

*Durbin Crossing Community
Development District*

APRIL 28, 2025

AGENDA

Durbin Crossing Community Development District

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

April 21, 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 Audit Committee and Board of Supervisors Meetings are scheduled for **Monday, April 28, 2025 at 6:00 p.m.** at the Durbin Crossing South Amenity Center, 145 South Durbin Parkway, St. Johns, Florida 32259.

Following are the agendas for the meetings:

Audit Committee Meeting

- I. Call to Order
- II. Approval of Auditor Selection Evaluation Criteria
- III. Other Business
- IV. Adjournment

Board of Supervisors Meeting

- I. Pledge of Allegiance
- II. Roll Call
- III. Audience Comments
- IV. Review of Action Items
- V. Approval of Consent Agenda
 - A. Minutes of the March 24, 2025 Meeting
 - B. Financial Statements

- C. Assessment Receipts Schedule
- D. Check Register
- VI. Staff Reports
 - A. Landscape & Irrigation Maintenance Team – Report
 - B. District Counsel – Discussion of Epic Litigation
 - C. District Engineer
 - D. District Manager – Report on the Number of Registered Voters (4,765)
 - E. General Manager – Report
 - F. Operations Manager - Report
 - G. Amenity Manager – Report
- VII. Acceptance of the Audit Committee’s Recommended Criteria and Authorizing Staff to Issue a Request for Proposals
- VIII. Discussion of Phase IV Sod Replacement
- IX. Consideration of Agreement with Durbin Crossing Dolphins Swim Team
- X. Consideration of Request for Pool Usage from Creekside High School
- XI. Consideration of Agreement for Vending Machine Services at North and South Amenity Centers
- XII. Discussion of FY26 Budget and Wish List Items
- XIII. Discussion of Security Matters (closed to the public)
- XIV. Supervisors’ Request and Audience Comments
- XV. Review of Action Items
- XVI. Next Scheduled Meeting – May 19, 2025 at 6:00 p.m. at the Durbin South Amenity Center
- XVII. 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

SECOND ORDER OF BUSINESS

**DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT
AUDITOR SELECTION
EVALUATION CRITERIA**

1. *Ability of Personnel.* (20 Points)

(E.g., geographic location of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)

2. *Proposer's Experience.* (20 Points)

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation of Proposer, etc.)

3. *Understanding of Scope of Work.* (20 Points)

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. *Ability to Furnish the Required Services.* (20 Points)

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required.

5. *Price.* (20 Points)

Points will be awarded based upon the lowest total proposal for rendering the services and the reasonableness of the proposal.

FOURTH ORDER OF BUSINESS

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 visibility, and adding movable pickleball nets. Look into difference between re-stripping four pickleball courts vs re-stripping two courts and purchasing four rolling pickleball nets. Research pickleball paddle rack and signage. Create plan for implementation of a reservation system and necessary policy additions.	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	Look into 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 completed 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) benches 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/stripping 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	Look into options/costs to upgrade the current access card system. Consider systems that have phone scan capabilities.	Board approved Proposal from Dynamic Security for Aurora Management software for access control system NTE \$40,000
Pond Aeration	9/23/24	Zach Davidson	Complete	Work with Solitude to revisit the possible need for aeration in Pond 48.	The Board approved proposal for fish to help with pond issues
Gym Age Policy	9/23/24	Sue O'lear	Complete	Look into Fitness 15 policy success: How many registrants, any problems, any information on whether to allow 14 year olds. Follow up with resident on current policy regarding whether the 18 year old that goes to the gym with them has to be in her household or just a resident.	The Board approved 6 month trial of "Fitness 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 midge 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 monitor and paddle racks will be used to get into the line for court usage
Signs for Green Space	1/27/25	Sue O'lear	Complete	Add signage to green spaces in community to notify residents that organized sports cannot be held in those areas	Signs have been installed in the Green Spaces throughout the Community
Send E-Blast Regarding Trespassing on JEA Tract	1/27/25	Sue O'lear	Complete	Send e-blast to residents notifying them of issues of vehicles driving on the JEA tract and that it is trespassing. Police will be called	E-Blast was sent to the Community

Petition County Regarding Updating Signs at Round-A-Bout (N Durbin & Sanctuary)	1/27/25	Mike Yuro	Complete	Engineer to contact County about outdated signage at round-a-bout and request new signs be installed that follow current code	County has sent employees to inspect the area. They will be updating the signage and adding other safety updates
Send Survey to Residents for Potential Future Improvements for the Community	1/27/25	Sue O'lear	Complete	Staff to send eblast to resident requesting input on potential capital projects for the upcoming fiscal year. The top three requests will be considered	Survey was sent. This will continue to be monitored for optimal participation
Tennis	9/23/24	Sue O'lear	Complete	Gather information on usage of tennis court to help plan next phase of pickleball conversions.	The current system appears to be working. Staff will continue to monitor
Post Age Policy	9/23/24	Sue O'lear	Complete	Create table of age policy summary for amenity usage and post in high visibility areas.	Posted
Draft Letter to Sheriff Hardick regarding Trespassing	2/24/25	Daniel Laughlin	Complete	Draft Letter to Sheriff Hardick regarding trespassing issue at the JEA tract	Letter was sent to Sherriff Hardwick. SJSO reached out and will be increasing patrols in the area.
Landscape Pricing for Years 4 & 5	2/24/25	Zach Davidson	Complete	Staff to get pricing from Yellowstone for years 4 & 5 of the contract	Yellowstone provided pricing for years 4 & 5. BOS approved Counsel to draft agreement
Write Letter to Commissioner Regarding Traffic Concerns	12/3/24	Daniel Laughlin	In Progress	Draft letter to County Commissioner regarding traffic concerns at Longleaf and Islesbrook as well as Tollerton. Request response in 90 days.	Letter was drafted and sent to Commissioner ; Continuing to monitor
"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.	
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.	
Pool Usage Age Limit	12/3/24	Sue O'lear	In Progress	Gather information on Communities that allow ages 14 and up to access the pool without adult supervision	
Continue to Follow up With the County Regarding Round-A-Bout at North Durbin & Sanctuary	2/24/25	Mike Yuro	In Progress	Engineer to follow up with County for updates on their plans for the round-a-bout at North Durbin & Sanctuary	
Follow Up with County on Park Improvements in the Area	2/24/25	Daniel Laughlin	In Progress	Get status/update from the County regarding their park projects in the area	
Continue to Contact JEA to Replace Out Streetlights	2/24/25	Zach Davidson	In Progress	Continue to monitor/put in tickets to replace out streetlights in the community.	
Monitor Trespass Signage at JEA Easement	2/24/25	Zach Davidson	In Progress	Monitor No Trespassing signed at JEA Easement for 3-4 months.	
Monitor Traffic Study	3/24/25	Mike Yuro/Zach Davidson/Daniel Laughlin	In Progress	Monitor traffic study that may take place on Longleaf Pine. Update Board at August meeting	

FIFTH ORDER OF BUSINESS

A.

Minutes of Meeting
Durbin Crossing
Community Development District

The regular meeting of the Board of Supervisors of the Durbin Crossing Community Development District was held Monday, March 24, 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
Zach Davidson	Vesta/Amenity Services Group
Jason Davidson	Vesta/Amenity Services Group
Garrett Cannady	Yellowstone
Richard Craig	Yellowstone
Matt Davis	Litigation Attorney
Gregg Caldwell	St. Johns County Public Works Director
Scott Beaver	St. Johns County Sheriff’s Dept.
Christian Whitehurst	County Commissioner
Ben Bright	Deputy Public Works Director
Dick D’Souza	Assistant Director of Transportation
Satya Kolluru	Consultant from Osiris 9

The following is a summary of the discussions and actions taken at the March 24, 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.

The next item was taken out of order

Audience Comments

Mr. Harrah stated the roads in our area are impeccable, the asphalt is good, the police presence is great as well. We have great crossing guards. A few years ago I worked with Gregg and got the signal at the intersection. That bought some time because we knew growth was coming and now it has exploded. Now you have a mad dash of people coming in at 8 and 9 a.m. getting procedures at Borland Groover, school is coming in and out at the same time. We know the process of having traffic counts done that could warrant another stoplight. It is very expensive to put in a stoplight. There is an influx of people coming in through Longleaf Parkway. Is it possible to look at putting in a stoplight there to try to improve some of the potential issues?

Mr. Caldwell stated we just finished four-laning Longleaf Pine Parkway on the other side of Veterans. Hopefully, that alleviates the congestion on that side. Satya and his firm are looking at Longleaf Pines Parkway right now. He has them under contract to do a safety study, which means traffic, crash data, anything and everything associated with Longleaf Pines Parkway so they can give us recommendations: If we are seeing something that needs to be addressed we can take it to the next step or say this is acting appropriately. Satya is one of the leaders in northeast Florida about traffic. We are a couple months away from having something put together, which we will share with the community across the board. We are going to look at the intersections to see if we need to go through the signal warrant study, do we need to make some other improvements for pedestrian movements back and forth across the roadway. A signal alone is \$1 million. The price of construction has skyrocketed. We are constantly looking at areas throughout St. Johns County.

Mr. Harrah asked when should we expect more information?

Mr. Kolluru stated we do have a signed contract right now so we are in the process, and we will look at all the existing crash history, daily traffic and speed information, data analysis, then bring recommendations and solutions to St. Johns County.

Mr. Pollicino asked if the data supports the installation of a light, how soon after he tells you yes, does it get in there?

Mr. Caldwell stated we would have to go in front of the board, we are in the budget process now. We would probably not meet that, but we do have other opportunities to advance the project forward where the board gives us county wide signalization funds. Realistically we are probably two years out best-case scenario if they were met today.

The county representatives left the meeting at this time.

Ms. Hall joined the meeting in person at this time.

THIRD ORDER OF BUSINESS

Attorney-Client Session

The private attorney-client session was not held. Mr. Davis updated the board on the lawsuit during the public meeting.

FOURTH ORDER OF BUSINESS

Audience Comments

Mr. Pita stated I respectfully request permission to run a soccer program in the grass field by the pool. It will be once a week for six to eight weeks, one hour on Tuesdays for the kids in the neighborhood. I work for Florida League for 10 years and never felt it was community based. I work for Prime which is the only true soccer program for youths. We have done this in RiverTown and the feedback has been very good.

Mr. Pollicino stated the board gets many requests and our position has always been that we can't give permission to one without giving it to everybody so we typically don't allow someone to use our fields that are open to the public but if something is available Vesta does have a program, and you can go through them.

FIFTH ORDER OF BUSINESS

Review of Action Items

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

SIXTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Minutes of the February 24, 2025 Meeting**
- B. Financial Statements**
- C. Assessment Receipt Schedule**
- D. Check Register**

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

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Landscape Maintenance Team

1. Report

Mr. Craig gave an overview of the landscape update for March, copy of which was included in the agenda package.

2. Pricing for Years 4 and 5

Mr. Laughlin stated they did provide for years 4 and 5 a 3% increase.

On MOTION by Ms. Estes seconded by Mr. Harrah with all in favor district counsel was authorized to prepare an agreement for years four and five with Yellowstone.

3. North Durbin Sod Project

Mr. Zach Davidson stated there didn't seem to be a good breaking point but there is somewhere we could do a break.

Mr. Craig stated if you really want to break it into two units you can do that by doing one side of the road and then come back and do the other.

Ms. Estes asked could you get it done before summer?

Mr. Craig stated this would be done in the fall.

After discussion of the timing of the installation of sod and irrigation improvements the board took the following action.

On MOTION by Ms. Hall seconded by Mr. Harrah with all in favor a work authorization to install cycle stops for irrigation in three location, Veterans /North Durbin, North Durbin and North Durbin/Longleaf, in the amount of \$13,800 was approved.

B. District Counsel

Mr. Eckert summarized the activity of the Florida legislature on matters that could impact the District. He stated there is a bill to raise sovereign immunity limits and that will affect your insurance rates. There is a bill that will allow us to save money and that would be to notice our legal advertisements on our district website instead of the newspaper. There is a bill to eliminate the requirement of setting goals and objectives. There are also some bills dealing with special assessment collection more so towards agricultural lands. I don't think it will affect you, but a lot of times developers create a CDD, levy special assessments but they keep land under an agricultural exemption until they are ready to develop it so it may have an impact on those folks. There is a bill requiring your district to have a debris management site, in the event we have a storm we must have our own designated debris management site. A bill to allow the county clerk of courts to access all records of special districts including CDDs, which are public records they can access them but also to perform audits. I don't know that that is going to go anywhere. There is a stolen valor provision that has been proposed to add to the code of ethics for government officials so if a public official makes a claim about their military background that isn't true that could be an ethics violation. That one most likely will pass. Also requiring the district to have an electronic payment option for public records requests. There is another bill called the fallen tree act, which would completely turn the current law on fallen trees on its head. Basically, if you own a tree and it falls on somebody else's property regardless of whether it is a healthy tree or not you would be responsible for that. Also, one that hasn't had too much traction would require us to inspect our stormwater system by June 1 of every year.

C. District Engineer

Mr. Yuro stated I have been working with Zach on an exhibit for JEA for your meter.

D. District Manager

There being none, the next item followed.

E. General Manager - Report

Ms. O'Lear stated we were focused on our spring break efforts and worked with the lifeguards on training and orientation.

Wish List Survey

Ms. O’Lear stated overall the wish list survey had a positive tone. I don’t think there are any surprises in terms of the feedback. Overall, the responses focused on a lot of our pool amenities from heating the pool to food and beverage at the pool.

Ms. Hall stated I would like to see over the summer when people are using the pool or at an event that we have a QR code they can scan and vote. I think we should extend this over the summer we would get a lot more response.

The Board decided to leave the survey open for one more month and then discuss further.

F. Operations Manager

1. Report

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

G. Amenity Manager – Report

Ms. O’Lear gave an overview of the amenity manager’s report was included in the agenda package.

EIGHTH ORDER OF BUSINESS

Ratification of Engagement Letter with Berger Toombs Elam Gaines & Frank for the Fiscal Year 2024 Audit

On MOTION by Ms. Estes seconded by Ms. Berden with all in favor the engagement letter with Berger Toombs to perform the fiscal year 2024 audit was ratified.

NINTH ORDER OF BUSINESS

Discussion of FY26 Budget and wish List Items

Ms. O’Lear stated we have done a lot of work on amenity improvements, such as the basketball and pickleball courts. We have an amazing new access control system. The one place with monetary needs is improvements to the security system.

Mr. Davidson stated the bollards and ropes need to be replaced, exterior doors need to be refurbished/replaced, pool tower needs attention.

Ms. O’Lear stated we need to decide if you want to lease or purchase new gym equipment and timing of same.

TENTH ORDER OF BUSINESS **Supervisor’s Requests and Audience Comments**

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS **Review of Action Items**

TWELFTH ORDER OF BUSINESS **Next Scheduled Meeting – April 28, 2025 at 6:00 p.m. at the Durbin South Amenity Center**

Mr. Laughlin stated the next meeting is scheduled for April 28, 2025 at 6:00 p.m. in the same location.

On MOTION by Mr. Pollicino seconded by Ms. Hall with all in favor the meeting adjourned at 8:25 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Durbin Crossing
Community Development District

Unaudited Financial Reporting
March 31, 2025



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

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 332,418	\$ -	\$ 48,054	\$ 380,472
Assessment Receivable	51,876	59,073	-	110,949
Due from Other	1,139	-	-	1,139
Investments:				
State Board of Administration (SBA)	2,638	-	1,042,070	1,044,708
Custody	1,461,593	-	1,758	1,463,351
Series 2017A1				
Reserve	-	1,343,722	-	1,343,722
Revenue	-	3,504,850	-	3,504,850
Prepayment	-	19,120	-	19,120
Series 2017A2 Term Bond 1				
Reserve	-	132,938	-	132,938
Prepayment	-	5,931	-	5,931
Series 2017A2 Term Bond 2				
Reserve	-	40,000	-	40,000
Prepayment	-	11,842	-	11,842
Deposits	200	-	-	200
Total Assets	\$ 1,849,864	\$ 5,117,475	\$ 1,091,882	\$ 8,059,221
Liabilities:				
Accounts Payable	\$ 9,047	\$ -	\$ 8,800	\$ 17,847
Total Liabilities	\$ 9,047	\$ -	\$ 8,800	\$ 17,847
Fund Balance:				
Nonspendable:				
Deposits	\$ 200	\$ -	\$ -	\$ 200
Restricted for:				
Debt Service - Series	-	5,117,475	-	5,117,475
Assigned for:				
Capital Reserve Fund	-	-	1,083,082	1,083,082
Unassigned	1,840,616	-	-	1,840,616
Total Fund Balances	\$ 1,840,816	\$ 5,117,475	\$ 1,083,082	\$ 8,041,374
Total Liabilities & Fund Balance	\$ 1,849,864	\$ 5,117,475	\$ 1,091,882	\$ 8,059,221

Durbin Crossing
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 2,681,509	\$ 2,667,410	\$ 2,667,410	\$ -
Interest Income	45,000	22,500	10,297	(12,203)
Other Revenues	30,000	15,000	13,723	(1,277)
Total Revenues	\$ 2,756,509	\$ 2,704,910	\$ 2,691,429	\$ (13,480)

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 6,000	\$ 5,000	\$ 1,000
FICA Taxes	918	459	383	77
Assessment Roll Administration	5,459	5,459	5,459	-
Engineering Fees	13,000	6,500	7,103	(603)
Dissemination Fees	7,860	3,930	4,130	(200)
Attorney Fees	50,000	25,000	30,616	(5,616)
Annual Audit	4,500	-	-	-
Trustee Fees	10,800	5,400	5,000	400
Arbitrage	1,200	600	-	600
Impact Fee Administration	16,377	8,189	8,189	-
Management Fees	56,035	28,018	28,017	0
Information Technology	1,638	819	819	(0)
Website Maintenance	1,092	546	546	(0)
Telephone	800	400	87	313
Postage	3,000	1,500	1,191	309
Printing & Binding	2,300	2,300	2,718	(418)
Insurance General Liability	9,461	9,461	8,488	973
Legal Advertising	2,000	1,000	428	572
Other Current Charges	500	500	561	(61)
Office Supplies	150	75	6	69
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 199,265	\$ 106,330	\$ 108,914	\$ (2,584)

Operations & Maintenance

Amenity Center

Insurance	\$ 46,680	\$ 46,680	\$ 42,167	\$ 4,513
Repairs & Replacements	85,000	42,500	47,850	(5,350)
Recreational Passes	3,000	1,500	600	900
Office Supplies	5,000	2,500	2,387	113
Permit Fees	4,500	2,250	3,010	(760)
Utilities				
Water & Sewer	38,900	19,450	10,247	9,203
Electric	32,000	16,000	13,834	2,166
Cable/Phone/Internet	21,000	10,500	11,556	(1,056)
Security System	1,670	1,670	2,853	(1,183)

Durbin Crossing

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2025

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
<u>Amenity Center Management Contracts</u>				
Managerial (Vesta)	255,503	127,752	127,751	0
Staffing (Vesta)	273,601	136,801	136,800	0
Lifeguards (Vesta)	98,189	-	-	-
Mobile App/Website (Vesta)	3,500	1,750	1,750	(0)
Refuse Service	9,000	4,500	5,633	(1,133)
Pool Chemicals	35,700	17,850	18,193	(343)
Special Events	30,000	15,000	26,369	(11,369)
Holiday Décor	20,000	10,000	12,350	(2,350)
Pest Control	8,000	4,000	2,777	1,223
Pressure Washing	9,000	4,500	1,700	2,800
Fitness Equip Maintenance	8,500	4,250	888	3,362
Subtotal Amenity Center	\$ 988,743	\$ 469,452	\$ 468,715	\$ 738
<u>Grounds Maintenance</u>				
Electric	\$ 10,000	\$ 5,000	\$ 5,359	\$ (360)
Water & ReUse	300,000	150,000	88,877	61,123
Streetlighting	75,000	37,500	35,601	1,898
Lake Maintenance	55,620	27,810	30,511	(2,701)
Landscape Maintenance	562,267	281,134	281,133	0
Landscape Contingency	82,000	41,000	34,648	6,352
Mulch	72,500	63,000	63,000	-
Sod Replacement	180,000	175,247	175,247	-
Fuel	900	450	288	162
Irrigation Repairs	15,000	7,500	7,444	56
Capital Reserve Funding	221,309	-	-	-
Subtotal Ground Maintenance	\$ 1,574,595	\$ 788,640	\$ 722,110	\$ 66,530
Total Operations & Maintenance	\$ 2,563,338	\$ 1,258,093	\$ 1,190,825	\$ 67,268
Total Expenditures	\$ 2,762,603	\$ 1,364,422	\$ 1,299,738	\$ 64,684
Excess (Deficiency) of Revenues over Expenditures	\$ (6,094)	\$ 1,340,487	\$ 1,391,691	\$ 51,203
Net Change in Fund Balance	\$ (6,094)	\$ 1,340,487	\$ 1,391,691	\$ 51,203
Fund Balance - Beginning	\$ 6,094		\$ 449,126	
Fund Balance - Ending	\$ 0		\$ 1,840,816	

Durbin Crossing
Community Development District
Debt Service Fund Series 2017 A1 & A2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 3,054,876	\$ 3,037,499	\$ 3,037,499	\$ -
Interest Income	5,000	5,000	68,827	63,827
Total Revenues	\$ 3,059,876	\$ 3,042,499	\$ 3,125,059	\$ 82,560
Expenditures:				
<u>Series 2017 A-1</u>				
Interest -11/1	\$ 513,416	\$ 513,416	\$ 513,416	\$ -
Principal Prepayment - 11/1	-	-	10,000	(10,000)
Interest - 5/1	513,416	-	-	-
Principal - 5/1	1,645,000	-	-	-
<u>Series 2017 A-2</u>				
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	\$ 2,444,295	\$ 2,511,856	\$ 67,560
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 53,470	\$ 2,444,295	\$ 2,511,856	\$ 67,560
Fund Balance - Beginning	\$ 1,029,219		\$ 2,605,619	
Fund Balance - Ending	\$ 1,082,689		\$ 5,117,475	

Durbin Crossing
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
Revenues				
Capital Reserve Funding	\$ 221,309	\$ -	\$ -	\$ -
Miscellaneous Revenue/Interest Income	24,333	24,333	26,719	2,386
Total Revenues	\$ 245,642	\$ 24,333	\$ 26,719	\$ 2,386
Expenditures:				
Capital Outlay	\$ 150,000	\$ 150,000	\$ 153,385	\$ (3,385)
Repair and Replacement	23,881	23,881	61,551	(37,670)
Other Current Charges	-	-	18,685	(18,685)
Total Expenditures	\$ 173,881	\$ 173,881	\$ 233,621	\$ (59,740)
Excess (Deficiency) of Revenues over Expenditures	\$ 71,761		\$ (206,902)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 71,761		\$ (206,902)	
Fund Balance - Beginning	\$ 1,243,030		\$ 1,289,984	
Fund Balance - Ending	\$ 1,314,791		\$ 1,083,082	

Durbin Crossing
Community Development District
Long Term Debt Report

Series 2017A-1, Special Assessment Refunding Bonds		
Interest Rate:	Various	
Maturity Date:	5/1/2037	
Reserve Fund Definition	50% MADS	
Reserve Fund Requirement	\$ 1,343,722	
Reserve Fund Balance	1,343,722	
Bonds outstanding - 3/31/2017	\$ 37,825,000	
Less: May 1, 2017 (Prepayment)	(40,000)	
Less: May 1, 2018	(1,415,000)	
Less: May 1, 2018 (Prepayment)	(10,000)	
Less: November 1, 2018 (Prepayment)	(15,000)	
Less: May 1, 2019	(1,445,000)	
Less: May 1, 2019 (Prepayment)	(25,000)	
Less: November 1, 2019 (Prepayment)	(145,000)	
Less: May 1, 2020	(1,465,000)	
Less: May 1, 2020 (Prepayment)	(25,000)	
Less: November 1, 2020 (Prepayment)	(25,000)	
Less: May 1, 2021	(1,495,000)	
Less: November 1, 2021 (Prepayment)	(195,000)	
Less: May 1, 2022	(1,515,000)	
Less: May 1, 2023	(1,555,000)	
Less: May 1, 2024	(1,595,000)	
Less: November 1, 2024 (Prepayment)	(10,000)	
Current Bonds Outstanding	\$ 26,850,000	

Series 2017A-2, Special Assessment Refunding Bonds		
Interest Rate:	5.00% -6.25%	
Maturity Date:	5/1/2037	
Reserve Fund Definition	50% MADS	
Reserve Fund Requirement	\$ 172,938	
Reserve Fund Balance	172,938	
Bonds outstanding - 3/31/2017	\$ 4,580,000	
Less: May 1, 2018	(130,000)	
Less: May 1, 2018 (Prepayment)	(170,000)	
Less: November 1, 2018 (Prepayment)	(10,000)	
Less: May 1, 2019	(130,000)	
Less: May 1, 2019 (Prepayment)	(25,000)	
Less: November 1, 2019 (Prepayment)	(20,000)	
Less: May 1, 2020	(140,000)	
Less: May 1, 2020 (Prepayment)	(65,000)	
Less: May 1, 2021	(145,000)	
Less: May 1, 2021 (Prepayment)	(40,000)	
Less: November 1, 2021 (Prepayment)	(20,000)	
Less: May 1, 2022	(150,000)	
Less: May 1, 2022 (Prepayment)	(95,000)	
Less: May 1, 2023	(155,000)	
Less: May 1, 2023 (Prepayment)	(95,000)	
Less: May 1, 2024	(155,000)	
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 ASSESSED	SERIES 2017A1- 2 DEBT NET	O&M NET	TOTAL NET ASMTS
NET ASSESSMENTS TAX ROLL	146,477	3,053,548.79	2,681,504.34	5,735,053.13

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

ST JOHNS COUNTY DISTRIBUTION	RECEIVED			
	DATE	DEBT	O&M	TOTAL AMOUNT 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
7	2/20/2025	261,281.33	229,446.80	490,728.13
8	4/8/2025	55,815.54	49,014.97	104,830.51
INTEREST	4/14/2025	3,257.66	2,860.74	6,118.40
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
TOTAL TAX ROLL RECEIPTS		3,037,498.60	2,667,409.67	5,704,908.27
TAX ROLL % COLLECTED		99.5%	99.5%	99.5%

D.

Durbin Crossing
Community Development District

Check Run Summary
March 31, 2025

Fund	Date	Check No.	Amount
General Fund			
Payroll	3/26/25	50882-50886	\$ 923.50
			Sub-Total \$ 923.50
Accounts Payable			
	3/4/25	7159-7174	\$ 57,867.19
	3/11/25	7175-7185	38,389.06
	3/19/25	7186-7196	51,233.10
			Sub-Total \$ 147,489.35
Capital Reserve Fund	3/11/25	274	\$ 11,036.97
			Sub-Total \$ 11,036.97
Wells Fargo Credit Card*			
	3/28/25	February Purchases	\$ 3,246.67
			Sub-Total \$ 3,246.67
Total			\$ 162,696.49

*Wells Fargo Credit Card Invoices available upon request

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50882	11	SARAH G HALL	184.70	3/26/2025
50883	13	JASON S HARRAH	184.70	3/26/2025
50884	8	PETER E POLLICINO	184.70	3/26/2025
50885	18	SHALENE B ESTES	184.70	3/26/2025
50886	19	SHAWNA R BERDEN	184.70	3/26/2025
TOTAL FOR REGISTER			923.50	

DURB DURBIN CROSS DLAUGHLIN

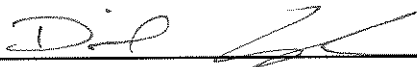
ATTENDANCE SHEET

District: Durbin Crossing CDD

Meeting Date: March 24, 2025

	Supervisor	In Attendance	Fees
1.	Shawna Berden <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	\$200
2.	Peter Pollicino <i>Chairman</i>	<input checked="" type="checkbox"/>	\$200
3.	Sarah Gabel Hall <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	\$200
4.	Shalene B. Estes <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	\$200
5.	Jason Harrah <i>Vice Chairman</i>	<input checked="" type="checkbox"/>	\$200

District Manager:



PLEASE RETURN COMPLETED FORM TO BERNADETTE PEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/04/25	00439	2/26/25	45164	202502	320	53800	44300		(25) PROXIMITY CARDS DYNAMIC SECURITY PROFESSIONALS INC	*	200.00	200.00	007159
3/04/25	00288	10/29/24	INV25626	202410	320	53800	44200		SYLVANIA LIGHT BULBS LAMP SALES UNLIMITED, INC.	*	67.35	67.35	007160
3/04/25	00288	2/27/25	INV03014	202502	320	53800	44200		25W CCT LED BULLET LAMP SALES UNLIMITED, INC.	*	99.93	99.93	007161
3/04/25	00288	2/26/25	INV03014	202503	320	53800	44200		(20)BLACK PERMA POST LGHT LAMP SALES UNLIMITED, INC.	*	500.00	500.00	007162
3/04/25	00436	1/11/25	36765-00	202501	320	53800	45511		FLASK & FLANNELS EVENT DESTINY WHITEHEAD	*	1,298.00	1,298.00	007163
3/04/25	00109	3/01/25	13129562	202503	320	53800	45510		MAR POOL CHEMICALS NORTH POOLSURE	*	1,062.09	1,062.09	007164
3/04/25	00109	3/01/25	13129562	202503	320	53800	45510		MAR POOL CHEMICALS SOUTH POOLSURE	*	1,996.40	1,996.40	007165
3/04/25	00438	2/27/24	414789	202502	320	53800	44200		SECURITY CAMERAS MATRIX ITG INC DBA SECURESI	*	330.00	330.00	007166
3/04/25	00066	2/27/24	62029125	202502	320	53800	45513		FEB MOSQUITO SRVCS SOUTH TURNER PEST CONTROL	*	122.33	122.33	007167
3/04/25	00066	2/27/25	62029125	202502	320	53800	45513		FEB MOSQUITO SRVCS NORTH TURNER PEST CONTROL	*	160.82	160.82	007168
3/04/25	00252	3/01/25	424894	202503	320	53800	45517		MAR FACILITY MANAGER	*	8,105.75		
		3/01/25	424894	202503	320	53800	46000		MAR OPERATIONS MANAGER	*	6,176.91		
		3/01/25	424894	202503	320	53800	45502		MAR GENERAL MANAGER	*	7,009.22		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/01/25		424894		202503	320	53800	45507		MAR JANITORIAL SERVICES	*	2,304.33		
3/01/25		424894		202503	320	53800	45505		MAR POOL MAINTENANCE	*	3,150.15		
3/01/25		424894		202503	320	53800	45518		MAR MAINTENANCE TECHS	*	4,482.78		
3/01/25		424894		202503	320	53800	45503		MAR FACILITY ATTENDANTS	*	7,074.55		
3/01/25		424894		202503	320	53800	45515		MAR FACILITY MONITORS	*	5,788.26		
3/01/25		424894		202503	320	53800	45210		MAR MOBILE APP	*	291.67		
-----											44,383.62	007169	
3/04/25	00354	2/19/25	S120379	202502	320	53800	44200		DIAGNOSTIC/RECHEK-GYM AC	*	178.50		
-----											178.50	007170	
3/04/25	00382	2/24/25	862917	202502	320	53800	46210		ISLEBROOK HAND WATER/LABR	*	1,600.00		
-----											1,600.00	007171	
3/04/25	00382	2/24/25	862918	202502	320	53800	46400		MAINLINE REPAIR-ISLAND	*	3,629.15		
-----											3,629.15	007172	
3/04/25	00382	2/24/25	862919	202502	320	53800	46400		MAINLINE REPR-N DURBIN PK	*	1,389.00		
-----											1,389.00	007173	
3/04/25	00382	2/26/25	864198	202502	320	53800	46210		PINE TREE REMOVAL	*	850.00		
-----											850.00	007174	
3/11/25	00330	3/06/25	116542	202503	320	53800	44200		(11) POST PAD 4 SIDED	*	3,547.00		
-----											3,547.00	007175	
3/11/25	00241	2/26/25	751029	202502	320	53800	44200		DOG WASTE BAGS/LINERS	*	1,494.56		
-----											1,494.56	007176	
3/11/25	00173	3/05/25	42566	202503	320	53800	44200		REPLACEMENT BELTS	*	261.45		
-----											261.45	007177	

DURB DURBIN CROSS OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/11/25	00021	3/01/25	533	202503	310	51300	34000		MAR MANAGEMENET FEES	*	4,669.58		
		3/01/25	533	202503	310	51300	55000		MAR WEBSITE ADMIN	*	91.00		
		3/01/25	533	202503	310	51300	35100		MAR INFORMATION TECH	*	136.50		
		3/01/25	533	202503	310	51300	32500		MAR IMPACT COLLECTION FEE	*	1,364.75		
		3/01/25	533	202503	310	51300	31300		MAR DISSEMINATON SVCS	*	655.00		
		3/01/25	533	202503	310	51300	51000		OFFICE SUPPLIES	*	.93		
		3/01/25	533	202503	310	51300	42000		POSTAGE	*	69.45		
		3/01/25	533	202503	310	51300	42500		COPIES	*	59.55		
		3/01/25	533	202503	310	51300	41000		TELEPHONE	*	25.55		
GOVERNMENTAL MANAGEMENT SERVICES												7,072.31	007178
3/11/25	00441	1/29/25	5325CA36	202503	320	53800	45511		FNL PMT-LIVE MUSIC EVENT	*	250.00		
AUSTIN OLEARY PILLSBURY												250.00	007179
3/11/25	00386	3/07/25	90306	202502	310	51300	31500		PROF SERVICES THRU FEB 25	*	5,985.00		
PASKERT DIVERS THOMPSON												5,985.00	007180
3/11/25	00283	2/01/25	PSI14344	202502	320	53800	46800		FEB LAKE MAINTENANCE	*	4,561.87		
SOLITUDE LAKE MANAGEMENT LLC												4,561.87	007181
3/11/25	00283	3/02/25	PSI14971	202503	320	53800	46800		MAR LAKE MAINTENANCE	*	4,561.87		
SOLITUDE LAKE MANAGEMENT LLC												4,561.87	007182
3/11/25	00418	3/07/25	03072025	202503	320	53800	44200		(6)CHERRY STAIN BLINDS	*	1,950.00		
THOSE BLIND GUYS.COM INC												1,950.00	007183
3/11/25	00252	3/04/25	425156	202503	320	53800	44200		RMV/REINSTALL OF FENCE	*	130.00		
VESTA PROPERTY SERVICES INC												130.00	007184
3/11/25	00250	3/03/25	6778106	202502	320	53800	44200		C-HYDROEXCAVATION	*	8,575.00		
WIND RIVER ENVIRONMENTAL LLC												8,575.00	007185
DURB DURBIN CROSS OKUZMUK													

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/19/25	00389	3/07/25	250236.F	202502	310	51300	31100		POOL RESURF ENGINEER FEE	*	125.00		
		3/07/25	250236.J	202501	310	51300	31100		POOL RESURF ENGINEER FEE	*	125.00		
ALTA ENGINEERING CO											250.00	007186	
3/19/25	00392	3/05/25	43813	202503	320	53800	44200		BACKFLOW INSPECTION/CERT	*	49.50		
DOLPHIN BACKFLOW INC											49.50	007187	
3/19/25	00432	2/19/25	INV30324	202502	310	51300	42500		TRANSCRIPT/EXHIBITS	*	1,342.95		
		2/19/25	INV30324	202502	310	51300	49000		LITIGATION SUPPORT PKG	*	145.00		
ESQUIRE DEPOSITION SOLUTIONS LLC											1,487.95	007188	
3/19/25	00378	2/28/25	00069841	202502	310	51300	48000		NOTICE OF MEETING-2/24/25	*	84.96		
GANNETT MEDIA CORP DBA GANNETT FL											84.96	007189	
3/19/25	00066	3/14/25	62040014	202503	320	53800	45513		MAR PEST CONTROL NORTH	*	83.63		
TURNER PEST CONTROL											83.63	007190	
3/19/25	00066	3/14/25	62040078	202503	320	53800	45513		MAR MOSQUITO SRVCS NORTH	*	160.82		
TURNER PEST CONTROL											160.82	007191	
3/19/25	00066	3/17/25	62040014	202503	320	53800	45513		MAR PEST CONTROL SOUTH	*	102.93		
TURNER PEST CONTROL											102.93	007192	
3/19/25	00066	3/17/25	62040078	202503	320	53800	45513		MAR MOSQUITO SRVCS SOUTH	*	122.23		
TURNER PEST CONTROL											122.23	007193	
3/19/25	00382	3/01/25	870132	202503	320	53800	46200		MAR LANDSCAPE MAINTENANCE	*	46,855.58		
YELLOWSTONE LANDSCAPE											46,855.58	007194	
3/19/25	00382	3/11/25	876262	202503	320	53800	46400		MAINLINE REPAIR-NORTH PKY	*	963.00		
YELLOWSTONE LANDSCAPE											963.00	007195	
3/19/25	00402	3/14/25	3716	202502	310	51300	31100		FEB ENGINEERING SERVICES	*	1,072.50		
YURO & ASSOCIATES LLC											1,072.50	007196	
TOTAL FOR BANK A											147,489.35		
DURB DURBIN CROSS OKUZMUK													

AP300R
*** CHECK NOS. 007159-007196

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
DURBIN CROSSING - GENERAL FUND
BANK A GENERAL FUND

RUN 4/17/25

PAGE 5

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
---------------	-------	-----------------------------------	--	-------------	--------	--------	----------------------------

TOTAL FOR REGISTER 147,489.35

DURB DURBIN CROSS OKUZMUK

Dynamic Security Professionals, Inc.

Invoice

P.O. Box 23861
Jacksonville, FL 32241
EF0001108

Date	Invoice #
2/26/2025	45164

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
Sue O'Lear	Due on receipt

Quantity	Description	Rate	Amount
25	26 Bit Proximity Cards for Access Control System (Dropped off to site)	8.00	200.00

Thank you for your business.

Subtotal	\$200.00
Sales Tax (6.5%)	\$0.00
Total	\$200.00
Payments/Credits	\$0.00
Balance Due	\$200.00

RECEIVED
By Tara Lee at 3:42 pm, Feb 26, 2025



LAMP SALES
UNLIMITED, INC.

Always on.

Invoice

#INV256266

10/29/2024

Remit To:

Lamp Sales Unlimited
PO Box 10606
Jacksonville, FL
32247-0606

Jacksonville

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

Orlando

4210 LB McLeod RD STE118
Orlando FL 32811-5682
PH(407)859-1515
FX(407)859-2423

Bill To

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

Ship To

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

Terms	Due Date	PO #	Sales Rep	Ship Date-Method	Account	Inside Sales Rep	Created From
Net 30	11/28/2024	ZACH	EMP018 Rix, Clayton	10/28/2024 LSU Delivery	CUS393	Chris Kaleel	Sales Order #S03856

Item	Type	Quantity	Rate	Amount	SOI
CF26DT/E/IN835 CF26DT/E/IN835---26W TRIPLE 3500K GX24Q3 BASE---#20881 50/CS SYLVANIA--2F6-08		15	\$7.98	\$119.70	No
KT-FLED15PS-R4A-UNV-8CSB-VDIM 15W LED FLOOD 120-277V 5000K W/ KNUCKLE AND YOKE MOUNT		10	\$62.00	\$620.00	No

Subtotal	\$739.70
Tax (%)	\$0.00
Shipping	\$0.00
Total	\$739.70

Amount Due	\$67.35
Status	Open

[Click Here to Pay Now](#)

Repairs + Replacements

1.320.538.00 .442.00

RECEIVED
By Tara Lee at 1:35 pm, Feb 28, 2025

Prices are valid only for the quantities listed. Quotes expire on Expiration date above. if no Expiration date is listed, the quote expires 30 days from issue. Lamp Sales Unlimited, Inc. reserves the right to refuse the return of Special-Order Items. Any Special-Order Items (SOI) returned are subject to restocking, return freight, and handling fees. Quote approval, commencing with the purchase or ordering of the material listed in this quote constitutes customer acceptance of these outlined terms.



LAMP SALES UNLIMITED, INC.

Always on.

Invoice

#INV0301495

02/27/2025

Remit To:

Lamp Sales Unlimited
PO Box 10606
Jacksonville FL
32247-0606

Jacksonville

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

Orlando

4210 LB McLeod RD STE118
Orlando FL 32811-5682
PH(407)859-1515
FX(407)859-2423

Bill To

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

Ship To

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

Terms	Due Date	PO #	Sales Rep	Ship Date-Method	Account	Inside Sales Rep	Created From
Net 30	03/29/2025	Zach	EMP018 Rix, Clayton	02/26/2025 LSU Delivery	CUS393	Hope Humphreys	Sales Order #SO8171

Item	Type	Quantity	Rate	Amount	SOI
KT-FLED25PS-C1E-UNV-8CSB-VDIM 25w CCT Select LED BULLET		1	\$99.93	\$99.93	No

Subtotal	\$99.93
Tax (%)	\$6.50
Shipping	\$0.00
Total	\$106.43
Amount Due	\$106.43
Status	Open

[Click Here to Pay Now](#)

Repairs + Replacements

1,320, 53800.44200

RECEIVED
By Tara Lee at 1:35 pm, Feb 28, 2025

Prices are valid only for the quantities listed. Quotes expire on Expiration date above. If no Expiration date is listed, the quote expires 30 days from issue. Lamp Sales Unlimited, Inc. reserves the right to refuse the return of Special-Order Items. Any Special-Order Items (SOI) returned are subject to restocking, return freight, and handling fees. Quote approval, commencing with the purchase or ordering of the material listed in this quote constitutes customer acceptance of these outlined terms.



**LAMP SALES
UNLIMITED, INC.**
Always on.

Invoice

#INV0301424

02/26/2025

Remit To:
Lamp Sales Unlimited
PO Box 10606
Jacksonville FL
32247-0606

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

Orlando
4210 LB McLeod RD STE118
Orlando FL 32811-5682
PH(407)859-1515
FX(407)859-2423

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

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

Terms	Due Date	PO #	Sales Rep	Ship Date-Method	Account	Inside Sales Rep	Created From
Net 30	03/28/2025	Zach	EMP018 Rix, Clayton	02/24/2025 LSU Delivery	CUS393	Hope Humphreys	Sales Order #SO8118

Item	Type	Quantity	Rate	Amount	SOI
WE167		20	\$25.00	\$500.00	No
WE167---3" BLACK PERMA POST 1/2"---BRASS HUB WESTGATE---SW1					

Subtotal	\$500.00
Tax (%)	\$32.50
Shipping	\$0.00
Total	\$532.50
Amount Due	\$532.50
Status	Open

[Click Here to Pay Now](#)

Repairs + Replacements

1,320.53200.44200

RECEIVED
By Tara Lee at 1:35 pm, Feb 28, 2025

Prices are valid only for the quantities listed. Quotes expire on Expiration date above. If no Expiration date is listed, the quote expires 30 days from issue. Lamp Sales Unlimited, Inc. reserves the right to refuse the return of Special-Order Items. Any Special-Order Items (SOI) returned are subject to restocking, return freight, and handling fees. Quote approval, commencing with the purchase or ordering of the material listed in this quote constitutes customer acceptance of these outlined terms.

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 #
36765-000659.A

PO #

Date issued
Jan 11, 2025

Next payment due
Jan 11, 2025

SERVICE INFO	QTY	UNIT	UNIT PRICE	GRATUIT	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

Subtotal	\$1,100
Gratuity	\$198
Total (USD)	\$1,298



Invoice

Date Invoice#

3/1/2025
131295627343

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

Terms	Net 20
Due Date	3/21/2025
PO #	

Bill To
Attn: Office Durbin Crossing North 475 West Town Place, Suite 114 St. Augustine FL 32092

Ship To
Durbin Crossing North 730 North Durbin Pkwy Saint Johns FL 32259

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

Item	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	\$1,062.09

RECEIVED
By Tara Lee at 1:02 pm, Feb 18, 2025

Subtotal	\$1,062.09
Tax	\$0.00
Total	\$1,062.09
Amount Paid/Credit Applied	\$0.00
Balance Due	\$1,062.09



131295627343



Invoice

Date
Invoice#

3/1/2025
131295627344

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

Terms	Net 20
Due Date	3/21/2025
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

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

Item	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	\$1,996.40

RECEIVED
By Tara Lee at 12:55 pm, Feb 18, 2025

Subtotal	\$1,996.40
Tax	\$0.00
Total	\$1,996.40
Amount Paid/Credit Applied	\$0.00
Balance Due	\$1,996.40



131295627344



SecureSI
 P.O. Box 600947
 Saint Johns, FL 32260
 (904) 854-9990

Bill To:
Durbin Crossing CDD Attn: Sue O'Lear 145 S Durbin Parkway St Johns, FL 32259 United States

Date	Invoice
02/27/2025	414789
Account	
Durbin Crossing CDD	

Terms	Due Date	PO Number	Reference
Net 14 days	03/13/2025		

Services	Work Type	Hours	Rate	Amount
<u>Billable Services</u>				
Technician	On-Site - Desktop	3.00	110.00	\$330.00
Total Services:				\$330.00
New online payment portal available. Go to: https://securepay.securesi.net		Invoice Subtotal:		\$330.00
Make checks payable to SecureSI		Sales Tax:		\$0.00
Please update our mailing address starting July 26, 2023 to:		Invoice Total:		\$330.00
SecureSI P.O Box 600947 Saint Johns, FL 32260		Payments:		\$0.00
		Credits:		\$0.00
		Balance Due:		\$330.00

RECEIVED
 By Tara Lee at 1:17 pm, Feb 27, 2025

Repair Replace
 1.320.53800.44200

Invoice Time Detail

Invoice Number: 414789
Company: Durbin Crossing CDD

Date: 2/17/2025 Work Type: On-Site - Desktop

Date	Staff	Notes	Bill	Hours	Rate	Ext Amt
02/17/2025	Allen, Matt	<p>Service Ticket:2686801</p> <p>Onsite at Durbin Crossing. Met with Ike to look into some issues with the security cameras and one of the doorbell cameras at the North amenities center. Checked both firewall configs and made sure there was nothing blocking camera access. Found that the camera system webpage has to be opened in an IE mode tab in Edge. Showed Sue how to access the page through IE mode.</p> <p>Worked with Ike to troubleshoot the doorbell camera. Verified nothing on the firewall is blocking it. Doorbell and sound work just not video. Ike is going to try swapping out the device to see if that fixes it.</p>	Y	3.00	110.00	\$330.00

Subtotal: \$330.00**Invoice Time Total:****Billable Hours:****3.00**



PAYMENT ADDRESS:
 Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
 904-355-5300 • Fax: 904-353-4499 • Toll Free: 800-225-5305 • turnerpest.com

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

Service Slip/Invoice

INVOICE:	620291254
DATE:	02/27/2025
ORDER:	620291254

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

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

Work Date	Time	Target Pest	Technician	Time In
02/27/2025	11:16 AM	MOSQUITO		11:16 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	02/27/2025		11:28 AM

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

CPCMOSULV	Commercial Mosquito Service	\$122.23
-----------	-----------------------------	----------

RECEIVED
 By Tara Lee at 1:47 pm, Feb 28, 2025

SUBTOTAL	\$122.23
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$122.23
PRIOR BAL	\$0.10
AMOUNT DUE	\$122.33

[Signature]

 TECHNICIAN SIGNATURE

[Signature]

 Sue
 CUSTOMER SIGNATURE

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

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



PAYMENT ADDRESS:
 Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
 904-355-5300 • Fax: 904-353-4499 • Toll Free: 800-225-6305 • turnerpest.com

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

Service Slip/Invoice

INVOICE:	620291255
DATE:	02/27/2025
ORDER:	620291255

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

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

Work Date	Time	Target Pest	Technician	Time In
02/27/2025	11:41 AM	MOSQUITO		11:41 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	02/27/2025		11:57 AM



Service	Description	Price
CPCMOSULV	Commercial Mosquito Service	\$160.82
		SUBTOTAL \$160.82
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$160.82
		PRIOR BAL \$0.00
		AMOUNT DUE \$160.82

RECEIVED
 By Tara Lee at 1:49 pm, Feb 28, 2025

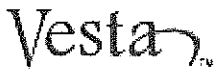
(Handwritten initials)

 TECHNICIAN SIGNATURE

 CUSTOMER SIGNATURE

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

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



Invoice

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

Invoice # 424894
Date 03/01/2025
Terms Net 30
Due Date 03/31/2025
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	Quantity	Rate	Amount
Facility Manager / Lifestyle	1	8,105.75	8,105.75
Field Operations Manager	1	6,176.91	6,176.91
General Manager	1	7,009.22	7,009.22
Janitorial	1	2,304.33	2,304.33
Pool maintenance	1	3,150.15	3,150.15
Maintenance Techs	1	4,482.78	4,482.78
Facility Attendants	1	7,074.55	7,074.55
Facility Monitors	1	5,788.26	5,788.26
Mobile App	1	291.67	291.67

Thank you for your business.

Total 44,383.62

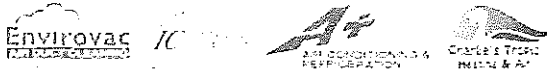
RECEIVED
By Tara Lee at 11:10 am, Feb 27, 2025

Invoice

Weather Engineers, Inc.

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

Number	Date
S120379	02/19/25



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

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

Site # : 104602-001
 Amount Paid: _____

Return this portion with payment

Work Order Date	Call Slip Number	P.O. Number	Salesman	Terms	Contract #	Batch #
02/19/25	232479			30	SA0	

DESCRIPTION

Continued from page 1

LABOR 178.50

TOTAL \$ 178.50

*REPAIR + REPLACE
 1. 320.53800.44200*

RECEIVED

By Tara Lee at 1:17 pm, Feb 27, 2025

Thank you for your business!

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

Weather Engineers, Inc.

Air Conditioning • Heating • Refrigeration • Clean Air Technology



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

Invoice

Number	Date
S120379	02/19/25

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

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

Site #: 104602-001
 Amount Paid: _____

Return this portion with payment

Work Order Date	Call Slip Number	P.O. Number	Salesman	Terms	Contract #	Batch #
02/19/25	232479			30	SA0	

DESCRIPTION

Reported by: Sue 252-548-7820
 Trouble Code: DIA - DIAGNOSTIC/RECHECK
 billable/out 2/17 for pm/gym unit having air
 flow issues found during pm/avail till 10p

BRAND [MODEL # / SERIAL #] SERVING AREA
 TRANE 4TWR4042G1000AB / 20115MBX4F GYM

Rechecked operating pressures with system
 running in cooling. Found Suction pressure at 117
 PSI with Superheat of 14.9°F and head pressure at
 238 PSI with subcooling 11°F. Outdoor ambient
 temperature is 62°F. Indoor ambient temperature is
 66°F. Systems Pressures are fine at this time.
 There are no air restrictions around condenser unit
 or return vent. System is operational at this time.

TECH	DATE	RECEIVED	ARRIVED	DEPARTED
051	02/19/25	10:15:00	11:00:00	12:15:00

02/19/25	1 MECH	R/T	1.25 HRS @	89.25	111.56
02/19/25	1 MECH	T/T	.75 HRS @	89.25	66.94

Continued on page 2

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



YELLOWSTONE

LANDSCAPE SERVICES

INVOICE

INVOICE #	INVOICE DATE
862917	2/24/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Durbin Crossing CDD

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

Remit To:

Yellowstone Landscape
 PO Box 101017
 Atlanta, GA 30392-1017

Invoice Due Date: March 26, 2025

Invoice Amount: \$1,600.00

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

Islebrook Hand Water

Labor

\$1,600.00

Invoice Total

\$1,600.00

Landscape Contingency

1.320.53800.46210

RECEIVED

By Tara Lee at 1:35 pm, Feb 28, 2025

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



YELLOWSTONE

LANDSCAPE CARE

INVOICE

INVOICE #	INVOICE DATE
862918	2/24/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Durbin Crossing CDD

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: March 26, 2025

Invoice Amount: \$3,629.15

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

Mainline repair at sleeve in island across from school

Irrigation Repairs

\$3,629.15

Invoice Total

\$3,629.15

Irrigation Repairs

1.320.53800.46400

RECEIVED

By Tara Lee at 1:35 pm, Feb 28, 2025

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



INVOICE

INVOICE #	INVOICE DATE
862919	2/24/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Durbin Crossing CDD

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: March 26, 2025

Invoice Amount: \$1,389.00

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

Mainline repair on North Durbin Pkwy.

Irrigation Repairs

\$1,389.00

Invoice Total

\$1,389.00

Irrigation Repairs

1.320.53800.46400

RECEIVED

By Tara Lee at 1:35 pm, Feb 28, 2025

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



INVOICE

INVOICE #	INVOICE DATE
864198	2/26/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Durbin Crossing CDD

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: March 28, 2025

Invoice Amount: \$850.00

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

Pine Felling and Fence Clearance- Patriot Oaks

Tree Removal \$850.00

Invoice Total \$850.00

Landscape Contingency

1,320,538.00, 46210

RECEIVED
By Tara Lee at 1:35 pm, Feb 28, 2025

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



Beyond
Your
Ordinary

INVOICE #: 116542

ACCOUNT:
DURBIN CROSSING CDD

DATE CREATED:
3/06/2025

ACCOUNT REP:
Darrell Arvin

PREPARED FOR:

BILLING & SHIPPING:

PRIMARY CONTACT:
Zach Davidson

EMAIL:
zdavidson@vestapropertyse
rvices.com

PHONE NUMBER:
+19042582044

ORGANIZATION:
Durbin Crossing CDD

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

SHIPPING ADDRESS:
Durbin Crossing CDD
145 South Durbin Parkway
St. Johns, FL 32259

↖ Correct? ↗

Qty	Product	Price	Total
11	POST PAD 4 SIDED FOR 5X5 POST AT 60" TALL Model: CUSTOM-FT404CLM-FO FT404CLM-FO (custom four sided post pad to fit 5x5 square post x 60")	\$286.00	\$3,146.00
Color Black			

Sub Total: \$3,146.00

Sales Tax: \$0.00

Shipping: \$401.00

Total: \$3,547.00

PLEASE REMIT PAYMENT IN FULL TO:

BYO Recreation
ATTN: Darrell Arvin
405 Golfway West Drive, Suite #101
Saint Augustine, FL 32095

Repairs + Replacements

1,320, 53800, 44200

RECEIVED
By Tara Lee at 12:48 pm, Mar 07, 2025

DOG WASTE DEPOT
 12316 World Trade Dr. #102
 San Diego, CA 92128
 TEL: 800-678-1612
 www.DogWasteDepot.com

Invoice

Date	Invoice #
2/26/2025	751029

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

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

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

ORDER#:	Rep	Ship Date	Via	Terms	PO#:	3RD Party Payment C...
B Phone/Zach	DWD	2/26/2025	FEDEX	Net 30		

Quantity	Item Code	Description	Price Each	Amount
6	DEPOT-001-30	Dog Waste Roll Bag 30 roll case (6000 bags)	220.77	1,324.62T
2	DEPOT-002	DOG STATION CAN LINERS CASE 200	84.97	169.94T
	Shipping	Shipping	0.00	0.00
		FedEx Package 1 Tracking #: 285839251345 FedEx Package 2 Tracking #: 285839252466 FedEx Package 3 Tracking #: 285839252992 FedEx Package 4 Tracking #: 285839254355 FedEx Package 5 Tracking #: 285839256152 FedEx Package 6 Tracking #: 285839257056 FedEx Package 7 Tracking #: 285839258729		
		<i>Repairs + Replacement</i> <i>1,320.53200, 44200</i>		
		RECEIVED By Tara Lee at 12:48 pm, Mar 07, 2025		

REMIT PAYMENT TO: Dog Waste Depot 12316 World Trade Drive #102 San Diego, CA 92128 FED ID# 27-4523962	Subtotal	\$1,494.56
	Sales Tax (0.0%)	\$0.00
	Total	\$1,494.56
	Payments	\$0.00
	Balance Due	\$1,494.56

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

Invoice

Date	Invoice #
3/5/2025	42566

Bill To

Durbin Crossing North
 887 N Durbin Pkwy.
 St Johns, FL 32259

Ship To

887 N Durbin Pkwy,
 St Johns, FL 32259

904-230-2011

solear@vcstapropertyservices.com

P.O. No.

Terms

Rep

Admin

Item	Description	Qty	Rate	Class	Site	Amount
	SN: EP719C2102-C00038					
1000207054	Belt		111.98	SCJax	Jacksonville	111.98
0000094297	Belt		109.06	SCJax	Jacksonville	109.06
Shipping	Our shipping rate is an estimate and subject to change. The final shipping cost will be determined based on factors such as the size, weight, and destination of the package. We will provide you with the most accurate shipping cost available as soon as it is confirmed.		20.41	SCJax		20.41
Admin Fee	An admin fee is applied to cover expenses related to acquisition and disposable shop tool/rages, lubricants, cleaning supplies. Sourcing and pricing parts from manufacturers. This fee aids in managing logistics, streamlining operations, and offering customers precise, competitive pricing, thereby maintaining a high standard of service.		20.00	SCJax		20.00
	WO-44957 for Durbin Crossing North					

*Repair + Replace
 1.320.53800.44200*

RECEIVED
 By Tara Lee at 3:31 pm, Mar 05, 2025

Customer's Signature

INVOICE TERMS AND CONDITIONS - READ CAREFULLY

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

All sales and purchases made by Seller are subject to each of the within terms and conditions.
 All unpaid terms will be subject to a late payment fee computed at the rate of one and one-half percent (1-1/2%) per month (an effective rate of eighteen percent (18%) per annum) on the declining balance unpaid for more than thirty (30) days after the date of this invoice. Buyer shall pay Seller all costs of collection, including, but not limited to, reasonable attorney's fees, whether or not litigation is commenced in aid thereof.
 This agreement shall be deemed for all purposes to have been made in Duval County, Florida and shall be governed by and construed in accordance with the laws of Florida. Any cause of action arising from this contract shall be brought only in Florida court, which shall have sole jurisdiction over all matters arising hereunder.
 Shipping rates and approximations are not guaranteed. Seller shall not be liable for failure to deliver or perform or for delays in delivery or performance, whether caused by Seller or beyond Seller's control, including, without limitation, strikes, lockouts, fires, accidents, interruptions in the supply of materials, or other causes beyond Seller's control, including, without limitation, strikes, lockouts, fires, accidents, interruptions in the supply of materials, or other causes beyond Seller's control, including, without limitation, strikes, lockouts, fires, accidents, interruptions in the supply of materials, or other causes beyond Seller's control.
 All special orders are final and are non-refundable and non-returnable. All non-special orders are non-refundable and non-returnable unless First Place Fitness Equipment, Inc. has written permission that said product may be returned for credit. Any and all permission to return product for credit is at the discretion of First Place Fitness Equipment, Inc.
 Seller reserves the right to make deliveries in installments. Delay in delivery of any installment shall not relieve Buyer of its obligation to pay the full amount of the invoice.
 Seller's terms and conditions apply to all orders and to exercise any right arising hereunder shall not constitute a waiver of Seller's right to pursue remedies available to Seller hereunder. Each right or remedy granted to Seller hereunder shall be deemed

Subtotal	\$261.45
Sales Tax (7.5%)	\$19.61
Total	\$281.06
Payments/Credits	\$19.61
Balance Due	\$261.45

Governmental Management Services, LLC

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

Invoice**Invoice #:** 533**Invoice Date:** 3/1/25**Due Date:** 3/1/25**Case:****P.O. Number:****Bill To:**

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

Description	Hours/Qty	Rate	Amount
Management Fees - March 2025		4,669.58	4,669.58
Website Administration - March 2025		91.00	91.00
Information Technology - March 2025		136.50	136.50
Impact Fee Collection Administration - March 2025		1,364.75	1,364.75
Dissemination Agent Services - March 2025		655.00	655.00
Office Supplies		0.93	0.93
Postage		69.45	69.45
Copies		59.55	59.55
Telephone		25.55	25.55
Total			\$7,072.31
Payments/Credits			\$0.00
Balance Due			\$7,072.31

Invoice

Musician Makers LLC

Invoice number 5325CA36-0002
Date of issue January 29, 2025
Date Due March 16, 2025

Musician Makers LLC
1632 Stimson street
Jacksonville, Florida 32210
United States
1 904 716 0337

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

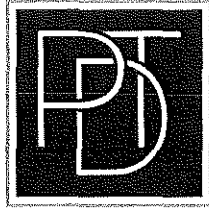
\$250.00 USD due March 16, 2025

Pay online

Description	Qty	Unit price	Amount
Live music	1	\$250.00	\$250.00

RECEIVED
By Tara Lee at 4:00 pm, Mar 04, 2025

Subtotal	\$250.00
Total	\$250.00
Amount due	\$250.00 USD



Paskert
Divers
Thompson
ATTORNEYS AT LAW

100 North Tampa Street
Suite 3700
Tampa, Florida 33602

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

March 7, 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 February 28, 2025

Dear Mr. Laughlin,

Attached is an invoice for services rendered and costs incurred through February 28, 2025 for the following matter:

Matter Name	Durbin Crossing CDD
Matter No.	122411
PDT Invoice No. (<i>Reference this number on your payment.</i>)	90306
This Month's Charges	\$5,985.00

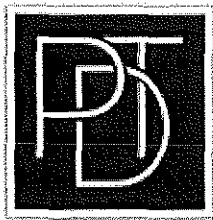
I trust that you will find the invoice in order and would appreciate your making arrangements to pay the invoice at your earliest convenience. If you have any questions, please do not hesitate to call me.

Best regards,

PASKERT DIVERS THOMPSON

Matthew G. Davis

MGD/jd
Attachment
cc: Tara Lee (Tlee@gmsnf.com)



Paskert
Divers
Thompson

ATTORNEYS AT LAW

Phone: (813) 229-3500

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

Fax: (813) 229-3502

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

March 07, 2025
Client: 002389
Matter: 122411
Invoice #: 90306
Resp. Atty: MGD

RE: Durbin Crossing CDD – Pool Resurfacing

COVER SHEET

For Professional Services Rendered Through February 28, 2025

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

Total Services	\$5,985.00
TOTAL THIS INVOICE	\$5,985.00
Previous Balance	\$1,150.00
<i>Less Payments</i>	<i>(\$1,150.00)</i>
Total Due To Date	\$5,985.00

Remittance Advice

Payment is due within 30 days of the invoice date.

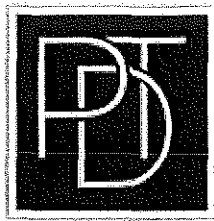
Check Payable To:

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.



Paskert
Divers
Thompson
ATTORNEYS AT LAW

Phone: (813) 229-3500

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

Fax: (813) 229-3502

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

March 07, 2025
Client: 002389
Matter: 122411
Invoice #: 90306
Resp. Atty: MGD
Page: 1

RE: Durbin Crossing CDD – Pool Resurfacing

For Professional Services Rendered Through February 28, 2025

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

SERVICES

Date	Person	Description of Services	Hours	Amount
02/02/2025	MGD	Receipt and initial review of Quartsapes documents and prepare and send email to Mr. Downey re same.	0.40	\$140.00
02/03/2025	MGD	Phone call with Mr. Pollicino regarding status of litigation and strategy moving forward.	0.10	\$35.00
02/03/2025	MGD	Phone call with Ms. Berden regarding status of litigation and strategy moving forward.	0.30	\$105.00
02/03/2025	MGD	Prepare subpoena to Southern Grout related to any materials supplied.	0.70	\$245.00
02/03/2025	MGD	Phone calls (2x) with Mr. Downey to prepare for epic deposition.	1.00	\$350.00
02/03/2025	MGD	Review productions from Epic, Quartscape, and Durbin, and prepare outline for deposition of Epic's corporate representative.	4.50	\$1,575.00
02/04/2025	MGD	Finish preparation for deposition of Epic (reviewing NPC guides and finalizing outline).	1.30	\$455.00
02/04/2025	MGD	Attend deposition of Epic's corporate representative (via Zoom).	4.30	\$1,505.00
02/04/2025	MGD	Phone call with Mr. Downey following deposition to analyze same.	0.40	\$140.00
02/04/2025	MGD	Follow up email with SCP's counsel regarding deficient production.	0.10	\$35.00
02/04/2025	MGD	Multiple emails to all counsel following Epic deposition re exhibits.	0.20	\$70.00
02/04/2025	MGD	Prepare brief analysis of Epic testimony to memorialize key points.	0.20	\$70.00
02/05/2025	MGD	Prepare and send email to Mr. Downey with summary of Epic's deposition and follow up strategy.	0.20	\$70.00
02/05/2025	MGD	Phone call with Ms. Hall discussing status of litigation, recent depositions and issues with Epic / Pinnacle's work.	0.50	\$175.00
02/05/2025	MGD	Prepare and send emails (2x) to Mr. Laughlin regarding additional documents needed.	0.20	\$70.00
02/05/2025	MGD	Prepare and send case update to Mr. Eckert.	0.30	\$105.00
02/06/2025	MGD	Phone call with Ms. Estes re litigation update.	0.20	\$70.00



SERVICES

Date	Person	Description of Services	Hours	Amount
02/06/2025	MGD	Prepare and send email to SCP's counsel regarding additional documents required under subpoena.	0.10	\$35.00
02/10/2025	MGD	Review Epic proposal re start up and November 2017 board minutes re Epic selection.	0.40	\$140.00
02/10/2025	MGD	Meet with Mr. Graham to discuss Epic deposition and strategy in response to same.	0.30	\$105.00
02/13/2025	MGD	Phone call with Mr. Downey regarding response to Epic deposition and plan for pinnacle deposition.	0.70	\$245.00
02/28/2025	MGD	Phone call with Mr. Newkirk regarding expert disclosure.	0.30	\$105.00
02/28/2025	MGD	Email to Mr. Downey re Daubert challenge.	0.10	\$35.00
02/28/2025	MGD	Prepare good faith email to SCP's counsel re lack of documents and email Pinnacle's counsel re same.	0.30	\$105.00
Total Professional Services			17.10	\$5,985.00

PERSON RECAP

Person	Level	Hours	Rate	Amount
MGD Matthew G. Davis	Partners	17.10	\$350.00	\$5,985.00
Total Services				\$5,985.00

TOTAL THIS INVOICE \$5,985.00



INVOICE

Page: 1

Please Remit Payment to:

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

Invoice Number: PSI143441
 Invoice Date: 2/1/2025

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

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

Ship Via
 Ship Date 2/1/2025
 Due Date 3/3/2025
 Terms Net 30

Customer ID 5459
 P.O. Number
 P.O. Date 2/1/2025
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance February Billing 2/1/2025 - 2/28/2025 Durbin Crossing Cdd-Lake-ALL		1	1	4,561.87	4,561.87

RECEIVED
 By Tara Lee at 11:45 am, Mar 05, 2025

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

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



INVOICE

Page: 1

Please Remit Payment to:

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

Invoice Number: PS1149714
Invoice Date: 3/2/2025

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

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

Ship Via
Ship Date 3/2/2025
Due Date 4/1/2025
Terms Net 30

Customer ID 5459
P.O. Number
P.O. Date 3/2/2025
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance March Billing 3/1/2025 - 3/31/2025 Durbin Crossing Cdd-Lake-ALL		1	1	4,561.87	4,561.87

RECEIVED
By Tara Lee at 8:23 am, Mar 03, 2025

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

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



SOUTH AMENITY CENTER

Name: Vesta Property Serv - Attn: Zach Davidson
 Address: 105 S DUBON BLVD
 City: Jax State: FL Zip: 32259
 Phone: 904 230 2011
 E-mail: Z.DAVIDSON@VESTAPROPERTYSERVICES.COM

ThoseBlindGuys.com
 11210 E. Phillips Industrial Blvd.
 Suite #4 • Jacksonville, FL 32256
904.886.0163
<https://thoseblindguys.com>

6502

Approximate delivery time is _____ to _____ days.

3% transaction fee

ITEM	L	B-N	Product	QTY	Material, Color, Details	Total
1		✓	BLINDS	6	REAL WOOD CHERRY STAIN 2.5" SLATS 3.5" DOWN VALANCES	\$2100 250 <hr/> 1950
2					CORDLESS HOLD DOWNS	DEP \$975 FINAL \$975
3						
4			SQUARE ROUNDS	6	SQUARE SHAPES - COLOR (TBD) 1 1/2" DEPTH, SQUARE CASSETTE VALANCES, CORDLESS, HOLD DOWNS	\$2100 250 <hr/>1950 DEP \$975 FINAL \$975
5						
6						
7						
8					Repairs + Replacements 1.320, 53200, 44200	
9						

RECEIVED
By Tara Lee at 1:08 pm, Mar 07, 2025

Additional Notes: DEPOSIT: _____ DATE: _____ AMOUNT: _____ #: _____

FINAL: _____

FORM OF PAYMENT: _____

Credit Card Number: _____ Name as it appears on credit card: _____

CVV: _____

Card Expiration Date: _____

ZIP: _____ Cardholder's signature (required): _____

ACCEPTED: _____

CUSTOMER: _____ DATE: _____

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

\$75 Service Fee after 30 Days of Installation

Subtotal	1950
Sales Tax	EXEMPT
Total	1950
Deposit	975
Final	1950
Final	975



Invoice

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

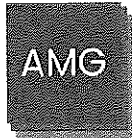
Invoice # 425156
Date 03/04/2025
Terms Net 30
Due Date 04/03/2025
Memo Maintenance Services

Bill To

Brandy Creek C.D.D.
c/o GMS, LLC
475 West Town Place, Suite 114
St. Augustine FL 32092

Description	Quantity	Rate	Amount
Remove and reinstall of a 5-foot section of fence at 110 Fenbrook Drive in Durbin Crossing.	1	130.00	130.00
Total			130.00

RECEIVED
By Tara Lee at 4:01 pm, Mar 04, 2025



AMENITY
MAINTENANCE
GROUP

CUSTOMER INVOICE NO. 244

Durbin Crossing
145 South Durbin Parkway
Jacksonville FL 32259

Order No: 3225
Valid For: 30 Days 03/03/2025

Description:

Thank you for the opportunity to collaborate with you on this project.

AMG will provide all labor and sourcing for the successful completion of this project. This proposal will include removal and reinstall of a 5-foot section of fence at 110 Fenbrook Drive in Durbin Crossing. The fence was being removed for the county to repair a drain in the backyard of the residence.

30-day warranty on workmanship.

All pricing is final, and any additional labor or materials will be billed separately.

Thank you for your business!

Total \$130.00



WIND RIVER ENVIRONMENTAL A Wind River Environmental Group, Inc. Company

Wind River Environmental LLC.
8892 Normandy Blvd
Jacksonville FL 32221

Invoice

Customer Number: 2672827_1602585
Questions: 978-841-5000

BILL TO

JOB SITE

Durbin Crossing CDD (Vesta)
Accounts Payable
475 West Town Place
Suite 114
St Augustine, FL 32092

Vactor - Durbin Crossing CDD (Vesta)
110 Fernbrook Drive
Zach
Saint Johns FL 32259

Service Date: 28-Feb-2025	Invoice Number: 6778106	Order Number: 8490221841
P.O. Number:	Invoice Date: 03-Mar-2025	Order Date: 27-Feb-2025

Quantity	Service Type	Amount	Tax
1.00	Project-C-Hydroexcavation	\$8,525.00	\$0.00
1.00	Energy Charge	\$50.00	\$0.00

Technician Comments:

Cover was accessed and properly secured. Work performed today included: Injected grout around box and found new leak. Everything is sealed.

RECEIVED
By Tara Lee at 12:48 pm, Mar 07, 2025

*Repairs + Replacements
1.320.53809 44200*

Subtotal Non Tax	Subtotal Taxed	Tax	Subtotal	Adjustment	Payments	Payment Terms	Amount Due
\$8,575.00	\$0.00	\$0.00	\$8575.00		\$0.00	Net 30	\$8,575.00

TO VIEW AND PAY ONLINE GO TO: <http://wrenvironmental.billtrust.com> USE THE ENROLLMENT CODE: BKZ VKG SBV

Please detach here and return the bottom portion with your payment.

From:

Durbin Crossing CDD (Vesta)
Accounts Payable
475 West Town Place
Suite 114
St Augustine, FL 32092

Customer #	Order Number	Invoice Number	Invoice Date	Amount Due
2672827_1602585	8490221841	6778106	03-Mar-2025	\$8,575.00

We accept the following credit cards within 30 days of the invoice date. Wind River Environmental will appear on your credit card statement for this transaction. For questions please visit www.wrenvironmental.com/policies



Remit To:

Wind River Environmental LLC.
P.O. Box 22074
New York, NY 10087-2074

22074 000006778106 000002672827 0000857500 1

alta
 engineering company
 www.altaengineeringco.com
 450 SR 13 N, Unit 106
 Box # 406
 St. Johns, FL 32259
 9048800301
 lisa@altaengineeringco.com
 EIN: 27-2379874

Invoice

Date: 3/7/2025

Invoice #: 250236

Project: Durbin Crossing Pool
 145 South Durbin Parkway
 St. Johns, Florida 32259

Bill To:

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

Date	Description	Quantity	Service Item	Rate	Amount
11/5/2024	Evaluation report	0.5	Expert	350.00	175.00
11/6/2024	Document management.	0.1	Case Manager	125.00	12.50
11/11/2024	Document management	0.3	Case Manager	125.00	37.50
1/22/2025	Document management.	0.1	Case Manager	125.00	12.50
2/12/2025	Case management. Coordinate depo.	0.1	Case Manager	125.00	12.50

RECEIVED
 By Tara Lee at 10:07 am, Mar 17, 2025

Total \$250.00

Thank you for the opportunity to provide our professional services.

Payment is due within 30 days.

www.altaengineeringco.com

Dolphin Backflow, Inc.

Plumbing Contractor

P. O. Box 2591
 Orange Park, FL 32067-2591
 www.dolphinbackflow.com

Phone: (904) 269-5489 FAX (904) 215-6025

Invoice

Plumbing CFC1428994
 Underground Utilities: CUC 1224448
 Fire Protection: FPC11-000004

BILL TO

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

DATE	INVOICE #
3/5/2025	43813

P.O. NO.	TERMS
	Due on receipt

WE SEND INSPECTION REPORT TO UTILITY

DESCRIPTION	QUANTITY	PRICE	AMOUNT
Inspection and Certification of Backflow Preventer at: Durbin Crossing, 730 Durbin Pkwy., St. Johns, FL 32259 Wilkins RP 2.5" Model:375 SN: L122108 Acct#: 8268402655 Meter#: 83113743 - Potable	1	45.00	45.00
JEA Report Submission Fee	1	4.50	4.50
<i>Repairs + Replacements</i> <i>1,320.53200, 442.00</i>			

RECEIVED
 By Tara Lee at 11:37 am, Mar 14, 2025

EMAIL ADDRESS OR TEXT NUMBER NEEDED FOR CREDIT CARD RECEIPTS

We Accept Visa, Mastercard, AMX, Discover				BALAN...	\$49.50
Credit Card #	Exp.	CVV	Billing Zip Code		

A 10% fee will be charged on all invoices unpaid after 60 days.

Thank you for your continued business.

**Insulation not guaranteed to protect against all freeze damage.*



Environmental Services
 Cross Connection Control
 21 W. Church St. T-8
 Jacksonville, FL 32202

BACKFLOW PREVENTER TEST REPORT

IEBF
 MAR 10 2025

Name of premises (company, person) <i>DURBIN CROSSING</i>		Owner or agent's name			
Service address <i>ST. JOHNS, FL 32259</i> <i>730 DURBIN PKWY.</i>		Mailing address			
Physical location of device <i>FRONT OF LOT</i>		Contact phone number			
JEA account number (required) <i>8268402655</i>		Meter number (required) <i>83113743</i>			
Commercial test purpose <input checked="" type="checkbox"/> Annual <input type="checkbox"/> Repair <input type="checkbox"/> Replacement <input type="checkbox"/> New Installation					
Commercial service type <input type="checkbox"/> Fire <input type="checkbox"/> Fire bypass <input type="checkbox"/> Irrigation <input type="checkbox"/> Process/Isolation <input checked="" type="checkbox"/> Potable Is reclaimed water supplied? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
Residential test purpose <input type="checkbox"/> Annual <input type="checkbox"/> Repair <input type="checkbox"/> Replacement <input type="checkbox"/> New Installation					
Residential service type <input type="checkbox"/> Potable <input type="checkbox"/> Irrigation / Is reclaimed water supplied? <input type="checkbox"/> Yes <input type="checkbox"/> No					
Device type <i>Rp</i>	Manufacturer <i>WICKINS</i>	Size <i>2.5</i>	Model Number <i>375</i>	Serial Number <i>L122108</i>	Installation date
INITIAL TEST	Check valve #1 <input checked="" type="checkbox"/> Closed tight at <i>8.0</i> psi <input type="checkbox"/> Leaked	Check valve #2 <input checked="" type="checkbox"/> Closed tight at <i>3.2</i> psi <input type="checkbox"/> Leaked	Differential pressure relief valve <input checked="" type="checkbox"/> Opened at <i>2.4</i> lbs reduced pressure <input type="checkbox"/> Did not open	Pressure vacuum breaker <input type="checkbox"/> Air Inlet opened at _____ psi <input type="checkbox"/> Did not open	
	FINAL TEST	<input type="checkbox"/> Closed tight at _____ psi	<input type="checkbox"/> Closed tight at _____ psi	<input type="checkbox"/> Opened at _____ lbs reduced pressure	<input type="checkbox"/> Satisfactory
Repairs/unusual installation conditions/replacement details: _____					

Please print/type information below

Initial test performed by <i>Derek Lee</i>	Company name <i>Dolphin Backflow</i>	BFDI certificate number <i>PR-13091</i>	Test Date <i>3/5/25</i>
Repaired by	Company name	BFDI certificate number	Repaired Date
Final test performed by <i>Derek Lee</i>	Company name <i>Dolphin Backflow</i>	BFDI certificate number <i>PR-13091</i>	Test Date <i>3/5/25</i>

PASS/FAIL CERTIFICATION

I hereby certify the assembly described above passed / failed and supportive data is accurate.

Signature *[Signature]* Date *3/5/25*



Invoice INV3032452

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

Date 2/19/2025
Terms Net 30
Due Date 3/21/2025

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

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

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

Table with columns: Job Date, Job ID, Job Location, Case, Description, Deponent, Qty, Unit Rate, Amount. Includes rows for REMOTE VIDEO CONFERENCING, APP FEE, TRANSCRIPT, E-EXHIBITS, LITIGATION SUPPORT PACKAGE, etc.

Subtotal 1,487.95
Shipping Cost (n/a) 0.00
Total \$1,487.95
Amount Due 1,487.95

Representing Client: Paskert Divers Thompson (P) : Paskert Divers Thompson - Tampa

Attorney is responsible for payment of all charges incurred. Payment is due by "Due Date" shown on invoice. Failure to pay by "Due Date" may result in the assessment of a late fee. Transcript package typically includes transcript/word index, exhibits, appearance fee, condensed transcript, litigation support disk, shipping, video charges and may include other service charges based on job or region.

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

Remit to:

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

Federal Express, UPS or Overnight USPS:

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

Client Name Paskert Divers Thompson - Tampa

Client # C06554

Invoice # INV3032452

Invoice Date 2/19/2025

Due Date 3/21/2025

Amount Due \$1,487.95

RECEIVED

By Tara Lee at 11:24 am, Mar 11, 2025



Florida
GANNETT

ACCOUNT NAME Durbin Crossing / Gms		ACCOUNT # 764133	INV DATE 02/28/25
INVOICE # 0006984197	INVOICE PERIOD Feb 1- Feb 28, 2025	CURRENT INVOICE TOTAL \$84.96	
PREPAY (Memo Info) \$0.00	UNAPPLIED (Included in amt due) \$0.00	TOTAL CASH AMT DUE* \$169.92	

BILLING ACCOUNT NAME AND ADDRESS

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



PAYMENT DUE DATE: MARCH 31, 2025

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

Check out our brand-new invoice layout! Specifically tailored to better meet your needs and enhance your experience.

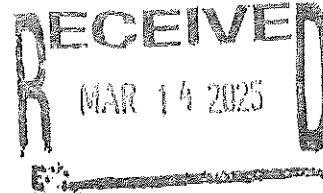
Date	Description	Amount
2/1/25	Balance Forward	\$84.96

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
2/13/25	11011249	SAG St Augustine Record	February		\$84.96

RECEIVED

By Tara Lee at 10:00 am, Mar 17, 2025



Balance forward (\$84.96) was paid on February 25th; check #7153

TRL

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	\$169.92
Service Fee 3.99%	\$6.78
*Cash/Check/ACH Discount	-\$6.78
*Payment Amount by Cash/Check/ACH	\$169.92
Payment Amount by Credit Card	\$176.70

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Durbin Crossing / Gms		764133		0006984197		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$84.96	\$84.96	\$0.00	\$0.00	\$0.00	\$0.00	\$169.92

REMITTANCE ADDRESS (include Account# & Invoice# on check)

Gannett Florida LocaliQ
PO Box 631244
Cincinnati, OH 45263-1244

TO PAY BY PHONE PLEASE CALL:

1-877-736-7612

TOTAL CREDIT CARD AMT DUE

\$176.70

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

00007641330000000000000069841970001699267170

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

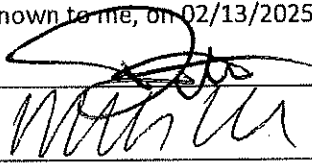
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of St Johns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

02/13/2025

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 02/13/2025

Legal Clerk



Notary, State of WI, County of Brown

8 25 26

My commission expires

Publication Cost: \$84.96
Tax Amount: \$0.00
Payment Cost: \$84.96
Order No: 11011249 # of Copies: 1
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, February 24, 2025 at 6:00 p.m. at the Durbin Crossing South Amenity Center located at 145 South Durbin Parkway, St. Johns, Florida 32259, where the Board may consider any business that may properly come before it ("Meeting").

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

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

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
Daniel Laughlin
District Manager



PAYMENT ADDRESS:
 Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323
 904-355-5300 • Toll Free: 800-225-5305 • turnerpest.com

Turner Pest Control LLC
 PO Box 600323
 Jacksonville, FL 32260-0323
 904-355-5300

Service Slip/Invoice

INVOICE:	620400142
DATE:	03/14/2025
ORDER:	620400142

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

Work Location: [176599] 904-230-2011
 Durbin Crossing CDD
 730 N Durbin Pkwy
 St Johns, FL 32259-8217

Work Date	Time	Target Pest	Technician	Time In
03/14/2025	01:52 PM			01:52 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	03/14/2025		02:16 PM

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

CPCM	Commercial Pest Control - Monthly Service	\$83.63
------	---	---------

SUBTOTAL	\$83.63
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$83.63

AMOUNT DUE \$83.63

[Handwritten Signature]

TECHNICIAN SIGNATURE

[Handwritten Signature]

Caleb
 CUSTOMER SIGNATURE

RECEIVED
 By Tara Lee at 9:13 am, Mar 18, 2025

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

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



PAYMENT ADDRESS:
 Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323
 904-355-5300 • Toll Free: 800-225-5305 • turnerpest.com

Turner Pest Control LLC
 PO Box 600323
 Jacksonville, FL 32260-0323
 904-355-5300

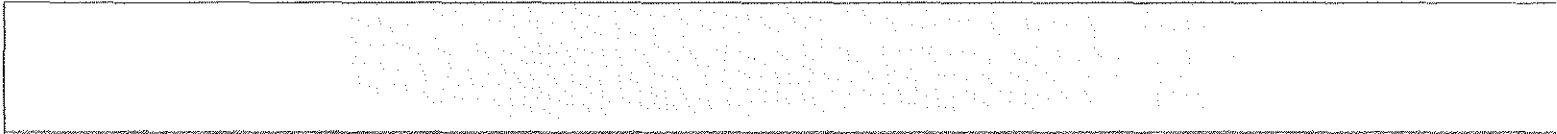
Service Slip/Invoice

INVOICE:	620400782
DATE:	03/14/2025
ORDER:	620400782

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

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

Work Date	Time	Target Pest	Technician	Time In
03/14/2025	01:52 PM	MOSQUITO		01:52 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	03/14/2025		02:16 PM



Service	Description	Price
CPCMOSULV	Commercial Mosquito Service	\$160.82
SUBTOTAL		\$160.82
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$160.82
AMOUNT DUE		\$160.82

TECHNICIAN SIGNATURE

Caleb
 CUSTOMER SIGNATURE

RECEIVED
 By Tara Lee at 9:14 am, Mar 18, 2025

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

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



PAYMENT ADDRESS:
 Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323
 904-355-5300 • Toll Free: 800-225-5305 • turnerpest.com

Turner Pest Control LLC
 PO Box 600323
 Jacksonville, FL 32260-0323
 904-355-5300

Service Slip/Invoice

INVOICE:	620400143
DATE:	03/17/2025
ORDER:	620400143

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

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

Work Date	Time	Target Pest	Technician	Time In
03/17/2025	08:26 AM			08:26 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	03/17/2025		08:56 AM

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

CPCM	Commercial Pest Control - Monthly Service	\$102.93
------	---	----------

SUBTOTAL	\$102.93
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$102.93

AMOUNT DUE \$102.93

(Handwritten signature)

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

RECEIVED
 By Tara Lee at 9:13 am, Mar 18, 2025

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

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



PAYMENT ADDRESS:
 Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323
 904-355-5300 • Toll Free: 800-225-5305 • turnerpest.com

Turner Pest Control LLC
 PO Box 600323
 Jacksonville, FL 32260-0323
 904-355-5300

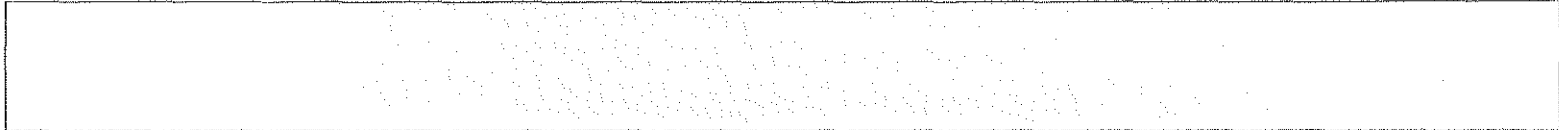
Service Slip/Invoice

INVOICE:	620400781
DATE:	03/17/2025
ORDER:	620400781

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

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

Work Date	Time	Target Pest	Technician	Time In
03/17/2025	08:26 AM	MOSQUITO		08:26 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	03/17/2025		08:57 AM



Service	Description	Price
CPCMOSULV	Commercial Mosquito Service	\$122.23
SUBTOTAL		\$122.23
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$122.23
AMOUNT DUE		\$122.23

 TECHNICIAN SIGNATURE

 CUSTOMER SIGNATURE

RECEIVED
 By Tara Lee at 9:13 am, Mar 18, 2025

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

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



YELLOWSTONE LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
870132	3/1/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Durbin Crossing CDD

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

Remit To:

Yellowstone Landscape
 PO Box 101017
 Atlanta, GA 30392-1017

Invoice Due Date: March 31, 2025

Invoice Amount: \$46,855.58

Description	Current Amount
Monthly Landscape Maintenance March 2025	\$46,855.58

Invoice Total \$46,855.58

Landscape Maintenance

1,320.53200.46200

RECEIVED

By Tara Lee at 12:45 pm, Mar 12, 2025

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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
876262	3/11/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Durbin Crossing CDD

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: April 10, 2025

Invoice Amount: \$963.00

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

Mainline repair*****North Durbin Pky.*****

Irrigation Repairs \$963.00

Invoice Total \$963.00

Irrigation Repairs

1,320,532.00, 46400

RECEIVED
By Tara Lee at 11:37 am, Mar 14, 2025

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



Civil Engineering
 Land Surveying & Mapping
 Permitting
 ADA Consulting

Invoice

Date	Invoice #
3/14/25	3716

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

Yuro & Assoc. - Job No.
Y23-1310

Item	Date	Description	Hours	Rate	Amount
DURBIN CROSSING CDD - FEBRUARY ENGINEERING					
CDD Durbin...	2/12/25	staff coordination regarding 110 Fernbrook & JEA meeting	1	165.00	165.00
CDD Durbin...	2/19/25	meet with Zach to review storm drain repairs at 110 Fernbrook	1.5	165.00	247.50
CDD Durbin...	2/21/25	coordinate with County regarding roundabout visibility improvements	1	165.00	165.00
CDD Durbin...	2/24/25	CDD Meeting	3	165.00	495.00

RECEIVED
 By Tara Lee at 12:36 pm, Mar 14, 2025

Total	\$1,072.50
--------------	-------------------

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
3/11/25	00070	3/07/25 873538	202503 600-53800-61000	N AMEN DRNGE-BSKTBAL CRT YELLOWSTONE LANDSCAPE	*	11,036.97	11,036.97 000274
TOTAL FOR BANK B						11,036.97	
TOTAL FOR REGISTER						11,036.97	

DURB DURBIN CROSS OKUZMUK



INVOICE

INVOICE #	INVOICE DATE
873538	3/7/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Durbin Crossing CDD

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: April 6, 2025

Invoice Amount: \$11,036.97

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

North Amenities Drainage at Basketball Court

Landscape Enhancement

\$11,036.97

Invoice Total

\$11,036.97

Capital Reserves

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

SIXTH ORDER OF BUSINESS

A.



Durbin Crossing CDD

Landscape Update for April 2025:

- **General Maintenance**
 - The team has transitioned into Spring maintenance activities and weekly mowing services have resumed.

- **Irrigation**
 - Monthly inspections & repairs are being completed per scope. The team has been performing general repairs, and mainline breaks as they have been discovered.
 - There have been numerous issues with the wire paths along Longleaf Pine Pkwy in the last few weeks resulting in multiple zones not functioning. Our technicians have spent a good deal of time tracking/locating the failures. Temporary wire has been run above ground in one section to provide some relief, but it is an ongoing issue.
 - Main line breaks on North Durbin have continued to be an issue, with a frequency of about 1 per week.

- **Chemical & Fertilizer Application**
 - A granular turf application has begun and is ongoing with completion in about a week's time.
 - With nighttime temperatures cooling off, conditions can be favorable for Brown Patch Fungus to flare up in the St. Augustine turf. It has been quiet recently on this front, but the next 30-45 days will have optimal temperatures for its reemergence. We will closely monitor conditions.

- **Projects**
 - Spring annuals have been installed. The next rotation is set for July.
 - Wish-list items have been proposed and sent over
 - Items have been outlined and prioritized on a separate spreadsheet
 - An option to split the sod project has been submitted

- A 3 phase option to rewire Longleaf Pine Pkwy has been submitted
- Pricing for possible two-year contract extension has been submitted under separate copy
- Plant fill-ins from recent property tours has been approved and is being scheduled.
- Castlegate tree replacements are scheduled for 4/25/25.
- North Durbin Cycle Stops have been ordered and work is being scheduled.
- Replacement Palms for those damaged in a vehicle accident on Longleaf Pine Pkwy have been approved. The work is being scheduled around irrigation wiring issue.



**PROPOSED
WORK**

W. O. # _____
 NAME DURBIN CROSSING
 ADDRESS Longleaf Pine Controller
 DATE 3/10/2025

#			EXTENTION
			\$ -
	12.825' 12 awg 2-wire Jacketed at \$1.81 Per Foot		\$ 23,213.25
14	ICD 100 DECODER	\$ 330.47	\$ 4,626.58
8	2 Way Decoder Fuse Device W/ Lightning Protection	\$ 522.12	\$ 4,176.96
16	Gem set Moister Control	\$ 200.00	\$ 3,200.00
8	4x96 Groudning Plate	\$ 598.87	\$ 4,790.96
1	In-line Surge Protector	\$ 407.10	\$ 407.10
8	VP12 Valve Box	\$ 75.00	\$ 600.00
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
132	DBR/Y Wire Splice Kit	\$ 5.00	\$ 660.00
			\$ -
11	Bores to islands	\$ 3,200.00	\$ 35,200.00
3	Bores across intersection of Longleaf Pine and N and S durbin	\$ 5,500.00	\$ 16,500.00
			\$ -
			\$ -
			\$ -
			\$ -
PARTS TOTAL			\$ 96,413.74

DATE	DESCRIPTION	HOURS	RATE	TOTAL
	tech	595	\$ 93.00	\$ 55,335.00
				\$ -
				\$ -
				\$ -
				\$ 55,335.00

COMMENTS :Run new wire down Longleaf pine pkwy from 2209 down
 Longleaf past North and South durbin.

	MATERIALS	\$ 96,413.74
	LABOR & RENTAL	\$ 55,335.00
	TOTAL	\$ 151,748.74

DATE PROPOSED 3-10-25 TECHNICIAN Jack CLIENT



PROPOSED WORK

W. O. #	
NAME	DURBIN CROSSING
ADDRESS	ORCHID WAY
DATE	3/10/2025

#	DESCRIPTION	RATE	EXTENTION
			\$ -
14	HUNTER ICD DECODER	\$ 330.47	\$ 4,626.58
38	DBR/Y WIRE SPLICE KIT	\$ 5.00	\$ 190.00
1175'	12 AWG 2-WIRE JACKETED AT \$1.81 PER FOOT		\$ 2,126.75
			\$ -
3	BORES DOWN ORCHID WAY ACROSS FOREST EDGE DR/FERNBROOK DR/ SANCTUARY DRIVE	\$ 3,200.00	\$ 9,600.00
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
PARTS TOTAL			\$ 16,543.33

DATE	DESCRIPTION	HOURS	RATE	TOTAL
	tech	51	\$ 93.00	\$ 4,743.00
				\$ -
				\$ -
				\$ -
				\$ -
				\$ 4,743.00

COMMENTS :INSTALL NEW WIRE DOWN ORCHID WAY.CHANGE DECODERS
ON ORCHID WAY TO ICD 100.

	MATERIALS	\$ 16,543.33
	LABOR & RENTAL	\$ 4,743.00
	TOTAL	\$ 21,286.33

DATE PROPOSED 3-10-25	TECHNICIAN JACK	CLIENT
-----------------------	-----------------	--------



PROPOSED WORK

W. O. #	_____
NAME	Durbin Crossing
ADDRESS	Long leaf Pine /Harbury
DATE	3/10/2025

#			EXTENTION
			\$ -
7500'	AWG 2-WIRE JACKETED AT \$1.81 PER FOOT		\$ 13,575.00
6	4X96 GROUNDING PLATE	\$ 598.87	\$ 3,593.22
12	GEM SET MOISTER CONTROL	\$ 200.00	\$ 2,400.00
6	2-WAY DECODER FUSE DEVICE W/ LIGHTNING PROTECTION	\$ 522.12	\$ 3,132.72
6	VP12 VALVE BOX	\$ 75.00	\$ 450.00
110	DBR/Y WIRE SPLICE KIT	\$ 5.00	\$ 550.00
			\$ -
6	BORES ACORSS TO ISLANDS	\$ 3,200.00	\$ 19,200.00
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
PARTS TOTAL			\$ 42,900.94

DATE	DESCRIPTION	HOURS	RATE	TOTAL
	TECH	354	\$ 93.00	\$ 32,922.00
				\$ -
				\$ -
				\$ -
				\$ 32,922.00

COMMENTS :

TAKE THE HARBURY CONTROLLER AND ADD TO CONTROLLER AND ADD TO CONTROLLER AT LONG LEAF PKWY/SOUTH DURBIN.

	MATERIALS	\$ 42,900.94
	LABOR & RENTAL	\$ 32,922.00
	TOTAL	\$ 75,822.94

DATE PROPOSED _____	TECHNICIAN _____	CLIENT _____
---------------------	------------------	--------------

D.

April 16, 2025

Durbin Crossing CDD
Attn: Courtney Hogge, Recording Secretary
475 West Town Place, Suite 114
St. Augustine, FL 32092

Dear Courtney Hogge:

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

Durbin Crossing CDD

4765 registered voters in St. Johns County

This number is based on the streets within the legal description on file with this office as of April 15, 2025.

Please contact us if we may be of further assistance.

Sincerely,



Vicky C. Oakes
Supervisor of Elections

E.



DURBIN CROSSING
General Manager's Report

Date of report 4-28-25

Submitted by: Sue O'Leary

UPDATES – Board Action Requested

DURBIN DOLPHINS: Per the last meeting, the Dolphins President was going to discuss the requirement with her Board that they provide 2 certified lifeguards for meets; they could utilize Vesta guards for the same hourly billing rate that the District pays for services. Ms. Jordan discussed with the Board and they do not want to pay for lifeguard services. An agreement has been drafted and signed allowing them to begin practice on April 28th and the DCCDD and the Dolphins will continue conversation on this matter.

CREEKSIDE HIGH SCHOOL SWIM TEAM: Swim Coach Ed Tolisano reached out to let us know that the Creekside High School Swim Team is requesting usage of the Durbin Crossing lap pool for practices, 2 meets and a Senior Night event again this year. Last year's agreement was submitted to the agenda for review.

CAMERA SYSTEM UPDATE: As of this submission we have received 2 of the 3 proposals sought for a potential security camera system upgrade/replacement. Details will be provided and discussed in the closed portion of tonight's meeting.

COMPANY	SOUTH AMOUNT	NORTH AMOUNT	WARRANTY	ADDITIONAL COMMENTS
Envera	\$62,664.37 for installation \$751.35 monthly for service and maintenance	\$42,837.74 for installation \$648.36 monthly for service and maintenance	100% of Parts and Labor included in monthly service/maintenance fee for the initial agreement term. 100% of labor included in renewal periods; District charged for parts and materials.	Options for both PASSIVE and ACTIVE monitoring. Requires a monthly service/maintenance fee. This fee includes cost of all parts and labor for the length of the agreement.
Dynamic Security	\$34,000.00 for installation	\$31,250.00 for installation	Video recorder, cameras, and wireless Bridge units come with a 3 year warranty from defects. Other devices and labor come with a 1 year warranty from defects.	Option for PASSIVE monitoring only. We have worked with this vendor before with great results.

Integrated Access Solutions (IAS)	TBD	TBD	TBD	<p>Options for PASSIVE monitoring only.</p> <p>Previous positive relationship with vendor at several Vesta properties.</p> <p>Vendor has familiarity with the property/current system due to previous work.</p>
-----------------------------------	-----	-----	-----	---

UPDATES – No Board Action Requested

WISH LIST SURVEY: Full results included in handout provided.

GYM EQUIPMENT UPDATE: While updates on a larger scale were discussed in our “Wish List” items, we currently are facing an issue with aging ellipticals at Durbin South. We have three that were placed in 2017; the lifespan for the units (as provided by our service provider) was about 7 years, so they are definitely at the end of life. We have one unit at South whose TV screen is not working and the projected repair is \$1800, which, to me, seems an excessive amount for a machine at the end of life.

Additionally, we still need to address the machine in the back corner of south that has been rendered unfixable. We have held off with removal of the machine as it will require a closure of the gym, movement of other equipment, and a plan for where to take it. There were a number of residents who recommended replacing with a seated leg press machine. This seems like it would help with a couple of things; one, it may alleviate the crowd/wait around the Smith machine. And 2, preliminary research shows that it may be a good fit for the space we have available. I have begun investigating pricing and will provide my updates at the meeting.

F.

DURBIN CROSSING

Field Operations Manager's Report

Date of report 4-28-2025

Submitted by: *Zach Davidson*

Accident on Longleaf Pine/No Board action required: Wreck occurred on the East side of Longleaf Pine early morning on 3-31, all required documents were sent over to district for insurance purposes. Two palm trees were destroyed by the accident. Yellowstone sent over the replacement proposal for the palms, it has been approved and just waiting on scheduling for installation.



North playground mulching/No Board action required: Work has been completed.



Sunshade structures at South playgrounds/ No board action required: Work has been completed.



Slide tower repairs/No Board action required: Work has been completed.

Storm drains box repair/ No Board action required: Work has been completed.

Community palm tree trimming/No Board action required: Tree tech is scheduled to be out on May 5th, 6th and 7th to do the community palm trimming. They were also on property April 4th address (2) dead palms and dead preserve trees.

BASEBALL FIELD METER/ No Board action required: Meter has been switched to the CDD's JEA account; this is still in progress. I am still working with District engineer on the requested drawing for tap and meter location and Yellowstone on the irrigation calculations for the meter. We will continue to keep the board posted.

Solitude lake maintenance / No Board action required: Solitude was out this month and treated all ponds. All concerns were reported to Solitude, and they were treated within 24-48 hours.

FIELD OPERATIONS UPDATES / No Board action required:

- Replaced string lights under the south pool deck covered area.
- Replaced GFI at Woodcross entrance for irrigation clock.
- Refreshed the pool pump room rocks at North and South, total of 5 yards of rocks were added between both locations.
- Replaced two out lights in pumps rooms at North and South.
- Replaced the broken restroom latch on women's stall in the social hall at South.
- Fixed broken toilet paper holder in in women's stall in the social hall at South.
- Replaced failed ballast on light in the Gym bathroom hallway.
- Replaced digital timer, 30 min knob timer and timer relay on the North pool play feature.

- Repainting all exterior doors at South amenity center.
- Pressure washed and repainted all (6) dive blocks.



Before



After

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



G.

DURBIN CROSSING

Amenity Manager's Report

Date of report 4/18/2025

Submitted by: Kiki Jimenez

PAST EVENTS

HIPPITY HOP SPRINGTIME REWIND-APRIL 13TH: BUDGET 1,500.00 ACTUAL \$1,500.70

The Hippity-Hip Springtime Rewind was a resounding success, featuring lively activities, sweet treats, and memorable moments. Live entertainment from The Last2Leave Band (Durbin Crossing's very own residents) energized the crowd, encouraging dancing and singing. Guests enjoyed a Spin Art Station, creating colorful masterpieces. The 21+ bar offered refreshing cocktails, enhancing the festive atmosphere. Egg hunts captivated kids. They could trade their collected eggs for neat prizes. The Bunny Run Obstacle Course hosted by our Event Partner; Titan Soccer Training, provided competitive fun, with participants racing against the clock. Mini golf became a fan favorite, featuring Easter-themed challenges. Prizes included bunny-themed and 80's memorabilia! Attendees left with smiles and cherished memories, making it an unforgettable celebration.

Here's to more events like this!



SUNDAY BREW CREW



SUNDAY BREW CREW EXPERIENCE- APRIL 6TH BUDGET \$350.00 ACTUAL: \$346.09

Giselle Tapia, an Argentina native now calling Jacksonville home, wowed the crowd with her impressive guitar skills. Attendees sipped on delicious Coquito Lattes from Coco-Latte Coffee, a local mom-trepreneur business that started in 2024 with a mission to share her love of coffee. Guests also enjoyed a complimentary sweet treat from the CDD. This monthly community event continues to grow, bringing together locals to enjoy great music, coffee, and treats.

The next and final event of the season is on May 18th featuring Kensington Moore from THE VOICE – don't miss it!

ANCIENT CITY WORKSHOP- MARCH 22ND

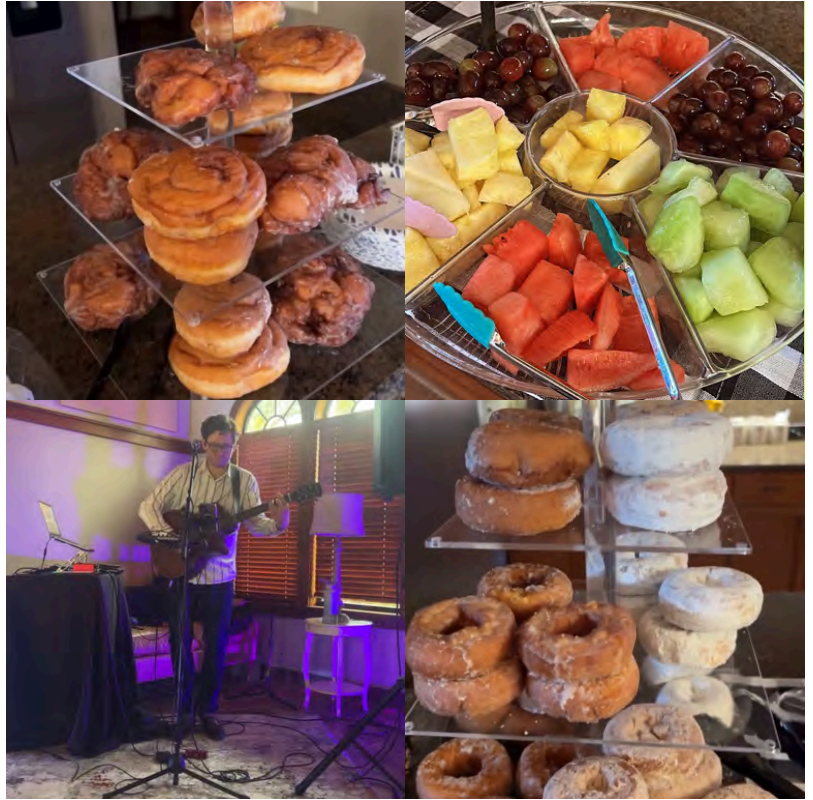
Another Ancient City Workshop has come and gone! This workshop has become a neighborhood staple. Residents had the chance to choose from a variety of Spring-themed pieces of woodwork to assemble and paint to their hearts desire!



SUNDAY BREW CREW EXPERIENCE- MARCH 16TH

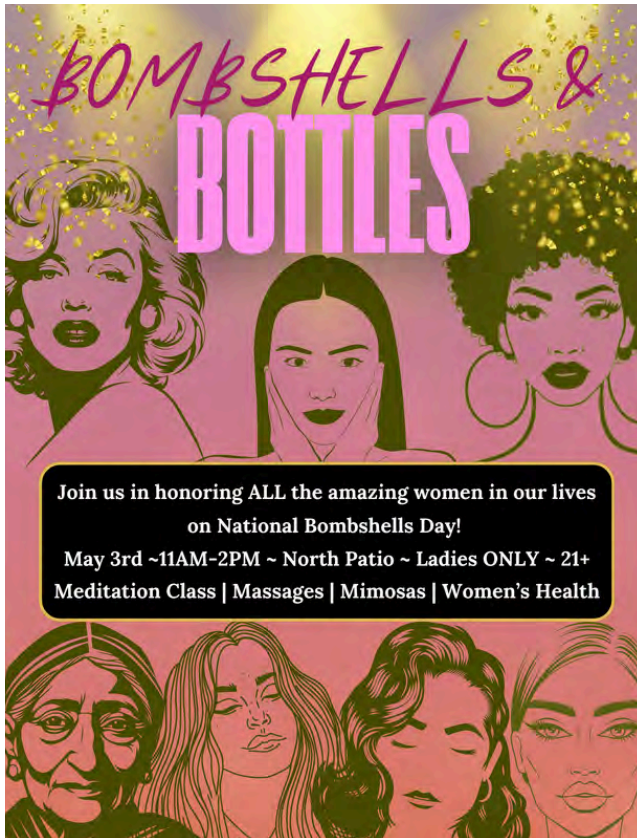
BUDGET:\$500.00 ACTUAL \$460.09

The Sunday Brew Crew has become a beloved monthly event for residents. With fresh artists, new and local coffee vendors, and delightful complimentary treats, attendees eagerly return each month. Austin Vernon, renowned for his looping music amazed residents. The coffee was provided by Haymaker Coffee Co., a proud resident of Durbin Crossing, and the delicious donuts were also generously supplied by Haymaker in partnership with the CDD.



UPCOMING EVENTS

BOMBSHELLS & BOTTLES- MAY 3RD



Join us for a luxurious day dedicated to your well-being during May, which is Women's Health Month. We are celebrating ALL women!

Relax, refresh, and indulge in everything you deserve!

✦ Highlights Include:

Mimosas & More: Sip on refreshing mimosas while you enjoy a relaxing day of pampering.

Facials & Massages: Treat yourself to a rejuvenating facial or unwind with a soothing massage.

Crystal Clear Pool: Dive into our sparkling pool or soak up the sun in a serene, tranquil environment.

Women's Health Vendors: Explore a variety of health and wellness vendors offering products and services to enhance your lifestyle.

Reiki Demonstration: Experience the healing energy of Reiki with a professional practitioner from Holistic Crosswinds. Whether you're here to unwind by the pool, discover new wellness products, or simply take time for yourself, this event is the perfect opportunity to focus on YOU.

Come, relax, and leave feeling refreshed and revitalized! ✦

SUNDAY BREW CREW EXPERIENCE- MAY 18TH

Join us for the final Brew Crew of the season—a day filled with great coffee, live entertainment, and delicious treats. It's the perfect way to close out the season with your neighbors!

★ Event Highlights:

Coffee by Florida Coffee Peddler: Start your day right with a cup of delicious, locally-brewed coffee from the Florida Coffee Peddler!

Live Entertainment by Kensington Moore: Enjoy an unforgettable live performance from Kensington Moore, as seen on THE VOICE, season 7!

Complimentary Sweet Treats: Satisfy your sweet tooth with a selection of delectable treats, absolutely free!

Don't miss this chance to enjoy one last celebration with fellow residents before the season ends. It's going to be a fun, relaxed day you won't forget!

See you there for a cup of coffee, some sweet tunes, and a lot of fun! ★

SUNDAY BREW CREW



FEATURING:
Kensington Moore
& Special Guest

JOIN US FOR OUR
LAST BREW CREW
OF THE SEASON!
MAY 18TH FROM
9:30-11:30AM
LIVE MUSIC,
COFFEE FOR
PURCHASE FROM
FLORIDA COFFEE
PEDDLER, AND
COMPLIMENTARY
TREATS.



SCHOOL'S OUT! HAVE A ROCKIN' SUMMER- MAY 30TH

Rockin' Poolside Movie Night! 🎬

Get ready for a night of live music, colorful fun, and a poolside movie you won't want to miss!

🎵 Event Highlights:

Live Rock Band by School of Rock Mandarin: Enjoy a high-energy performance by the talented students of School of Rock Mandarin—they'll rock the house with some of your favorite tunes!

Color Hair Station: Ready to add some bold, bright colors to your hair? Head over to our Color Hair Station and leave with a fun, colorful look!

Glitter Tattoos: Get a sparkly tattoo to match the night's fun vibes—perfect for all ages!

Movie: Trolls World Tour: After the rock concert, relax and enjoy the animated movie Trolls World Tour under the stars by the pool!

Popcorn: No movie night is complete without free popcorn to snack on as you watch!

This event is all about fun, creativity, and great tunes—bring the whole family, and let's make some memories!

We can't wait to see you there—bring your dancing shoes and your swimwear! 🎉🌈🍷





**Pending signed
agreement:
Installation mid May**

Elevate Your Amenities with Us

Our vending machines create a win-win situation for both employees and visitors by providing convenience, boosting energy levels, and improving overall satisfaction. Whether in a workplace, gym, or entertainment venue, they contribute to a happier, more efficient environment.

WHY CHOOSE US :

- Locally & family owned business
- Excellent customer service
In/outdoor machines
- State licensed
- First contract for 6 months(trial) and renewal for 12 months
- Agree to 10% profit share with District

OUR SERVICES :



More products including drinks & snacks



Convenient cashless vending: apple pay



Brand new machines in excellent condition



Maintenance and restocking by Tap N Go





FOR BOARD ACTION:

As we continue to plan for the upcoming events and activities this summer, I would like to propose a reallocation of **\$5,000** from the current holiday décor budget to the Special Events Budget.

This adjustment will support the following key events:

- **4th of July Party** – A celebration to bring our community together with family-friendly activities and entertainment.
- **Summer Pickleball Social** – A much-anticipated event that promotes physical activity and social connection.
- **Back to School Bash** – A fun and engaging event for families and children to celebrate the start of the new school year.
- **Labor Day Luau** – A festive and relaxing gathering to close out the summer.

These events are highly anticipated by our community and will require additional funding for necessary supplies, catering, entertainment, and marketing.

Given that we are nearing the end of our fiscal year and holiday décor typically requires fewer funds in the summer months, this shift will ensure we can host these memorable events without compromising quality or community experience.

I appreciate your consideration of this request, and I'm happy to provide additional details or discuss further if needed.

2025 PROJECTED EVENTS

June 21st: Summer S'cool Field Day- Old school field day activities/challenges, kickball tournament. Hosted by the YMCA!

July 4th: Freedom Fest- Celebrating America's Birthday. Community baseball game.

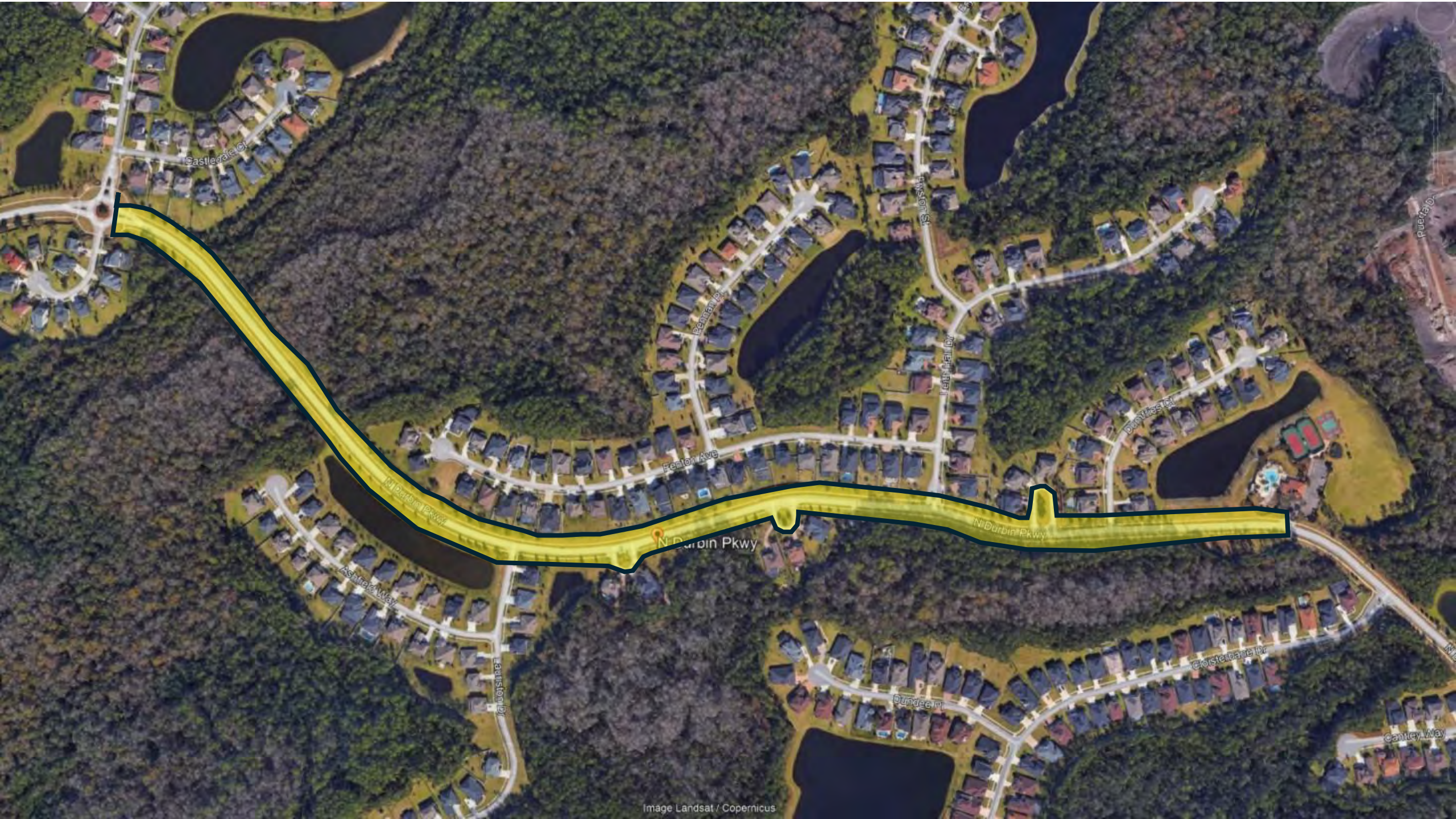
August 2nd: Bikini Bottom Back 2 School Blast

September 1st: Labor Day Luau- Tiki's, grass skirts and coconuts.

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



EIGHTH ORDER OF BUSINESS



Castlelake Ct

Penton Ave

N Durbin Pkwy

N Durbin Pkwy

Ashtons Way

Lamberton Dr

Bundage Ln

Glosterlane Dr

Canley Way



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

SCHEDULE	PRICE	SALES TAX	TOTAL PRICE
	\$0.00		
	\$0.00		
	\$0.00		
	\$0.00	\$0.00	\$0.00

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:

By _____

Print Name/Title _____

Date _____

Durbin Crossing CDD

Subtotal	\$298,148.54
Sales Tax	\$0.00
Proposal Total	\$298,148.54

THIS IS NOT AN INVOICE



Image Landsat / Copernicus



Proposal #: 545392

Date: 4/18/2025

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 (Section 1 Option)

DESCRIPTION	QTY
Mobilization, demo, site prep and debris disposal	350
Podocarpus - 7 GAL	20
Lomandra "Platinum Beauty" - 3 GAL	40
Irrigation Labor	10
Sod Installation (Sub)	94,500

Yellowstone will spray approximately 94,500 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 94,500 sq.ft of St. Augustine turf between the amenities area and 575 North Durbin.

A plant bed will be created across the street from 575 North Durbin to create a break point.

***Irrigation coverage upgrades are proposed separately.

PAYMENT SCHEDULE

SCHEDULE	PRICE	SALES TAX	TOTAL PRICE
	\$0.00		
	\$0.00		
	\$0.00		
	\$0.00	\$0.00	\$0.00

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:

By _____

Print Name/Title

Date _____

Durbin Crossing CDD

Subtotal	\$109,710.27
Sales Tax	\$0.00
Proposal Total	\$109,710.27

THIS IS NOT AN INVOICE



**PROPOSED
WORK**

W. O. # _____
 NAME Durbin Crossing
 ADDRESS Revised
 DATE 4/22/2025

#			EXTENTION
335	Rain Bird 1804 Spray	\$ 16.50	\$ 5,527.50
335	Rain Bird Nozzles	\$ 2.50	\$ 837.50
8	Rain Bird 200 PGA Valves 2"	\$ 247.64	\$ 1,981.12
8	VP12 Valve Box 12"	\$ 85.00	\$ 680.00
8	WVL-100	\$ 373.16	\$ 2,985.28
8	Rain Bird DC Latching Solenoid	\$ 84.86	\$ 678.88
1	Misc. PVC Pipe and Fittings	\$ 6,018.93	\$ 6,018.93
1	Hunter ICC2 Controller	\$ 1,499.15	\$ 1,499.15
1	CELLKIT ICC2 CELL COMM MODULE	\$ 811.28	\$ 811.28
1	WVOM Output Mod	\$ 435.35	\$ 435.35
1	1 Year Service for Cell Card	\$ 120.00	\$ 120.00
4	Hunter 8 Station Mod	\$ 363.24	\$ 1,452.96
2	External Antenna for WVOM and Cell Card	\$ 105.04	\$ 210.08
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
PARTS TOTAL			\$ 23,238.03

DATE	DESCRIPTION	HOURS	RATE	TOTAL
		166	\$ 93.00	\$ 15,438.00
				\$ -
				\$ -
				\$ -
TOTAL				\$ 15,438.00

COMMENTS

	MATERIALS	\$ 23,238.03
	LABOR & RENTAL	\$ 15,438.00
	TOTAL	\$ 38,676.03

DATE PROPOSED 2/14/2025 TECHNICIAN Jack CLIENT _____

TENTH ORDER OF BUSINESS

AGREEMENT REGARDING USE OF THE DISTRICT'S RECREATION FACILITIES

This Agreement is made and entered into as of the 28th day of March, 2025, 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 ("**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 ("**Swim Team**" and, together with the District, the "**Parties**").

RECITALS

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

Commented [ME1]: Management to verify

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.

SECTION 2. TERM. The term of this Agreement shall commence and be effective as of April 28, 2025, and shall remain in effect until _____, 2025, 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.

Commented [ME2]: Management to fill in

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. The District recommends to the Swim Team that it hire lifeguards provided by Vesta Property Services, Inc. for each of its mock and actual swim meets. The Swim Team has declined that offer. The Swim Team shall at all times ensure that at least two lifeguards actively perform traditional lifeguard responsibilities at any time persons are in the pool in conjunction with a swim meet permitted under this Agreement.

SECTION 4. COMPENSATION. The Swim Team agrees to pay the cost of the services of an additional staff member in the amount of Twenty-Two Dollars and Fifty-Three Cents (\$22.53) per hour during the one (1) mock meet and three (3) swim meets.

Commented [ME3]: Management to correct if necessary

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 to 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.

SECTION 8. WAIVER AND RELEASE. The Swim Team shall provide 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. 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.

SECTION 11. 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 12. 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 13. 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 14. 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 15. 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, Florida 32092
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: Michael C. Eckert

SECTION 16. 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 Statutes*, 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 17. 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

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

WITNESS:

DURBIN CROSSING DOLPHINS SWIM TEAM, INC., a Florida not-for-profit corporation,

By: _____

Its: _____

Printed Name

- Exhibit A** – Practice Schedule
- Exhibit B** – Guidelines for Swim Team Usage
- Exhibit C** – Waiver and Release

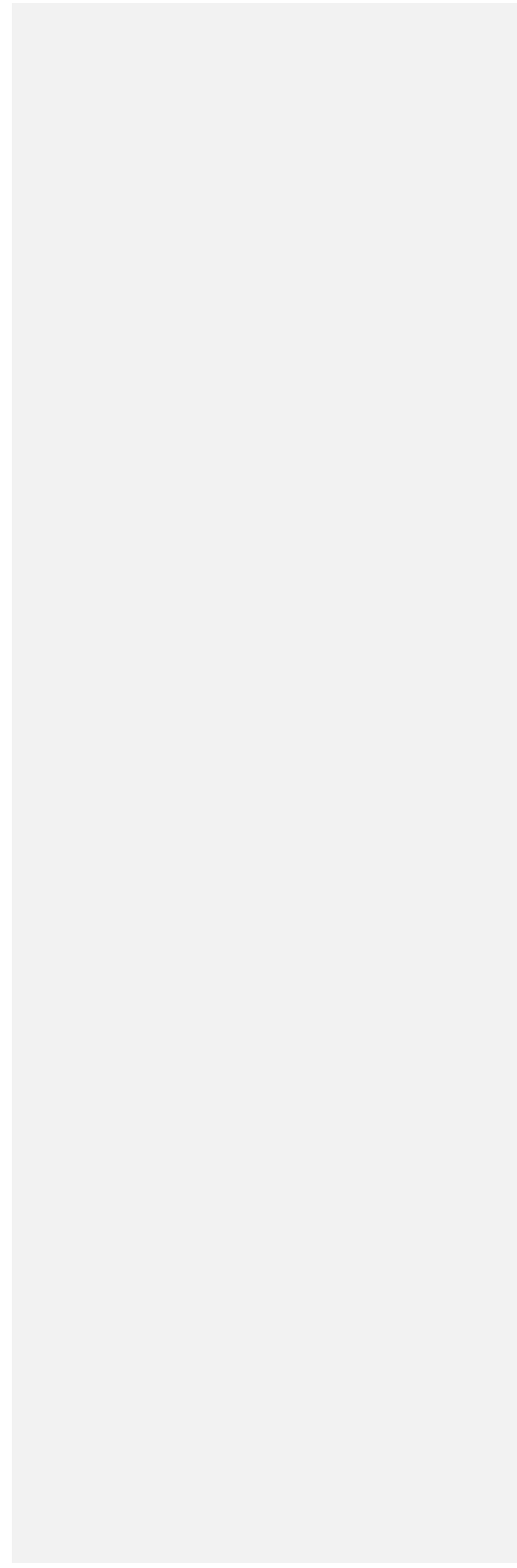


EXHIBIT A
Practice Schedule

Commented [ME4]: Manager to insert before signing

EXHIBIT B
Guidelines 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, lanes may be reserved for the sole use by non-swim team swimmers. Should a lane reserved for non-swim team swimmers be used by more than four swimmers, the Swim Team shall make another lane available for the sole use by non-swim team swimmers.
7. 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.
9. 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 15 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 USES 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 THE ACTIVITY WHICH CANNOT BE AVOIDED OR 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.

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 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: _____

Participant Signature: _____ Date: _____
(if Participant is 18 years of age or older)

Parent/Guardian Name: _____
(if Participant is a minor child)

Parent/Guardian Signature: _____ Date: _____
(if Participant is a minor child)

Address: _____

Phone Number (home): _____

Phone Number (alternate): _____

Emergency Contact: _____

Phone Number: _____

ELEVENTH ORDER OF BUSINESS

SO

Sue A. O'lear

April 16, 2025 at 12:56 PM

Agenda Item

To: Daniel Laughlin, Cc: Zach Davidson

[Details](#)

Hey Daniel -

I just got off of the phone with Ed Tolisano (the swim coach for both the Durbin Dolphins and Creekside High School). He let me know that Creekside would like to request again another agreement to practice here at Durbin this fall due to their other pool not yet being available. Can we add discussion to the agenda? He will plan to be available for questions. The request this year is similar to last year with one exception, they are asking to hold 2 meets at Durbin instead of one.

Tryouts: August 12 & 14 5:30AM - 7:30AM

Time Trials: Monday, August 18 (after school)

Practice: Monday - Friday 5:30 - 7:30AM (exact dates tba)

2 meets and 1 senior night, dates tba

I've attached last year's agreement for reference.

Thanks!

Sue

**AGREEMENT REGARDING USE OF THE DISTRICT'S AMENITY FACILITIES
FOR SWIM PRACTICE AND MEETS**

This Agreement is made and entered into this 3rd day of July, 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, St. Augustine, Florida 32092 (“**District**”), and

Creekside High School, a public high school in the St. Johns County School District, whose address is 100 Knights Lane, St. Johns, Florida 32259 (“**School**”) and, together with the District, the “**Parties**”).

RECITALS

WHEREAS, the District owns, operates, and maintains certain recreational amenity improvements within the boundaries of the District, including swimming facilities located at the South Durbin Amenity Facility (“**Swimming Facilities**”);

WHEREAS, the Creekside High School’s swim team (“**Swim Team**”) desires to make use of the Swimming Facilities for practices and the hosting of swim meets; and

WHEREAS, the District is willing to allow the Swim Team and its coaches to make use of the Swimming Facilities 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 Swimming Facilities 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 School 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. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. TERM. The term of this Agreement shall commence and be effective as of August 12, 2024, and shall remain in effect until November 10, 2024, unless cancelled earlier in accordance with Section 9 below. However, the covenants and obligations of the School 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 School's Swim Team may use the Swimming Facilities for practices and meets, as further detailed in the Practice Schedule attached as **Exhibit A**. 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 School 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 School 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 Swim Team Usage* which are incorporated herein and attached hereto as **Exhibit B**. The School shall be responsible for the conduct and supervision of all individuals utilizing the Swimming Facilities pursuant to this Agreement, and shall ensure such individuals adhere to all applicable safety protocols. The School 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 School shall pay the District a fee of Five Hundred Dollars (\$500.00) for the Swim Team's use of the Swimming Facilities in accordance with this Agreement. Payment shall be made in full prior to the commencement of pool usage.

SECTION 5. CARE OF THE PROPERTY. The School 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 School 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 School of such damage. The School 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 School 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 School'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 School agrees to defend, indemnify and hold harmless the District and its respective officers, supervisors, staff, agents, employees and contractors 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, costs or expenses 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 School 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 School 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 School agrees and covenants to provide liability insurance in an amount acceptable to the District Manager at the District Manager's sole discretion, and the School'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 School 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.

SECTION 8. WAIVER AND RELEASE. The School shall provide 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 School 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 School 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 School 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. 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.

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 School 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 School 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 ("Notices") shall be in writing and shall be delivered, mailed by Overnight Delivery or First Class Mail, postage prepaid, to the parties, as follows:

If to School: Creekside High School
100 Knights Lane
St. Johns, Florida 32259
Attn: _____

If to District: Durbin Crossing Community Development District

475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

SECTION 15. PROFESSIONAL JUDGEMENT. The School represents that it is qualified to operate a swim team and to provide certified, trained and qualified swimming instructors and/or coaches. The School further represents that its swimming instructors and/or coaches are certified as provided in Section 514.071, *Florida Statutes*, and all other applicable laws. The School 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 Swimming Facilities. 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**


Secretary/Assistant Secretary


Chairperson, Board of Supervisors

WITNESS:

CREEKSIDE HIGH SCHOOL


Sue O'Leary
Printed Name

By: 
Its: Athletic Director

- Exhibit A** – Practice & Home Swim Meet Schedules
- Exhibit B** – Guidelines for Swim Team Usage
- Exhibit C** – Waiver & Release

EXHIBIT A
Practice & Home Swim Meet Schedules

Practice Schedule
Monday – Friday 5:30 a.m. – 7:30 a.m.

Home Swim Meets
September 4, 2024 4:15 p.m. – 7:30 p.m.
Senior Swim Meet (dates and times to be announced)

EXHIBIT B
Guidelines for Swim Team Usage

1. All Swim Team usage of District facilities must be pre-scheduled with the District's Amenity Manager or his/her designee at least 30 days prior to the beginning of practices.
2. 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 Swim Team 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.
3. The Swim Team is responsible for ensuring that Swim Team members and visiting teams abide by all District rules and policies.
4. The Swim Team shall be responsible for straightening chairs and disposing of trash in poolside trash receptacles.
5. During Swim Team practices, the Swim Team shall leave lanes open as instructed by the District's Amenity Manager or his/her designee. 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.
6. The Swim Team roster must be provided to the District 30 days prior to practices beginning. The roster must include all coaching staff.
7. Proof of insurance must be provided to the District directly by Swim Team's insurer 30 days prior to practices beginning.
8. The Swim Team agreement with the District must be signed and provided to the District 30 days prior to practices beginning.
9. 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.
10. All Swim Team coaches must get an access card prior to the first day of practice.
11. 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 & Release

Pursuant to Section 744.301, Florida Statutes:

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 USES 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 THE ACTIVITY WHICH CANNOT BE AVOIDED OR 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 THE DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT HAS THE RIGHT TO REFUSE TO LET YOUR CHILD PARTICIPATE IF YOU DO NOT SIGN THIS FORM.

In consideration of the below-named individual's ("Participant") participation in the swim program operated by the Creekside High School, a public high school in the St. Johns County School District ("Program"), I, the undersigned, 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, (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 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 is not responsible for providing such treatment or transportation and I hereby agree to hold the District, its supervisors, agents, officers and staff 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 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

Participant Signature (if Participant is 18 years of age or older) Date

Parent/Guardian Name (if Participant is a minor)

Parent/Guardian Signature (if Participant is a minor) Date

Emergency Contact Name & Phone Number

TWELFTH ORDER OF BUSINESS

**NON-EXCLUSIVE LICENSE AGREEMENT BETWEEN DURBIN CROSSING
COMMUNITY DEVELOPMENT DISTRICT AND TAP N GO VENDING LLC
REGARDING VENDING MACHINE SERVICES**

THIS LICENSE AGREEMENT (“**License Agreement**”) is made and entered into April 28, 2025, by and between:

DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT, a local unit of special- purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in St. Johns County, Florida, with a mailing address c/o Governmental Management Services – North Florida LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“**District**”), and

TAP N GO VENDING LLC, a Florida limited liability company, with a mailing address of 9428 Baymeadows Road, Suite 502, Jacksonville, Florida 32256 (“**Licensee**”).

RECITALS

WHEREAS, the District owns, operates, and/or maintains various amenity facilities, including, but not limited to, the Durbin Crossing South Amenity Center, located within the boundaries of the District (“**Amenity Facility**”); and

WHEREAS, the Licensee is a company involved in the sale of beverages through vending machines (“**Vending Machines**”) and desires to operate the Vending Machines at the Amenity Facility; and

WHEREAS, the District desires to provide an opportunity for its residents to have access to vending machine services and is willing to allow the Licensee to operate the Vending Machines at the Amenity Facility; and

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

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Licensee agree as follows:

1. INCORPORATION OF RECITALS. The Recitals stated above are true and correct and are incorporated herein as a material part of this License Agreement.

2. GRANT OF LICENSE. The District hereby grants to the Licensee a non-exclusive license to place [#] Vending Machines at the Amenity Facility (“**License**”) for the sole purpose of selling beverages in full compliance with this Agreement, and other laws, regulations, and codes.

3. CONDITIONS ON THE LICENSE. The License granted in Section 2, above, is subject to the following terms and conditions:

A. The Vending Machines shall be installed at the Amenity Facility at locations that are designated by the District Manager and his/her on-site management designee (collectively, “**District Representative**”).

B. Licensee’s access to the Amenity Facility for use of the License is limited to reasonable ingress and egress to the Vending Machines located therein.

C. Beverages sold in the Vending Machines shall not include glass bottles or any alcoholic beverages.

D. Licensee shall be solely responsible for providing regular maintenance checks during the term of the License to ensure that the Vending Machines are clean, in good working order, the inventory does not include expired goods, and that proper inventory levels are maintained. All installation, maintenance, and repair activities shall be at the sole expense of the Licensee. Notwithstanding the prior sentence, any electrical work required pursuant to this License, shall be completed by a vendor selected or approved by the District Representative, in the District Representative’s sole discretion. The District shall promptly notify the Licensee of any need for repair or service, or any consumer complaints with regards to the Vending Machines.

4. SHARING OF REVENUES. Ten percent (10%) of all revenues generated by sales pursuant to this License shall be remitted to the District. Such remittance shall take place every month for as long as the License Agreement is in effect, with the first month period beginning on the first of the month in which the Vending Machines are delivered to the License Property.

5. EFFECTIVE DATE; TERM. This License Agreement shall become effective on the date first written above through October 28, 2025, unless revoked or terminated earlier in accordance with Section 6 below. The License Agreement shall be automatically renewed for additional one (1) year terms, unless written notice is provided by either party thirty (30) days prior to the expiration of the Agreement.

6. REVOCATION, SUSPENSION AND TERMINATION. The District and the Licensee acknowledge and agree that the License granted herein is a mere privilege and may be suspended or revoked, with or without cause, at the sole discretion of the District. In the event the District exercises its right to suspend or revoke the License, the District shall provide Licensee written notice of the suspension or revocation, which shall be effective immediately upon receipt by Licensee of the notice. Licensee shall remove the Vending Machines, at its sole cost, within five (5) days of its receipt of a notice of termination. Licensee may terminate this License Agreement upon written notice to the District. Licensee shall not be entitled to any compensation, off sets, incidental costs or any other payment under this Agreement. The provisions of Sections 8 and 9, below, shall survive any revocation, suspension or termination of this License Agreement.

7. COMPLIANCE WITH LAWS, RULES AND POLICIES. Licensee represents that it is qualified to provide the services permitted pursuant to the License. Licensee shall maintain all required licenses in effect and shall at all times exercise sound professional judgment in provision of the services permitted pursuant to the License. Licensee shall comply at all times with relevant statutes and regulations governing the operation of the Business and License and shall, upon request of the District, provide proof of such compliance. Licensee shall comply in all material respects with the District's rules and policies.

8. CARE OF PROPERTY. Licensee agrees to use all due care to protect the property of the District, its Patrons (as that term is defined in the Policies Regarding District Amenity Facilities) and guests from damage. Licensee shall assume responsibility for any and all damage to any real or personal property of the District or any third parties as a result of the Licensee's use of the Amenity Facility under this License Agreement, including any damage caused by either the installation or removal of the Vending Machines. Licensee assumes all risk of damage to the Vending Machines, including but not limited to damage caused by inclement weather, electricity surge, accident, vandalism, or misuse of the Vending Machines. Licensee shall repair any damage resulting from its operations at the Amenity Facility within twenty-four (24) hours. Any such repairs shall be at Licensee's sole expense, unless otherwise agreed, in writing, by the District. The provisions of this Section 8 shall survive termination of this License Agreement.

9. INDEMNIFICATION.

A. Licensee agrees to indemnify, defend, and hold harmless the District and its respective officers, agents, employees and contractors from any and all liability, claims, actions, suits or demands by any person, corporation, governmental body or other entity for any claims, injuries, death, theft and real or personal property damage of any nature arising out of, or in connection with, Licensee's use of the Amenity Facility in connection with this License Agreement.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, paralegal fees, and expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

10. INSURANCE. Licensee shall maintain, throughout the terms of this License Agreement, Commercial General Liability Insurance covering the Licensee's legal liability for bodily injuries with a limit of not less than One Million Dollars (\$1,000,000), property damage liability with a limit of not less than One Hundred Thousand Dollars (\$100,000) and commercial automobile coverage with coverages deemed acceptable to the District.

The District, its staff, consultants, officers and supervisors, shall be named as certificate holders and additional insured parties. Licensee shall furnish the District with the certificate of insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective without at least ten (10) days written notice to the

District. Insurance coverage shall be from an insurance carrier licensed to conduct business in the state of Florida.

11. RECOVERY OF COSTS AND FEES. In the event the District is required to enforce this License Agreement by court proceedings or otherwise, then if successful, the District shall be entitled to recover from the Licensee all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, and expert witness fees and costs.

12. DEFAULT. A default by either party under this License Agreement shall entitle the other party to all remedies available at law or in equity, which includes, but is not limited to, the rights of damages, injunctive relief, and specific performance.

13. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this License Agreement.

14. AMENDMENT. Amendments to and waivers of the provisions contained in this License Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

15. ASSIGNMENT. Neither the District nor the Licensee may assign their rights, duties or obligations under this License Agreement without the prior written approval of the other. Any purported assignment without said written authorization shall be void.

16. INDEPENDENT CONTRACTOR. In all matters relating to this Agreement, Licensee shall act as an independent contractor. Neither Licensee nor any individual employed by Licensee in connection with the use of the Amenity Facility are employees of the District under the meaning or application of any federal or state laws. Licensee agrees to assume all liabilities and obligations imposed by one or more of such laws with respect to its employees in the use of the Amenity Facility. Licensee shall have no authority to assume or create any obligation, express or implied, on behalf of the District and Licensee shall have no authority to represent the District as agent, employee or in any other capacity.

17. NOTICES. All notices, requests, consents, and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by overnight courier or First Class Mail, postage prepaid, to the parties as follows:

A. If to the District: Durbin Crossing Community
Development District
475 West Town Place, Suite 114
St. Augustine, FL 32092
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, FL 32301
Attn: District Counsel

B. If to the Licensee:

Tap N Go Vending LLC
9428 Baymeadows Road, Suite 502
Jacksonville, FL 32256

Except as otherwise provided in this License Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this License Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Licensee may deliver Notice on behalf of the District and the Licensee. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

18. INTERFERENCE BY THIRD PARTY. The District shall be solely responsible for enforcing its rights under this License Agreement against any interfering party. Nothing contained herein shall limit or impair the District's right to protect its rights from interference by a third party to this License Agreement.

19. COMPLIANCE WITH PUBLIC RECORDS LAWS. Licensee understands and agrees that all documents of any kind provided to the District in connection with this License Agreement may be public records, and, accordingly, Licensee agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Licensee acknowledges that the designated public records custodian for the District is **Daniel Laughlin** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Licensee 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 Licensee 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 Licensee'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 Licensee, the Licensee 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 LICENSEE HAS QUESTIONS REGARDING THE APPLICATION
OF CHAPTER 119, FLORIDA STATUTES, TO THE LICENSEE'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) 940-5899, E-MAIL: DLAUGHLIN@GMSNF.COM.

20. CONTROLLING LAW AND VENUE. This License Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in St. Johns County, Florida.

21. ARM'S LENGTH NEGOTIATION. This License Agreement has been negotiated fully among the parties as an arm's length transaction. The parties participated fully in the preparation of this License Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this License Agreement, the parties are deemed to have drafted, chosen and selected the language and any doubtful language will not be interpreted or construed against any party.

22. THIRD PARTY BENEFICIARIES. This License Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason of, to or for the benefit of any third party not a formal party to this License Agreement. Nothing in this License Agreement expressed or implied is intended nor shall be construed to confer upon any person or legal entity other than the parties hereto any right, remedy or claim under or by reason of this License Agreement or any of the provisions or conditions of this License Agreement; and all of the provisions, representations, covenants and conditions contained in this License Agreement shall inure to the sole benefit of and be binding upon the parties hereto and their respective representatives, successors and assigns.

23. AUTHORIZATION. The execution of this License Agreement has been duly authorized by the appropriate body or official of each of the parties hereto, each of the parties has complied with all the requirements of law and each of the parties has full power and authority to comply with the terms and conditions of this License Agreement.

24. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this License Agreement shall not affect the validity or enforceability of the remaining portions of this License Agreement, or any part of this License Agreement not held to be invalid or unenforceable.

25. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this License Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this License Agreement.

26. COUNTERPARTS. This License Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

27. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES. The Licensee agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any

investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

28. SCRUTINIZED COMPANIES STATEMENT. Licensee certifies it: (i) is not in violation of Section 287.135, *Florida Statutes*, (ii) is not on the Scrutinized Companies with Activities in Sudan List; (iii) is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; (iv) does not have business operations in Cuba or Syria; (v) is not on the on the Scrutinized Companies that Boycott Israel List; and (vi) is not participating in a boycott of Israel. If the Licensee is found to have submitted a false statement with regards to the prior sentence, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List, has engaged in business operations in Cuba or Syria, and/or has engaged in a boycott of Israel, the District may immediately terminate this License Agreement.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, the parties execute this License Agreement the day and year first written above.

Attest:

**DURBIN CROSSING COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

TAP N GO VENDING LLC

Licensee

THIRTEENTH ORDER OF BUSINESS

Department	Project	Project Notes	Projected Cost	Replacement Year	Capital Reserve
OPERATIONS					
South Pool	Replace Pool Pump Motors/Stand		\$35,000	FY '26	
South & North Pool	Replace Ballards/Ropes around Zero Entry Pools		Wood: \$44,627 Composite: \$49,468	FY '26	
South & North Amenity Centers	Exterior Door Replacement		\$180,000		
AMENITIES					
South Amenity Center	Replace/Upgrade Security Cameras		\$32,500		
North Amenity Center	Replace/Upgrade Security Cameras		\$32,500		
LIFESTYLE					
Special Events Budget	Increase	See Presentation	\$50,000 (20K increase)		

TOTAL

OPERATIONS					
South Slide Tower	Sandblast and Repaint		\$60,000	FY'27	
AMENITIES					
South Gym	Upgrade/Replace/Lease Cardio/Weight Equipment	Most equipment has met or is approaching projected life span	Cardio: \$75,000 Weights: \$65,000	Cardio: FY'23 Weight: FY'25	Cardio: \$34,484 Weights: \$50,147
North Gym	Upgrade/Replace/Lease Cardio/Weight Equipment	Equipment is reaching or has reached it's life span.	Cardio: \$50,000	Cardio: FY'27 Weight: FY'29	Cardio: \$22,831 Weight: \$1094

TOTAL

OPERATIONS					
South Pool	Heater	Per the Resident Survey, this was a top requested enhancement			
AMENITIES					
Social Hall	Fans and Lighting				

Durbin Crossing

Community Development District

Proposed Budget
FY 2026

Presented by:



Table of Contents

1-2	<u>General Fund</u>
3-8	<u>Narratives</u>
9	<u>Debt Service Fund Series 2017</u>
10	<u>Series 2017-1 Amortization Schedule</u>
11	<u>Series 2017-2 Amortization Schedule</u>
12	<u>Capital Reserve Fund</u>
13	<u>Assessment Schedule</u>

Durbin Crossing
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY 2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
REVENUES:					
Special Assessments - On Roll	\$ 2,681,509	\$ 2,667,410	\$ 14,099	\$ 2,681,509	\$ 2,838,080
Interest income	45,000	10,297	11,000	21,297	20,000
Other Revenues	30,000	13,723	16,277	30,000	30,000
Carry Forward Surplus	6,094	-	6,094	6,094	31,939
TOTAL REVENUES	\$ 2,762,603	\$ 2,691,429	\$ 47,470	\$ 2,738,900	\$ 2,920,019

EXPENDITURES:

Administrative

Supervisor Fees	\$ 12,000	\$ 5,000	\$ 6,000	\$ 11,000	\$ 12,000
FICA Taxes	918	383	459	842	918
Assessment Roll Administration	5,459	5,459	-	5,459	5,732
Engineering Fees	13,000	7,103	5,898	13,000	13,000
Dissemination Fees	7,860	4,130	3,730	7,860	8,253
Attorney Fees	50,000	30,616	19,384	50,000	50,000
Annual Audit	4,500	-	4,500	4,500	4,600
Trustee Fees	10,800	5,000	5,800	10,800	11,880
Arbitrage	1,200	-	1,200	1,200	1,200
Impact Fee Administration	16,377	8,189	8,189	16,377	17,196
Management Fees	56,035	28,017	28,018	56,035	58,837
Information Technology	1,638	819	819	1,638	1,720
Website Maintenance	1,092	546	546	1,092	1,146
Telephone	800	87	713	800	800
Postage	3,000	1,191	1,809	3,000	3,000
Printing & Binding	2,300	2,718	800	3,518	3,500
Insurance General Liability	9,461	8,488	-	8,488	9,550
Legal Advertising	2,000	428	1,572	2,000	2,000
Other Current Charges	500	561	139	700	700
Office Supplies	150	6	144	150	150
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$ 199,265	\$ 108,914	\$ 89,719	\$ 198,633	\$ 206,357

Durbin Crossing
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY 2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
Operations & Maintenance					
Amenity Center					
Insurance	\$ 46,680	\$ 42,167	\$ -	\$ 42,167	\$ 45,064
Repairs & Replacements	85,000	47,850	37,150	85,000	85,000
Recreational Passes	3,000	600	1,400	2,000	2,000
Office Supplies	5,000	2,387	2,613	5,000	5,000
Permit Fees	4,500	3,010	1,490	4,500	4,500
Utilities					
Water & Sewer	38,900	10,247	28,653	38,900	38,900
Electric	32,000	13,834	18,166	32,000	28,600
Cable/Phone/Internet	21,000	11,556	9,444	21,000	22,000
Security System	1,670	2,853	2,147	5,000	5,000
Amenity Center Management Contract					
Managerial (Vesta)	255,503	127,751	127,752	255,503	263,168
Staffing (Vesta)	273,601	136,800	136,801	273,601	281,809
Lifeguards (Vesta)	98,189	-	98,189	98,189	101,135
Mobile App/Website (Vesta)	3,500	1,750	1,750	3,500	3,605
Refuse Service	9,000	5,633	7,200	12,833	11,000
Pool Chemicals	35,700	18,193	17,507	35,700	35,700
Special Events	30,000	26,369	3,631	30,000	50,000
Holiday Décor	20,000	12,350	7,650	20,000	20,000
Pest Control	8,000	2,777	5,223	8,000	8,000
Pressure Washing	9,000	1,700	7,300	9,000	9,000
Fitness Equip Maintenance	8,500	888	7,612	8,500	8,500
TOTAL AMENITY CENTER	\$ 988,743	\$ 468,715	\$ 521,678	\$ 990,392	\$ 1,027,981
Grounds Maintenance					
Electric	\$ 10,000	\$ 5,359	\$ 4,641	\$ 10,000	\$ 10,000
Water & ReUse	300,000	88,877	211,123	300,000	350,000
Streetlighting	75,000	35,601	39,399	75,000	75,000
Lake Maintenance	55,620	30,511	25,109	55,620	57,289
Landscape Maintenance	562,267	281,133	281,134	562,267	579,135
Landscape Contingency	82,000	34,648	10,000	44,648	82,000
Mulch	72,500	63,000	-	63,000	65,000
Sod Replacement	180,000	175,247	-	175,247	180,000
Fuel	900	288	612	900	900
Irrigation Repairs	15,000	7,444	2,500	9,944	35,000
Capital Reserve Funding	221,309	-	221,309	221,309	251,359
TOTAL GROUNDS MAINTENANCE	\$ 1,574,595	\$ 722,110	\$ 795,825	\$ 1,517,935	\$ 1,685,682
TOTAL EXPENDITURES	\$ 2,762,603	\$ 1,299,738	\$ 1,407,222	\$ 2,706,960	\$ 2,920,019
EXCESS REVENUES (EXPENDITURES)	\$ (0)	\$ 1,391,691	\$ (1,359,751)	\$ 31,939	\$ -

Durbin Crossing
Community Development District
Budget Narrative
Fiscal Year 2026

REVENUES

Special Assessments-Tax Roll

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year. The assessments will be collected by the St. Johns County Tax Collectors Office.

Interest Income

The District earns interest on the monthly average collected balance for each of their investment accounts.

Other Revenues

Revenue received from access cards, rental fees, event fees, event sponsorships, insurance claims, and recreational programs.

Expenditures - Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 12 meetings.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Assessment Roll Administration

Charge to the District for the services of Governmental Management Services, LLC to manage the assessment roll and Lien Books relating to the Series 2017A-1/A-2 bonds.

Engineering Fees

The District's engineering firm, England, Thims & Miller, Inc., will be providing general engineering services to the District, including attendance and preparation for monthly board meetings, review invoices, etc.

Dissemination Fees

The Annual Disclosure Report prepared by Governmental Management Services, LLC required by the Security and Exchange Commission in order to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Attorney Fees

General legal services provided by the law firm of Kutak Rock LLP, who provide general legal services to the District, including attendance and preparation for monthly CDD meetings, preparation and review of agreements, resolutions, etc.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District has contracted with Berger, Toombs, Elam to conduct their annual audit.

Trustee Fees

The District's Series 2017A-1/A-2 Special Assessment Bonds are held by a Trustee with US Bank. The amount represents the fee for the administration of the District's bond issue.

Arbitrage

The District is required to annually have an arbitrage rebate calculation on the District's Series 2017A-1/A-2 Special Assessment Bonds. The District will contract with an independent certified public accounting firm to calculate the rebate liability and submit a report to the District.

Impact Fee Administration

Charges to the District for the services of Governmental Management Services, LLC to collect St. Johns County Impact Fees on behalf of the District, manage the Series 2017A-1/A-2 Impact Fee Bonds, and maintain the Lien Books.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Durbin Crossing
Community Development District
Budget Narrative
Fiscal Year 2026

Expenditures - Administrative (continued)

Information Technology

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services, LLC.

Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

Telephone

New internet and Wi-Fi service for Office.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

Expenditures - Amenity Center

Insurance

The District's Property Insurance policy is with Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium for property insurance related to the Amenity Center.

Repairs & Replacements

Represents monies budgeted for repairs and replacements for the District.

Recreational Passes

Represents the estimated cost for access cards to the District's Amenity Center.

Office Supplies

Represents any supplies needed for the operation of the Amenity Center.

Permit Fees

Represents permit fees paid to the Department of Health for the swimming pool and fees associated with music licenses at the Amenity Center.

Water & Sewer

JEA provides water and sewer services for the District. The cost of water/sewer associated with the Recreation Facilities:

Account #	Description		Monthly		Annual
68155430/86131620	145 S Durbin Pkwy Sewer	\$	300	\$	3,600
79200641	145 S Durbin Pkwy Reclaim		609		7,308
86131620	145 S Durbin Pkwy Water		210		2,520
67579848	145 S Durbin Pkwy Water		373		4,476
83113743	730 Durbin PY N Sewer		291		3,492
68090736	730 Durbin PY N Reclaim		837		10,044
85083672	730 Durbin PY N Water		304		3,648
83113743	731 Durbin PY N Water		207		2,484
	Contingency		111		1,328
	Total	\$	3,242	\$	38,900

Durbin Crossing
Community Development District
Budget Narrative
Fiscal Year 2026

Expenditures – Amenity Center (continued)
--

Electric

JEA provides for electric services for the District. The cost of electric associated with the Recreation Facilities:

<u>Account #</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
20335949	145 S Durbin Pkwy	\$ 1,800	\$ 21,600
22357510	730 Durbin PY N	808	9,696
	Contingency	59	704
	Total	\$ 2,667	\$ 32,000

Cable/Phone/Internet

The District will provide cable television services for the Amenity Centers through Comcast.

<u>Account #</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
8495 74 140 1015619	Durbin Crossing South Amenity	\$ 450	\$ 5,400
8495 74 140 0420497	Durbin Crossing South Amenity	200	2,400
8495 74 140 1246669	Durbin Crossing North Amenity	600	7,200
8496 74 140 1022920	Durbin Crossing North Amenity	420	5,040
	Contingency	80	960
	Total	\$ 1,750	\$ 21,000

Security System

Maintenance costs of the security alarms/cameras provided by Atlantic Companies.

Managerial

The District is under contract with Vesta Property Services Inc for Management and Administration Services for the Amenity Centers with additional part-time maintenance technician.

<u>Contractor</u>	<u>Monthly</u>	<u>Annual</u>
Vesta	\$ 21,931	\$ 263,168

Staffing

The District is under contract with Vesta Property Services Inc. This covers the cost of staffing for Facility Attendants, Pool Maintenance, Janitorial Services, Special Events planning, and Facility monitoring.

<u>Contractor</u>	<u>Monthly</u>	<u>Annual</u>
Vesta	\$ 23,484	\$ 281,809

Lifeguards

The District is under contract with Amenity Services Group and this is the cost to provide pool attendants (lifeguards) during the operating season for the pool.

<u>Contractor</u>	<u>Monthly</u>	<u>Annual</u>
Vesta	\$ 8,428	\$ 101,135

Mobile App/Website

Alternative mobile communication of information related to Amenity Facilities for residents and patrons included but not limited to hours of operations, resident programs, special events, and other services for the District. Contracted with Vesta to manage website and maintain services.

Refuse Service

Garbage disposal services for the Amenity Centers provided by GFL Environmental.

Pool Chemicals

The District, through Poolsure, is provided chemicals necessary for the maintenance of the Amenity Center swimming pool.

<u>Contractor</u>	<u>Monthly</u>	<u>Annual</u>
Poolsure	\$ 2,890	\$ 34,680
Contingency		1,020
Total	\$ 2,890	\$ 35,700

Special Events

Represents estimated costs for the District to host special events for the community throughout the Fiscal Year.

Holiday Décor

Represents estimated costs for the District to decorate the Amenity center for the holidays.

Durbin Crossing
Community Development District
Budget Narrative
Fiscal Year 2026

Expenditures – Amenity Center (continued)

Pest Control

The District is contracted with Turner Pest Control to provide for pest control services.

Contractor		Monthly		Annual
Monthly Service	\$	550	\$	6,600
Annual Termite Treatment		-		700
Contingency		58		700
Total	\$	608	\$	8,000

Pressure Washing

The cost of pressure washing District facilities (Amenity Center, entryway features, etc.)

Fitness Equip Maintenance

The cost of maintenance routine and inceptions of District fitness equipment.

Expenditures – Field

Electric

The cost of electricity provided by JEA for signage lighting and entry feature lighting for the District.

Account #	Description		Monthly		Annual
22840516	101 Castlegate Ln	\$	33	\$	396
79442225	104 Durbin PY N		56		670
93385371	1049 Longleaf Pine Parkway		118		1,416
99911097	107 Tollerton Ave		42		504
89863663	1513 Longleaf Pine Pkwy		40		480
26895017	16 Cloisterbane Dr Apt LL01		27		324
22580514	20 Orchid Way Apt IR01		33		396
99911094	2401 St Johns PY APT SG01		40		480
13727885	28 Heron Landing Rd Apt SG01		38		126
89866912	291 Durbin PY N		33		396
89863016	501 Saddlestone Dr		34		408
22969723	590 N Durbin Pkwy		34		408
89863705	694 N Durbin Pkwy		34		408
24067070	72 Englewood Tr Apt SG01		37		444
79442208	857 Durbin Py N Apt SG01		33		396
89315721	861 Durbin PPY N Apt SG01		33		396
14892379	910 Durbin PY N Apt SG01		33		396
79447186	94 Staplehurst Dr Apt IR01		33		396
79447185	95 Woodcross Dr Apt IR01		33		396
22840515	96 Cresthaven Pl		32		384
99912413	987 Durbin PY N		32		384
89865800	997 Lauriston Dr		33		396
	Total	\$	861	\$	10,000

Water & ReUse

Water and re-use water needed for irrigation and maintenance of the common grounds provided by JEA.

Account #	Description		Monthly		Annual
86131602	102 Durbin PY N	\$	4,500	\$	54,000
70115360	102 Merkland Ct		106		1,272
72360080	1021 Lauriston Dr		284		3,408
69877485	104 Harbury Dr		103		1,236
66534516/85979418	105 S Durbin Pkwy		2,044		24,528
70115339	106 Charmed Pl		103		1,236
67386400/85979412	109 Islesbrook Pkwy		866		10,392
68090726/86131627	1090 Durbin PY N		307		3,684
74704275	116 Averley Wy Apt IR01		154		1,848
74704274	118 Pineta Wy Apt IR01		159		1,908
70115336	124 Weathered Oak Ct		141		1,692
71890295	1244 Leith Hall Dr		547		6,564
74704249	126 Cantley Wy Apt IR01		168		2,016
73697024	128 Willow Winds Parkway		361		4,332
71890305	1305 Fryston St		451		5,412
71890313	138 Tollerton Ave		105		1,260
71890303	1386 Fryston St		508		6,096
	Total	\$	10,907	\$	130,884

Durbin Crossing
Community Development District
Budget Narrative
Fiscal Year 2026

Expenditures – Field (continued)

Account #	Description	Monthly	Annual
	Balance Brought Forward	\$ 10,907	\$ 130,884
68682298	1503 Cullaig Ct.	108	1,296
74704273	155 Telford Dr Apt IR01	50	606
71890297	158 Castlegate LA	94	1,132
75457834	16 Cloisterbane Dr Apt LL01	86	1,028
71890296	1620 Fenton Av	78	934
83716990	185 Islesbrook Pkwy	163	1,956
85563431	2050 Longleaf Pine PY	2,373	28,473
68682232	240 Tollerton Ave	47	564
81948581	241 Islesbrook Pkwy Apt IR01	46	552
67862610	265 Willow Winds Pkwy	259	3,108
69214857	293 Willow Winds Pkwy	36	432
82196245	310 N Glen Laurel Dr	78	936
69877486	358 Willow Winds PKWY	50	600
72360078	585 Saddlestone Dr	180	2,160
80532666	594 Saddlestone Dr	151	1,812
64240486/85979458	606 Longleaf Pine PY	3,015	36,180
64240480	810 Durbin PY N	5,084	61,008
87614656	84 Willow Winds PY	88	1,055
74704276	867 Durbin PY N Apt IR01	168	2,016
74704251	868 Durbin PY N Apt IR01	50	600
67386405	89 Heron Landing Rd Apt IR01	744	8,928
68081639	90 Woodcross Dr	402	4,824
68081637	91 Staplehurst Dr	470	5,640
74704265	912 Durbin PY N Apt IR01	75	900
64240168	96 Cresthaven Place	48	576
	Contingency	150	1,800
	Total	\$ 25,000	\$ 300,000

Streetlighting

The District street lighting cost for the community - the amount is based upon the current tariff in effect with JEA.

Account #	Description	Monthly	Annual
70 watts/254 Units	104 Durbin PY N	\$ 2,050	\$ 24,600
200 watts/4 Units	105 Durbin PY N	66	792
70 watts/66 Units	128 Willow Winds Pkwy	553	6,636
28763969	104 Durbin PY N Apt 2	33	396
200 watts/56 Units	145 S Durbin Pkwy	639	7,663
70 watts/170 Units	145 S Durbin Pkwy	1,322	15,865
70 watts/90 Units	145 S Durbin Pkwy	688	8,256
70 watts/25 Units	16 Cloisterbane Dr	208	2,500
70 watts/32 Units	16 Cloisterbane Dr	259	3,108
70 watts/44 Units	89 Heron Landing Rd Apt IR01	352	4,224
	Contingency	80	960
	Total	\$ 6,250	\$ 75,000

Lake Maintenance

The District is under contract with Solitude Lake Management LLC for the maintenance of the lakes at Durbin Crossing Community Development District.

Contractor	Monthly	Annual
Solitude Lake Management LLC	\$ 4,774	\$ 57,289

Landscape Maintenance

The District is under contract with Yellowstone for maintenance of the common areas in the District.

Contractor	Monthly	Annual
Yellowstone	\$ 48,261	\$ 579,135

Landscape Contingency

A provision for additional landscape features or for repair of existing landscaping.

Mulch

Represents estimated costs for mulch applications around common areas in the District.

Durbin Crossing
Community Development District
Budget Narrative
Fiscal Year 2026

Expenditures – Field (continued)

Sod Replacement

Represents estimated costs for sod replacement around common areas in the District.

Fuel

Fuel purchases for maintenance equipment.

Irrigation Repairs

The cost of miscellaneous irrigation repairs and maintenance incurred.

Capital Reserve Funding

The District funds a capital reserve to fund the renewal and replacement of District's capital related facilities that gets transferred to the Capital Reserve Fund.

Durbin Crossing
Community Development District
Proposed Budget

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

Description	Adopted Budget FY 2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
REVENUES:					
Special Assessments - Tax Roll	\$ 3,054,876	\$ 3,037,499	\$ 17,377	\$ 3,054,876	\$ 3,054,876
Interest Earnings	5,000	68,827	50,000	118,827	20,000
Carry Forward Surplus ⁽¹⁾	1,029,219	1,088,959	-	1,088,959	1,251,571
TOTAL REVENUES	\$ 4,089,095	\$ 4,195,284	\$ 67,377	\$ 4,262,662	\$ 4,326,447
EXPENDITURES:					
Series 2017A-1					
Interest 11/1	\$ 513,416	\$ 513,416	\$ -	\$ 513,416	\$ 488,656
Principal Prepayment - 11/1	-	10,000	-	10,000	-
Interest 5/1	513,416	-	513,256	513,256	488,656
Principal 5/1	1,645,000	-	1,640,000	1,640,000	1,695,000
Series 2017A-2					
Interest 11/1	84,788	84,788	-	84,788	80,444
Principal Prepayment - 11/1	-	5,000	-	5,000	-
Interest 5/1	84,788	-	84,631	84,631	80,444
Principal 5/1	165,000	-	160,000	160,000	175,000
TOTAL EXPENDITURES	\$ 3,006,406	\$ 613,203	\$ 2,397,888	\$ 3,011,091	\$ 3,008,200
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 3,006,406	\$ 613,203	\$ 2,397,888	\$ 3,011,091	\$ 3,008,200
EXCESS REVENUES (EXPENDITURES)	\$ 1,082,689	\$ 3,582,081	\$(2,330,510)	\$ 1,251,571	\$ 1,318,247

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26	\$ 462,172
Interest Due 11/1/26	75,850
	<u>\$ 538,022</u>

Durbin Crossing
Community Development District
AMORTIZATION SCHEDULE

Debt Service Series 2017-1 Special Assessment Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
05/01/25	26,850,000	3.000%	1,640,000	513,256	
11/01/25	25,210,000		-	488,656	2,641,912.50
05/01/26	25,210,000	3.125%	1,695,000	488,656	
11/01/26	23,515,000		-	462,172	2,645,828.13
05/01/27	23,515,000	3.250%	1,750,000	462,172	
11/01/27	21,765,000		-	433,734	2,645,906.25
05/01/28	21,765,000	3.375%	1,805,000	433,734	
11/01/28	19,960,000		-	403,275	2,642,009.38
05/01/29	19,960,000	3.375%	1,870,000	403,275	
11/01/29	18,090,000		-	371,719	2,644,993.75
05/01/30	18,090,000	3.500%	1,935,000	371,719	
11/01/30	16,155,000		-	337,856	2,644,575.00
05/01/31	16,155,000	5.000%	1,995,000	337,856	
11/01/31	14,160,000		-	287,981	2,620,837.50
05/01/32	14,160,000	5.000%	2,095,000	287,981	
11/01/32	12,065,000		-	235,606	2,618,587.50
05/01/33	12,065,000	3.750%	2,235,000	235,606	
11/01/33	9,830,000		-	193,700	2,664,306.25
05/01/34	9,830,000	3.750%	2,320,000	193,700	
11/01/34	7,510,000		-	150,200	2,663,900.00
05/01/35	7,510,000	4.000%	2,405,000	150,200	
11/01/35	5,105,000		-	102,100	2,657,300.00
05/01/36	5,105,000	4.000%	2,500,000	102,100	
11/01/36	2,605,000		-	52,100	2,654,200.00
05/01/37	2,605,000	4.000%	2,605,000	52,100	2,657,100.00
Total			\$ 26,850,000	\$ 7,551,456	\$ 34,401,456

Durbin Crossing Community Development District

AMORTIZATION SCHEDULE Debt Service Series 2017-2 Special Assessment Refunding Bonds (combined)

Period	Coupons	Principal	Interest	Annual Debt Service
05/01/25	3,030,000	160,000	84,631	-
11/01/25	2,870,000	-	80,444	325,075
05/01/26	2,870,000	175,000	80,444	-
11/01/26	2,695,000	-	75,850	331,294
05/01/27	2,695,000	180,000	75,850	-
11/01/27	2,515,000	-	71,131	326,981
05/01/28	2,515,000	195,000	71,131	-
11/01/28	2,320,000	-	65,619	331,750
05/01/29	2,320,000	205,000	65,619	-
11/01/29	2,115,000	-	59,831	330,450
05/01/30	2,115,000	215,000	59,831	-
11/01/30	1,900,000	-	53,750	328,581
05/01/31	1,900,000	225,000	53,750	-
11/01/31	1,675,000	-	47,394	326,144
05/01/32	1,675,000	240,000	47,394	-
11/01/32	1,435,000	-	40,606	328,000
05/01/33	1,435,000	255,000	40,606	-
11/01/33	1,180,000	-	33,388	328,994
05/01/34	1,180,000	270,000	33,388	-
11/01/34	910,000	-	25,756	329,144
05/01/35	910,000	285,000	25,756	-
11/01/35	625,000	-	17,694	328,450
05/01/36	625,000	305,000	17,694	-
11/01/36	320,000	-	9,063	331,756
05/01/37	320,000	320,000	9,063	329,063
Total		\$ 3,030,000	\$ 1,245,681	\$ 4,275,681

Durbin Crossing
Community Development District
Proposed Budget
Capital Reserve Fund

Description	Adopted Budget FY 2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
REVENUES:					
Miscellaneous Revenue/Interest Income	\$ 24,333	\$ 26,719	\$ 25,000	\$ 51,719	\$ 32,075
Capital Reserve Funding	221,309	-	221,309	221,309	251,359
Carry Forward Balance	1,243,030	-	1,243,030	1,243,030	1,146,059
TOTAL REVENUES	\$ 1,488,672	\$ 26,719	\$ 1,489,339	\$ 1,516,059	\$ 1,429,493
EXPENDITURES:					
Capital Outlay	\$ 150,000	\$ 153,385	\$ 96,615	\$ 250,000	\$ 250,000
Repair and Replacement	23,881	61,551	38,449	100,000	100,000
Other Current Charges	-	18,685	1,315	20,000	20,000
TOTAL EXPENDITURES	\$ 173,881	\$ 233,621	\$ 136,379	\$ 370,000	\$ 370,000
Other Sources/(Uses)					
Transfer in/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 173,881	\$ 233,621	\$ 136,379	\$ 370,000	\$ 370,000
EXCESS REVENUES (EXPENDITURES)	\$ 1,314,791	\$ (206,902)	\$ 1,352,960	\$ 1,146,059	\$ 1,059,493

Reserve Study* Update 2023 through 2051

Description	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Beginning Balance	\$ 1,531,757	\$ 1,303,810	\$ 1,013,810	\$ 1,139,441	\$ 1,349,315
Contributions	54,638	100,000	275,179	283,434	291,937
Interest Income	29,675	10,000	24,333	32,075	37,356
Impact Fees	8,467	-	-	-	-
Expenditures	(320,726)	(400,000)	(173,881)	(105,635)	(297,799)
Ending Balance	\$ 1,303,810	\$ 1,013,810	\$ 1,139,441	\$ 1,349,315	\$ 1,380,809
Projected Per Budget	\$ 1,258,811	\$ 1,314,791	\$ 1,059,493	N/A	N/A
Variance	\$ (45,000)	\$ (45,000)	N/A	N/A	N/A

* Refer to Durbin Crossing CDD Reserve Study Re #7776 Page 4-1 of PDF

Durbin Crossing
Community Development District
Non-Ad Valorem Assessments Comparison
2025-2026

Neighborhood	O&M Units	Annual Maintenance Assessments			
		FY 2026	FY 2025	Increase/ (decrease)	
80'-83'	339	\$1,807.62	\$1,707.90	\$99.72	5.84%
70'-73'	319	\$1,593.80	\$1,505.87	\$87.93	5.84%
63'	482	\$1,401.78	\$1,324.44	\$77.33	5.84%
53'	468	\$1,179.27	\$1,114.21	\$65.06	5.84%
43'	206	\$1,002.38	\$947.08	\$55.30	5.84%
Town Homes	235	\$742.94	\$701.95	\$40.99	5.84%
Town Homes DR	275	\$742.94	\$701.95	\$40.99	5.84%
Commercial/Retail/Office	144,153	\$0.59	\$0.56	\$0.03	5.84%
Total	146,477				

SIXTEENTH ORDER OF BUSINESS

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 visibility, and adding movable pickleball nets. Look into difference between re-stripping four pickleball courts vs re-stripping two courts and purchasing four rolling pickleball nets. Research pickleball paddle rack and signage. Create plan for implementation of a reservation system and necessary policy additions.	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	Look into 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 completed 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) benches 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/stripping 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	Look into options/costs to upgrade the current access card system. Consider systems that have phone scan capabilities.	Board approved Proposal from Dynamic Security for Aurora Management software for access control system NTE \$40,000
Pond Aeration	9/23/24	Zach Davidson	Complete	Work with Solitude to revisit the possible need for aeration in Pond 48.	The Board approved proposal for fish to help with pond issues
Gym Age Policy	9/23/24	Sue O'lear	Complete	Look into Fitness 15 policy success: How many registrants, any problems, any information on whether to allow 14 year olds. Follow up with resident on current policy regarding whether the 18 year old that goes to the gym with them has to be in her household or just a resident.	The Board approved 6 month trial of "Fitness 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 midge 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 monitor and paddle racks will be used to get into the line for court usage
Signs for Green Space	1/27/25	Sue O'lear	Complete	Add signage to green spaces in community to notify residents that organized sports cannot be held in those areas	Signs have been installed in the Green Spaces throughout the Community
Send E-Blast Regarding Trespassing on JEA Tract	1/27/25	Sue O'lear	Complete	Send e-blast to residents notifying them of issues of vehicles driving on the JEA tract and that it is trespassing. Police will be called	E-Blast was sent to the Community

Petition County Regarding Updating Signs at Round-A-Bout (N Durbin & Sanctuary)	1/27/25	Mike Yuro	Complete	Engineer to contact County about outdated signage at round-a-bout and request new signs be installed that follow current code	County has sent employees to inspect the area. They will be updating the signage and adding other safety updates
Send Survey to Residents for Potential Future Improvements for the Community	1/27/25	Sue O'lear	Complete	Staff to send eblast to resident requesting input on potential capital projects for the upcoming fiscal year. The top three requests will be considered	Survey was sent. This will continue to be monitored for optimal participation
Tennis	9/23/24	Sue O'lear	Complete	Gather information on usage of tennis court to help plan next phase of pickleball conversions.	The current system appears to be working. Staff will continue to monitor
Post Age Policy	9/23/24	Sue O'lear	Complete	Create table of age policy summary for amenity usage and post in high visibility areas.	Posted
Draft Letter to Sheriff Hardick regarding Trespassing	2/24/25	Daniel Laughlin	Complete	Draft Letter to Sheriff Hardick regarding trespassing issue at the JEA tract	Letter was sent to Sherriff Hardwick. SJSO reached out and will be increasing patrols in the area.
Landscape Pricing for Years 4 & 5	2/24/25	Zach Davidson	Complete	Staff to get pricing from Yellowstone for years 4 & 5 of the contract	Yellowstone provided pricing for years 4 & 5. BOS approved Counsel to draft agreement
Write Letter to Commissioner Regarding Traffic Concerns	12/3/24	Daniel Laughlin	In Progress	Draft letter to County Commissioner regarding traffic concerns at Longleaf and Islesbrook as well as Tollerton. Request response in 90 days.	Letter was drafted and sent to Commissioner ; Continuing to monitor
"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.	
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.	
Pool Usage Age Limit	12/3/24	Sue O'lear	In Progress	Gather information on Communities that allow ages 14 and up to access the pool without adult supervision	
Continue to Follow up With the County Regarding Round-A-Bout at North Durbin & Sanctuary	2/24/25	Mike Yuro	In Progress	Engineer to follow up with County for updates on their plans for the round-a-bout at North Durbin & Sanctuary	
Follow Up with County on Park Improvements in the Area	2/24/25	Daniel Laughlin	In Progress	Get status/update from the County regarding their park projects in the area	
Continue to Contact JEA to Replace Out Streetlights	2/24/25	Zach Davidson	In Progress	Continue to monitor/put in tickets to replace out streetlights in the community.	
Monitor Trespass Signage at JEA Easement	2/24/25	Zach Davidson	In Progress	Monitor No Trespassing signed at JEA Easement for 3-4 months.	
Monitor Traffic Study	3/24/25	Mike Yuro/Zach Davidson/Daniel Laughlin	In Progress	Monitor traffic study that may take place on Longleaf Pine. Update Board at August meeting	