | 33 |
| Liriope 'Super Blue', 1 Gal | 92 |
| 'Queen Emma' Crinum Lily, 15 Gal | 5 |
| South Tennis - Perimeter Fence Facing the Field | |
| Mobilization, demo, site prep and installation | 49 |
| Variegated Ginger, 3 GAL | 22 |
| Dwarf Oleander, 3 GAL | 79 |
| 'Queen Emma' Crinum Lily, 15 Gal | 3 |
| Podocarpus, 7Gal | 44 |
| Touch-up Mulch Install | |
| Mulch, 2 cu.ft. bag | 100 |

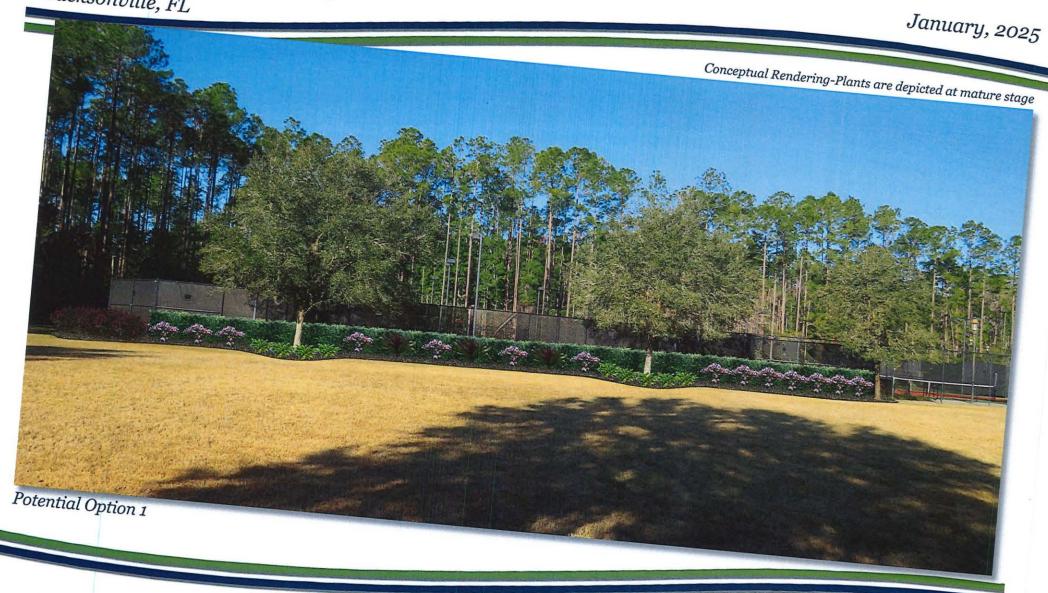
Demolition to include removal of Holly trees, Juniper and most Azaleas.

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| AUTHORIZATION TO PE | RFORM WORK: | Subtotal | \$19,304.00 |
|------------------------|-------------|----------------|-------------|
| Ву | | Sales Tax | \$0.00 |
| | | Proposal Total | \$19,304.00 |
| Print Name/Title Date | | THIS IS NOT A | N INVOICE |
| Durhin Cross | ing CDD | | |

Jacksonville, FL





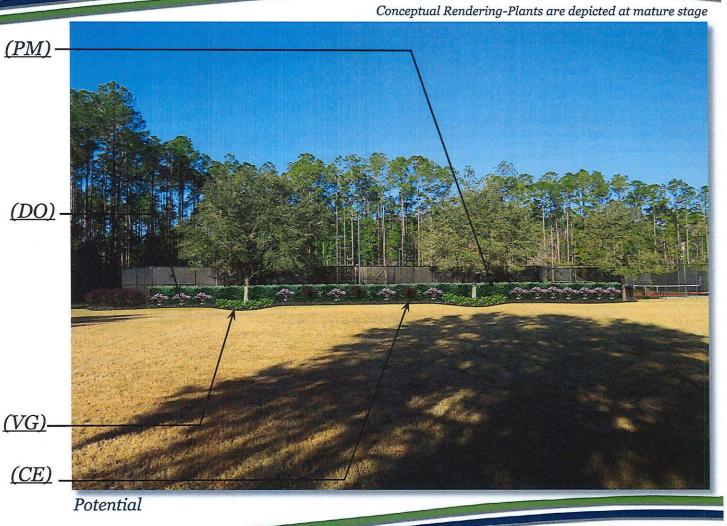
Jacksonville, FL



Existing

Landscape Design Suggestions

Podocarpus Maki (PM)
Dwarf Oleander (DO)
Variegated Ginger (VG)
Crinum Lily Queen Emma (CE)
Mulch





Jacksonville, FL



Existing

Landscape Design Suggestions

Crinum Lily Queen Emma (CE) Schefflera Arboriccola (SA) Liriope Muscari (LM) Mulch















Jacksonville, FL



Existing

Landscape Design Suggestions

Crinum Lily Queen Emma (CE) Schefflera Arboriccola (SA) Liriope Muscari (LM) Mulch





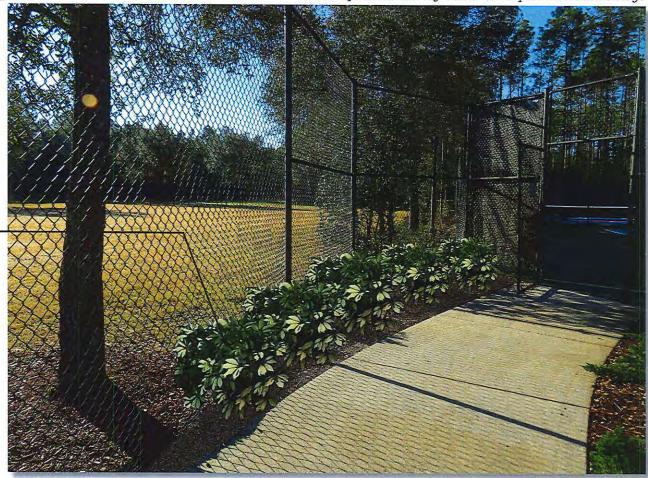
Jacksonville, FL



Existing

Landscape Design Suggestions

Schefflera Arboriccola (SA) Mulch Conceptual Rendering-Plants are depicted at mature stage



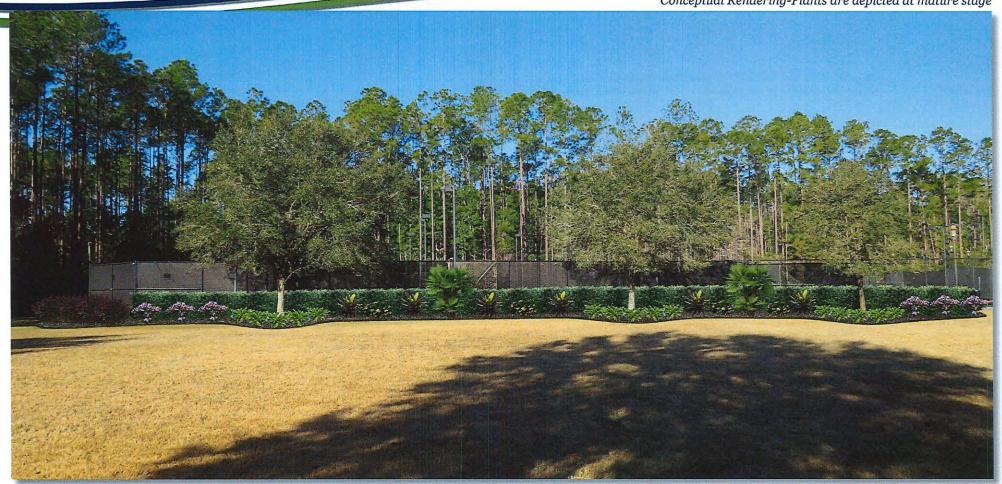
Potential

(SA)



Jacksonville, FL

Conceptual Rendering-Plants are depicted at mature stage



Potential option 2





Date: 2/13/2025 From: Richard Craig

Proposal for **Durbin Crossing CDD**

Sue O'Lear Vesta Property Services 145 South Durbin Parkway St. Johns, FL 32259 solear@vestapropertyservices.com

LOCATION OF PROPERTY

145 South Durbin Parkway St. Johns, FL 32259

South Amenities Tennis Courts 9.11.24 Option 2

| DESCRIPTION | QTY |
|--|-----|
| Irrigation check and modifications to ensure proper coverage of newly installed plant material | |
| Irrigation check and modifications to ensure proper coverage of newly installed plant material | 1 |
| South Tennis - Parking Lot Side and Inside Gate | |
| European Fan Palm, 45 GAL | 5 |
| Mobilization, demo, site prep and installation | 36 |
| Arboricola, 3 GAL | 30 |
| Liriope 'Super Blue', 1 Gal | 125 |
| Blue My Mind, 1 GAL | 77 |
| South Tennis - Perimeter Fence Facing the Field | |
| Mobilization, demo, site prep and installation | 50 |
| Variegated Ginger, 3 GAL | 22 |
| Dwarf Oleander, 3 GAL | 79 |
| Podocarpus, 7Gal | 44 |
| European Fan Palm, 45 GAL | 2 |
| Black Magic Cordyline, 7 GAL | 6 |
| Touch-up Mulch Install | |
| Mulch, 2 cu.ft. bag | 100 |

Demolition to include removal of Holly trees, Juniper and most Azaleas.

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| AU | THORIZATION TO PERFORM WORK: | Subtotal | \$30,926.91 |
|------------|------------------------------|----------------|-------------|
| Зу | | Sales Tax | \$0.00 |
| | | Proposal Total | \$30,926.91 |
| Print Name | /Title | THIS IS NOT A | AN INVOICE |
| | Durbin Crossing CDD | _ | |

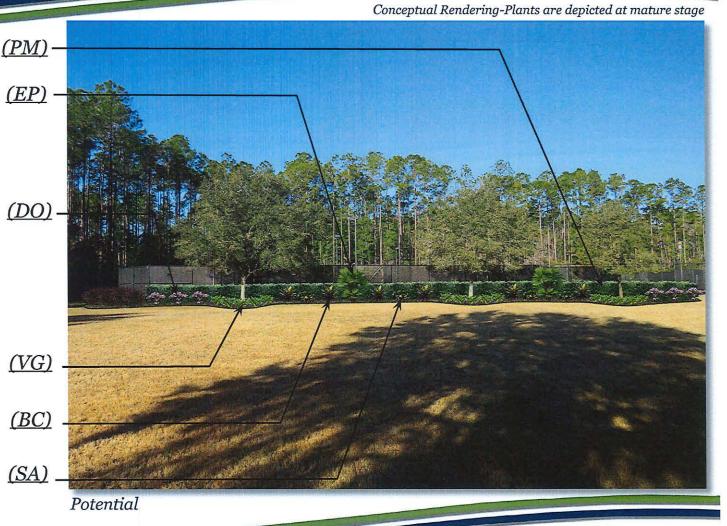
Jacksonville, FL



Existing

Landscape Design Suggestions

Podocarpus Maki (PM) *
European Fan Palm (EP)
Dwarf Oleander (DO) *
Variegated Ginger (VG) *
Black Magic Cordyline (BC)
Mulch





Jacksonville, FL



Existing

Landscape Design Suggestions

European Fan Palm (EP) Schefflera Arboriccola (SA) Liriope Muscari (LM) Blue My Mind (BM) Mulch





Jacksonville, FL



Landscape Design Suggestions

European Fan Palm (EP) Schefflera Arboriccola (SA) Liriope Muscari (LM) Blue My Mind (BM) Mulch





Conceptual Rendering-Plants are depicted at mature stage

Durbin Crossing

Jacksonville, FL



Existing

Landscape Design Suggestions

Schefflera Arboriccola (SA)
Blue My Mind (BM)
Liriope Muscari (LM)
Mulch



(BM) -

(LM)



Potential





Date: 2/14/2025 From: Richard Craig

Proposal for **Durbin Crossing CDD**

Sue O'Lear Vesta Property Services 145 South Durbin Parkway St. Johns, FL 32259 solear@vestapropertyservices.com

LOCATION OF PROPERTY

145 South Durbin Parkway St. Johns, FL 32259

Landscape Enhancement - St. Andrews Entry

| DESCRIPTION | QTY |
|--|-----|
| andscape Enhancement - Entry Side | |
| Mobilization, demo, site prep and installation | 1 |
| European Fan Palm, 45 GAL | 1 |
| Podocarpus, 7 GAL | 15 |
| Dwarf Oleander, 3 GAL | 29 |
| Jack Frost Ligustrum, 3 GAL | 31 |
| Flax Lily, 1 GAL | 35 |
| Blue My Mind, 1 GAL | 80 |
| Brown Mulch, Bag | 45 |
| Irrigation check and modifications to ensure proper coverage of newly installed plant material | 1 |
| andscape Enhancement - Exit Side | |
| Mobilization, demo, site prep and installation | 1 |
| European Fan Palm, 45 GAL | 1 |
| Podocarpus, 7 GAL | 15 |
| Dwarf Oleander, 3 GAL | 29 |
| Jack Frost Ligustrum, 3 GAL | 31 |
| Flax Lily, 1 GAL | 35 |
| Blue My Mind, 1 GAL | 80 |
| Brown Mulch, Bag | 45 |
| Irrigation check and modifications to ensure proper coverage of newly installed plant material | 1 |

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| AUTHORIZATION TO PERFORM WORK | Subtotal | \$20,687.82 |
|-------------------------------|----------------|-------------|
| Зу | Sales Tax | \$0.00 |
| | Proposal Total | \$20,687.82 |
| Print Name/Title | THIS IS NOT | AN INVOICE |

DDANICH TEL: 004 269 2626

Durbin Crossing CDD

Durbin Crossing- Cresthaven PL

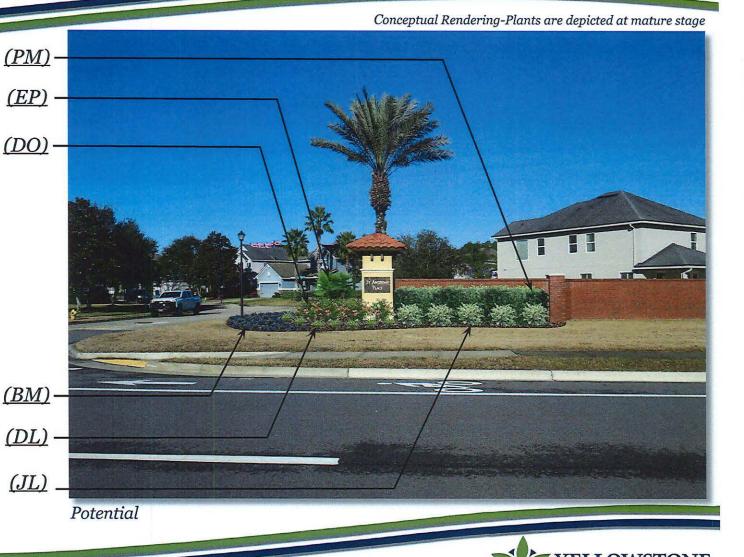
Jacksonville, FL



Existing

Landscape Design Suggestions

Podocarpus Maki (PM)
European Fan Palm (EP)
Dwarf Oleander (DO)
Blue My Mind (BM)
Jack Frost Ligustrum (JL)
Mulch





Date: 2/14/2025 From: Richard Craig

Proposal for **Durbin Crossing CDD**

Sue O'Lear Vesta Property Services 145 South Durbin Parkway St. Johns, FL 32259 solear@vestapropertyservices.com

LOCATION OF PROPERTY

145 South Durbin Parkway St. Johns, FL 32259

Landscape Enhancement - Tollerton Entrance

| DESCRIPTION | QTY |
|--|-----|
| Landscape Enhancement - Entry Side | |
| Mobilization, demo, site prep and installation | 1 |
| Dwarf Oleander, 3 GAL | 40 |
| Pringle Podocarpus, 3 GAL | 29 |
| Flax Lily, 1 GAL | 11 |
| Blue My Mind, 1 GAL | 33 |
| Brown Mulch, Bag | 42 |
| Irrigation check and modifications to ensure proper coverage of newly installed plant material | 1 |
| Landscape Enhancement - Exit Side | |
| Mobilization, demo, site prep and installation | 1 |
| Dwarf Oleander, 3 GAL | 40 |
| Pringle Podocarpus, 3 GAL | 29 |
| Flax Lily, 1 GAL | 11 |
| Blue My Mind, 1 GAL | 33 |
| Brown Mulch, Bag | 42 |
| Irrigation check and modifications to ensure proper coverage of newly installed plant | 1 |

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| AUTHORIZATION TO PERFORM WORK: | Subtotal | \$11,160.82 |
|--------------------------------|----------------|-------------|
| | Sales Tax | \$0.00 |
| | Proposal Total | \$11,160.82 |
| Print Name/Title | THIS IS NOT A | AN INVOICE |

Durbin Crossing CDD

Durbin Crossing-Tollerton Ave

Jacksonville, FL

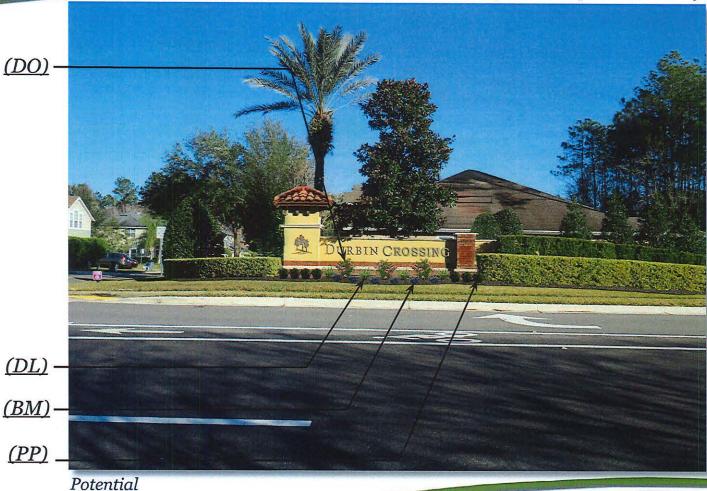




Existing

Landscape Design Suggestions

Fill in Jack Frost Ligustrum
Remove Italian Cypress
Dwarf Oleander (DO)
Dianella Flax Lily (DL)
Blue My Mind (BM)
Pringle Podocarpus (PP)
Mulch







Date: 2/14/2025 From: Richard Craig

Proposal for **Durbin Crossing CDD**

Sue O'Lear Vesta Property Services 145 South Durbin Parkway St. Johns, FL 32259 solear@vestapropertyservices.com

LOCATION OF PROPERTY

145 South Durbin Parkway St. Johns, FL 32259

Landscape Enhancement - Wellwood Entrance

| DESCRIPTION | QTY |
|--|-----|
| andscape Enhancement - Entry Side | |
| Mobilization, demo, site prep and installation | 1 |
| Bottlebrush Tree STD, 45 GAL | 1 |
| Dwarf Oleander, 3 GAL | 16 |
| Jack Frost Ligustrum, 3 GAL | 44 |
| Flax Lily, 1 GAL | 20 |
| Blue My Mind, 1 GAL | 48 |
| St. Augustine Sod, Pallet | 1 |
| Brown Mulch, Bag | 50 |
| Irrigation check and modifications to ensure proper coverage of newly installed plant material | 1 |
| andscape Enhancement - Exit Side | |
| Mobilization, demo, site prep and installation | 1 |
| Bottlebrush Tree STD, 45 GAL | 1 |
| Dwarf Oleander, 3 GAL | 16 |
| Jack Frost Ligustrum, 3 GAL | 44 |
| Flax Lily, 1 GAL | 20 |
| Blue My Mind, 1 GAL | 48 |
| St. Augustine Sod, Pallet | 1 |
| Brown Mulch, Bag | 38 |
| Irrigation check and modifications to ensure proper coverage of newly installed plant material | 1 |

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| AUTHORIZATION TO PERFORM WORK: | Subtotal | \$15,726.13 | |
|--------------------------------|------------------------|-------------|--|
| Ву | Sales Tax | \$0.00 | |
| | Proposal Total | \$15,726.13 | |
| Print Name/Title Date | THIS IS NOT AN INVOICE | | |

Durbin Crossing CDD

Durbin Crossing- Wellwood

Jacksonville, FL

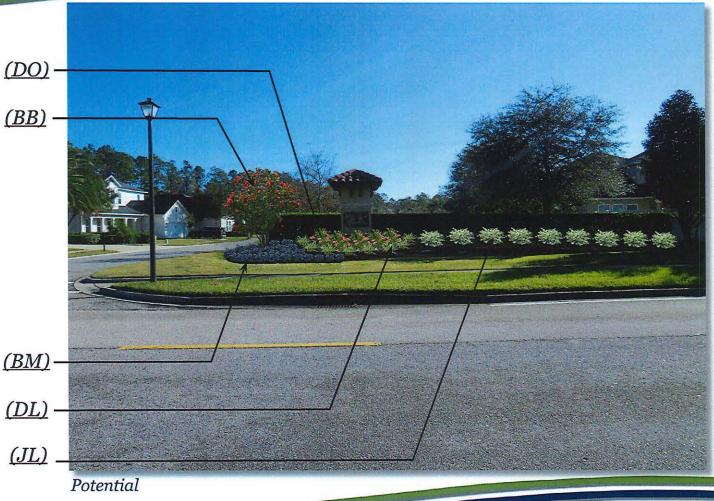




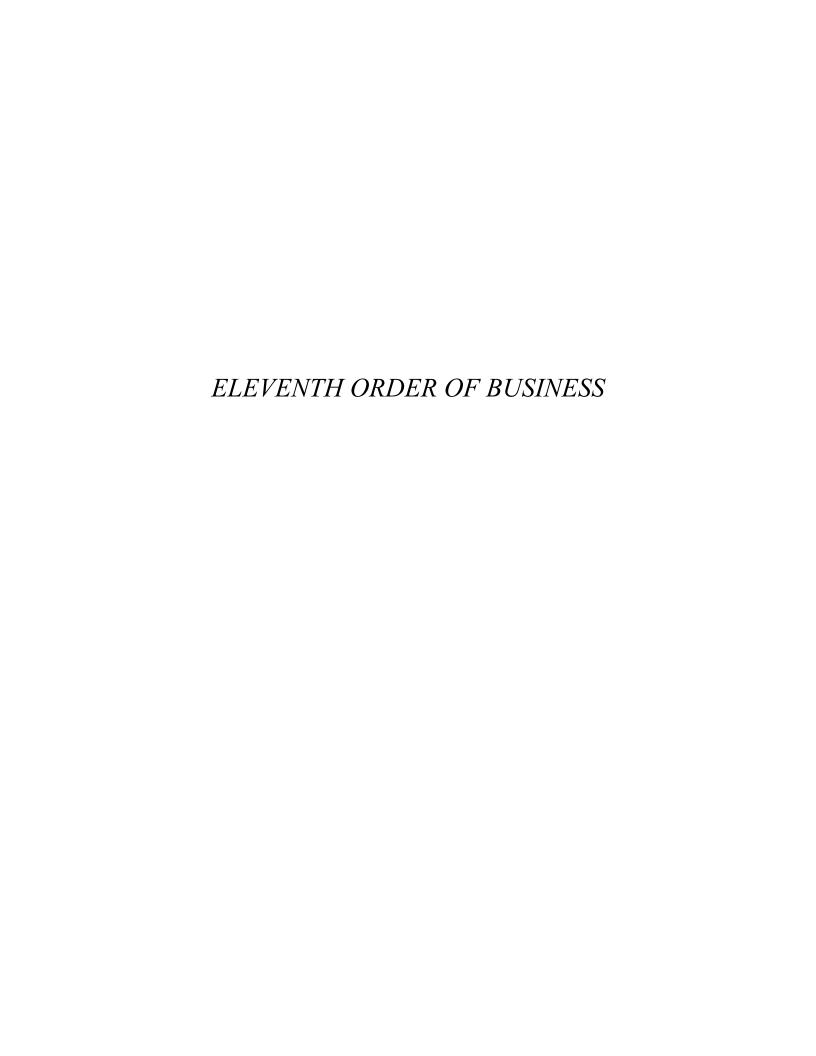
Existing

Landscape Design Suggestions

Dwarf Oleander (DO)
Bottlebrus Tree (BB)
Blue My Mind (BM)
Dianella Flax Lily (DL)
Jack Frost Ligustrum (JL)
Sod
Mulch







| | 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 provide warranty info. | 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. |
|--|----------|--|-------------|--|---|
| Access Card System Upgrade | 8/26/24 | Sue O'lear | Complete | Lookinto 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 | Complete | Sod project was approved. Monitor Yellowstone to make sure everything is on track. Staff to create communications to residents regarding the project. | Sod project completed |
| Look Into Access Point for JEA Powerline Tract | 10/28/24 | Zach Davidson/Daniel Laughlin/Mike Eckert | Complete | 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 | Counsel updated the Board on options. It was determined no action would be taken at this time to add fencing. Will continue to monitor |
| Tennis/Pickleball Court Reservation System | 12/3/24 | Sue O'lear | Complete | Look into reservation system for tennis/pickleball courts | Staff updated Board on options. After discussion and input from residents, the District will continue to mointor and paddle racks will be used to get into the line for court usage |
| Write Letter to Commissioner Regarding Traffic Concerns | 12/3/24 | Daniel Laughlin | Complete | Draft letter to County Commissioner regarfing traffic concers at Longleaf and Islesbrook as well as Tollerton. Request response in 90 days. | Letter was drafted and sent to Commissioner |
| "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. | |