## Durbin Crossing Community Development District

*MAY 19, 2025* 



# **Durbin Crossing Community Development District**

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

May 12, 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 and Board of Supervisors Meeting is scheduled for **Monday**, **May 19**, **2025 at 6:00 p.m.** at the Durbin Crossing South Amenity Center, 145 South Durbin Parkway, St. Johns, Florida 32259.

Following is the agenda for the meeting:

- I. Pledge of Allegiance
- II. Roll Call
- III. Audience Comments
- IV. Review of Action Items
- V. Approval of Consent Agenda
  - A. Minutes
    - 1. April 28, 2025 Audit Committee Meeting
    - 2. April 28, 2025 Board of Supervisors Meeting
  - B. Financial Statements
  - C. Assessment Receipts Schedule
  - D. Check Register
- VI. Staff Reports
  - A. Landscape & Irrigation Maintenance Team Report
  - B. District Counsel

- C. District Engineer
- D. District Manager
- E. General Manager
  - 1. Report
  - 2. Gym Equipment
- F. Operations Manager
  - 1. Report
  - 2. Exterior Door Replacement and/or Conversion to Windows
- G. Amenity Manager Report
- VII. Discussion of Phase IV Sod Replacement
- VIII. Discussion of Irrigation Enhancement (Leith Hall through South Amenities)
  - IX. Consideration of Resolution 2025-04, Approving the Proposed Budget for Fiscal Year 2026 and Setting a Public Hearing Date for Adoption
  - X. Supervisors' Request and Audience Comments
  - XI. Review of Action Items
- XII. Next Scheduled Meeting June 23, 2025 at 6:00 p.m. at the Durbin South Amenity Center
- XIII. Adjournment

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

Sincerely,

Daniel Laughlin

Daniel Laughlin District Manager



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

Tennis & Basketball Court Resurfacing	8/26/24	Zach Davidson	Complete	Oversee the resurfacing of the basketball and tennis courts. One tennis court to be converted into two pickleball courts. Zach will look into fence portion and discussion color/striping at next meeting as well as provide warranty info.	Proposals were approved to fully convert one (1) tennis court into two (2) pickleball courts at South Amenity Center. At North amenity center both tennis courts are being striped for pickleball to play both tennis and pickleball.			
Access Card System Upgrade	8/26/24	Sue O'lear	Complete	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	Workwith Solitude to revisit the possible need for aeration in Pond 48.	The Board approved proposal for fish to help with pond issues			
Gym Age Policy	9/23/24	Sue O'lear	Complete	Look into Fitness 15 policy success: How many registrants, any problems, any information on whether to allow 14 year olds. Follow up with resident on current policy regarding whether the 18 year old that goes to the gym with them has to be in her household or just a resident.	The Board approved 6 month trial of "Fiteness 14". Will bring results back to the June meeting			
Traffic Study Results Patriot Oaks	10/28/24	Mike Yuro/Zach Davidson	Complete	Get results of traffic study from the County.	Engineer contacted the County and was told this was a normal annual traffic study			
Midge Fly Treatment	10/28/24	Zach Davidson	Complete	Look into options to remedy midge fly problems (are there fish that would help keep them under control)	The Board approved proposal from Solitude to stock pond 48 with 300 bluegill and 300 redear sunfish which eat midget fly larvae in the amount of \$3,140			
Sod Phase III	8/26/24	Zach Davidson/Sue O'lear	Complete	Sod project was approved. Monitor Yellowstone to make sure everything is on track. Staff to create communications to residents regarding the project.	Sod project completed			
Look Into Access Point for JEA Powerline Tract	10/28/24	Zach Davidson/Daniel Laughlin/Mike Eckert	Complete	Determine if the District is able to block off access points to prevent vehicles from entering the tract. Is the District able to put up a fence? Will a picture of a vehicle and license plate be enough to trespass	Counsel updated the Board on options. It was determined no action would be taken at this time to add fencing. Will continue to monitor			
Tennis/Pickleball Court Reservation System	12/3/24	Sue O'lear	Complete	Look into reservation system for tennis/pickleball courts	Staff updated Board on options. After discussion and input from residents, the District will continue to mointor and paddle racks will be used to get into the line for court usage			
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 help 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 Communtiy			

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	Complete	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 & Sancuary	
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	
Update Amenity Doors	4/28/25	Zach Davidson	In Progress	Convert Doors to Windows/ Quote for any door that needs replacement/ Painter to see what can be done with remaining/ Confirm with Fire Marshel on which doors can be eliminated	
JEA Light Rides	4/28/25	Zach Davidson	In Progress	Draft tracker to keep for reporting out lights to JEA	
Bollards	4/28/25	Zach Davidson	In Progress		
Pool Pumps	4/28/25	Zach Davidson	In Progress	Confirm pool pumps to be replacement in November	
Hurricane Season	4/28/25	Zach Davidson	In Progress	Start preparations for hurricane season starting 6/1/25	
Gym Equipment	4/28/25	Sue O'lear	In Progress	Bring Proposals with comparison for lease verses purchase options	
Camera Equipment	4/28/25	Sue O'lear	Sue O'lear In Progress Dynamic Security approved with c		
Communications	4/28/25	Kiki Jimenez	In Progress	Keep Residents informed of landscape/irrigation enhancements	
Durbin Dolphins	4/28/25	Sue O'lear/Karen Haber	In Progress	Complete updated agreement with Dolphins and ensure adherence to policy	
Vending Machine	4/28/25	Kiki Jimenez	In Progress	Coordinate placement of new machines	



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# Minutes of Meeting Durbin Crossing Community Development District

The Durbin Crossing Community Development District audit committee met Monday, April 28, 2025 at 6:00 p.m. at the Durbin South Amenity Center, 145 South Durbin Parkway, St. Johns, Florida.

Present were:

Peter E. Pollicino Shalene B. Estes Jason Harrah Marilee Giles Mike Eckert

The following is a summary of the discussions and actions taken at the April 28, 2025 audit committee meeting.

#### FIRST ORDER OF BUSINESS Call to Order

Ms. Giles called the audit committee meeting to order and called the roll.

## THIRD ORDER OF BUSINESS Approval of Auditor Selection Evaluation Criteria

Five proposed criteria, all equally weighted at 20 points were presented to the Board. The proposed criteria include ability of personnel, proposer's experience, understanding scope of work, ability to furnish the required services, and price.

On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor the evaluation criteria was approved to include price.

#### FOURTH ORDER OF BUSINESS Other Business

On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor the audit committee meeting adjourned at 6:02 p.m.

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# 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, April 28, 2025 at 6:03 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:

Marilee Giles	District Manager
Mike Eckert	District Counsel
Mike Yuro	District Engineer

Matt Davis

Sue O'Lear

Kristen "Kiki" Jimenez

Zach Davidson

Vesta/Amenity Services Group

Jack ThompsonYellowstoneRichard CraigYellowstone

The following is a summary of the discussions and actions taken at the April 28, 2025 meeting.

#### FIRST ORDER OF BUSINESS Pledge of Allegiance

Ms. Giles called the meeting to order and led the pledge of allegiance.

#### SECOND ORDER OF BUSINESS Roll Call

Ms. Giles called the roll.

#### THIRD ORDER OF BUSINESS

#### **Audience Comments**

A resident stated there have been issues with the irrigation system for over a year and there is a lot of grass at the main entrance that is dying.

Ms. Berden joined the meeting at this time.

The next item was taken out of order.

#### NINTH ORDER OF BUSINESS

# Consideration of Agreement with Durbin Crossing Dolphins Swim Team

A representative of the swim team stated we are starting practice tonight and working with Mike Eckert we signed the agreement, understanding that we still needed to discuss and resolve the issue of whether lifeguards must be present at the swim meets.

Mr. Eckert stated the understanding I walked away from the last board meeting with was that the swim team was going to talk to their members about whether they wanted to either use the district's lifeguards or as I understood it, they were going to provide lifeguards. The response after that was no, we don't want to use the Vesta lifeguards, and we don't want to have the requirement of lifeguards at all. The agreement is signed with lifeguards for the meets, which is consistent with how it was signed before. Because we were going to meet today, we said let's put the requirement in there for lifeguards for meets and you can come to this meeting and if the board agrees that you are not required at all we can amend the agreement to take that requirement out.

A representative of the swim team stated I thought when we were here last time, we were saying no lifeguards at all and I think the confusion was when you sent me that agreement it was Vesta lifeguards. I thought we were on the same page of saying no lifeguards, all together, Vesta or anybody else.

Mr. Harrah stated we can look at the minutes of that meeting, but I thought lifeguards were required for liability purposes for the district. We thought it was a small additional charge \$5 per kid to add lifeguards. I understand now that you have not had lifeguards and have been doing this for years but for the one instance that something happens the district gets litigated against, it would be a level of security for us to have.

Mr. Pollicino stated the other out was if you didn't want to use our lifeguards, you would provide lifeguards on your own.

Mr. Eckert stated every contract that left my office had lifeguards in it. I am told staff at some point agreed with the swim team to not have lifeguards.

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Mr. Harrah stated the board was unanimous about expecting lifeguards. I can't speak to what staff said but every agreement that has been signed since I have been on the board for nine years has had the requirement of lifeguards. We are only talking about \$4 or \$5 per kid extra, we are not talking thousands of dollars.

Mr. Eckert stated I can rewrite the agreement to say you will hire Vesta lifeguards.

On MOTION by Ms. Estes seconded by Mr. Harrah with all in favor the agreement with Durbin Crossing Dolphins Swim Team was approved in substantial form with the change to require the team to hire Vesta lifeguards.

Ms. Hall joined the meeting during this item.

# TENTH ORDER OF BUSINESS Consideration of Request for Pool Usage from Creekside High School

A representative of the Creekside High School Swim team stated we are requesting to have two meets this year. We will do tryouts Tuesday and Thursday August 12 and 14<sup>th</sup> in the morning. The following Monday evening, the 18<sup>th</sup>, we have a time trial to see who makes the team. Then we go into our practice. We have two meets but don't yet have dates for them. The only change from last year is one extra meet.

On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor the request for pool usage for swim practice by Creekside High School Swim Team and two meets was approved.

The next item taken out of order.

#### **Attorney – Discussion of Epic litigation**

Mr. Eckert stated before you vote on this item, I suggest you take audience comments because we didn't know how to describe this item on the agenda at the time the agenda needed to be published.

There were no comments from the public.

Mr. Davis stated Peter and I attended mediation on Tuesday, we did reach a tentative agreement with them resulting in payment to Durbin of \$300,000 total. It is still subject to your

approval. At the end of the day, it is a little bit lower than I would like but they say that mediation is where everybody walks away a little unhappy. This is something I recommend, it gets the district its money back from Epic in full. The district paid \$210,000 to Epic, we don't feel like they did a good job, but it gets us that back plus whether you want to term it interest, attorney's fees, expert fees, whatever it costs to get them to give us our money back, we got that in full if we accept this deal. The deal on the table is \$300,000 in exchange we dismiss the lawsuit, and we don't incur any more costs.

Mr. Pollicino stated Matt was very good at the mediation, the settlement is tough, but it is a good settlement. It is my recommendation that we accept the offer that was presented.

On MOTION by Mr. Pollicino seconded by Mr. Harrah with all in favor the offer of \$300,000 to settle the lawsuit against Epic was approved.

Mr. Davis left the telephone conference at this time.

#### FOURTH ORDER OF BUSINESS Review of Action Items

Ms. Giles gave an overview of the open items on the action items list, which was included in the agenda package.

#### FIFTH ORDER OF BUSINESS

**Approval of Consent Agenda** 

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

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

#### SIXTH ORDER OF BUSINESS

**Staff Reports** 

A. Landscape Maintenance Team - Report

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

After discussion of the issues with the irrigation system on Long Leaf Pine Parkway the board took the following action.

On MOTION by Mr. Harrah seconded by Ms. Estes with all in favor the proposals from Yellowstone to put in new wiring and accessory items on Long Leaf Pine Parkway was approved in an amount not to exceed \$250,000.

Various other landscaping and irrigation topics were discussed. The next two items taken out of order.

#### EIGHTH ORDER OF BUSINESS Discussion of Phase IV Sod Replacement

This item deferred to the May meeting at which time staff will bring it back as part of the budget process.

## TWELFTH ORDER OF BUSINESS Discussion of FY26 Budget and Wish List Items

The board and staff discussed the upgrade to the balance of the irrigation system for the rest of the community for budgeting purposes.

#### SIXTH ORDER OF BUSINESS – Continued

#### **B.** District Counsel – Discussion of Epic Litigation

The Epic Litigation issue was taken earlier in the meeting.

Mr. Eckert stated the significant pieces of legislation that could affect the district kind of withered and we will update the board on any changes at the next meeting.

#### C. District Engineer

There being none, the next item followed.

#### D. District Manager

Ms. Giles stated there is a letter in the agenda package from the supervisor of elections reporting that there are 4,765 registered voters residing within Durbin Crossing CDD.

Just a reminder to complete your form 1 no later than July 1<sup>st</sup>. I will send an email tomorrow with links to the ethics training and the form 1 filing. There is a small box that says, bring in my data from last year and that makes it a lot easier.

You will approve your budget May 19th and adopt it at your August meeting.

#### E. General Manager - Report

Ms. O'Lear stated I highlighted several things that ended up being action items you already discussed, the conversations with the Dolphins and Creekside. We are down two ellipticals in south and the other two are hanging on by a thread and I have pricing from two companies for three ellipticals. In the survey a lot of people have asked for a seated leg press machine rather than an elliptical and I have pricing from two vendors for that. We did not get a significant number of responses to the survey from the last meeting and this meeting. We haven't made it to 300. The upside of the survey is that we are able to act on the smaller suggestions. Upgrading the gyms was the second most popular suggestion.

Bring back to the May meeting lease versus purchase options for the gym equipment.

#### F. Operations Manager - Report

Mr. Davidson gave an overview of the field operation manager's report, copy of which was included in the agenda package.

#### G. Amenity Manager – Report

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

On MOTION by Ms. Hall seconded by Mr. Estes with all in favor staff was authorized to reallocate \$5,000 from the holiday décor budget to the special events budget.

On MOTION by Mr. Harrah seconded by Ms. Estes with all in favor the agreement for vending machine services at north and south amenity centers was approved.

#### SEVENTH ORDER OF BUSINESS

Acceptance of the Audit Committee's Recommended Criteria and Authorizing Staff to Issue Request for Proposals

On MOTION by Mr. Harrah seconded by Ms. Estes with four in favor the audit committee's recommendation was accepted and staff was authorized to issue an RFQ for audit services.

#### **EIGHTH ORDER OF BUSINESS**

**Discussion of Phase IV Sod Replacement** 

This item taken earlier in the meeting.

#### NINTH ORDER OF BUSINESS

Consideration of Agreement with Durbin

**Crossing Dolphins Swim Team** 

This item taken earlier in the meeting.

#### TENTH ORDER OF BUSINESS

**Consideration of Request for Pool Usage from** 

**Creekside High School** 

This item taken earlier in the meeting.

#### **ELEVENTH ORDER OF BUSINESS**

Consideration of Agreement for Vending

Machine Services at North and South

**Amenity Centers** 

This item taken earlier in the meeting.

#### TWELFTH ORDER OF BUSINESS

Discussion of FY 26 Budget and Wish List

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The irrigation portion of this item was taken earlier in the meeting.

Ms. O'Lear stated I have direction on how to research gym improvements. The pool pump was approved at the last meeting.

The board discussed commercial doors, and the balance of the wish list items.

# THIRTEENTH ORDER OF BUSINESS Discussion of Security Matters (Closed to the Public)

The board and staff went into a closed session to discuss the District's security system and security plan after which the public portion of the meeting was reconvened, and the board took the following action.

On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor Dynamic Security was selected as the security provider in an amount not to exceed \$70,000 and staff was authorized to enter into a contract subject to confirming there is no termination prohibition in any current agreement and further discussion of a separate maintenance agreement to extend beyond the warranty period.

# FOURTEENTH ORDER OF BUSINESS Supervisor's Requests and Audience Comments

Ms. Hall stated I want to make sure that the lap pool always has a lifeguard. If there is a guard at the slide and a guard at the lap pool, there should never be a situation where the lap pool does not have a guard if there are guards on duty.

Ms. Estes stated I want to make sure the board is aware of the cell tower proposed for Durbin.

#### FIFTEENTH ORDER OF BUSINESS Review of Action Items

A copy of the action items was included in the agenda package. The new items that were discussed during the meeting will be added to the list.

# SIXTEENTH ORDER OF BUSINESS Next Scheduled Meeting – May 19, 2025 at 6:00 p.m. at the Durbin South Amenity Center

Ms. Giles stated the next meeting will be held May 19, 2025 at 6:00 p.m. at the same location.

On MOTION by Ms. Estes seconded by Ms. Hall with all in favor the meeting adjourned at 8:45 p.m.

Secretary/Assistant Secretary	Chairman/Vice Chairman



Community Development District

Unaudited Financial Reporting April 30, 2025



# Durbin Crossing Community Development District Combined Balance Sheet April 30, 2025

	General Fund	,	Debt Service Fund	Ca	pital Reserve Fund	Gov	Totals ernmental Funds
Assets:							
Cash:							
Operating Account	\$ 151,996	\$	-	\$	16,968	\$	168,964
Due from Other	1,139		-		-		1,139
Investments:							
State Board of Administration (SBA)	2,648		-		1,045,911		1,048,559
Custody	1,519,366		-		1,764		1,521,131
Series 2017A1							
Reserve	-		1,343,722		-		1,343,722
Revenue	-		3,582,124		-		3,582,124
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
Prepaid Expenses	5,000		-		-		5,000
Deposits	200		-		-		200
Total Assets	\$ 1,680,349	\$	5,135,676	\$	1,064,644	\$	7,880,669
Liabilities:							
Accounts Payable	\$ 16,750	\$	-	\$	8,800	\$	25,550
Total Liabilites	\$ 16,750	\$	-	\$	8,800	\$	25,550
Fund Balance:							
Nonspendable:							
Prepaid Items	\$ 5,000	\$	-	\$	-	\$	5,000
Deposits	200		-		-		200
Restricted for:							
Debt Service - Series	-		5,135,676		-		5,135,676
Assigned for:							
Capital Reserve Fund	-		-		1,055,844		1,055,844
Unassigned	1,658,399		-		-		1,658,399
<b>Total Fund Balances</b>	\$ 1,663,599	\$	5,135,676	\$	1,055,844	\$	7,855,119
Total Liabilities & Fund Balance	\$ 1,680,349	\$	5,135,676	\$	1,064,644	\$	7,880,669

#### Community Development District General Fund

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

For The Period Ending April 30, 2025

Budget           Revenues:         2,681,500           Interest Income         45,000           Other Revenues         30,000           Total Revenues         \$ 2,756,500           Expenditures:           General & Administrative:           Supervisor Fees         \$ 12,000           FICA Taxes         918           Assessment Roll Administration         5,450           Engineering Fees         13,000           Dissemination Fees         7,860           Attorney Fees         50,000           Annual Audit         4,500           Trustee Fees         10,800           Arbitrage         1,200           Impact Fee Administration         16,37           Management Fees         56,03           Information Technology         1,63           Website Maintenance         1,09           Telephone         80           Postage         3,000	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	2,681,509 26,250 17,500 2,725,259	\$ \$	2,667,410 16,204 14,042 <b>2,697,655</b>	\$	(14,100) (10,046) (3,458)
Special Assessments - Tax Roll   \$ 2,681,506     Interest Income   45,000     Other Revenues   30,000     Total Revenues   \$ 2,756,506     Expenditures:	\$ \$ \$	26,250 17,500		16,204 14,042		(10,046) (3,458)
Interest Income       45,000         Other Revenues       30,000         Fotal Revenues       \$ 2,756,500         Expenditures:       Expenditures:         Supervisor Fees       \$ 12,000         FICA Taxes       918         Assessment Roll Administration       5,450         Engineering Fees       13,000         Attorney Fees       7,860         Annual Audit       4,500         Impact Fees       10,800         Arbitrage       1,200         Impact Fee Administration       16,377         Management Fees       56,032         Information Technology       1,638         Website Maintenance       1,092         Telephone       800	\$ \$ \$	26,250 17,500		16,204 14,042		(10,046) (3,458)
Other Revenues         30,000           Total Revenues         \$ 2,756,500           Expenditures:         Supervisor Fees         \$ 12,000           Supervisor Fees         \$ 12,000         \$ 12,000           FICA Taxes         918         \$ 2,450           Assessment Roll Administration         5,450         \$ 13,000           Engineering Fees         13,000         \$ 13,000           Attorney Fees         50,000         \$ 10,800           Annual Audit         4,500         \$ 10,800           Arbitrage         1,200         \$ 16,37           Impact Fee Administration         16,37         \$ 16,38           Management Fees         56,032         \$ 16,38           Information Technology         1,636           Website Maintenance         1,092           Telephone         800	\$ \$ 0 \$	17,500	\$	14,042	\$	(3,458)
Total Revenues         \$ 2,756,500           Expenditures:           General & Administrative:           Supervisor Fees         \$ 12,000           FICA Taxes         918           Assessment Roll Administration         5,450           Engineering Fees         13,000           Dissemination Fees         7,860           Attorney Fees         50,000           Annual Audit         4,500           Trustee Fees         10,800           Arbitrage         1,200           Impact Fee Administration         16,37           Management Fees         56,03           Information Technology         1,636           Website Maintenance         1,097           Telephone         800	<b>9 \$</b>		\$		\$	
Expenditures:  General & Administrative:  Supervisor Fees \$ 12,000 FICA Taxes 918 Assessment Roll Administration 5,456 Engineering Fees 13,000 Attorney Fees 50,000 Annual Audit 4,500 Arbitrage 10,800 Impact Fee Administration 16,377 Management Fees 56,038 Information Technology 1,638 Website Maintenance 10,097	) \$	2,725,259	\$	2,697,655	\$	(27.404
General & Administrative:       \$ 12,000         Supervisor Fees       \$ 12,000         FICA Taxes       918         Assessment Roll Administration       5,456         Engineering Fees       13,000         Dissemination Fees       7,860         Attorney Fees       50,000         Annual Audit       4,500         Trustee Fees       10,800         Arbitrage       1,200         Impact Fee Administration       16,37         Management Fees       56,03         Information Technology       1,636         Website Maintenance       1,097         Telephone       800						(4/,004
Supervisor Fees       \$ 12,000         FICA Taxes       918         Assessment Roll Administration       5,459         Engineering Fees       13,000         Dissemination Fees       7,860         Actorney Fees       50,000         Annual Audit       4,500         Erustee Fees       10,800         Arbitrage       1,200         Impact Fee Administration       16,377         Management Fees       56,032         Information Technology       1,638         Website Maintenance       1,092         Telephone       800						
FICA Taxes 918 Assessment Roll Administration 5,459 Engineering Fees 13,000 Dissemination Fees 7,860 Attorney Fees 50,000 Annual Audit 4,500 Frustee Fees 10,800 Arbitrage 1,200 mpact Fee Administration 16,377 Management Fees 56,039 Information Technology 1,636 Website Maintenance 1,092 Felephone 800						
Assessment Roll Administration 5,459 Engineering Fees 13,000 Dissemination Fees 7,860 Attorney Fees 50,000 Annual Audit 4,500 Crustee Fees 10,800 Arbitrage 1,200 Impact Fee Administration 16,377 Management Fees 56,039 Information Technology 1,636 Website Maintenance 1,097 Elephone 800	1	7,000	\$	6,000	\$	1,000
Engineering Fees       13,000         Dissemination Fees       7,860         Attorney Fees       50,000         Annual Audit       4,500         Trustee Fees       10,800         Arbitrage       1,200         Impact Fee Administration       16,377         Management Fees       56,032         Information Technology       1,638         Website Maintenance       1,092         Telephone       800	,	536		459		77
Dissemination Fees       7,860         Attorney Fees       50,000         Annual Audit       4,500         Trustee Fees       10,800         Arbitrage       1,200         mpact Fee Administration       16,377         Management Fees       56,033         nformation Technology       1,638         Website Maintenance       1,092         Celephone       800	<del>)</del>	5,459		5,459		-
Attorney Fees 50,000 Annual Audit 4,500 Trustee Fees 10,800 Arbitrage 1,200 mpact Fee Administration 16,377 Management Fees 56,031 nformation Technology 1,638 Website Maintenance 1,092 Telephone 800	)	7,583		8,010		(427
Annual Audit       4,500         Crustee Fees       10,800         Arbitrage       1,200         mpact Fee Administration       16,37         Management Fees       56,03         nformation Technology       1,636         Website Maintenance       1,092         Celephone       800	)	4,585		5,085		(500
Crustee Fees       10,800         Arbitrage       1,200         Impact Fee Administration       16,37         Management Fees       56,03         Information Technology       1,638         Website Maintenance       1,092         Celephone       800	)	29,167		42,512		(13,345
Arbitrage       1,200         mpact Fee Administration       16,37         Management Fees       56,03         nformation Technology       1,638         Website Maintenance       1,092         Celephone       800	)	-		-		-
mpact Fee Administration 16,377 Management Fees 56,038 nformation Technology 1,638 Website Maintenance 1,092 Celephone 800	)	10,800		10,775		25
Management Fees 56,039 Information Technology 1,638 Vebsite Maintenance 1,092 Telephone 800	)	1,200		1,200		-
nformation Technology 1,638 Website Maintenance 1,092 Felephone 800	7	9,553		9,553		-
Vebsite Maintenance1,092Celephone800	;	32,687		32,687		0
'elephone 800	3	955		956		(0
•	2	637		637		(0
2 0 0 0	)	467		106		361
Ustage 5,000	)	1,750		1,295		455
Printing & Binding 2,300	)	2,300		2,728		(428
nsurance General Liability 9,462	Ĺ	9,461		8,488		973
egal Advertising 2,000	)	1,167		555		612
Other Current Charges 500	)	500		561		(61
Office Supplies 150	)	88		7		81
Oues, Licenses & Subscriptions 175	;	175		175		-
Fotal General & Administrative \$ 199,26	5 \$	126,069	\$	137,247	\$	(11,178
Operations & Maintenance						
Amenity Center		46.600	<b>.</b>	40.445	<b>.</b>	4 = 4 0
nsurance \$ 46,680		46,680	\$	42,167	\$	4,513
Repairs & Replacements 85,000		49,583		54,596		(5,013
Recreational Passes 3,000		1,750		600		1,150
Office Supplies 5,000		2,917		2,444		473
Permit Fees 4,500	,	2,625		3,010		(385
<u>Utilities</u>		22.600		40.054		40.400
Vater & Sewer 38,900		22,692		12,254		10,438
Electric 32,000		18,667		16,502		2,165
Cable/Phone/Internet 21,000 Security System 1,670		12,250 1,670		13,895 2,853		(1,645 (1,183

#### Community Development District General Fund

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

For The Period Ending April 30, 2025

		Adopted	Pro	rated Budget		Actual		
		Budget	Thi	ru 04/30/25	Th	ru 04/30/25	V	ariance
Amenity Center Management Contracts								
Managerial (Vesta)		255,503		149,043		149,043		0
Staffing (Vesta)		273,601		159,601		159,600		0
Lifeguards (Vesta)		98,189		10,372		10,372		-
Mobile App/Website (Vesta)		3,500		2,042		2,042		(0)
Refuse Service		9,000		5,250		6,618		(1,368)
Pool Chemicals		35,700		20,825		21,251		(426)
Special Events		30,000		17,500		28,450		(10,950)
Holiday Décor		20,000		11,667		12,350		(683)
Pest Control		8,000		4,666		3,246		1,420
Pressure Washing		9,000		5,250		1,700		3,550
Fitness Equip Maintenance		8,500		4,958		888		4,070
Subtotal Amenity Center	\$	988,743	\$	550,008	\$	543,882	\$	6,127
Grounds Maintenance								
Electric	\$	10,000	\$	5,833	\$	5,803	\$	30
Water & ReUse	4	300,000	4	175,000	4	100,147	4	74,853
Streetlighting		75,000		43,750		41,902		1,848
Lake Maintenance		55,620		32,445		35,073		(2,628)
Landscape Maintenance		562,267		327,989		327,989		0
Landscape Contingency		82,000		47,833		37,048		10,785
Mulch		72,500		69,900		69,900		10,703
Sod Replacement		180,000		175,247		175,247		_
Fuel		900		525		406		119
Irrigation Repairs		15,000		8,750		8,538		212
Capital Reserve Funding		221,309		0,730		0,550		212
Capital Reserve Fulluling		221,309						
Subtotal Ground Maintenance	\$	1,574,595	\$	887,272	\$	802,053	\$	85,219
Total Operations & Maintenance	\$	2,563,338	\$	1,437,281	\$	1,345,935	\$	91,346
•		· ·		, ,		<u> </u>		,
Total Expenditures	\$	2,762,603	\$	1,563,350	\$	1,483,182	\$	80,168
Excess (Deficiency) of Revenues over Expenditures	\$	(6,094)	\$	1,161,909	\$	1,214,474	\$	52,564
Net Change in Fund Balance	\$	(6,094)	\$	1,161,909	\$	1,214,474	\$	52,564
Eund Polongo Poginning	¢	6.004			¢	440.136		
Fund Balance - Beginning	\$	6,094			\$	449,126		

#### Community Development District

Month to Month

		Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:														
Special Assessments - Tax Roll	\$	- \$	186,234 \$	2,194,062 \$	5,791 \$	229,447 \$	51,876 \$	- \$	- \$	- \$	- \$	- \$	- \$	2,667,410
Interest Income		177	53	238	292	4,340	5,196	5,908	-	-	-	-	-	16,204
Other Revenues		7,613	369	523	112	5,107	-	319	-	-	-	-	-	14,042
Total Revenues	\$	7,790 \$	186,656 \$	2,194,823 \$	6,195 \$	238,894 \$	57,072 \$	6,226 \$	- \$	- \$	- \$	- \$	- \$	2,697,655
Expenditures:														
General & Administrative:														
Supervisor Fees	\$	1,000 \$	- \$	1,000 \$	1,000 \$	1,000 \$	1,000 \$	1,000 \$	- \$	- \$	- \$	- \$	- \$	6,000
FICA Taxes	·	77	_	77	77	77	77	77	_	-	_	-	-	459
Assessment Roll Administration		5,459	-	-	-	-	-	-	-	-	_	-	-	5,459
Engineering Fees		2,975	825	990	1,115	1,198	908	-	-	-	_	-	-	8,010
Dissemination Fees		855	655	655	655	655	655	955	-	-	_	-	-	5,085
Attorney Fees		3,420	9,613	3,537	4,843	5,985	3,219	11,896	_	_	_	_	-	42,512
Annual Audit		-	-	-	-	-	-	-	_	-	_	-	-	
Trustee Fees		5,000	_	_	_	_	_	5,775	_	_	_	_	_	10,775
Arbitrage		-	_	_	_	_	_	1,200	_	_	_	_	_	1,200
Impact Fee Administration		1,365	1,365	1,365	1,365	1,365	1,365	1,365	_	_	_	_	-	9,553
Management Fees		4,670	4,670	4,670	4,670	4,670	4,670	4,670				_	_	32,687
Information Technology		137	137	137	137	137	137	137	_			_	_	956
Website Maintenance		91	91	91	91	91	91	91				_	_	637
Telephone		20	7	15	5	14	26	19				_	_	106
Postage		50	588	169	189	125	69	104						1,295
Printing & Binding		27	1,243	16	19	11	1,403	104	-	-	-	-	-	2,728
Insurance General Liability		8,488	1,243	-	17	- 11	1,403	10	-	-	-	-	-	8,488
Legal Advertising		86	171	-	-	85	85	127	-	-	-	-	-	555
-			145	10		251	145	127	-	-	-	-	-	561
Other Current Charges		-		10	10 1	251	145	1	-	-	-	-	-	7
Office Supplies Dues, Licenses & Subscriptions		1 175	1	1	1	1	1	1	-	-	-	-	-	175
-				-		-			-		•	-	-	
Total General & Administrative	\$	33,894 \$	19,510 \$	12,731 \$	14,175 \$	15,663 \$	13,848 \$	27,426 \$	- \$	- \$	- \$	- \$	- \$	137,247
Operations & Maintenance														
Amenity Center														
Insurance	\$	42,167 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	42,167
Repairs & Replacements		10,061	7,722	7,916	1,170	12,066	8,915	6,747	-	-	-	-	-	54,596
Recreational Passes		-	-	-	-	200	400	-	-	-	-	-	-	600
Office Supplies		393	250	494	139	509	602	57	-	-	-	-	-	2,444
Permit Fees		446	-	500	2,064	-	-	-	-	-	-	-	-	3,010
<u>Utilities</u>		-	-	-	-	-	-	-	-	-	-	-	-	
Water & Sewer		1,114	1,182	1,479	2,268	2,404	1,800	2,007	-	-	-	-	-	12,254
Electric		2,502	2,378	2,208	1,820	2,551	2,376	2,667	-	-	-	-	-	16,502
Cable/Phone/Internet		1,841	1,841	1,841	1,935	1,988	2,111	2,339	-	-	-	-	-	13,895
			135	_	2,718									2,853

# Durbin Crossing Community Development District

#### Month to Month

		0ct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Center Management Contracts														
Managerial (Vesta)		21,292	21,292	21,292	21,292	21,292	21,292	21,292	-	-	-	-	-	149,043
Staffing (Vesta)		22,800	22,800	22,800	22,800	22,800	22,800	22,800	-	-	-	-	-	159,600
Lifeguards (Vesta)		-	-	-	-	662	9,710	-	-	-	-	-	-	10,372
Mobile App/Website (Vesta)		292	292	292	292	292	292	292	-	-	-	-	-	2,042
Refuse Service		879	1,158	869	877	872	978	985	-	-	-	-	-	6,618
Pool Chemicals		2,936	3,146	2,936	3,058	3,058	3,058	3,058	-	-	-	-	-	21,251
Special Events		4,035	7,899	7,660	5,175	862	737	2,081	-	-	-	-	-	28,450
Holiday Décor		-	6,387	375	5,587	-	-	-	-	-	-	-	-	12,350
Pest Control		456	456	456	470	470	470	470	-	-	-	-	-	3,246
Pressure Washing		-	-	1,700	-	-	-	-	-	-	-	-	-	1,700
Fitness Equip Maintenance		-	-	-	-	525	363	-	-	-	-	-	-	888
Subtotal Amenity Center	\$	111,214 \$	76,938 \$	72,816 \$	71,665 \$	70,552 \$	75,903 \$	64,795 \$	- \$	- \$	- \$	- \$	- \$	543,882
Grounds Maintenance			_											
Electric	\$	614 \$	2,126 \$	622 \$	654 \$	705 \$	638 \$	444 \$	- \$	- \$	- \$	- \$	- \$	5,803
Water & ReUse	Φ	16,969	7,196	18,539	20,774	14,227	11,172	11,270	- 4	- 4	- y	- 9	- 4	100,147
Streetlighting		5,918	5,939	5,877	5,787	6,064	6,017	6,300			_		_	41,902
Lake Maintenance		4,562	4,562	4,562	4,562	4,562	7,702	4,562	_	_	_	_		35,073
Landscape Maintenance		46,856	46,856	46,856	46,856	46,856	46,856	46,856	_	_	_	_		327,989
Landscape Contingency		12,436	6,752	12,460	-	3,000	-	2,400	_	_	_	_		37,048
Mulch		-	63,000	-	-	-	-	6,900	_	_	-	-	-	69,900
Sod Replacement		_	175,247	_	-	-	-	-	_	_	-	-	-	175,247
Fuel		36	-	29	29	133	61	118	-	-	-	-		406
Irrigation Repairs		_	_	1,463	-	5,018	963	1.094	-	-	-	-		8,538
Capital Reserve Funding		-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Ground Maintenance	\$	87,391 \$	311,678 \$	90,407 \$	78,662 \$	80,564 \$	73,408 \$	79,943 \$	- \$	- \$	- \$	- \$	- \$	802,053
Total Operations & Maintenance	\$	198,605 \$	388,617 \$	163,223 \$	150,326 \$	151,116 \$	149,311 \$	144,738 \$	- \$	- \$	- \$	- \$	•	1,345,935
Total Operations & Maintenance	3	190,005 \$	300,617 \$	103,223 \$	150,526 \$	151,116 \$	149,511 \$	144,/38 \$	- 3	- 3	- \$	- \$	- 3	1,343,935
Total Expenditures	\$	232,499 \$	408,126 \$	175,954 \$	164,501 \$	166,780 \$	163,159 \$	172,164 \$	- \$	- \$	- \$	- \$	- \$	1,483,182
Excess (Deficiency) of Revenues over Expenditures	\$	(224,709) \$	(221,470) \$	2,018,869 \$	(158,306) \$	72,114 \$	(106,087) \$	(165,937) \$	- \$	- \$	- \$	- \$	- \$	1,214,474
Net Change in Fund Balance	\$	(224,709) \$	(221,470) \$	2,018,869 \$	(158,306) \$	72,114 \$	(106,087) \$	(165,937) \$	- \$	- \$	- \$	- \$	- \$	1,214,474

#### **Community Development District**

#### Debt Service Fund Series 2017 A1 & A2

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

For The Period Ending April 30, 2025

		Adopted	Pro	rated Budget		Actual		
		Budget	Th	ru 04/30/25	Th	ru 04/30/25	,	Variance
Revenues:								
Special Assessments - Tax Roll	\$	3,054,876	\$	3,054,876	\$	3,037,499	\$	(17,377)
Interest Income		5,000		5,000		87,028		82,028
Total Revenues	\$	3,059,876	\$	3,059,876	\$	3,143,260	\$	83,384
Expenditures:								
<u>Series 2017 A-1</u>								
Interest-11/1	\$	513,416	\$	513,416	\$	513,416	\$	-
Principal Prepayment - 11/1		-		-		10,000		(10,000)
Interest - 5/1		513,416		-		-		-
Principal - 5/1		1,645,000		-		-		-
Series 2017 A-2								
Interest -11/1	\$	84,788	\$	84,788	\$	84,788	\$	-
Principal Prepayment - 11/1		-		-		5,000		(5,000)
Interest - 5/1		84,788		-		-		-
Principal - 5/1		165,000		-		-		-
Total Expenditures	\$	3,006,406	\$	598,203	\$	613,203	\$	(15,000)
Excess (Deficiency) of Revenues over Expenditures	\$	53,470	\$	2,461,673	\$	2,530,057	\$	68,384
Other Financing Sources/(Uses):								
Transfer In/(Out)	\$	-	\$	-	\$	-	\$	-
Total Other Financing Sources/(Uses)	\$	_	\$	-	\$	_	\$	_
Total Other Financing Jour Ces/ (USES)	Ψ	-	Ψ	-	Ψ	-	Ψ	-
Net Change in Fund Balance	\$	53,470	\$	2,461,673	\$	2,530,057	\$	68,384
Fund Balance - Beginning	\$	1,029,219			\$	2,605,619		
Fund Balance - Ending	\$	1,082,689			\$	5,135,676		

#### **Community Development District**

#### **Capital Reserve Fund**

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

For The Period Ending April 30, 2025

	Adopted	Pro	ated Budget		Actual		
	Budget	Thr	u 04/30/25	Th	ru 04/30/25	7	/ariance
Revenues							
Capital Reserve Funding	\$ 221,309	\$	-	\$	-	\$	-
Miscellaneous Revenue/Interest Income	24,333		24,333		30,567		6,234
Total Revenues	\$ 245,642	\$	24,333	\$	30,567	\$	6,234
Expenditures:							
Capital Outlay	\$ 150,000	\$	150,000	\$	165,275	\$	(15,275)
Repair and Replacement	23,881		23,881		66,048		(42,167)
Other Current Charges	-		-		33,384		(33,384)
Total Expenditures	\$ 173,881	\$	173,881	\$	264,707	\$	(90,826)
Excess (Deficiency) of Revenues over Expenditures	\$ 71,761			\$	(234,140)		
Other Financing Sources/(Uses)							
Transfer In/(Out)	\$ -	\$	-	\$	-	\$	-
Total Other Financing Sources (Uses)	\$ -	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$ 71,761			\$	(234,140)		
Fund Balance - Beginning	\$ 1,243,030			\$	1,289,984		
Fund Balance - Ending	 						

### **Community Development District**

#### Long Term Debt Report

Series 2017A-1, Special Assessment Refunding Bonds							
Interest Rate: Maturity Date: Reserve Fund Definition		Various 5/1/2037 50% MADS					
Reserve Fund Requirement Reserve Fund Balance	\$	1,343,722 1,343,722					
Bonds outstanding - 3/31/2017 Less: May 1, 2017 (Prepayment) Less: May 1, 2018 (Prepayment) Less: May 1, 2018 (Prepayment) Less: May 1, 2019 (Prepayment) Less: May 1, 2019 (Prepayment) Less: May 1, 2019 (Prepayment) Less: May 1, 2020 (Prepayment) Less: May 1, 2020 (Prepayment) Less: May 1, 2020 (Prepayment) Less: May 1, 2021 (Prepayment) Less: May 1, 2021 Less: May 1, 2021 Less: May 1, 2022 Less: May 1, 2023 Less: May 1, 2023 Less: May 1, 2024 Less: November 1, 2024 (Prepayment)			\$	37,825,000 (40,000) (1,415,000) (10,000) (15,000) (1,445,000) (25,000) (25,000) (25,000) (1,495,000) (1,95,000) (1,515,000) (1,555,000) (1,595,000) (10,000)			
Current Bonds Outstanding			\$	26,850,000			

Series 2017A-2, Special Ass	sessment Refunding Bonds		
Interest Rate:	5.00% -6.25	5%	
Maturity Date:	5/1,	2037	
Reserve Fund Definition	50% MADS		
Reserve Fund Requirement	\$ 172	2,938	
Reserve Fund Balance	172	2,938	
Bonds outstanding - 3/31/2017			\$ 4,580,000
Less: May 1, 2018			(130,000)
Less: May 1, 2018 (Prepayment)			(170,000)
Less: November 1, 2018 (Prepayment)			(10,000)
Less: May 1, 2019			(130,000)
Less: May 1, 2019 (Prepayment)			(25,000)
Less: November 1, 2019 (Prepayment)			(20,000)
Less: May 1, 2020			(140,000)
Less: May 1, 2020 (Prepayment)			(65,000)
Less: May 1, 2021			(145,000)
Less: May 1, 2021 (Prepayment)			(40,000)
Less: November 1, 2021 (Prepayment)			(20,000)
Less: May 1, 2022			(150,000)
Less: May 1, 2022 (Prepayment)			(95,000)
Less: May 1, 2023			(155,000)
Less: May 1, 2023 (Prepayment)			(95,000)
Less: May 1, 2024			(155,000)
Less: November 1, 2024 (Prepayment)			(5,000)
Current Bonds Outstanding			\$ 3,030,000

*C*.

### **DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT**

### **Fiscal Year 2025 Assessment Receipts**

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

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

	RECEIVED					
				TOTAL AMOUNT		
ST JOHNS COUNTY DISTRIBUTION	DATE	DEBT	O&M	RECEIVED		
1	11/5/2024	12,161.97	10,680.15	22,842.12		
2	11/15/2024	93,657.36	82,246.14	175,903.50		
3	11/20/2024	106,253.57	93,307.63	199,561.20		
4	12/6/2024	262,499.56	230,516.61	493,016.17		
5	12/19/2024	168,010.17	147,539.81	315,549.98		
6	1/9/2025	2,067,967.13	1,816,005.97	3,883,973.10		
INTEREST	1/13/2025	6,594.31	5,790.85	12,385.16		
7	2/20/2025	261,281.33	229,446.80	490,728.13		
7	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%		



Community Development District

### Check Run Summary April 30, 2025

Fund	Date	Check No.	Amount		
General Fund					
Payroll	4/29/25	50887-50891	\$ 923.50	)	
			Sub-Total	\$	923.50
Accounts Payable					
	4/1/25	7197-7206	\$ 56,489.56		
	4/16/25	7207-7214	29,213.61	=	
	4/25/25	7215-7222	62,471.23	}	
			Sub-Total	\$	148,174.40
Capital Reserve Fund	4/16/25	276-276	\$ 19,196.00	)	
	4/25/25	277	11,890.00		
			Sub-Total	\$	31,086.00
Wells Fargo Credit Card*					
wens range ereart car a	4/28/25	March Purchases	\$ 5,477.91	-	
			Sub-Total	\$	5,477.91
Total				\$	185,661.81

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

PR300R	PAYROL	L CHECK REGISTER	RUN 4/29/25 PAGE 1
CHECK #	EMP #	EMPLOYEE NAME	CHECK CHECK AMOUNT DATE
50887	11	SARAH G HALL	184.70 4/28/2025
50888	13	JASON S HARRAH	184.70 4/28/2025
50889	8	PETER E POLLICINO	184.70 4/28/2025
50890	18	SHALENE B ESTES	184.70 4/28/2025
50891	19	SHAWNA R BERDEN	184.70 4/28/2025
			·

TOTAL FOR REGISTER 923.50

DURB DURBIN CROSS SRICE

# **ATTENDANCE SHEET**

Meeling Date:							
	Supervisor	In Attendance	Fees				
1.	Shawna Berden Assistant Secretary		\$200				
2.	Peter Pollicino Chairman		\$200				
3.	Sarah Gabel Hall Assistant Secretary	·/	\$200				
4.	Shalene B. Estes Assistant Secretary	✓	\$200				
5.	Jason Harrah Vice Chairman	V	\$200				
District Manager:	Moul	S) Apr:1282	02S				

PLEASE RETURN COMPLETED FORM TO BERNADETTE PEREGRINO

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/08/25 PAGE 1
\*\*\* CHECK DATES 04/01/2025 - 04/30/2025 \*\*\* DURBIN CROSSING - GENERAL FUND

CHIECK Di	01,01,20	,23 01,30,202.	BA	NK A GENERAL	FUND			
CHECK VEN DATE	D#INV	OICEEX	XPENSED TO O DPT ACCT# S	UB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT #
4/01/25 004		5 45171 2025		4300		*	400.00	
		(50) PROXIMI	TY CARDS	DYNAMIC SECU	RITY PROFESSIONAL	LS INC		400.00 007197
4/01/25 001	73 3/19/25	5 42673 20250 TSI POWER IN	03 320-53800-4	4200		*	43.17	
		ISI POWER IN	LEI PARI	FIRST PLACE	FITNESS EQUIPMENT	r 		43.17 007198
	94 12/06/24	4936 2024	12 320-53800-4	4200		*	1,545.00	
		REPAIR BROKE	N CONDUIT	KAD ELECTRIC	COMPANY			1,545.00 007199
4/01/25 003	70 3/19/25	5 3539275 2025 FEB GENERAL (	02 310-51300-3	1500		*	3,219.07	
		FEB GENERAL (	COUNSEL	KUTAK ROCK L	LP			3,219.07 007200
4/01/25 001	09 4/01/25	3 13129562 2025 APR POOL CHEI	04 320-53800-4	5510		*	1,062.09	
								1,062.09 007201
	09 4/01/25	3 13129562 2025 APR POOL CHEI	04 320-53800-4	5510			1,996.40	
		APR POOL CHE	MICALS SOUTH	POOLSURE				1,996.40 007202
4/01/25 002	83 3/26/25	FISH STOCKING	03 320-53800-4	6800		*	3,140.00	
				SOLITUDE LAK	E MANAGEMENT LLC			3,140.00 007203
4/01/25 002	52 11/12/24	1 30092 2025 SPECIAL EVENT	03 320-53800-4			*	152.00	
				VESTA PROPER	TY SERVICES INC			152.00 007204
4/01/25 002	52 4/01/25	5 425486 2025 APR FACILITY	04 320-53800-4	5517		*	8,105.75	
		425486 2025	04 320-53800-4 NS MANAGER	6000		*	6,176.91	
	4/01/25	5 425486 2025 APR GENERAL I	04 320-53800-4			*	7,009.22	
	4/01/25		04 320-53800-4	5507		*	2,304.33	
	4/01/25	5 425486 2025 APR POOL MAII	04 320-53800-4	5505		*	3,150.15	
	4/01/25	425486 2025 APR MAINTENAI	04 320-53800-4	5518		*	4,482.78	
	4/01/25	5 425486 2025 APR FACILITY	04 320-53800-4	5503		*	7,074.55	

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/08/25 PAGE 2
\*\*\* CHECK DATES 04/01/2025 - 04/30/2025 \*\*\* DURBIN CROSSING - GENERAL FUND

^^^ CHECK DATES	DURBIN CROSSING - GENERAL FUND  BANK A GENERAL FUND			
CHECK VEND# DATE	INVOICEEXPENSED TO VENDOR NAME DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS			CHECK AMOUNT #
	4/01/25 425486 202504 320-53800-45515	*	5,788.26	
	APR FACILITY MONITORS 4/01/25 425486 202504 320-53800-45210 APR MOBILE APP	*	291.67	
	VESTA PROPERTY SERVICES INC			44,383.62 007205
	3/13/25 S121350 202503 320-53800-44200	*	548.21	
	NEW THEROSTAT  WEATHER ENGINEERS INC			548.21 007206
4/16/25 00443	3/28/25 3032 202503 320-53800-46211	*	6,900.00	
	PLAYGROUND MULCH FIRST COAST MULCH			6,900.00 007207
4/16/25 00444	4/06/25 01 202504 320-53800-45511	*	300.00	
	APRIL BREW CREW  GISELLE TAPIA			300.00 007208
4/16/25 00021	4/01/25 534 202504 310-51300-34000 MANAGEMENT FEES APR	*	4,669.58	
	MANAGEMENT FEES APR 4/01/25 534 202504 310-51300-55000 WEBSITE ADMIN APR	*	91.00	
	4/01/25 534 202504 310-51300-35100	*	136.50	
	INFORMATION TECHNOLOGY 4/01/25 534 202504 310-51300-32500	*	1,364.75	
	IMPACT FEE COLLECTION 4/01/25 534 202504 310-51300-31300	*	655.00	
	DISSEMATION AGENT SRVC 4/01/25 534 202504 310-51300-51000	*	1.23	
	OFFICE SUPPLIES 4/01/25 534 202504 310-51300-42000	*	104.06	
	POSTAGE 4/01/25 534 202504 310-51300-42500	*	10.05	
	COPIES 4/01/25 534 202504 310-51300-41000	*	18.85	
	TELEPHONE GOVERNMENTAL MANAGEMENT SERVICE	ES		7,051.02 007209
	5/01/25 13129562 202505 320-53800-45510	*	1,062.09	
	POOL CHEMICALS NORTH  POOLSURE			1,062.09 007210
4/16/25 00066	4/14/25 62052187 202504 320-53800-45513	*	102.93	
	APR PEST CONTROL 4/14/25 62052243 202504 320-53800-45513 APR MOSQUITO SERVICE	*	122.23	

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/08/25 PAGE 3
\*\*\* CHECK DATES 04/01/2025 - 04/30/2025 \*\*\* DURBIN CROSSING - GENERAL FUND

^^^ CHECK DATES U	4/01/2025 - 04/30/2025 ^^^	DURBIN CROSSING - GENERAL FUND BANK A GENERAL FUND			
CHECK VEND# . DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	. VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK
	4/15/25 62052187 202504 320-53800	-45513	*	83.63	
	APR PEST CONTROL 4/15/25 62052243 202504 320-53800 APR MOSOUITO SERVICE	-45513	*	160.82	
		TURNER PEST CONTROL			469.61 007211
4/16/25 00252	3/26/25 425524 202503 320-53800	-44200	*	681.06	
	FENCE REINSTALL 3/31/25 425922 202503 320-53800	-44200	*	375.92	
	LIFEGUARD RESCUE TUBES 4/01/25 04012025 202503 320-53800		*	662.20	
	LIFEGUARD HOURS FEB 4/01/25 04012025 202503 320-53800	-45501	*	9,710.21	
	LIFEGUARD HOURS MAR	VESTA PROPERTY SERVICES INC			11,429.39 007212
4/16/25 00382	1/07/25 844326 202501 320-53800	-46400	*	1,094.00	
	NELSON VALVE REPLACEMENT	YELLOWSTONE LANDSCAPE			1,094.00 007213
4/16/25 00402	4/10/25 3746 202503 310-51300		*	907.50	
	MAR ENGINNERING FEES	YURO & ASSOCIATES LLC			907.50 007214
4/25/25 00281	4/15/25 16 202504 310-51300 AMORT SCHD SERIES 2017A1	-31300	*	100.00	
	AMORT SCHO SERIES 2017A1 4/15/25 16 202504 310-51300 AMORT SERIES 2017A2#1	-31300	*	100.00	
	AMORI SERIES 2017A2#1 4/15/25 16 202504 310-51300 AMORT SERIES 2017A2#2	-31300	*	100.00	
	AMORI SERIES 201/A2#2	DISCLOSURE SERVICES LLC			300.00 007215
4/25/25 00378	3/31/25 764133 202503 310-51300 MAR BOS PUBLIC NOTICE	-48000	*	127.12	
	MAR BOS PUBLIC NOTICE	GANNETT MEDIA CORP DBA GANNETT FL			127.12 007216
4/25/25 00314	4/17/25 155826 202504 320-53800 ALUMINUM PANNEL REPAIR	-44200	*	892.50	
	ALUMINUM PANNEL REPAIR	HARDWICK FENCE LLC			892.50 007217
4/25/25 00370	4/18/25 3553145 202503 310-51300 GEN COUNSEL SERVICE MAR	-31500		3,011.63	
		KUTAK ROCK LLP			3,011.63 007218
4/25/25 00386	4/16/25 90981 202503 310-51300 PROF SERVICES THRU MAR 3	-31500	*	7,402.40	
	PROF SERVICES INKU MAR 3	PASKERT DIVERS THOMPSON			7,402.40 007219
<del></del>			<del>-</del>	<b></b>	= = = = = <b>=</b>

*** CHECK DATES 04/01/2025 - 04/30/2025 ***	ACCOUNTS PAYABLE PREPAID/COMPUTER BURBIN CROSSING - GENERAL FUND BANK A GENERAL FUND	CHECK REGISTER	RUN 5/08/25	PAGE 4
CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT#		STATUS	AMOUNT	CHECK AMOUNT #
4/25/25 00243 4/07/25 13553 202504 320-53800-	46210	*	2,400.00	
TREE AND DEBRIS REMOVAL	TREE TECH TREE SERVICE INC			2,400.00 007220
4/25/25 00445 4/17/25 8240746 202504 310-51300- TRANSCRIPT SERVICES APR	31500	*	1,482.00	
TRANSCRIPT SERVICES APR	VERITEXT LEGAL SOLUTIONS			1,482.00 007221
4/25/25 00382 4/01/25 892070 202504 320-53800-		*	46,855.58	
APR LANDSCAPE MAINTENANCE	YELLOWSTONE LANDSCAPE			46,855.58 007222
	TOTAL FOR BA	NK A	148,174.40	
	TOTAL FOR RE	GISTER	148,174.40	

#### Dynamic Security Professionals, Inc.

P.O. Box 23861 Jacksonville, FL 32241 EF0001108

# Invoice

Date	Invoice #
3/14/2025	45171

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
50	Recreational Passes 1.320.53800.44300  26 Bit Proximity cards for Access Control System (Dropped off to site)	8.00	400.00
hank you for your busii	ness.	Subtotal	\$400.00
		Sales Tax (6.5%)	\$0.00
RECEIVI		Total	\$400.0
By Tara Lee at 1:37 pm, Mar 31, 2025		Payments/Credit	s <sub>\$0.0</sub>
		Balance Due	\$400.0

First Place Fitness Equipment, Inc. 8805 Southside Blvd. Jacksonville, FL 32256 904-998-0738 www.FirstPlaceFitnessEquipment.com

# Invoice

Date	Invoice #
3/19/2025	42673

Bill To	and the second seco	***	-	Ship To	Communication of the contract		v. dela	
	urbin Crossing 15 S Durbin Pkwy Johns, FL 32259				Durbin Crossing 145 S Durbin Pkwy St Johns, FL 32259			
904-230-	-2011 solear@vestap	ropertyse	rvices.cor	n				
P.O. No.	1	Terms				Rep	Admin	
ltem	Description	Qty	Rate	Class		Site	Amount	
Misc Parts Shipping Admin Fee	TS1 Power Inlet part#90261-600 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. 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.	1	13.35	[	Z.	'ED	9.82 13.35 20.00 20.00 3800.44	
C	ustomer's Signature						H.	
	INVOICE TERMS AND CONDITION	NS - REA	D CAREF	JLLY	. ,	Subtotal	\$43.17	
**All orders th	nat are canceled will be subject to a of the value of the			restocking fee o	f 50%	Sales Tax (6	<b>5.5%)</b> \$0.00	
All unpaid items will be s	mark by Seller are subject to each of the within terms and subject to a late payment fee computed at the rate of one a on the declining balance unpaid for more than thirty (30) d	ind one-half p				Total	\$43.17	
lection on past due accou This agreement shall be r is of Florida. Any cause	onts, including, but not limited to, reasonable attorney's for deemed for all purposes to been made in Duval County. F of action arising from this contract shall be brought only i	es, whether or Porida and sha	not litigation : If be governed	s commenced in rid thereo by and construed in accord	f fance with the	Payments/Cre	dits \$0.00	
formance occasioned by terials breakdowns, delay All special order are fina ness Equipment Inc. has i sale discression of Firs; Unless otherwise specific	older, seximate and are not guaranteed. Setter shall not be liable fi- causes beyond its control, including, without limitation, st is in certifiers or suppliers and governmental action and reg- l and are non-refundable and no-returnable. All nun-speci- issated written permission that enid product may be return Place Fitness Equipment. Inc. of herein, Seller reserves the right to make deliveries in its all installments received.	irikes, lockom ulations, ia! orders are r ied for eredit.	s, fires, accide non-retundable Any and all pe	ars, interruptions in the sup and non-returnable unless amussion to return product	ply of First Piace for credit is at	1	<b>nce Due</b> 43.17	

7. Self's faiture to strictly enforce any terms or conditions of this agreement or to excretise any right arising hereunder shall not constitute a worker of Selfer's right to strictly enforce such term or condition or exercise such right thereafter. Each right or remedy granted to Selfer hereunder shall be deemed

# KAD ELECTRIC COMPANY

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

# Invoice

DATE	INVOICE#	
12/6/2024	4936	

BILL TO						
Durbin Crossin 475 West Town St. Augustine F	Place, Suite 114	1			•	
ot. Augustine I	12 32092		P.O. NO.	TERMS	J	ОВ
				Due on receipt	24	-961
ITEM	QUANTITY		DESCRIPTION		RATE	AMOUNT
Elec. Labor	1	Job: Longleaf Pin Longleaf Pine Parl	kway- Located broken conduit und	er road. Pulled 12/3	1,200.00	1,200.00
Elec. Matrl	1	1	adway and made repairs		345.00	345.00
	,	Teigen	s + Replacement	! \$		
		1.3	28,538co,44z	<b>6</b> 0		
				!		
				!		
HAVE A VER	Y MERRY CHR	ISTMAS!		Total		\$1,545.00
				Payments	/Credits	\$0.00
Phone	#	Fax#	E-mail	Balance D	)ue	\$1,545.00
904-541-	1000	904-215-3475	LDEASE@AOL.COM			

#### KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

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

Federal ID 47-0597598

March 19, 2025

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



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

By Tara Lee at 11:06 am, Mar 20, 2025

Invoice No. 3539275 6123-1

Re: Gener	ral			
For Profession	onal Legal Services I	Rendered		
02/02/25	M. Eckert	0.30	114.00	Review draft minutes and provide comments; follow up from board meeting
02/02/25	G. Lovett	0.30	79.50	Monitor legislative process relating to matters impacting special districts
02/03/25	K. Haber	0.70	189.00	Research lifeguard slide certification requirements; confer with Department of Health staff regarding same
02/05/25	K. Haber	0.40	108.00	Correspond with O'Lear and Davidson regarding trespassing signage
02/07/25	M. Eckert	0.30	114.00	Confer with O'Lear; research and distribute food truck license agreement
02/10/25	M. Eckert	0.20	76.00	Prepare for and attend agenda call
02/11/25	M. Eckert	0.20	76.00	Confer with Davis and Laughlin regarding Epic litigation; arrange for attorney-client session
02/11/25	K. Haber	0.30	81.00	Prepare notice of attorney client session

#### KUTAK ROCK LLP

Durbin Crossing CDD March 19, 2025 Client Matter No. 6123-1 Invoice No. 3539275 Page 2

02/12/25	M. Eckert	0.10	38.00	Prepare notice for attorney-client session
02/12/25	K. Haber	0.20	54.00	Correspond with Davis and Laughlin regarding notice of attorney client session
02/18/25	M. Eckert	0.10	38.00	Confer with Laughlin
02/23/25	M. Eckert	0.60	228.00	Prepare for board meeting; prepare for attorney-client closed session
02/23/25	K. Haber	0.80	216.00	Prepare February board meeting agenda memo; revise shade session notice; correspond with Laughlin regarding same
02/24/25	M. Eckert	3.80	1,444.00	Prepare for, travel to and attend board meeting; return travel; meeting follow up
02/26/25	M. Eckert	0.20	76.00	Follow up from board meeting
02/27/25	M. Eckert	0.30	114.00	Review draft minutes and provide comments; follow up from board meeting
02/27/25	K. Haber	0.60	162.00	Prepare storm drainage repair agreement; correspond with Davidson regarding same
TOTALLIO	TIDC	0.40		

TOTAL HOURS 9.40

TOTAL FOR SERVICES RENDERED \$3,207.50

**DISBURSEMENTS** 

Travel Expenses 11.57

TOTAL DISBURSEMENTS <u>11.57</u>

TOTAL CURRENT AMOUNT DUE \$3,219.07



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

# Invoice

Date Invoice# 4/1/2025 131295627807

Terms Net 20
Due Date 4/21/2025
PO #

Ship To

Durbin Crossing North 730 North Durbin Pkwy Saint Johns FL 32259

Bill To

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

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

**Subtotal** \$1,062.09

Tax \$0.00

**Total** \$1,062.09

Amount Paid/Credit Applied

\$0.00

**Balance Due** \$1,062.09

Click Here to Pay Now



**RECEIVED** 

By Tara Lee at 1:43 pm, Mar 19, 2025



1 of 1



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

Bill To

# **Invoice**

Date Invoice# 4/1/2025 131295627808

 Terms
 Net 20

 Due Date
 4/21/2025

 PO #

Ship To

Durbin Crossing South 145 South Durbin Pkwy Jacksonville FL 32259

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

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

Subtotal \$1,996.40

**Tax** \$0.00

**Total** \$1,996.40

Amount Paid/Credit Applied

\$0.00

**Balance Due** \$1,996.40

Click Here to Pay Now



RECEIVED

By Tara Lee at 1:42 pm, Mar 19, 2025





#### Please Remit Payment to:

Solitude Lake Management, LLC 1320 Brookwood Drive Suite H

Little Rock, AR 72202 Phone #: (888) 480-5253 Fax #: (888) 358-0088 INVOICE

Page: 1

Invoice Number:

PSI153322

Invoice Date:

3/26/2025

Ship

To:

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

**United States** 

Bill

To:

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

Ship Via

Ship Date Due Date

5.5"+ Redear

3/26/2025

Terms

4/25/2025 Net 30 Customer ID

P.O. Number

P.O. Date

3/26/2025

5459

Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Fish Stocking One-Time Service					
Durbin Crossing Cdd-Lake-ALL					
BLUEGILL		1	1	3,140.00	3,140.00
SUNFISH, REDEAR		1	1	5,174,55	2,
Stocked March 18th: 75lbs 5.5"+ Bluegill 25lbs					

**RECEIVED** 

By Tara Lee at 1:53 pm, Mar 31, 2025



# INVOICE

Vesta Property Services 245 Riverside Ave#300 Jacksonville FL 32202 Date: 11/12/2024 INVOICE # 30092

To

Attn: Durbin Crossing CDD 475 W Town PI #114, St. Augustine, FL 32092

Supply Description	Cost	Line Total
80's Rug (50% off)	\$35.00	\$35.00
80's Photo Backdrop (50% off)	\$10.00	\$10.00
100 Mini Rubix Cubes (50% off)	\$17.00	\$17.00
6 Neon Signs (15.00 per sign- 50% off)	\$90.00	\$90.00
· · · · · · · · · · · · · · · · · · ·		
	Total	\$152.00

Make all checks payable to Vesta Property Services. Thank you!

**RECEIVED** 

By Tara Lee at 1:45 pm, Mar 31, 2025



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

#### Invoice

Invoice # Date 425486 04/01/2025

Terms

Net 30

**Due Date** 

05/01/2025

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	(Propanille) a serie de	linicas assas	Alagologia
Facility Manager / Lifestyle	1	8,105.75	8,105.75
Field Óperations Manager	1 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
Mobilé App	1	291.67	291.67

Thank you for your business.

Total

44,383.62

**RECEIVED** 

By Tara Lee at 1:36 pm, Mar 31, 2025



### Invoice

Number	Date -
S121350	03/13/25

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

#### 

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

#### CHENNICE SEREOUS NEEDNAND

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 #
	03/12/25	233764			30	SA0	
Г	DECORPORA						

DESCRIPTION

Reported by: Sue 252-548-7820

Trouble Code: DIA - DIAGNOSTIC/RECHECK billable/unit for south gym not cooling properly possible t-stat replacement/avail

until 5p

BRAND [ MODEL # / SERIAL # ] SERVING AREA
TRANE TWE09041BA400A / 18192647BA GYM

Customer noted they've been having intermittent issues with the thermostat. Customer requested install of new thermostat. Installed a new thermostat from truck stock and tested system operations after determining no other issues with the system could be found at this time.

TECH DATE RECEIVED ARRIVED DEPARTED 051 03/12/25 12:30:00 14:45:00 16:30:00

1 HONEYWELL-WIFI-T6-PROG TSTAT

03/12/25 1 MECH R/T 1.75 HRS @ 89.25 156.19 03/12/25 1 MECH T/T .75 HRS @ 89.25 66.94 1 MECH N/C 1.50 HRS @ .00 03/12/25 89.25

Continued on page 2

325.08

325.08

Thank you for your business!

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



Invoice

Number	Date
\$121350	03/13/25

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

#### BILL 10: #102602

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

#### 

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 #
03/12/25	233764			30	SA0	

#### DESCRIPTION

Reported by: Sue 252-548-7820

Trouble Code: DIA - DIAGNOSTIC/RECHECK billable/unit for south gym not cooling properly possible t-stat replacement/avail

until 5p

BRAND [ MODEL # / SERIAL # ]

SERVING AREA

TRANE TWE09041BA400A / 18192647BA

GYM

Customer noted they've been having intermittent issues with the thermostat. Customer requested install of new thermostat. Installed a new thermostat from truck stock and tested system operations after determining no other issues with the system could be found at this time.

TECH DATE RECEIVED ARRIVED DEPARTED 051 03/12/25 12:30:00 14:45:00 16:30:00

1 HONEYWELL-WIFI-T6-PROG TSTAT 325.08 325.08

03/12/25 1 MECH R/T 1.75 HRS @ 89.25 156.19 66.94 03/12/25 1 MECH T/T .75 HRS @ 89.25 1 MECH 03/12/25 N/C 1.50 HRS @ 89.25 .00

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





Number	Date
\$121350	03/13/25

PO Box 37068 Jacksonville,FL 32236 Phone: (904) 356-3963

Fax: (904) 356-4969

www.weatherengineers.com

CAC041190

## ENGLATO: #2004(20)2-

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

#### ASTACE WE CENER OF THE SERVICE OF TH

**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 #
03/12/25	233764			30	SA0	

DESCRIPTION

Continued from page 1

MATERIAL 325.08

> 223.13 LABOR

RECEIVED

By Tara Lee at 1:37 pm, Mar 31, 2025

Kepair + Replace

TOTAL \$

548.21

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

#### First Coast Mulch P.O. 550512 Jacksonville, FL 32255 +1 9042545366 AR@Firstcoastmulch.com

#### Invoice



BILL TO

Vesta Property Services 245 Riverside Ave. #300 Jacksonville, FL 32202

SIVE TO

730 N Durbin Parkway St. Johns, FL 32259

DYOCE# 3032

DATE 03/28/2025 TOTALDUE \$6,900.00

DUE DATE 04/27/2025 TERMS Net 30

SHIP DATE 03/27/2025

DATE

PRODUCT/ SERVICE

DESCRIPTION

03/27/2025

Playgraund Chips -IAX

Installation of Certified Playground mulch as directed and indicated on the

approved map with a total installed amount of 115 yards.

**Durbin Playground** 730 N Durbin Parkway St. Johns, FL 32259

Zach Davidson - 904.230.2011 Zdavidson@Vestapropertyservices.com

We appreciate your payment. If you choose this method of payment, please send remittance notification to ar@femindustries.com. Thank you for your business. We look forward to working with you in the future!

**BALANCE DUE** 

\$6,900.00

AMOUNT

6,900.00

**ACH Instructions** 

Beneficiary: FCM Industries Opco, LLC

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

Mulch

1.320,53800,46211



Giselle Tapia



# INVOICE #01

Date:

Apr 6, 2025

Payment Terms:

Due upon receipt

Due Date:

Apr 18, 2025

**Balance Due:** 

\$300.00

To

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

ltem	Quantity	Rate	Amount
Durbin Crossing Entertainment April Brew Crew	1	\$300.00	\$300.00
	Su	btotal:	\$300.00
	Tax	(0%):	\$0.00
		Total:	\$300.00

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

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

# Invoice

\$7,051.02

\$7,051.02

\$0.00

EGEINE Arr 3 175

Bill To:

Durbin Crossing CDD 475 West Town Place Sulte 114 St. Augustine, FL 32092 Invoice #: 534 Invoice Date: 4/1/25 Due Date: 4/1/25 Case:

P.O. Number:

Description	Hours/Qty	Rate	Amount
Management Fees - April 2025 00\. 3\0.5\300. 3\0.5\300. 5\0000000000000000000000000000000000	, <u>1</u>	4,669.58 91.00 136.50 1,364.75	4,669.58 91,00 136.50 1,364.75
Dissemination Agent Services - April 2025 (10) 1.3(0.5) 300. 3(3) Office Supplies 00 - 3(0.5) 300. 5(000	0	655.00 1.28 104.06	655.00 1.23 104.06
Postage 001.310.51300.42000 Copies 001.310.51300.42500 Telephone 001.310.51300.41000		104.06 10.05 18.85	1 <b>0,</b> 05 18.85
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Total

Payments/Credits

**Balance Due** 



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

## Invoice

Date Invoice# 5/1/2025 131295628351

Terms		Net 20
Due Date	nikkan patan praetamateti autori iri iri	5/21/2025
PO #	e te segue que en el retigio de la come el calendar en en	

Ship To

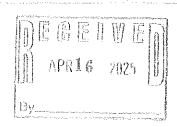
Durbin Crossing North 730 North Durbin Pkwy Saint Johns FL 32259

Bill To

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

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



 Subtotal
 \$1,062.09

 Tax
 \$0.00

 Total
 \$1,062.09

 Amount Paid/Credit Applied
 \$0.00

 Balance Due
 \$1,062.09

#### Click Here to Pay Now



1.320.538.45510



# Service Slip/Invoice



PATMENT AUDICESS: Tymer Pest Control LLC • P.O. Box 609323 • Jacksonville, Florida 32269-0323 984-365-5100 • Toll Free: 800-225-6305 • turnerpest.com

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

INVOICE:

620521873

DATE:

04/15/2025

ORDER:

620521873

Bill Tie

[176599]

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



904-230-2011

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

Work Date 04/15/2025	Time 12;22 PM	Target Pest	Tadim	clań			Fimedin 12:22 PM
	se Order	Tel/me NET 30	jkajst Sjajvine 04/15/2025	Map Code			11 nc (0)() 01:04 PM
seens sandanis Se	rvice			Description			Price
СРСМ		Commercial Pest Con	trol - Monthly Service				\$83.63
						SUBTOTAL TAX AMT. PAID	\$83.63 \$0.00 \$0.00
						TOTAL	\$83.63
						AMOUNT DUE	\$83.63
					سر		
			*		an	)	
					<u> </u>	TECHNICIAN SIGN	IATURE
The state of the s					**************************************	CUSTOMER SIGN	ATURE

# Turner Pest Control

PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 800323 • Jacksonville, Florida 32250-0323
904-355-5389 • Toll Free: 808-225-5385 • humargost.com

## Service Slip/Invoice

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

INVOICE: 620521874 DATE: 04/14/2025 ORDER: 620521874

Work

Location:

[176602] 904-230-2011

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

Bill To: [176599]

Durbin Crossing CDD

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

Work Date Time 04/14/2025 02:07 PM Purchase Order	Target Pest Technician  Terms Last Service Map Code  NET 30 04/14/2025		Time In 02:07 PM Time Out 02:40 PM
Sarvice	Description  Commercial Pest Control - Monthly Service		Price \$102.93
	DEGENVED	SUBTOTAL TAX AMT. PAID TOTAL	\$102.93 \$0.00 \$0.00 \$102.93
	By By	AMOUNT DUE	\$102.93
		w.	
		TECHNICIAN SIGN	iature

1.320.538.45513

k CUSTOMER SIGNATURE

# **Turner**

PAYMENT ADDRESS:
Turner Peat Control LLC • P.O. Box 606323 • Jacksonville, Florida 32260-0323
904-355-5300 • Toli Free: 806-225-5305 • turnerpeat.com

### Service Slip/Invoice

INVOICE: DATE:

620522434

04/14/2025

ORDER:

620522434

Bill To:

[137801]

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

Wark

Location: [137801]

904-230-2011

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

Work Date: 04/14/2025	18(1)(a) 02:07 PM	Target Pest Mosquito	Technician	Time in 02:07 PM
Purcha	ae Order	Terms NET 30	Last Service Map Code 04/14/2025	Time Out 02:33 PM
S-e	yvice		Description	Price
CPCMOSULV		Commercial Mosquito	Service	\$122.23

Turner Pest Control LLC

Jacksonville, FL 32260-0323

PO Box 600323

904-355-5300

001.320.538. 45513

TECHNICIAN SIGNATURE

SUBTOTAL

AMT. PAID TOTAL

AMOUNT DUE

TAX

\$122.23

\$122.23

\$122.23

\$0.00 \$0.00

**CUSTOMER SIGNATURE** 

# Service Slip/Invoice



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

INVOICE: DATE:

620522435

04/15/2025

ORDER:

620522435

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 Bale	Time	Target Pest	Tedmidian			Section 16 control	Vinje in 12:23 PM
04/15/2025 Puremen	12:23 PM : 0) der	MOSQUITO Terms La NET 30	64/15/2025	Mag Code	- The Control of the	A 1770)	12:23 PM Time (Qu) 12:57 PM
Serv	/ice		Desc	ription	100		Price
CPCMOSULV		Commercial Mosquito Service					\$160.82
						SUBTOTAL TAX AMT. PAID TOTAL	\$160.82 \$0.00 \$0.00 \$160.82
						AMOUNT DUE	\$160.82
					(S)		
						TECHNICIAN SIGN	IATURE
						CUSTOMER SIGN	ATURE

1.320.538.45513

Vestan,

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

Invoice # Date 425884 03/31/2025

Terms

Net 30

**Due Date** 

04/30/2025

Memo

Lifeguard Hours

BIII To

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

Destribution	(P) ig:1:i8(y)	Tele	Amelijai
Lifeguards	438.58	23.65	10,372.42
		·	<u> </u>

Total

10,372.42



Vesta 245 Riverside Avenue Suite 300

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

# Billable Services Invoice

Invoice #:04012025

Date: April 1, 2025

Vested in your community.

To:

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

Non-contractual Biliable Services Lifeguard Hours

DESCRIPTION	HOURS	RATE	AMOUNT
28 Hours – February 2025 410.58 Hours - March	28 410.58	\$23.65 \$23.65	\$662.2 \$9710.21
		TOTAL	\$10,372.42





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

#### Invoice

invoice # Date 425524 03/26/2025

Terms

Net 30

**Due Date** 

04/25/2025

Memo

Maintenance Services

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

Description	Quality's	Fine	Amount
Removel and reinstall of a 5-foot section of fence at 134 Sanctuary Drive in	1	681.06	681.06
Durbin Crossing	and the second s		
如此,大学之前,他也是是1920年的,我们就是1920年的,我们就是1920年的,我们就是1920年的,我们就是1920年的,我们就是1920年的,我们就是1920年的,我们就是1920年的,我们就是1920年的,我们就是1920年的,我们就是1920年的,我们就是1920年的,我们就是1920年的,我们就是1920年的,我们就是1920年的,我们就是1920年的,	The state of the s		

Total

681.06



#### **CUSTOMER INVOICE NO. 251**

Durbin Crossing 145 South Durbin Parkway Jacksonville FL 32259 Order No: 31025

Valid For: 30 Days 03/10/2025

#### 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 invoice includes the removal and
reinstall of a 5-foot section of fence at 134 Sanctuary Drive in Durbin Crossing. The fence was repaired due to it becoming
uneven when the CDD storm box drain failed and caused the dirt to washout causing the residents fence post to drop.

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

\$681.(

Vesta,

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

#### Invoice

Invoice # Date 425922 03/31/2025

Terms

**Due Date** 

04/30/2025

Memo

Bill To

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



मिल्डान् <b>र्वा</b> म् (राष्ट्र	Quantify Bate Amount	and plant have been
Billable Expenses Kristin Jimenez - 2025-03-10 - AMAZON MKTPL*CT3A18MP3 - Lifeguard	375.92	Andrew of the last
Rescue Tubes Total Billable Expenses	375.92	
The state of the s		į

1.320.538.442

Total

375.92



#### Bill To:

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

Property Name: Durbin Crossing CDD

Address: 145 South Durbin Parkway

St. Johns, FL 32259

#### INVOICE

INVOICE#	INVOICE DATE
844326	1/28/2025
TERMS	PO NUMBER
Net 30	

#### Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

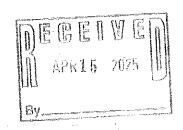
Invoice Due Date: February 27, 2025

Invoice Amount: \$1,094.00

222	Guri Nelson valve replacement on Longleaf near Harbury	rent Amount
	trrigation Repairs	\$1,094.00

Invoice Total

\$1,094.00



Irradoran Tepers

•	
YEL	LOWSTONE

# COMPLETED WORK

W. O. #	7	
NAME		DURBIN CROSSING
ADDRESS		LONGLEAF PINE
DATE		1/7/2025

#					EX	TENTION
1	PGA 200		\$	250.00	\$	• 250.00
2	2' MA		\$	20.00	\$	40.00
2	2' 90		\$	20.00	\$	40.00
1	2' BALL VALVE		\$	20,00	\$	20.00
W-1-78					\$	<del></del>
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<u> </u>					\$	
Nanya .					\$	
					\$	<u>-</u>
		PARTS	TO	TAL	\$	350.00

DATE	DESCRIPTION	HOURS		RATE		TOTAL
	TECH	8	\$	93.00	\$	744.00
			T		5	-
			T		\$	-
			T		\$	*
					\$	744,00

COMMENTS:		1.4	
I REPLACED A NELSON VALVE IN LONGLEAF PINE NEAR HARBURY DR.	underhood		
	f-tebrus.		
	<del> </del>		
	MATERIALS	\$	350.00
	LABOR & RENTAL	\$	744.00
	TOTAL	\$	1,094.00
	TOTAL	\$	1,094

DATE COMPLETED 1/7/25

TECHNICIAN JOE

CLIENT

Irrection Repairs 1,320,53860,46400V



Civil Engineering
Land Surveying & Mapping
Permitting
ADA Consulting

# Invoice

Invoice #
3746

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

Commence of the control of the contr

P.O. No

Yuro & Asssoc. - Job No.

Y23-1310

ltem	Date	Description	Hours	Rate	Amount
• •		DURBIN CROSSING - MARCH ENGINEERING			
DD Durbin	3/5/25	review JEA meeting minutes	0.5	165.00	82.50
DD Durbin	3/11/25	coordinate with Zach regarding JEA sketch for meter	1	165.00	165.00
DD Durbin	3/14/25	agenda call	0.5	165.00	82.50
DD Durbin	3/24/25	CDD meeting	3.5	165.00	577.50
	ĺ				
	1				

1.310.513.311

Total

\$907.50

#### Disclosure Services LLC

1005 Bradford Way Kingston, TN 37763

# Invoice

Date	Invoice #	
4/15/2025	16	

BIII To		
Durbin Crossings CDD C/O GMS		

Terms	Due Date
Net 30	5/15/2025

Description.	Amount
Amortization Schedule Series 2017A-1 5-1-25 Prepay \$15,000 Amortization Schedule Series 2017A-25 Prepay \$15,000	100.00
Series 2017A-2 #1 5-1-25 Prepay \$5,000 Amortization Schedule Series 2017 A-2 #2 5-1-25 Prepay \$10,000	100.00
1.310.513.313	
··· · · · · · · · · · · · · · · · · ·	

Phone # 865-717-0976

E-mail tcarter@disclosureservices.info

Total \$300.00

Payments/Credits \$0.00

Balance Due \$300.00



ACCOU	WOODON! #	MA NWIE			
Durbin Cro	764133	03/31/25			
INVOICE#	CURRENT INVOICE TOTAL				
0007039412	Mar 1- Mar 31, 2025	\$127.12			
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH A	MT DUE*		
\$0.00	\$0.00	\$127.12			

#### BILLING ACCOUNT NAME AND ADDRESS

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

#### լելովՈւլիովիլդՈւոՈՍելիվյալոյի-իունիելիիհինկիուկունի

#### PAYMENT DUE DATE: APRIL 30, 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 forfeiled.

All funds payable in US dollars.

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

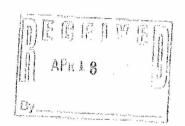
FEDERAL ID 47-2390983

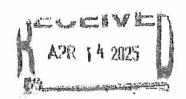
Check out our brand-new involce layout! Specifically tailored to better meet your needs and enhance your experience.

3/1/25	Balance Forward	\$169,92
3/5/25	PAYMENT - THANK YOU	-\$84.96
3/25/25	PAYMENT - THANK YOU	-\$84.96

Start-End Date Order Number Product Description PO Number Package Cost 3/10/25 11068830 SAG St Augustine Record PUBLIC NOTICE \$127.12

1.310.513.48





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 \$127.12
Service Fee 3.99% \$5.07
\*Cash/Check/ACH Discount -\$5.07
\*Payment Amount by Cash/Check/ACH \$127.12
Payment Amount by Credit Card \$132.19

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

and a second management of the second		F NUMBER INVOICE   1133 000703		COMPANY Services 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	#127.12	
CURRENT 30 DAYS DUE PAST DUE \$127.12 \$0.00		60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0,00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE*
REMITTANCE ADD	RESS (Include Account	(& Invoice# on chack)	TOPA	1-877-736-7612	GALL:	TOTAL CREDIT CARD AMY DUE \$132,19
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244			To sign up fo	or E-mailed invoices	and online paymer	nts please contact



#### **FLORIDA**

PO Box 631244 Cincinnati, OH 45263-1244

#### AFFIDAVIT OF PUBLICATION

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

Saint Augustine FL 32092

STATE OF WISCONSIN, COUNTY OF BROWN

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

03/10/2025

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 03/10/2025

Notary, State of WI, County of Brown

My commission expires

**Publication Cost:** 

\$127.12 \$0.00

Tax Amount:

Payment Cost:

\$127.12 11068830

# of Copies:

Order No: 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

#### INVOICE

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

### HARDWICK FENCE

BILL TO:

**Durbin Crossing C/O Vesta Properties** 

**Durbin Crossing CDD** 

475 West Town Place suite 114

St. Augustine, FL 32092

P.O. Number: Final Job 2092

Sales Rep:

Scott Lunn

sales3:

Invoice No:

155826

Status:

Open

Invoice Date: 04/17/2025

Due Date:

04/17/2025

Total:

\$892.50

SHIP TO:

**Durbin Crossing** 

145 South Durbin Pkwy

St. Johns, FL 32259

Description	Quantity	Unit Price	Total
Final Invoice	0.30	\$2,975.00	\$892.50
Job 2092			
Remove 5 Damaged Aluminum Panels -Install 25' of 5' W -3 Rail Commercial Aluminum -Use rail Mounts to Install Panels on Existing Posts		» ··	
Notes		Subtotal:	\$892.50
		Tax:	\$0.00
	Invoice	Amount:	\$892.50
	Previous Pay	ment(s):	\$0.00
Final Invoice	Amount Due	(USD)	\$892.50

Capital Reserve

#### KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

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

Federal ID 47-0597598

April 18, 2025



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

Reference: Invoice No. 3553145 Client Matter No. 6123-1 Notification Email: eftgroup@kutakrock.com

1.310.513.315

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

Invoice No. 3553145 6123-1

Re: Gen	eral			
For Profess	ional Legal Servic	es Rendered	l	
03/02/25	M, Eckert	0.40	152.00	Revise swim team agreement; distribute same; confer with Laughlin regarding fence in easement
03/09/25	L. Whelan	0.30	115.50	Monitor legislative process relating to matters impacting special districts
03/14/25	M. Eckert	0.20	76.00	Prepare for and attend agenda call
03/18/25	M. Eckert	0.10	38.00	Prepare for budget and assessment proceedings
03/21/25	K. Haber	0.80	216.00	Prepare March board meeting agenda memorandum
03/23/25	M. Eckert	0.40	152.00	Prepare for shade session; prepare for board meeting; confer with Pollicino
03/24/25	M. Eckert	3.80	1,444.00	Prepare for, travel to and attend board meeting; return travel; meeting follow up
03/26/25	M. Eckert	1.10	418.00	Research swim team agreements; confer with Jordan; confer with O'Lear; confer with Pollicino

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

D A C In	ROCK LI purbin Cross pril 18, 202 lient Matter tvoice No. 3 age 2	sing CDD 25 r No. 6123-1			
03	3/27/25	M. Eckert	0.20	76.00	Revise and distribute swim team agreement
03	3/28/25	M. Eckert	0.20	76.00	Confer with resident regarding wildlife on District property
03	3/29/25	M. Eckert	0.40	152.00	Follow up from board meeting; review Solitude agreement term;
03	3/31/25	K. Haber	0.30	81.00	confer with Laughlin Revise notices for audit selection committee and security session April board meetings
T	OTAL HOU	RS	8.20		
T	OTAL FOR	SERVICES RENDI	ERED		\$2,996.50
D	ISBURSEM	ENTS			

Travel Expenses

15.13

TOTAL DISBURSEMENTS

15.13

TOTAL CURRENT AMOUNT DUE

\$3,011.63



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

April 16, 2025

Client:

002389

Matter: Invoice #: 122411 90981

Resp. Atty:

MGD

RE: Durbin Crossing CDD - Pool Resurfacing

1, 3/0. 5/3 3/5

prof services

#### **COVER SHEET**

For Professional Services Rendered Through March 31, 2025

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

**Total Services** 

**Total Disbursements** 

TOTAL THIS INVOICE

**Previous Balance** Less Payments **Total Due To Date** 

Thru Mar 31

\$6,895.00

\$507.40

\$7,402.40 \$5,985.00

(\$5,985.00)

\$7,402.40

#### Remittance Advice

Payment is due within 30 days of the invoice date.

Check Payable To:

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

#### ACH & Wire Transfers:

We accept ACH & Wire Transfers. Please contact our Accounts Receivable Department for details. Please return this remittance page with your payment. Thank you.



Phone: (813) 229-3500

Tampa, FL 33602

www.pdtlegal.com

**Durbin Crossing Community Development District** 

475 West Town Place

Suite 114

St. Augustine, FL 32092

Attention: c/o Daniel Laughlin

RE: Durbin Crossing CDD - Pool Resurfacing

April 16, 2025

Fax: (813) 229-3502

Client:

002389

Matter: Invoice #: 122411 90981

Resp. Atty: Page: MGD

For Professional Services Rendered Through March 31, 2025

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

#### SERVICES

Date	Person	Description of Services	Hours	Amount
03/03/2025	MGD	Review/analysis of records provided by SCP and Pinnacle and email Mr. Downey re same.	0.80	\$280.00
03/06/2025	MGD	Receipt, review and response to Mr. Fickett's email regarding pre-mediation settlement communications?.	0.20	\$70.00
03/12/2025	MGD	Receipt, review and response to Mr. Newkirk regarding non-testifying consultant status.	0.10	\$35.00
03/12/2025	MGD	Review Pinch a penny invoices and discuss same with Mr. Downey along with settlement and finalizing report.	0.80	\$280.00
03/14/2025	MGD	Prepare and send emails to defense and Mr. Newkirk re expert disclosures.	0,20	\$70.00
03/19/2025	MGD	Outline Pinnacle deposition strategy to Mr. Graham.	0.20	\$70.00
03/19/2025	MGD	Email to Mr. Downey regarding preparation for deposition.	0.10	\$35.00
03/20/2025	MGD	Prepare for shade session by reviewing contracts, deposition transcripts and notes of meetings, preparing damages calculations, preparing email to Mr. Downey re damages and preparing summary briefing email to board members.	4.60	\$1,610.00
03/24/2025	MGD	Travel from Tampa to Durbin CDD for shade meeting. (No charge for return).	3.00	\$1,050.00
03/24/2025	MGD	Attend March meeting to discuss Epic settlement.	0.80	\$280.00
03/25/2025	MGD	Meet with Mr. Graham to prepare for deposition of Pinnacle.	0.50	\$175.00
03/25/2025	MGD	Phone call with Mr. Downey regarding prep for Pinnacle depo and final info needed for expert report.	0.40	\$140.00
03/25/2025	RCG	Review Pinnacle, Epic, and SCP document productions in preparation of outline for deposition of Pinnacle Corp. Rep.	5.80	\$2,030.00
03/26/2025	MGD	Review draft expert report and supporting documents, speak with Mr. Downey re same and prepare expert disclosure.	1.10	\$385.00
03/26/2025	RCG	Review Downey's draft expert report, particularly with respect to position on quantities of materials, and correspond with Messr. Davis regarding analysis as to same.	0.60	\$210.00



April 16, 2025

Client: Matter: 002389 122411 90981

\$7,402.40

Invoice #: Resp. Atty: Page:

MGD 2

			ile in	ERVIC	RVIC	VICE	ICES	S					
es	Person Description	Date		Date	te			Person	Description of Services			Hours	Amount
wney to prepare for exp	25 MGD Phone call wit	3/31/2025	202	3/31/20	31/20	1/202	2025	5 MGD	Phone call with Mr. Downey to p	repare for expert dep	osition.	0.50	\$175.00
otal Professional Service									Total Profe	ssional Services		19.70	\$6,895.00
	I RECAP	PERSON I	ON	ERSON	RSON	SON	ON RE	REGAP					
	W. W	erson	n						Level		Hours	Rate	Amount
artners	Matthew G. Davis	AGD		AGD	SD		M	Matthew G. D	avis Partners		13.30	\$350.00	\$4,655.00
artners	Robert C. Graham	RCG		RCG	G		R	Robert C. Gra	ham Partners		6.40	\$350.00	\$2,240.00
	SEMENTS	ISBURSI	R	ISBUR	BUR	URS	JRSEN	EMENTS					
	<b>Description of Disburse</b>	ate		ate	te			Descripti	on of Disbursements				Amount
ervice of Process- Servi	25 Fast-Trac Legal Services Grouts and Mortars	3/03/2025	202	3/03/20	03/20	3/202	2025		Legal Services, Inc Service of I d Mortars	Process- Service on S	Southern		\$65.00
		3/24/2025	202	3/24/20	24/20	/202	2025		6. Davis- Mileage- Personal Car I attend Shade Session meeting(		s,		\$267.40
.C- Court Reporter- PD	25 Esquire Depositions Solu 122411 - Cancellation	3/26/2025	202	3/26/20	26/20	6/202	2025		epositions Solutions, LLC- Court Cancellation	Reporter-PDT File N	o.:		\$175.00
otal Disbursements					œ	141			Total Disbu	rsements			\$507.40
otal Services									Total Servi	ces			\$6,895.00
otal Disbursements									Total Disbu	rsements			\$507.40
evel artners artners ervice of Process- Servi onal Car Mileage to Sai meeting (382 @ \$0.70) .C- Court Reporter- PD otal Disbursements	Matthew G. Davis Robert C. Graham  SEMENTS  Description of Disburse 25 Fast-Trac Legal Services Grouts and Mortars 25 Matthew G. Davis- Milear Florida to attend Shade S 25 Esquire Depositions Solu	Person MGD RCG DISBURSI Date 03/03/2025	n 1R: 202	Person MGD RCG DISBUR 3/03/20 3/24/20	rson GD GBBUR te (03/20	on BURS B/202	72025	Matthew G. D. Robert C. Gra  EMENTS  Descripti 5 Fast-Trac Grouts ar 5 Matthew 6 Florida to 5 Esquire D	Level avis Partners ham Partners  on of Disbursements Legal Services, Inc Service of Id Mortars  attend Shade Session meeting (epositions Solutions, LLC- Court Cancellation  Total Disburtary	Process- Service on S Mileage to Saint Johns 382 @ \$0.70) Reporter- PDT File No rsements	13.30 6.40 Southern	Rate \$350.00	Amou \$4,655. \$2,240. Amou \$65. \$267. \$175. \$507.

TOTAL THIS INVOICE



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

April 16, 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 APR 8

Re: Invoice - Services rendered through March 31, 2025

Dear Mr. Laughlin,

Attached is an invoice for services rendered and costs incurred through March 31, 2025 for the following matter:

Matter Name	<b>Durbin Crossing CDD</b>
Matter No.	122411
PDT Invoice No. (Reference this number on your payment.)	90981
This Month's Charges	\$7,402.40

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: Marissa Torres (mtorres@gmsnf.com)

1.310.513.315

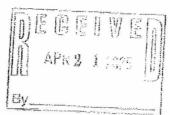


TREE TECH TREE SERVICE, INC 260 Old Hard Road Fleming Island, FL 32003 O-904-269-4069 F-904-529-7296 EMAIL Office@treetech-treeservice.com

#### **Durbin Crossing**

145 South Durbin Parkway Jacksonville FL 32259

Job Name



#### Invoice

DATE	INVOICE #
4/7/2025	13553

Due	Terms
4/7/2025	0 Days

Du	irbin Crossing 25	0314-1	Various Locations	904-230-2011		AJ Aldridg	8	\$2,400.00
#	Item		Service Description	400000	pleted	Tax	Qty	Price
all the place of the party	to the second	VIII C		CONTRACTOR SANCE S		10000		Carlotte Comment of the Carlot
1	Tree(s)	Tree & De	bris Removal	4/4	/2025	0.00 %	0.00	\$2,400.00

Tree & Debris Removal

188 Woodcross Drive - (1) tree in preserve.

128 Dundee Place - (3) trees in preserve.

103 Averley Way - (1) tree in preserve marked with caution tape.

479 North Burbin Parkway - (1) dead palm in front needs removed and hauled away.

West-end of Longleaf Pine Parkway - (1) dead palm

needs removed and hauled away.

184 Woodcross Drive - (1) tree in preserve. 116 Woodcross Drive - (1) tree in preserve. 217 Heathrow Court - (1) tree in preserve.

Landscaping Contingency 1.320, 53800.46210

Subtotal: \$2,400.00 Thank you, Discount: \$0.00 AJ Aldridge \$0.00 Tax: \$2,400,00 Total: Credit: \$0.00 Balance: \$2,400.00

Invoice Remit Payment

DATE	INVOICE#
4/7/2025	13553
Total Amount Due:	\$2,400.00

w-9 needed

LEGAL SOLUTIONS

#### Veritext, LLC - Florida Region

Tel. 305-376-8800 Email: billing-fl@veritext.com

Fed. Tax ID: 20-3132569

Invoice #:

VERITEXT

8240746

Invoice Date:

1.310.573 315

4/17/2025

**Balance Due:** 

\$1,482.00

Bill To: Matt Davis

Paskert Divers Thompson 1201 W Peachtree Street

**Suite 2610** 

Atlanta, GA, 30309

Case: Durbin Crossing Community Development District v. Epic Pools & Hardscape Construction, Inc. (2023CA001378)

Proceeding Type: Depositions

Invoice #: 8240746

Invoice Date: 4/17/2025

Balance Due: \$1,482.00

Job #: 7285526

Job Date: 4/1/2025 | Delivery: Normal

Location:

W

Jacksonville, FL

Billing Atty:

Matt Davis

Scheduling Atty:

Job Fickett I Taylor Day Grimm & Boyd

Witnes	ss: Derek Downey	Amount
	Transcript Services	\$1,323.00
	Exhibits	\$60.00
	Smart Summary - Over 100 Transcript Pages	\$99.00

Notes:	Invoice Total: \$1,482.00
	Payment: \$0.00
	Credit: \$0.00
	Interest: \$0.00
	Balance Due: \$1,482.00

TERMS: Payable upon receipt. Accounts 30 days past due will bear a finance charge of 1.5% per month. Accounts unpaid after 90 days agree to pay all collection costs, including reasonable attorney's lees. Contact us to correct payment errors. No adjustments will be made after 90 days. For more information on charges related to our services please consult http://www.veritext.com/services/ail-services/services-Information

Remit to: Veritext P.O. Box 71303 Chicago IL 60694-1303 Fed. Tax ID: 20-3132569 Pay By ACH (Include invoice numbers): A/C Name: Veritext Bank Name: BMO Harris Bank Account No:4353454 ABA:071000288 Swift: HATRUS44

Pay by Credit Card: www.veritext.com

use mis

19491

address



#### Bill To:

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

Property Name: Durbin Crossing CDD

Address:

145 South Durbin Parkway

St. Johns, FL 32259

#### INVOICE

INVOICE #	INVOICE DATE
892070	4/1/2025
TERMS:	PONUMBER
Net 30	

#### Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017 .

Invoice Due Date: May 1, 2025

Invoice Amount: \$46,855.58

Description

Current Amount

Monthly Landscape Maintenance April 2025

\$46.855.58

Invoice Total

\$46,855.58



*** CHECK DATES 04/01/2025 - 04/30/2025 *** CAPI	OUNTS PAYABLE PREPAID/COMPUTER CHI TAL RESERVE FUND B CAPITAL RESERVE FUND	ECK REGISTER R	UN 5/08/25	PAGE 1
CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# SUE	VENDOR NAME SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
4/15/25 00080 4/09/25 2550 202504 600-53800-620	00	*	14,698.50	
WITNESS/COUNSULTING	EGALPOOLS.COM			14,698.50 000275
4/15/25 00084 3/31/25 132 202503 600-53800-610 TWO RAILING INSTALLATION	00	*	4,497.50	
	HE EXPERTS IN SLIDES LLC			4,497.50 000276
4/25/25 00416 4/14/25 2517 202504 600-53800-600	00	*	11,890.00	
SHADE STRUCTURES INSTALL S	HADE AMERICA INC			11,890.00 000277
	TOTAL FOR BANK I	В	31,086.00	
	TOTAL FOR REGIST	ΓER	31,086.00	

DURB DURBIN CROSS OKUZMUK



#### **LEGALPOOLS.COM**

P.O. Box 412 Solana Beach, CA 92075 billing@legalpools.com

036.600.538.62

INVOICE

2550

DATE

04/09/2025

# INVOICE BILL TO Matt Davis PASKERT DIVERS THOMPSON, Attorneys at Law

Suite 3700

Tampa, FL 33602 USA

100 North Tampa Street

DATE	ACTIVITY	QTY	RATE	AMOUNT
10/24/2024	Derek Downey-Expert Witness/Consulting Prep for and attend call with counsel	1.20	360.00	432.00
11/05/2024	Derek Downey-Expert Witness/Consulting Review of Epic pools document production received	4.10	360.00	1,476.00
11/23/2024	Derek Downey-Expert Witness/Consulting Develop opinions and begin report draft	3.40	360.00	1,224.00
12/02/2024	Derek Downey-Expert Witness/Consulting Prep for and attend call with counsel	1.30	360.00	468.00
01/22/2025	Derek Downey-Expert Witness/Consulting Review of epic photos received and cross reference to file	2.80	360.00	1,008.00
02/02/2025	Derek Downey-Expert Witness/Consulting Review of Quartscapes and distributer documents	2.40	360.00	864.00
03/05/2025	Derek Downey-Expert Witness/Consulting Ongoing communications with counsel during depositons and file review	3.20	360.00	1,152.00
03/12/2025	Derek Downey-Expert Witness/Consulting Review of pinch penny involces for repairs and prep for and attend call with counsel	1.60	360.00	576.00
03/27/2025	Derek Downey-Expert Witness/Consulting Review of Dean Baker Depo and exhibits	4.20	385.00	1,617.00
03/31/2025	Derek Downey-Expert Witness/Consulting Day before depo prep	4.40	385.00	1,694.00
04/01/2025	Depositions Deposition	6.70	625.00	4,187.50

Pay invoice



# INVOICE

DATE: 3/31/2025

INVOICE #

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

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

SALESPERSON	TOB	PAYMENT TERMS	DUE DATE
Chad Galloway	Fabricate, Fowder Cont, Ship, and Install two	Due on receipt	4/13/2025
	sections of steel rolling.		nga kandidan yang makan kanan ka

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	Fabricate, Powder Coat, and install (2) sections of steel railing.	\$8,995.00	\$8,995.00
	(50% was paid prior to job arrival)		-\$4,497.50
			ngapagapapan madi ingang at sagan mga at sagan ga madi at sagan ga madi at sagan ga mga mga mga at sagan sagan
		,	
		- Carriagna - Commission - Comm	
		Carlotte of the second deprice for a	
			and the second s
VI mayor projects modeligated of	- A STATE OF THE PARTY OF THE P	management for management and an inches for	
. ga ammandi e	And the second s	SUBTOTAL	\$4,497.50
	First Toward	SALES TAX	0,00
2 C	Fina Invite CR	TOTAL	\$4,497.50

036.600.53800.61000

#### INVOICE

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



Zach Davidson

Vesta Properties Jacksonville

For: Durbin Crossing Community

475 West Town Place

St. Augustine, FL 32092

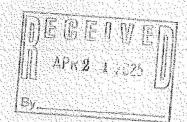
Ship to Zach Davidson Vesta Properties Jacksonville

Invoice details

Invoice no.: 2517

Terms: Due on receipt Invoice date: 04/14/2025

Due date: 04/14/2025



Date

Product or service

Description

Qty Rate

\$26,780.00

**Amount** 

\$26,780.00

1.

Materials & Installation

Supply and Installation (Including foundations, equipment and labor) of (2) Hip Design Shade Structures. (1) 16' x 28' and (1) 15' x 15'. Using Powder Coated Poles and Galvanized Steel Upper Framework.

\*this estimate includes (2) shade structures to cover both pleces of playground equipment\*

-\$13,390.00

-\$13,390.00

2.

**Payment** 

Less Deposit Received - Thank you

Total

\$13,390.00

Ways to pay



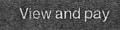












pay \$11,890

36.600.538.6000



A.



#### **Durbin Crossing CDD**

#### **Landscape Update for May 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. Some valves are being manually run during the day and a few valves have been converted to battery timers while we work through the wiring upgrade project.
- 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 been completed. The next round will include preemptive measures for mole crickets and chinch bugs.
- o An application of bonemeal was completed on all of the roses.

#### Projects

- Spring annuals have been installed. The next rotation is set for July.
- Longleaf Pine Pkwy Wiring Project
  - o Locates have been called in
  - Physical work is scheduled to begin the week of 5/19/2025

- Pricing for\_possible two-year contract extension has been submitted under separate copy
- o Plant fill-ins from recent property tours has been approved and is being scheduled.
- o Castlegate tree replacements are scheduled for 4/25/25. COMPLETED
- North Durbin Cycle Stops installation and calibration is scheduled to be completed
   5/9/2025
- 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.
- Plant fill-in proposals have been submitted for Heron Landing and North Durbin Platinum Beauty beds.
- o Revised proposals for the Tollerton entry have been submitted





Date of report 5-10-25

Submitted by: Sue O'Lear

#### **UPDATES – No Board Action Requested**

**CAMERA SYSTEM UPDATE:** We had a meeting with the selected vendor, Dynamic Security, where we walked the plan and included the addition of cameras for the green spaces at both amenity centers. Initial estimates at the time suggest that the NTE will be enough to cover the addition of these cameras, but at the time of this writing I have not received the written estimate. We anticipate work starting on Durbin South in mid-June and estimate up to two weeks to complete. Then Durbin North will be scheduled after the July 4<sup>th</sup> holiday.

**GYM EQUIPMENT UPDATE:** Discussion of leasing versus purchasing options is on a separate agenda item. At the time of this writing I have not received all proposals; I will bring all that are complete to the meeting under separate cover.

**MOBILE PHONE CREDENTIAL UPDATE**: We are on track to begin registering access credentials to mobile phones beginning in June. While we will certainly accommodate anyone whenever they come up to register, our plan includes designating a day/time slot for each street to come up, just to help us stay organized, and using the same policy that we do with access cards where the first registration is complimentary, and additional registrations will come with a fee.

#### **SUMMER PROGRAMMING UPDATE:**

- AQUA FITNESS: Classes resume for the summer beginning May 13<sup>th</sup> with a similar schedule/offerings/cost as previous summers.
- **DURBIN DOLPHINS:** The agreement has been signed by all parties, and we look forward to the first Swim Meet on May 17<sup>th</sup>.
- **CHAMPION SWIM:** Swim lessons have begun! As requested, they are holding their weekday lessons at Durbin North until the Dolphins practices switch to mornings.

#### **OFFICE PERSONNEL UPDATE:**

There will be some changes to our Facility Opener/Gym Monitor lineup. After almost a year with us, Dia McDowell is moving to Georgia to be closer to family during her husband's deployment. She is hopeful to return to Durbin sometime in 2026 when her husband comes back, and we would definitely welcome her! Her last day is May 20.

Coming back to Durbin Crossing on a part time basis is Gym Monitor Makayla Hammond, who is making a move that will have her living much closer to Durbin than she did previously. We are also in the process of training two lifeguards – Cavin Schlegel and Norah Shihadeh – who will join the AM office team for the remainder of the summer.

We are also excited to recognize two of our office teammates who are graduating High School this Spring! Katie Clarke has been part of our Aquatics team since 2022 and this summer is working as our Lifeguard Supervisor. She plans to attend the University of Alabama in the fall. Caleb Harrah has worked with us for just over a year, beginning as a lifeguard last season and then staying on as part of our office team. He plans to attend UNF starting this summer. Congratulations to both of our graduates!

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#### DURBIN SOUTH ELLIPTICAL REPLACEMENT Purchase Option

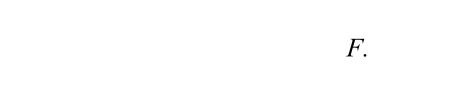
We have 4 elliptical machines at Durbin South that are in various states of disrepair:

- 1. One machine (in the back corner) is extremely old and irreparable
- 2. One machine (closest to the treadmills) is out of commission, repair estimate is \$1800
- 3. Two machines are running, repairs over the last year on screens, at minimum repairs are \$150 for the labor, plus whatever parts are necessary.

#### **PROPOSAL SUMMARY:**

Of the 4 machines, one is completely out of commission, and 3 are at the end of their life span. Those machines were placed in 2017, and First Place Fitness estimated their life span to be 7-9 years. I recommend replacing 3 ellipticals with similar models, and one elliptical with a seated leg press machine.

COMPANY	ITEM	COST	WARRANTY/INFO
Commercial Fitness	(3) Matrix Endurance Ellipticals	\$14, 899	Cost includes removal of old machines  Warranty: Frame construction—10 years Brake & Drive System—3
			Yrs Flywheel assembly —3 yrs
First Place Fitness	(3) APEX Elliptical	\$15,027.50	Old equipment removal not available  Warranty Info TBD
First Place Fitness	(3) Octane Cross Trainer APEX	\$14,127.50	Old equipment removal not available Warranty Info TBD







*Date of report 5-19-2025* 

Submitted by: Zach Davidson

North pool play feature/No board action required- When our maintenance tech arrived on property on 4/21; the pool play feature at North was running and would not shut down. After replacing the timers, we narrowed it down to a burnt contactor. I contacted American Electrical they came out removed the old contactor and order the replacement. They came back out the following week and installed the one, the play feature in now back up and running.

<u>Streetlight reporting tracker/No board action required-</u>Last meeting I was asked to come up with a tracking system to make sure the lights that are being reported that JEA is addressing those. Below is the spreadsheet that I developed for this purpose. I will be sure to have this in my report every month to show progress and to be able to address any issues with JEA on lights not being fixed.

Pole #/ street address	Reported Date	Completed	comments
475 North Durbin Pkwy	5/1/2025		
137 WoodCross Dr.	5/1/2025		
176 Wellwood Dr.	5/1/2025		
125 South Durbin Parkway	5/1/2025		
167 Thornloe Drive	5/1/2025		
69 Willow Winds Pkwy	5/1/2025		
			already reported last month/still in
25 Stirlingshire Ct.	5/1/2025		progress.
132 Cloisterbane Dr.	5/1/2025		
309 Cloisterbane Dr.	5/1/2025		

Community palm tree trimming/No Board action required: Palm tree trimming will be completed the week of 5-12.

**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.

<u>Solitude lake maintenance / No Board action required:</u> Solitude was out this month and treated all ponds. All concerns were reported to Solitude, and they were treated within 24-48 hours. With no rain we are having a lot of algae blooms, all ponds have been reported to Solitude and addressed.

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

- Auto fill at South had a crack in the supply pipe, pipe was replaced, auto fill was rebuilt and toro valve was replaced.
- A playground inspection was done at North and South; North was missing a bolt on a handrail. That has been
  replaced, and the green post topper is damaged at North. A new one is being ordered and will be replaced inhouse.
- JEA access was ridden by staff; trash was picked up and no trespassing signs were inspected.
- GFI on North pavilion was replaced, in 100% working condition.
- Auto fill toro valve on North pool was replaced.
- North and South parking lot and building light check was performed on 5/1, all out parking lot and building lights have been changed.

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



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## North and South exterior door

Options	Price	Description of work
Replacement of all exterior doors North and South	\$180,000.00	Replacement of 21 doors at South with all new Solid Mahogany doors hinges/hardware kick plates, lever style door handles and deadbolts.  Replacement of 12
		doors at North with all new Solid Mahogany doors hinges/hardware kick plates, lever style door handles and deadbolts.
Replaced 4 gym doors at South and Replace 6 gyms doors at North	N/A, reached out to vendor for requested quote	To replaced doors at North and South that are rotting.
Converting (2) sets South Gym doors to Windows	N/A (last time I quoted this work, All Weather contracting quoted \$30,000.00 in 2022) removing doors, bringing brick to match existing brick line on exterior of building, faming out for new windows.	Met with the fire Marshall on 5/1, We would have to reach out to the county permitting department, draw up plans for submission and approval. Emergency exits would have to me move. We would possibly need two exits required by code.

Stripping, sanding, staining and sealing doors  Doors to be pointed for a Fourty good finish look	\$11,580.00	South 17 doors to be stripped, sanded, stained and sealed back to "original look".  North 6 doors to be stripped, sanded, stained and sealed back to "original look".  The vendor mentioned that on the doors we would require resealing the doors every other year with sun exposer.
Doors to be painted for a Faux wood finish look	\$8,400.00	23 doors painted and stained for a Faux "wood look" finish.

Date of report 5/9/2025

Submitted by: Kiki Jimenez

#### **PAST EVENTS**

#### **BOMBSHELLS & BOTTLES- MAY 3RD**

A little sunshine, a little self-care, and a lot of good energy. Started the day with mimosas (because balance). Relaxed with massages by the pool. Took a breather during some much-needed quiet time in the sun. Checked out some amazing women's health vendors dropping gems on wellness, skincare, and everything in between. Wrapped it all up with a playlist full of ladies' anthems — good vibes only. Simple, effortless, and honestly just what everyone needed. Already ready for the next one.



#### **UPCOMING EVENTS**

#### 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! \*







& Special Guest



#### 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!

## **DUDES DAY- JUNE 13TH**

Celebrating the Durbin Dudes – with Burgers, Beards & Bro Time!

Date: June 13th

Time: 6-9PM

Location: North Pool/Patio

Grill & Chill with juicy burgers, cold drinks, and

backyard vibes

Man-ssages by REspa - Relax those muscles, Dudes-

style

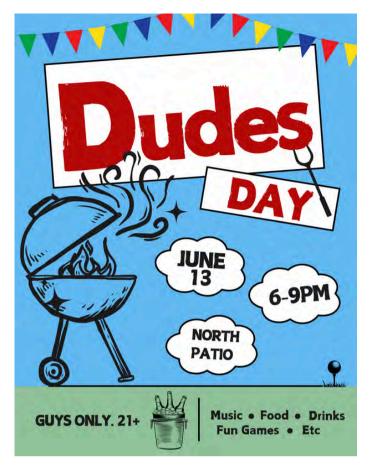
Man-icures by RESpa – Tough hands deserve a little

TLC

Beard Oil Facials – Groom up and glow out Golf Games, Darts & More – Swing into the weekend!

Grab your bros and join us for a day dedicated to the fellas of Durbin!

Good eats, chill beats, and manly treats await.





## **SUMMER S'COOL FIELD DAY- JUNE 21ST**

Class in in session... Summer S'cool Style!

Date: Saturday, June 21

Time: 11:00 AM - 3:00 PM

Location: South Field

Classic Games for ALL Ages:

- 3-Legged Race
- Tug of War
- Water Balloon Toss
- Relay Races ...and more throwback fun!

21+ Zone – Adults, cool off with games of:

- Flip Cup
- Darts
- Cards

(Yes, you get to play too!)

FREE for everyone – No sign-ups, just show up and jump in!

Come beat the heat, make some memories, and remember — YOU WILL GET WET!



# NEW VENDING MACHINES COMING SOON! Installation May 15-20th.



- Convenient cashless vending:Apple Pay
- Brand new machines in excellent condition!

# **2025 PROJECTED EVENTS**

TBD: Summer Pickleball Social

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

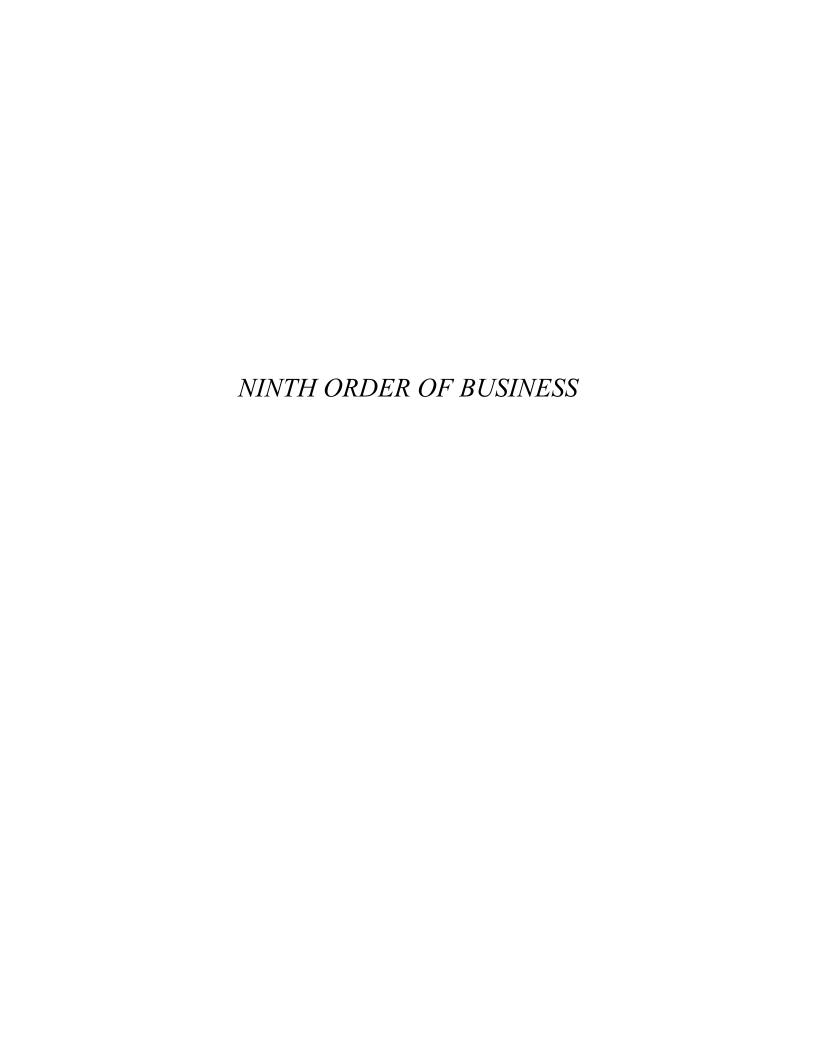
July

August 2nd: Below Sea Blast- Our annual Back 2 School event.

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

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





# RESOLUTION 2025-04 [FY 2026 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2026; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"), the District Manager prepared and submitted to the Board of Supervisors ("Board") of the Durbin Crossing Community Development District ("District") prior to June 15, 2025, the proposed budget(s) attached hereto as Exhibit A ("Proposed Budget"); and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

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

- 1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.
- 2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: August 25, 2025

TIME: 6:00 p.m.

LOCATION: Durbin Crossing South Amenity Center

145 South Durbin Parkway

St. Johns, FL 32259

- 3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District's website in accordance with Chapter 189, Florida Statutes.
- 4. **SEVERABILITY; EFFECTIVE DATE.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

## PASSED AND ADOPTED THIS 19th DAY OF MAY 2025.

ATTEST:	DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT
Secretary / Assistant Secretary	Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Proposed Budget

## Exhibit A

Proposed Budget

Community Development District

Proposed Budget FY 2026

Presented by:



# **Table of Contents**

General Fun	1-2
Narrative	3-8
Debt Service Fund Series 201	9
Series 2017-1 Amortization Schedul	10
Series 2017-2 Amortization Schedul	11
Capital Reserve Fun	12
Assessment Schedul	13

## **Community Development District**

## Proposed Budget General Fund

Description	Adopted Budget FY 2025	Ac	ctuals Thru 4/30/25	jected Next 5 Months	Projected Thru 9/30/25		' Budge	
REVENUES:								
Special Assessments - On Roll	\$ 2,681,509	\$	2,667,410	\$ 14,099	\$	2,681,509	\$	3,351,779
Interest income	45,000		16,204	8,000		24,204		20,000
Other Revenues	30,000		14,042	12,000		26,042		30,000
Carry Forward Surplus	6,094		-	6,094		6,094		22,227
TOTAL REVENUES	\$ 2,762,603	\$	2,697,655	\$ 40,193	\$	2,737,849	\$	3,424,006
EXPENDITURES:								
<u>Administrative</u>								
Supervisor Fees	\$ 12,000	\$	6,000	\$ 5,000	\$	11,000	\$	12,000
FICA Taxes	918		459	383		842		918
Assessment Roll Administration	5,459		5,459	-		5,459		5,732
Engineering Fees	13,000		8,010	4,990		13,000		13,000
Dissemination Fees	7,860		5,085	2,775		7,860		8,253
Attorney Fees	50,000		42,512	7,488		50,000		50,000
Annual Audit	4,500		-	4,500		4,500		4,600
Trustee Fees	10,800		10,775	25		10,800		11,880
Arbitrage	1,200		1,200	-		1,200		1,200
Impact Fee Administration	16,377		9,553	6,824		16,377		17,196
Management Fees	56,035		32,687	23,348		56,035		58,837
Information Technology	1,638		956	682		1,638		1,720
Website Maintenance	1,092		637	455		1,092		1,146
Telephone	800		106	694		800		800
Postage	3,000		1,295	1,705		3,000		3,000
Printing & Binding	2,300		2,728	772		3,500		3,500
Insurance General Liability	9,461		8,488	-		8,488		9,550
Legal Advertising	2,000		555	1,445		2,000		2,000
Other Current Charges	500		561	139		700		700
Office Supplies	150		7	143		150		150
Dues, Licenses & Subscriptions	175		175	-		175		175
TOTAL ADMINISTRATIVE	\$ 199,265	\$	137,247	\$ 61,368	\$	198,615	\$	206,357

# **Durbin Crossing**Community Development District

**Proposed Budget General Fund** 

		Adopted Budget	Ac	ctuals Thru	Pro	ojected Next	Projected Thru		ojected Thru Proposed Budget	
Description		FY 2025		4/30/25		5 Months		9/30/25		FY 2026
<u> </u>				, ,				<i></i>		
Operations & Maintenance										
Amenity Center										
Insurance	\$	46,680	\$	42,167	\$	-	\$	42,167	\$	45,064
Repairs & Replacements		85,000		54,596		30,404		85,000		85,000
Recreational Passes		3,000		600		1,400		2,000		2,000
Office Supplies		5,000		2,444		2,556		5,000		5,000
Permit Fees		4,500		3,010		1,490		4,500		4,500
Utilities										
Water & Sewer		38,900		12,254		26,646		38,900		38,900
Electric		32,000		16,502		15,498		32,000		28,600
Cable/Phone/Internet		21,000		13,895		7,105		21,000		22,000
Security System		1,670		2,853		2,147		5,000		70,000
Amenity Center Management Contract										
Managerial (Vesta)		255,503		149,043		106,460		255,503		263,168
Staffing (Vesta)		273,601		159,600		114,001		273,601		281,809
Lifeguards (Vesta)		98,189		10,372		87,817		98,189		101,135
Mobile App/Website (Vesta)		3,500		2,042		1,458		3,500		3,605
Refuse Service		9,000		6,618		4,500		11,118		11,500
Pool Chemicals		35,700		21,251		14,449		35,700		35,700
Special Events		30,000		28,450		1,550		30,000		50,000
Holiday Décor		20,000		12,350		7,650		20,000		20,000
Pest Control		8,000		3,246		4,753		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
Fitness Equipment Lease		-		-		-		=		25,000
TOTAL AMENITY CENTER	\$	988,743	\$	543,882	\$	444,795	\$	988,677	\$ :	1,118,481
Grounds Maintenance										
Electric	\$	10,000	\$	5,803	\$	4,197	\$	10,000	\$	10,000
Water & ReUse	Ψ	300,000	Ψ	100,147	Ψ	199,853	ψ	300,000	φ	350,000
Streetlighting		75,000		41,902		33,098		75,000		75,000
Lake Maintenance		55,620		35,073		20,547		55,620		57,289
Landscape Maintenance		562,267		327,989		234,278		562,267		579,135
Landscape Contingency		82,000		37,048		10,000		47,048		82,000
Mulch		72,500		69,900		-,		69,900		65,000
Sod Replacement		180,000		175,247		-		175,247		300,000
Fuel		900		406		494		900		900
Irrigation Repairs		15,000		8,538		2,500		11,038		35,000
Capital Reserve Funding		221,309		-		221,309		221,309		544,846
TOTAL GROUNDS MAINTENANCE	\$	1,574,595	\$	802,053	\$	726,276	<b>\$</b> 1	1,528,329	\$ 2	2,099,169
TOTAL EXPENDITURES	¢	2,762,603	¢	1,483,182	\$	1,232,439	\$ 1	2,715,621	\$ '	3,424,006
TOTAL EMPITORES		<i>2,702,</i> 003			Ψ	1,202,TU7	φ 4	2,710,021	φ.	J, 14 T,000
EXCESS REVENUES (EXPENDITURES)	\$	(0)	\$	1,214,474	\$(	1,192,246)	\$	22,227	\$	-

#### **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.

#### **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 #	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
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

#### **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:

Account #	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
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.

Account #	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
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	<b>Durbin Crossing North Amenity</b>	420	5,040
	Contingency	80	960
	Total	\$ 1,750	\$ 21,000

#### **Security System**

Maintenance costs of the security alarms/cameras provided by Dynamic Security.

#### Manageria

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>		<b>Annual</b>		
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>	<b>Monthly</b>	<b>Annual</b>		
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>		
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.

Contractor	<u>Monthly</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.

## **Community Development District**

#### **Budget Narrative**

Fiscal Year 2026

#### Expenditures - Amenity Center (continued)

#### **Pest Control**

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

<u>Contractor</u>		<u>Annual</u>		
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 Equipment Maintenance

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

#### Fitness Equipment Maintenance

 $Represents the \, estimated \, cost \, associated \, with \, the \, lease \, contract \, for \, renting \, fitness \, equipment.$ 

## **Expenditures - Field**

#### Electric

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

Account #	<b>Description</b>	<u>Monthly</u>	<b>Annual</b>
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 #	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
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

## **Community Development District**

#### **Budget Narrative**

Fiscal Year 2026

Expenditures	Eigld (	(continued)
Expendinires	- F1610 I	confiniteat

Account #	<b>Description</b>	<b>Monthly</b>	<u>Annual</u>
	<b>Balance Brought Forward</b>	\$ 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 #	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
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.

<u>Contractor</u>	<u>Monthly</u>	<b>Annual</b>
Solitude Lake Management LLC	\$ 4.774 \$	57.289

#### Landscape Maintenance

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

<u>Contractor</u>	<u>Monthly</u>	<u>Annual</u>
Yellowstone	\$ 48,261	\$ 579,135

## Landscape Contingency

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

#### Mulch

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

## **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.

#### Fue

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.

## **Community Development District**

## **Proposed Budget**

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

	Adopted Budget	Actuals Thru	Projected Next	Projected Thru	Proposed Budget
Description	FY 2025	4/30/25	5 Months	9/30/25	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	87,028	50,000	137,028	20,000
Carry Forward Surplus <sup>(1)</sup>	1,029,219	1,088,959	-	1,088,959	1,269,772
TOTAL REVENUES	\$ 4,089,095	\$ 4,213,485	\$ 67,377	\$ 4,280,863	\$ 4,344,648
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	\$ 3,600,282	\$(2,330,510)	\$ 1,269,772	\$ 1,336,448
(1) Carry Forward is Net of Reserve Rec		, ,		ue 11/1/26	
C Larry Forward is Not at Decerno Doc					
Carry Forward is Net of Reserve Rec	luirement				\$ 462,172
carry rol ward is Net of Reserve Rec	luirement			tue 11/1/26	\$ 462,172 75,850 \$ 538,022

# Community Development District AMORTIZATION SCHEDULE

## Debt Service Series 2017-1 Special Assessment Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	25,210,000		-	488,656	488,656.25
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		\$	25,210,000	\$ 7,038,200	\$ 32,248,200

## **Community Development District**

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

Period	Coupons	Principal	Interest	Annual Debt Service
11/01/25	2,870,000	-	80,444	80,444
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		\$ 2,870,000	\$ 1,161,050	\$ 4,031,050

## **Community Development District**

## Proposed Budget Capital Reserve Fund

Description	Adopted Budget FY 2025		get Actuals Thru		Projected Next 5 Months		Projected Thru 9/30/25		Proposed Budget FY 2026	
REVENUES:										
Miscellaneous Revenue/Interest Income	\$	24,333	\$	30,567	\$	25,000	\$	55,567	\$	32,075
Capital Reserve Funding Carry Forward Balance		221,309 1,243,030		1,289,984		221,309		221,309 1,289,984		544,846 1,183,476
TOTAL REVENUES	\$	1,488,672	\$	1,320,551	\$	246,309	\$	1,566,860	\$	1,760,397
EXPENDITURES:										
Capital Outlay	\$	150,000	\$	165,275	\$	84,725	\$	250,000	\$	200,000
Repair and Replacement Other Current Charges		23,881		66,048 33,384		33,952		100,000 33,384		100,000 20,000
TOTAL EXPENDITURES	\$	173,881	\$	264,707	\$	118,677	\$	383,384	\$	320,000
Other Sources/(Uses)										
Transfer in/(Out)	\$	-	\$	-	\$	-	\$	-	\$	-
TOTAL OTHER SOURCES/(USES)	\$	-	\$	-	\$	-	\$	-	\$	-
TOTAL EXPENDITURES	\$	173,881	\$	264,707	\$	118,677	\$	383,384	\$	320,000
EXCESS REVENUES (EXPENDITURES)	\$	1,314,791	\$	1,055,844	\$	127,632	\$	1,183,476	\$	1,440,397

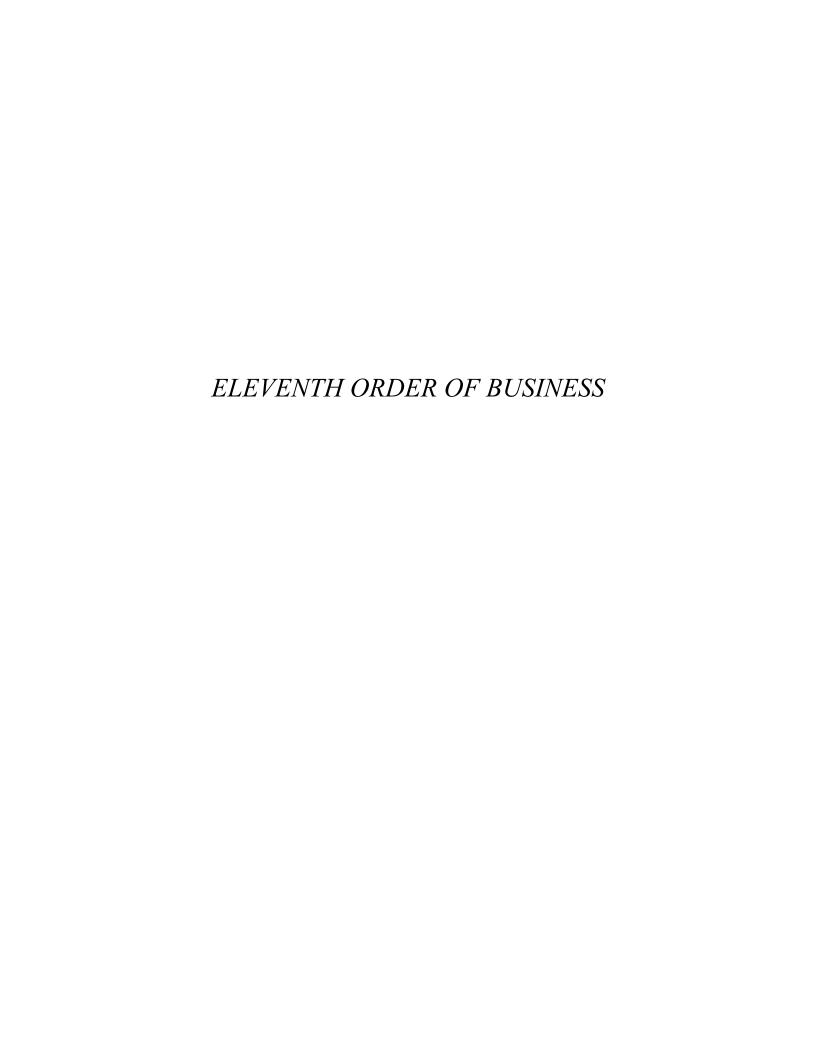
## Reserve Study\* Update 2023 through 2051

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	Ψ	54,638	Ψ	100,000	Ψ	275,179	Ψ	283,434	Ψ	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	\$	1,440,397		N/A		N/A
Variance	\$	(45,000)	\$	(45,000)		N/A		N/A		N/A

<sup>\*</sup> Refer to Durbin Crossing CDD Reserve Study Re #7776 Page 4-1 of PDF

## 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'	220	¢2.424.04	¢1.707.00	¢426.01	25.00%
70'-73'	339 319	\$2,134.81 \$1,882.28	\$1,707.90 \$1,505.87	\$426.91 \$376.41	25.00%
63'	482	\$1,655.50	\$1,324.44	\$331.06	25.00%
53'	468	\$1,392.72	\$1,114.21	\$278.51	25.00%
43'	206	\$1,183.81	\$947.08	\$236.73	25.00%
Town Homes	235	\$877.42	\$701.95	\$175.46	25.00%
Town Homes DR	275	\$877.42	\$701.95	\$175.46	25.00%
Commercial/Retail/Office	144,153	\$0.70	\$0.56	\$0.14	25.00%
Total	146,477				



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

Tennis & Basketball Court Resurfacing	8/26/24	Zach Davidson	Complete	Oversee the resurfacing of the basketball and tennis courts. One tennis court to be converted into two pickleball courts. Zach will look into fence portion and discussion color/striping at next meeting as well as provide warranty info.	Proposals were approved to fully convert one (1) tennis court into two (2) pickleball courts at South Amenity Center. At North amenity center both tennis courts are being striped for pickleball to play both tennis and pickleball.
Access Card System Upgrade	8/26/24	Sue O'lear	Complete	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	Workwith Solitude to revisit the possible need for aeration in Pond 48.	The Board approved proposal for fish to help with pond issues
Gym Age Policy	9/23/24	Sue O'lear	Complete	Look into Fitness 15 policy success: How many registrants, any problems, any information on whether to allow 14 year olds. Follow up with resident on current policy regarding whether the 18 year old that goes to the gym with them has to be in her household or just a resident.	The Board approved 6 month trial of "Fiteness 14". Will bring results back to the June meeting
Traffic Study Results Patriot Oaks	10/28/24	Mike Yuro/Zach Davidson	Complete	Get results of traffic study from the County.	Engineer contacted the County and was told this was a normal annual traffic study
Midge Fly Treatment	10/28/24	Zach Davidson	Complete	Look into options to remedy midge fly problems (are there fish that would help keep them under control)	The Board approved proposal from Solitude to stock pond 48 with 300 bluegill and 300 redear sunfish which eat midget fly larvae in the amount of \$3,140
Sod Phase III	8/26/24	Zach Davidson/Sue O'lear	Complete	Sod project was approved. Monitor Yellowstone to make sure everything is on track. Staff to create communications to residents regarding the project.	Sod project completed
Look Into Access Point for JEA Powerline Tract	10/28/24	Zach Davidson/Daniel Laughlin/Mike Eckert	Complete	Determine if the District is able to block off access points to prevent vehicles from entering the tract. Is the District able to put up a fence? Will a picture of a vehicle and license plate be enough to trespass	Counsel updated the Board on options. It was determined no action would be taken at this time to add fencing. Will continue to monitor
Tennis/Pickleball Court Reservation System	12/3/24	Sue O'lear	Complete	Look into reservation system for tennis/pickleball courts	Staff updated Board on options. After discussion and input from residents, the District will continue to mointor and paddle racks will be used to get into the line for court usage
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 help 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 Communtiy

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	Complete	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 & Sancuary	
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	
Update Amenity Doors	4/28/25	Zach Davidson	In Progress	Convert Doors to Windows/ Quote for any door that needs replacement/ Painter to see what can be done with remaining/ Confirm with Fire Marshel on which doors can be eliminated	
JEA Light Rides	4/28/25	Zach Davidson	In Progress	Draft tracker to keep for reporting out lights to JEA	
Bollards	4/28/25	Zach Davidson	In Progress	Ensure numbers are correct for bollard replacement	
Pool Pumps	4/28/25	Zach Davidson	In Progress	Confirm pool pumps to be replacement in November	
Hurricane Season	4/28/25	Zach Davidson	In Progress	Start preparations for hurricane season starting 6/1/25	
Gym Equipment	4/28/25	Sue O'lear	In Progress	Bring Proposals with comparison for lease verses purchase options	
Camera Equipment	4/28/25	Sue O'lear	In Progress	Dynamic Security approved with caveat to add cameras for fields and maintenance agreement	
Communications	4/28/25	Kiki Jimenez	In Progress	Keep Residents informed of landscape/irrigation enhancements	
Durbin Dolphins	4/28/25	Sue O'lear/Karen Haber	In Progress	Complete updated agreement with Dolphins and ensure adherence to policy	
Vending Machine	4/28/25	Kiki Jimenez	In Progress	Coordinate placement of new machines	