

Durbin Crossing

Community Development District

Approved Budget
FY 2026

Presented by:



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Durbin Crossing
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY 2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Approved Budget FY 2026
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REVENUES:

Special Assessments - On Roll	\$ 2,681,509	\$ 2,667,410	\$ 14,099	\$ 2,681,509	\$ 3,112,792
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	\$ 3,185,019
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EXPENDITURES:

Administrative

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	2,000
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	\$ 204,857
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Durbin Crossing
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY 2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Approved Budget FY 2026
Operations & Maintenance					
<u>Amenity Center</u>					
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	1,000
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	\$ 1,049,481
<u>Grounds Maintenance</u>					
Electric	\$ 10,000	\$ 5,803	\$ 4,197	\$ 10,000	\$ 10,000
Water & ReUse	300,000	100,147	199,853	300,000	325,000
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/Irrigation Replacement	180,000	175,247	-	175,247	450,000
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	251,359
TOTAL GROUNDS MAINTENANCE	\$ 1,574,595	\$ 802,053	\$ 726,276	\$ 1,528,329	\$ 1,930,682
TOTAL EXPENDITURES	\$ 2,762,603	\$ 1,483,182	\$ 1,232,439	\$ 2,715,621	\$ 3,185,019
EXCESS REVENUES (EXPENDITURES)	\$ (0)	\$ 1,214,474	\$ (1,192,246)	\$ 22,227	\$ -

Durbin Crossing
Community Development District
Budget Narrative
Fiscal Year 2026

REVENUES

Special Assessments-Tax Roll

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

Interest Income

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

Other Revenues

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

Expenditures - Administrative

Supervisors Fees

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

FICA Taxes

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

Assessment Roll Administration

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

Engineering Fees

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

Dissemination Fees

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

Attorney Fees

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

Annual Audit

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

Trustee Fees

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

Arbitrage

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

Impact Fee Administration

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

Management Fees

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

Durbin Crossing
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Budget Narrative
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Expenditures - Administrative (continued)

Information Technology

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

Website Maintenance

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

Telephone

New internet and Wi-Fi service for Office.

Postage and Delivery

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

Insurance General Liability

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

Printing and Binding

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

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

Due, Licenses & Subscriptions

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

Expenditures - Amenity Center

Insurance

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

Repairs & Replacements

Represents monies budgeted for repairs and replacements for the District.

Recreational Passes

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

Office Supplies

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

Permit Fees

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

Water & Sewer

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

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

Durbin Crossing

Community Development District

Budget Narrative

Fiscal Year 2026

Expenditures – Amenity Center (continued)

Electric

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

<u>Account #</u>	<u>Description</u>		<u>Monthly</u>		<u>Annual</u>
20335949	145 S Durbin Pkwy	\$	1,840	\$	22,080
22357510	730 Durbin PY N		525		6,300
	Contingency		18		220
	Total	\$	2,383	\$	28,600

Cable/Phone/Internet

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

<u>Account #</u>	<u>Description</u>		<u>Monthly</u>		<u>Annual</u>
8495 74 140 1015619	Durbin Crossing South Amenity	\$	525	\$	6,300
8495 74 140 0420497	Durbin Crossing South Amenity		215		2,584
8495 74 140 1246669	Durbin Crossing North Amenity		647		7,764
8496 74 140 1022920	Durbin Crossing North Amenity		446		5,352
	Contingency		-		-
	Total	\$	1,833	\$	22,000

Security System

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

Managerial

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

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

Staffing

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

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

Lifeguards

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

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

Mobile App/Website

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

Refuse Service

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

Pool Chemicals

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

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

Special Events

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

Holiday Décor

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

Durbin Crossing
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Expenditures – Amenity Center (continued)

Pest Control

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

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

Pressure Washing

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

Fitness 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 #	Description		Monthly	Annual
22840516	101 Castlegate Ln	\$	26	\$ 317
79442225	104 Durbin PY N		57	687
93385371	1049 Longleaf Pine Parkway		138	1,650
99911097	107 Tollerton Ave		40	480
89863663	1513 Longleaf Pine Pkwy		33	397
26895017	16 Cloisterbane Dr Apt LL01		25	300
22580514	20 Orchid Way Apt IR01		26	316
99911094	2401 St Johns PY APT SG01		35	420
13727885	28 Heron Landing Rd Apt SG01		31	376
89866912	291 Durbin PY N		30	360
89863016	501 Saddlestone Dr		30	360
22969723	590 N Durbin Pkwy		30	360
89863705	694 N Durbin Pkwy		30	360
24067070	72 Englewood Tr Apt SG01		31	371
79442208	857 Durbin Py N Apt SG01		30	360
89315721	861 Durbin PPY N Apt SG01		26	315
14892379	910 Durbin PY N Apt SG01		26	317
79447186	94 Staplehurst Dr Apt IR01		26	317
79447185	95 Woodcross Dr Apt IR01		26	316
22840515	96 Cresthaven Pl		30	360
99912413	987 Durbin PY N		25	300
89865800	997 Lauriston Dr		30	360
	Contingency		50	600
	Total	\$	833	\$ 10,000

Water & ReUse

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

Account #	Description		Monthly	Annual
86131602	102 Durbin PY N	\$	4,481	\$ 53,778
70115360	102 Merklund Ct		82	986
72360080	1021 Lauriston Dr		242	2,900
69877485	104 Harbury Dr		56	672
66534516/85979418	105 S Durbin Pkwy		2,328	27,937
70115339	106 Charmed Pl		51	615
67386400/85979412	109 Islesbrook Pkwy		732	8,782
68090726/86131627	1090 Durbin PY N		107	1,282
74704275	116 Averley Wy Apt IR01		61	730
74704274	118 Pineta Wy Apt IR01		56	676
70115336	124 Weathered Oak Ct		51	612
71890295	1244 Leith Hall Dr		269	3,229
74704249	126 Cantley Wy Apt IR01		72	862
73697024	128 Willow Winds Parkway		176	2,108
71890305	1305 Fryston St		150	1,806
71890313	138 Tollerton Ave		54	646
71890303	1386 Fryston St		352	4,225
	Total	\$	9,320	\$ 111,845

Durbin Crossing
Community Development District
Budget Narrative
Fiscal Year 2026

Expenditures – Field (continued)

Account #	Description	Monthly	Annual
	Balance Brought Forward	\$ 9,320	\$ 111,845
68682298	1503 Cullaig Ct.	73	876
74704273	155 Telford Dr Apt IR01	77	927
71890297	158 Castlegate LA	125	1,500
75457834	16 Cloisterbane Dr Apt LL01	224	2,688
71890296	1620 Fenton Av	180	2,160
83716990	185 Islesbrook Pkwy	286	3,432
85563431	2050 Longleaf Pine PY	2,542	30,500
68682232	240 Tollerton Ave	328	3,936
81948581	241 Islesbrook Pkwy Apt IR01	141	1,692
67862610	265 Willow Winds Pkwy	358	4,296
69214857	293 Willow Winds Pkwy	126	1,512
82196245	310 N Glen Laurel Dr	174	2,088
69877486	358 Willow Winds PKWY	207	2,484
72360078	585 Saddlestone Dr	139	1,668
80532666	594 Saddlestone Dr	380	4,560
64240486/85979458	606 Longleaf Pine PY	371	4,452
64240480	810 Durbin PY N	3,536	42,438
87614656	84 Willow Winds PY	5,920	71,040
74704276	867 Durbin PY N Apt IR01	191	2,292
74704251	868 Durbin PY N Apt IR01	311	3,732
67386405	89 Heron Landing Rd Apt IR01	145	1,740
68081639	90 Woodcross Dr	2,114	25,367
68081637	91 Staplehurst Dr	589	7,068
74704265	912 Durbin PY N Apt IR01	784	9,408
64240168	96 Cresthaven Place	175	2,100
	Contingency	350	4,200
	Total	\$ 29,167	\$ 350,000

Streetlighting

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

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

Lake Maintenance

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

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

Landscape Maintenance

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

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

Landscape Contingency

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

Mulch

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

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Expenditures – Field (continued)

Sod Replacement

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

Fuel

Fuel purchases for maintenance equipment.

Irrigation Repairs

The cost of miscellaneous irrigation repairs and maintenance incurred.

Capital Reserve Funding

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

Durbin Crossing
Community Development District
Approved Budget

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

Description	Adopted Budget FY 2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Approved Budget FY 2026
REVENUES:					
Special Assessments - Tax Roll	\$ 3,054,876	\$ 3,037,499	\$ 17,377	\$ 3,054,876	\$ 3,054,876
Interest Earnings	5,000	87,028	50,000	137,028	20,000
Carry Forward Surplus ⁽¹⁾	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 Requirement

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

Durbin Crossing
Community Development District
AMORTIZATION SCHEDULE

Debt Service Series 2017-1 Special Assessment Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	\$ 25,210,000		-	\$ 488,656	\$ 488,656
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

Durbin Crossing

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

Durbin Crossing
Community Development District
Approved Budget
Capital Reserve Fund

Description	Adopted Budget FY 2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Approved Budget FY 2026
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REVENUES:

Miscellaneous Revenue/Interest Income	\$ 24,333	\$ 30,567	\$ 25,000	\$ 55,567	\$ 32,075
Capital Reserve Funding	221,309	-	221,309	221,309	251,359
Carry Forward Balance	1,243,030	1,289,984	-	1,289,984	1,183,476

TOTAL REVENUES	\$ 1,488,672	\$ 1,320,551	\$ 246,309	\$ 1,566,860	\$ 1,466,910
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EXPENDITURES:

Capital Outlay	\$ 150,000	\$ 165,275	\$ 84,725	\$ 250,000	\$ 200,000
Repair and Replacement	23,881	66,048	33,952	100,000	100,000
Irrigation Enhancement	-	-	-	-	43,487
Bollard/Rope Replacement	-	-	-	-	50,000
Exterior Door Enhancement	-	-	-	-	200,000
Other Current Charges	-	33,384	-	33,384	20,000

TOTAL EXPENDITURES	\$ 173,881	\$ 264,707	\$ 118,677	\$ 383,384	\$ 613,487
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Other Sources/(Uses)

Transfer in/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
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TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
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TOTAL EXPENDITURES	\$ 173,881	\$ 264,707	\$ 118,677	\$ 383,384	\$ 613,487
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EXCESS REVENUES (EXPENDITURES)	\$ 1,314,791	\$ 1,055,844	\$ 127,632	\$ 1,183,476	\$ 853,423
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Reserve Study* Update 2023 through 2051

Description	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Beginning Balance	\$ 1,531,757	\$ 1,303,810	\$ 1,013,810	\$ 1,139,441	\$ 1,349,315
Contributions	54,638	100,000	275,179	283,434	291,937
Interest Income	29,675	10,000	24,333	32,075	37,356
Impact Fees	8,467	-	-	-	-
Expenditures	(320,726)	(400,000)	(173,881)	(105,635)	(297,799)
Ending Balance	\$ 1,303,810	\$ 1,013,810	\$ 1,139,441	\$ 1,349,315	\$ 1,380,809
Projected Per Budget	\$ 1,258,811	\$ 1,314,791	\$ 853,423	N/A	N/A
Variance	\$ (45,000)	\$ (45,000)	N/A	N/A	N/A

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

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

Neighborhood		O&M Units	Annual Maintenance Assessments			
			FY 2026	FY 2025	Increase/ (decrease)	
80'-83'	339	\$1,982.59	\$1,707.90	\$274.69	16.08%	
70'-73'	319	\$1,748.07	\$1,505.87	\$242.20	16.08%	
63'	482	\$1,537.46	\$1,324.44	\$213.02	16.08%	
53'	468	\$1,293.42	\$1,114.21	\$179.21	16.08%	
43'	206	\$1,099.41	\$947.08	\$152.32	16.08%	
Town Homes	235	\$814.85	\$701.95	\$112.90	16.08%	
Town Homes DR	275	\$814.85	\$701.95	\$112.90	16.08%	
Commercial/Retail/Office	144,153	\$0.65	\$0.56	\$0.09	16.08%	
Total	146,477					