Durbin Crossing Community Development District

JULY 28, 2025



Durbin Crossing Community Development District

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

July 21, 2025

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

Dear Board Members:

The Durbin Crossing Community Development District and Board of Supervisors Meeting is scheduled for **Monday**, **July 28**, **2025** at **6:00** p.m. at the Durbin Crossing South Amenity Center, 145 South Durbin Parkway, St. Johns, Florida 32259.

Following is the agenda for the meeting:

- I. Pledge of Allegiance
- II. Roll Call
- III. Audience Comments
- IV. Review of Action Items
- V. Approval of Consent Agenda
 - A. Minutes of the June 23, 2025 Audit Committee and Regular Board of Supervisors Meetings
 - 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

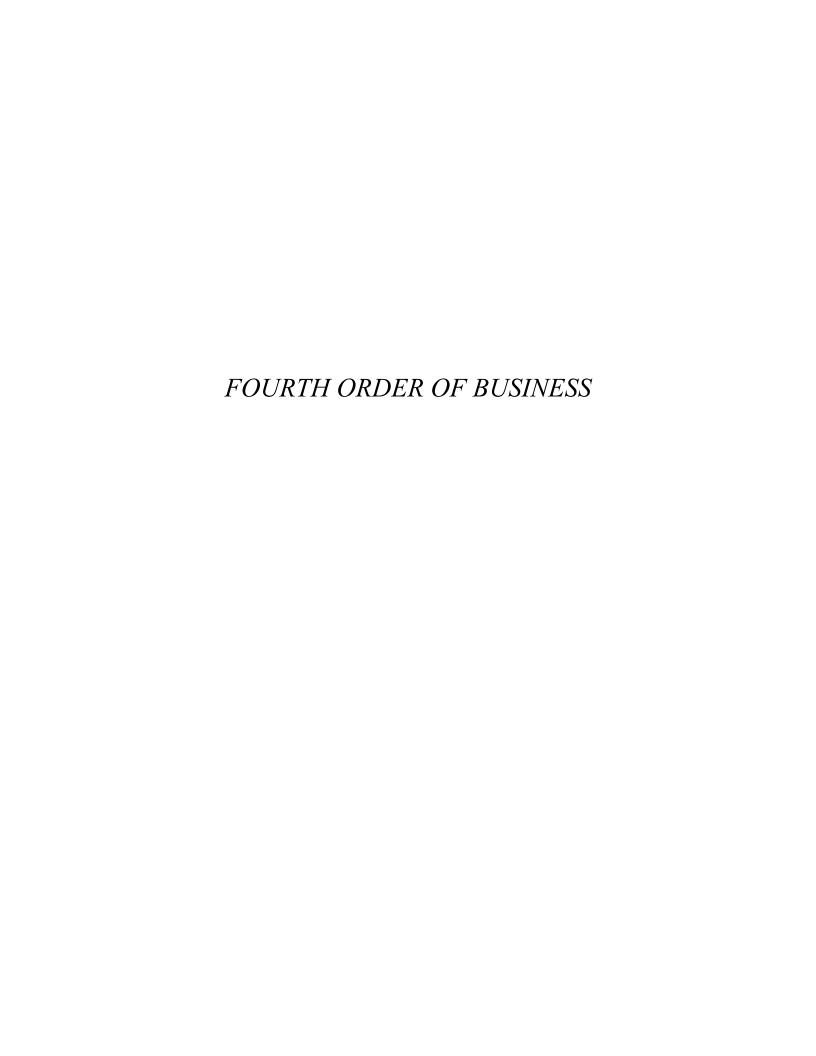
- D. District Manager
- E. General Manager Report
- F. Operations Manager Report
- G. Amenity Manager Report
- VII. Ratification of the Engagement Letter with Grau & Associates for the Fiscal Year 2025 Audit
- VIII. Discussion of the Fiscal Year 2026 Budget
- IX. Supervisors' Request and Audience Comments
- X. Review of Action Items
- XI. Next Scheduled Meeting August 25, 2025 at 6:00 p.m. at the Durbin South Amenity Center
- XII. 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

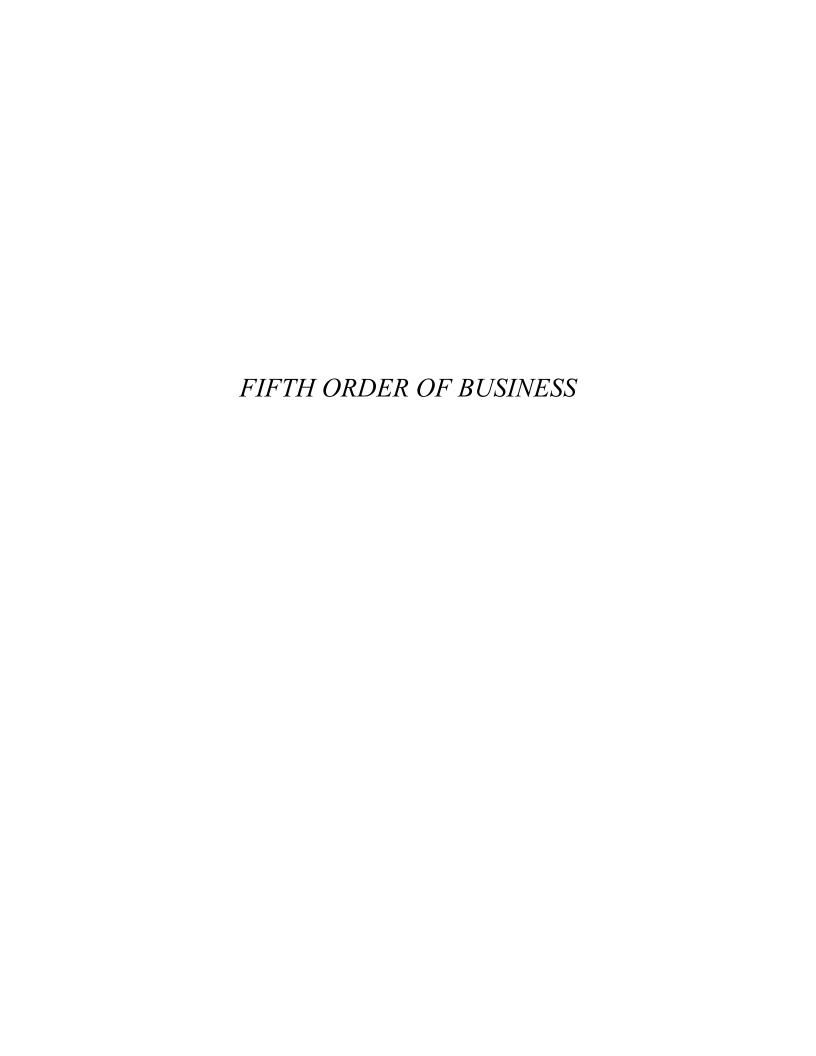


			Durbin Cr	ossing Action Items	
Item	Date	Responsibility	Status	Description	Resolution
Capital Reserve Study Review	7/22/24	Daniel Laughlin/ Sue O'lear	Complete	Review reserve study to confirm prices are accurate with actual current costs	Staff reviewed the capital reserve study. While some items appear 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 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	Look into options for new trash receptacles.	The Board approved proposal for six (6) trash cans from Belson Outdoors
Mulch	9/23/24	Zach Davidson	Complete	Begin Fall mulch project. Ensure ample amount is placed per the conversation with the project last year.	Mulch application was comepleted by Yellowstone
Pickleball/Tennis Benches	9/23/24	Zach Davidson	Complete	Gather proposals to replace benches in the area.	The Board approved proposal for seven (7) benchs and six (6) trashcans in the amount of \$12,228.50
Shade Structure South Playground	7/22/24	Zach Davidson	Complete	Get proposals for shade structure for South Playground.	Proposal was approved at 12/3/24 Board meeting NTE \$35,000

Tennis & Basketball Court Resurfacing	8/26/24	Zach Davidson	Complete	Oversee the resurfacing of the basketball and tennis courts. One tennis court to be converted into two pickleball courts. Zach will look into fence portion and discussion color/striping at next meeting as well as provide warranty info.	Proposals were approved to fully convert one (1) tennis court into two (2) pickleball courts at South Amenity Center. At North amenity center both tennis courts are being striped for pickleball to play both tennis and pickleball.
Access Card System Upgrade	8/26/24	Sue O'lear	Complete	Lookinto options/costs to upgrade the current access card system. Consider systems that have phone scan capabilities.	Board approved Proposal from Dynamic Security for Aurora Management software for access control system NTE \$40,000
Pond Aeration	9/23/24	Zach Davidson	Complete	Work with Solitude to revisit the possible need for aeration in Pond 48.	The Board approved proposal for fish to help with pond issues
Gym Age Policy	9/23/24	Sue O'lear	Complete	Look into Fitness 15 policy success: How many registrants, any problems, any information on whether to allow 14 year olds. Follow up with resident on current policy regarding whether the 18 year old that goes to the gym with them has to be in her household or just a resident.	The Board approved 6 month trial of "Fiteness 14". Will bring results back to the June meeting
Traffic Study Results Patriot Oaks	10/28/24	Mike Yuro/Zach Davidson	Complete	Get results of traffic study from the County.	Engineer contacted the County and was told this was a normal annual traffic study
Midge Fly Treatment	10/28/24	Zach Davidson	Complete	Look into options to remedy midge fly problems (are there fish that would help keep them under control)	The Board approved proposal from Solitude to stock pond 48 with 300 bluegill and 300 redear sunfish which eat midget fly larvae in the amount of \$3,140
Sod Phase III	8/26/24	Zach Davidson/Sue O'lear	Complete	Sod project was approved. Monitor Yellowstone to make sure everything is on track. Staff to create communications to residents regarding the project.	Sod project completed
Look Into Access Point for JEA Powerline Tract	10/28/24	Zach Davidson/Daniel Laughlin/Mike Eckert	Complete	Determine if the District is able to block off access points to prevent vehicles from entering the tract. Is the District able to put up a fence? Will a picture of a vehicle and license plate be enough to trespass	Counsel updated the Board on options. It was determined no action would be taken at this time to add fencing. Will continue to monitor
Tennis/Pickleball Court Reservation System	12/3/24	Sue O'lear	Complete	Look into reservation system for tennis/pickleball courts	Staff updated Board on options. After discussion and input from residents, the District will continue to mointor and paddle racks will be used to get into the line for court usage
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
Camera Equipment	4/28/25	Sue O'lear	Complete	Dynamic Security approved with caveat to add cameras for fields and maintenance agreement	System has been installed
Durbin Dolphins	4/28/25	Sue O'lear/Karen Haber	Complete	Complete updated agreement with Dolphins and ensure adherence to policy	Agreement has been completed and signed
Hurricane Season	4/28/25	Zach Davidson	Complete	Start preparations for hurricane season starting 6/1/25	Staff Completed prepping.
Vending Machine	4/28/25	Kiki Jimenez	Complete	Coordinate placement of new machines	Agreement has been completed and signed. New vending machines have been installed
"Wish List" Projects	9/23/24	Zach Davidson/Sue O'lear	Complete	Begin planning for most needed projects/ enhancements/ replacements for next fiscal year. Recommendations will be presented at the February 2025 meeting.	Fiscal Year 2026 budget has been approved
Gym Audit	9/23/24	Sue O'lear	Complete	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.	Purchase of new gym equipment was approved at the June 2025 CDD Meeting
Monitor Trespass Signage at JEA Easement	2/24/25	Zach Davidson	Complete	Monitor No Trespassing signed at JEA Easement for 3-4 months.	District is not seeing activity in the area

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 monitor. Revisit in October
Continue to Follow up With the County Regarding Round-A-Bout at North Durbin & Sanctuary and Monitor Traffic Study	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. Monitor traffic study that may take place on Longleaf Pine. Update Board at August meeting	Continue to monitor. Revisit on October
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.	Draft letter if no change occurs after the June 1 ride through check
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	Repair/Replacement of doors was approved at June 2025 meeting.
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	
Gym Equipment	4/28/25	Sue O'lear	In Progress	Bring Proposals with comparison for lease verses purchase options	
Communications	4/28/25	Kiki Jimenez	In Progress	Keep Residents informed of landscape/irrigation enhancements	



A.

Minutes of Meeting Durbin Crossing Community Development District

The Durbin Crossing Community Development District audit committee met Monday, June 23, 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 Shawna Berden by telephone Daniel Laughlin Mike Eckert by telephone

The following is a summary of the discussions and actions taken at the June 23, 2025 audit committee meeting.

FIRST ORDER OF BUSINESS Call to Order

Mr. Laughlin called the audit committee meeting to order at 6:00 p.m. and called the roll.

SECOND ORDER OF BUSINESS Review and Ranking of Proposals for Audit Services

Mr. Laughlin stated we received proposals from two audit firms, one from Berger Toombs Elam Gaines & Frank and one from Grau & Associates. We currently have Berger Toombs and we have had some issues as far as deadlines.

The Board determined to give for ability of personnel Berger received 18 points and that is because the manager has had issues getting the work completed in a timely manner and Grau received 20 points. Proposer's experience gave both firms 20 points. They both have plenty of experience. Understanding scope of work, each firm got 20 points. Ability to furnish the required services, the Board gave 15 points out of 20 to Berger Toombs and Grau and & Associates 20 points. Price, Berger was cheapest for the five-year term was \$21,450 and Grau was \$2,600 over

June 23, 2025 Durbin Crossing CDD

the five years so Berger got the full 20 points and Grau received 16.5 points as a percentage in different on price.

On MOTION by Mr. Pollicino seconded by Mr. Harrah with all in favor the ranking was approved with Grau & Associates was ranked no. 1 with 96.5 points and Berger Toombs was ranked no. 2 with 93 points.

THIRD ORDER OF BUSINESS

Other Business

There being none, a motion to adjourn followed.

On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor the meeting adjourned at 6:05 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, June 23, 2025 at 6:05 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 by telephone

Also present were:

Daniel Laughlin District Manager

Mike Eckert District Counsel by telephone

Mike Yuro District Engineer

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

Blake Dougherty Yellowstone Richard Craig Yellowstone

The following is a summary of the discussions and actions taken at the June 23, 2025 meeting.

FIRST ORDER OF BUSINESS Pledge of Allegiance

Mr. Laughlin called the meeting to order and led the pledge of allegiance

SECOND ORDER OF BUSINESS Roll Call

Mr. Laughlin called the roll.

June 23, 2025 Durbin Crossing CDD

THIRD ORDER OF BUSINESS

Audience Comments

Ms. Carl stated I came as a regular user of the north gym and there was a minor issue that Sue had already addressed, and the other issue is regarding the cardio equipment. There is a lot of use of the treadmill and there is only one treadmill, not so much usage of the recumbent bikes. I suggest an additional treadmill be provided and take out a recumbent bike.

Ms. Hall joined the meeting at this time

FOURTH ORDER OF BUSINESS Review of Action Items

There were no new action items from the last meeting, just follow-ups, which Mr. Laughlin reviewed.

FIFTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Minutes of the May 19, 2025 Meeting
- **B.** Financial Statements
- C. Assessment Receipt Schedule
- D. Check Register

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

SIXTH ORDER OF BUSINESS

Staff Reports

- A. Landscape Maintenance Team
 - 1. Report

A copy of the Yellowstone update for June 2025 was provided in the agenda package.

2. Proposals for Islesbrook Sod Replacement

Mr. Davidson reviewed the proposal for the Islesbrook sod replacement and discussed the parking issues and possible solutions other than sod in the area where people park and add to budget \$77,587.44. Mailed notice will go out to the residents.

3. Proposal for Longleaf Pine Median Sod Replacement

Mr. Davidson stated we walked this area last week and noticed some of the juniper that is older is starting to die and we thought about taking it out and just sod it.

B. District Counsel

Mr. Eckert stated the Florida Legislature really didn't do anything to help us or hurt us, I call that a win. We will start monitoring the committee meetings when they start in the late fall and update the board on anything that looks like it could be a concern.

C. District Engineer

Mr. Yuro stated at the last meeting there was a resident asking about a potential lot that we thought was under a conservation easement and I looked at the plat and that whole area is under a conservation easement, so it is not a viable option for him.

Mr. Harrah stated make sure you ping the county and let them know the board is expecting a briefing on that stoplight in August. That is what they promised.

D. District Manager

Mr. Laughlin stated at the last meeting I was asked to look into what we spent for legal costs and different costs for the litigation, I went through our system and it was \$115,000

E. General Manager

1. Report

Ms. O'Lear reviewed the general manager's report, copy of which was included in the agenda package.

2. Gym Equipment

Ms. O'Lear stated cardio is what is needed, the strength equipment is not. I reached out to four companies and Life Fitness recommends replacing everything we want to replace, treadmills and ellipticals, relocate one recumbent bike to north, adding a stair climber to the south gym.

On MOTION by Mr. Harrah seconded by Ms. Estes with all in favor staff was authorized a not to exceed amount of \$90,000 for gym

June 23, 2025 Durbin Crossing CDD

equipment at North and South to include a deep clean from Life Fitness.

E. Operations Manager

1. Report

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

2. Exterior Door Replacement and/or Conversion to Windows

On MOTION by Ms. Estes seconded by Mr. Harrah with all in favor the proposal from Ace Doors for replacement of four doors at south and six doors at north and the proposal from Investment Painting for stripping, sanding, staining and sealing doors in the total amount of \$81,017.38 were approved.

G. Amenity Manager – Report

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

SEVENTH ORDER OF BUSINESS

Acceptance of the Audit Committee's Recommendation

On MOTION by Ms. Estes seconded by Mr. Harrah with all in favor the recommendation of the audit committee of Grau & Associates being ranked no. 1 was accepted.

EIGHTH ORDER OF BUSINESS Discussion of the Fiscal Year 2026 Budget

Mr. Laughlin stated this will stay on the agenda until August. I have the two changes and we budgeted \$180,000 for the doors and talked about moving \$77,000 and \$21,000 and adding it and the difference is \$98,982 and we are looking to add \$98,268.

NINTH ORDER OF BUSINESS Supervisor's Requests and Audience Comments

The board discussed the proposed cell tower installation.

June 23, 2025 Durbin Crossing CDD

TENTH ORDER OF BUSINESS Review of Action Items

Mr. Laughlin stated I am adding as complete the vending machine and hurricane prep and I will add as a new item, look into electronic payment option and send a letter to JEA regarding the streetlights and copy the commissioner.

I will add to the August agenda a line item for St. Johns County to present their findings on the traffic study

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

Mr. Laughlin stated the next meeting will be held July 28, 2025 at 6:00 p.m. in the same location.

On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor the meeting adjourned at 7:49 p.m.

Secretary/Assistant Secretary	Chairman/Vice Chairman



Community Development District

Unaudited Financial Reporting June 30, 2025



Durbin Crossing Community Development District Combined Balance Sheet June 30, 2025

Assessment Receivable		General Fund	,	Debt Service Fund	Ca	pital Reserve Fund	Ga	Totals overnmental Funds
Deprating Account	Assets:							
Assesment Receivable	Cash:							
Due from Other 1,223	Operating Account	\$ 84,737	\$	-	\$	54,518	\$	139,256
State Board of Administration (SBA)	Assessment Receivable	25,332		28,847		-		54,178
State Board of Administration (SBA) 2,668 . 953,417 .95 Custody 1,232,980 . 1,777 1,27 Series 2017A1 Reserve	Due from Other	1,223		-		-		1,223
Custody 1,232,980 - 1,777 1,22 Series 2017A1	Investments:							
Reserve	State Board of Administration (SBA)	2,668		-		953,417		956,085
Reserve	Custody	1,232,980		-		1,777		1,234,756
Revenue	<u>Series 2017A1</u>							
Prepayment 4,120 - Series 2017A2 Term Bond 1 Reserve 132,938 - 1 Prepayment 931 - 1 Prepayment 931 - - 1 Series 2017A2 Term Bond 2 Reserve 40,000 - <t< td=""><td>Reserve</td><td>-</td><td></td><td>1,343,722</td><td></td><td>-</td><td></td><td>1,343,722</td></t<>	Reserve	-		1,343,722		-		1,343,722
Reserve	Revenue	-		1,216,223		-		1,216,223
Reserve . 132,938 . . Prepayment .	Prepayment	-		4,120		-		4,120
Prepayment 931 - Series 2017A2 Term Bond 2 40,000 - Reserve 40,000 - Prepayment 5,000 - - Prepaid Expenses 5,000 - - Deposits 200 - - - Total Assets 1,352,140 2,768,622 1,009,712 \$ 5,13 Liabilities: Accounts Payable \$ 31,244 * \$ 8,800 \$ Total Liabilities \$ 31,244 * \$ 8,800 \$ Fund Balance: ** ** ** ** Nonspendable: ** ** ** ** ** Prepaid Items \$ 5,000 * * * ** ** Restricted for: **	Series 2017A2 Term Bond 1							
Series 2017A2 Term Bond 2 Reserve - 40,000 - Prepayment - 1,842 - Prepaid Expenses 5,000 - - - Deposits 200 - - - Total Assets \$ 1,352,140 \$ 2,768,622 \$ 1,009,712 \$ 5,13 Liabilities: Accounts Payable \$ 31,244 \$ - \$ 8,800 \$ Total Liabilities \$ 31,244 \$ - \$ 8,800 \$ Total Liabilities \$ 31,244 \$ - \$ 8,800 \$ Total Liabilities Prepaid Items \$ 5,000 \$ - \$ - \$ Prepaid Items \$ 5,000 \$ - \$ - \$ Prepaid Items \$ 5,000 \$ - \$ - \$ Prepaid Items \$ 5,000 \$ - \$ - \$ Prepaid Items \$ 5,000 \$ - \$ - \$ Prepaid Items \$ 2,768,622 \$ 2,768,622 <td< td=""><td>Reserve</td><td>-</td><td></td><td>132,938</td><td></td><td>-</td><td></td><td>132,938</td></td<>	Reserve	-		132,938		-		132,938
Reserve Prepayment - 440,000 - Prepayment - 1,842 - Prepaid Expenses 5,000 - - - Deposits 200 - - - Total Assets \$ 1,352,140 \$ 2,768,622 \$ 1,009,712 \$ 5,13 Liabilities: Accounts Payable \$ 31,244 \$ - \$ 8,800 \$ 4 Fund Balance: Nonspendable: Prepaid Items \$ 5,000 \$ - \$ - \$ \$ 2 \$ 2 2 \$ 2 2 7 \$ 2 2 7 \$ 2 2 7 \$ 2 2 7 2 2 7 3 3 4 4 4 - \$ 8,800 \$ 4 4 4 - \$ 8,800 \$ 4 4 - - \$ 8,800 \$ 4 - - \$ 8,800 \$ 4 - - - \$ 2,768,622 - -	Prepayment	-		931		-		931
Prepayment - 1,842 - Prepaid Expenses 5,000 - - - Deposits 200 - - - - Total Assets \$ 1,352,140 \$ 2,768,622 \$ 1,009,712 \$ 5,13 Liabilities: Accounts Payable \$ 31,244 * - \$ 8,800 \$ 4 Fund Balance: Nonspendable: Prepaid Items \$ 5,000 * * * * * Peposits 200 - * * * * Restricted for: Prepaid Items \$ 5,000 * * * * * * * * * * * * * * * * * * * * * * * * * * * <th< td=""><td>Series 2017A2 Term Bond 2</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></th<>	Series 2017A2 Term Bond 2							
Prepaid Expenses 5,000	Reserve	-		40,000		-		40,000
Deposits 200 - - Total Assets \$ 1,352,140 \$ 2,768,622 \$ 1,009,712 \$ 5,13 Liabilities: Accounts Payable \$ 31,244 \$ - \$ 8,800 \$ Total Liabilities \$ 31,244 \$ - \$ 8,800 \$ 4 Fund Balance: Nonspendable: Prepaid Items \$ 5,000 \$ - \$ - \$ Peposits 200 - \$ - \$ Restricted for: 2,768,622 - 2,7 Assigned for: Capital Reserve Fund - 1,000,912 1,0 Unassigned 1,315,695 - - 1,000,912 5,09 Total Fund Balances \$ 1,320,895 \$ 2,768,622 \$ 1,000,912 5,09	Prepayment	-		1,842		-		1,842
Total Assets \$ 1,352,140 \$ 2,768,622 \$ 1,009,712 \$ 5,13 Liabilities: Accounts Payable \$ 31,244 \$ - \$ 8,800 \$ Total Liabilites \$ 31,244 \$ - \$ 8,800 \$ Fund Balance: Nonspendable: Prepaid I tems \$ 5,000 \$ - \$ - \$ Deposits 200 - \$ - \$ Restricted for: Debt Service - Series - 2,768,622 - 2,7 Assigned for: Capital Reserve Fund 1,000,912 1,0 Unassigned 1,315,695 - 1,320,895 \$ 2,768,622 \$ 1,000,912 \$ 5,09	Prepaid Expenses	5,000		-		-		5,000
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Accounts Payable \$ 31,244 \$ - \$ 8,800 \$ Total Liabilites \$ 31,244 \$ - \$ 8,800 \$ Fund Balance: Nonspendable: Prepaid Items \$ 5,000 \$ - \$ - \$ Deposits 200 \$ Restricted for: Debt Service - Series - 2,768,622 - 2,7 Assigned for: Capital Reserve Fund 1,000,912 1,0 Unassigned 1,315,695 1 1,000,912 \$ 5,09	Total Assets	\$ 1,352,140	\$	2,768,622	\$	1,009,712	\$	5,130,474
Total Liabilites \$ 31,244 - \$ 8,800 \$ 4 Fund Balance: Nonspendable: Prepaid Items \$ 5,000 \$ - \$ - \$ \$ Deposits 200 - - - \$ 2,768,622 - 2,7 Restricted for: Debt Service - Series - 2,768,622 - 2,7 2,7 Assigned for: Capital Reserve Fund - - 1,000,912 1,0 1,0 Unassigned 1,315,695 - - - 1,3 1,3 1,3 1,3 1,0	Liabilities:							
Fund Balance: Nonspendable: Prepaid Items \$ 5,000 \$ - \$ - \$ \$ 5,000 \$ - \$ - \$ \$ 5,000 \$ - \$ - \$ \$ 5,000 \$ - \$ - \$ \$ 5,000 \$ - \$ \$ 5,000 \$ - \$ \$ 5,000 \$ \$ 5,000 \$ \$ 5,000 \$ \$ 5,000 \$ \$ 5,000 \$ \$ 5,000 \$ 5,00	Accounts Payable	\$ 31,244	\$	-	\$	8,800	\$	40,044
Nonspendable: Prepaid Items \$ 5,000 \$ - \$ - \$ Deposits 200 - - - Restricted for: Debt Service - Series - 2,768,622 - 2,7 Assigned for: Capital Reserve Fund - - 1,000,912 1,0 Unassigned 1,315,695 - - - 1,3 Total Fund Balances \$ 1,320,895 \$ 2,768,622 \$ 1,000,912 \$ 5,09	Total Liabilites	\$ 31,244	\$		\$	8,800	\$	40,044
Prepaid Items \$ 5,000 \$ - \$ - \$ Deposits 200 Restricted for: - 2,768,622 - 2,7 Debt Service - Series - 2,768,622 - 1,000,912 1,000,912 Assigned for: 1,000,912 1,3 Capital Reserve Fund 1,315,695 1,000,912 1,3 Unassigned 1,315,695 1,000,912 \$ 5,09	Fund Balance:							
Deposits 200 - - - Restricted for: Debt Service - Series - 2,768,622 - 2,7 Assigned for: Capital Reserve Fund - - 1,000,912 1,0 Unassigned 1,315,695 - - - 1,3 Total Fund Balances \$ 1,320,895 \$ 2,768,622 \$ 1,000,912 \$ 5,09	Nonspendable:							
Restricted for: Debt Service - Series - 2,768,622 - 2,7 Assigned for: Capital Reserve Fund - 1,000,912 1,0 Unassigned 1,315,695 1,3 Total Fund Balances \$ 1,320,895 \$ 2,768,622 \$ 1,000,912 \$ 5,09	Prepaid Items	\$ 5,000	\$	-	\$	-	\$	5,000
Debt Service - Series - 2,768,622 - 2,7 Assigned for: Capital Reserve Fund - - - 1,000,912 1,0 Unassigned 1,315,695 - - - 1,3 Total Fund Balances \$ 1,320,895 \$ 2,768,622 \$ 1,000,912 \$ 5,09	Deposits	200		-		-		200
Assigned for: Capital Reserve Fund 1,000,912 1,0 Unassigned 1,315,695 - 1,320,895 1,320,895 2,768,622 1,000,912 5,09								
Capital Reserve Fund - - 1,000,912 1,0 Unassigned 1,315,695 - - - 1,3 Total Fund Balances \$ 1,320,895 \$ 2,768,622 \$ 1,000,912 \$ 5,09	Debt Service - Series	-		2,768,622		-		2,768,622
Capital Reserve Fund - - 1,000,912 1,0 Unassigned 1,315,695 - - - 1,3 Total Fund Balances \$ 1,320,895 \$ 2,768,622 \$ 1,000,912 \$ 5,09	Assigned for:							
Unassigned 1,315,695 - - - 1,3 Total Fund Balances \$ 1,320,895 \$ 2,768,622 \$ 1,000,912 \$ 5,09		-		-		1,000,912		1,000,912
		1,315,695		-		-		1,315,695
	Total Fund Balances	\$ 1,320,895	\$	2,768,622	\$	1,000,912	\$	5,090,429
Total Liabilities & Fund Balance \$ 1,352,140 \$ 2,768,622 \$ 1,009,712 \$ 5,1	Total Liabilities & Fund Ralance	\$ 1 352 140	\$	2 768 622	\$	1 009 712	\$	5,130,474

Community Development District General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

	Adopted	Pro	rated Budget		Actual		
	Budget	Th	ru 06/30/25	Th	ru 06/30/25	1	Variance
Revenues:							
Special Assessments - Tax Roll	\$ 2,681,509	\$	2,681,509	\$	2,696,513	\$	15,003
Interest Income	45,000		33,750		26,066		(7,684)
Other Revenues	30,000		22,500		15,449		(7,051)
Total Revenues	\$ 2,756,509	\$	2,737,759	\$	2,738,028	\$	269
Expenditures:							
General & Administrative:							
Supervisor Fees	\$ 12,000	\$	9,000	\$	8,000	\$	1,000
FICA Taxes	918		689		612		77
Assessment Roll Administration	5,459		5,459		5,459		-
Engineering Fees	13,000		9,750		9,908		(158
Dissemination Fees	7,860		5,895		6,395		(500
Attorney Fees	50,000		50,000		60,615		(10,615
Annual Audit	4,500		-		-		-
Γrustee Fees	10,800		10,800		10,775		25
Arbitrage	1,200		1,200		1,200		-
mpact Fee Administration	16,377		12,283		12,283		-
Management Fees	56,035		42,026		42,026		0
nformation Technology	1,638		1,228		1,229		(0
Website Maintenance	1,092		819		819		(0
Гelephone	800		600		134		466
Postage	3,000		2,250		1,514		736
Printing & Binding	2,300		2,300		2,804		(504
insurance General Liability	9,461		9,461		8,488		973
Legal Advertising	2,000		1,500		853		647
Other Current Charges	500		500		561		(61
Office Supplies	150		113		8		104
Dues, Licenses & Subscriptions	175		175		175		-
Fotal General & Administrative	\$ 199,265	\$	166,047	\$	173,858	\$	(7,811
<u>Operations & Maintenance</u>							
Amenity Center	46.500		46.500		40.11=		
Insurance	\$ 46,680	\$	46,680	\$	42,167	\$	4,513
Repairs & Replacements	85,000		63,750		74,851		(11,101
Recreational Passes	3,000		2,250		1,250		1,000
Office Supplies	5,000		3,750		2,655		1,095
Permit Fees	4,500		3,375		3,936		(561
<u>Utilities</u>							
Nater & Sewer	38,900		29,175		18,520		10,656
Electric	32,000		24,000		21,922		2,078
Cable/Phone/Internet	21,000		15,750		18,572		(2,822
Security System	1,670		1,670		2,853		(1,183

Community Development District General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

		Adopted	Pro	rated Budget		Actual		
		Budget	Thi	ru 06/30/25	Th	ru 06/30/25	7	/ariance
Amenity Center Management Contracts								
Managerial (Vesta)		255,503		191,627		191,627		0
Staffing (Vesta)		273,601		205,201		205,201		0
Lifeguards (Vesta)		98,189		48,009		48,009		-
Mobile App/Website (Vesta)		3,500		2,625		2,625		(0)
Refuse Service		9,000		6,750		8,582		(1,832)
Pool Chemicals		35,700		26,775		27,368		(593)
Special Events		30,000		22,500		30,788		(8,288)
Holiday Décor		20,000		15,000		12,350		2,650
Pest Control		8,000		6,000		4,536		1,464
Pressure Washing		9,000		6,750		1,700		5,050
Fitness Equip Maintenance		8,500		6,375		1,568		4,807
Subtotal Amenity Center	\$	988,743	\$	728,012	\$	721,079	\$	6,933
Grounds Maintenance								
Electric	\$	10.000	\$	7,500	\$	7,160	\$	340
Water & ReUse	Ψ	300,000	Ψ	225,000	Ψ	126,013	Ψ	98,987
Streetlighting		75,000		56,250		54,713		1,537
Lake Maintenance		55,620		41,715		44,197		(2,482)
Landscape Maintenance		562,267		421,700		421,700		0
Landscape Contingency		82,000		61,500		58,661		2,839
Mulch		72,500		69,900		69,900		2,037
Sod Replacement		180,000		175,247		175,247		_
Fuel		900		675		554		121
Irrigation Repairs		15,000		11,250		13,177		(1,927)
Capital Reserve Funding		221,309		-		-		(1,727)
Subtotal Ground Maintenance	\$	1,574,595	\$	1,070,737	\$	971,321	\$	99,416
Total Operations & Maintenance	\$	2,563,338	\$	1,798,749	\$	1,692,400	\$	106,349
m + In I's	Φ.	2.50.002	<u> </u>	4.064.506		4.044.050	.	00 500
Total Expenditures	\$	2,762,603	\$	1,964,796	\$	1,866,258	\$	98,538
Excess (Deficiency) of Revenues over Expenditures	\$	(6,094)	\$	772,963	\$	871,770	\$	98,807
Net Change in Fund Balance	\$	(6,094)	\$	772,963	\$	871,770	\$	98,807
Fund Balance - Beginning	\$	6,094			\$	449,126		
Fund Balance - Ending	\$	0			\$	1,320,895		

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 \$	- \$	- \$	29,103 \$	- \$	- \$	- \$	2,696,513
Interest Income	177	53	238	292	4,340	5,196	5,908	5,262	4,600	-	-	-	26,066
Other Revenues	7,613	369	523	112	5,107	-	319	329	1,079	-	-		15,449
Total Revenues	\$ 7,790 \$	186,656 \$	2,194,823 \$	6,195 \$	238,894 \$	57,072 \$	6,226 \$	5,591 \$	34,782 \$	- \$	- \$	- \$	2,738,028
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000 \$	- \$	1,000 \$	1,000 \$	1,000 \$	1,000 \$	1,000 \$	1,000 \$	1,000 \$	- \$	- \$	- \$	8,000
FICA Taxes	77	-	77	77	77	77	77	77	77	-	-	-	612
Assessment Roll Administration	5,459	-	-	-	-	-	-	-	-	-	-	-	5,459
Engineering Fees	2,975	825	990	1,115	1,198	908	743	-	1,155	-	-	-	9,908
Dissemination Fees	855	655	655	655	655	655	955	655	655	-	-		6,395
Attorney Fees	3,420	9,613	3,537	4,843	5,985	3,219	11,896	16,251	1,852	-	-	-	60,615
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	1,365	1,365	-	-	-	12,283
Management Fees	4,670	4,670	4,670	4,670	4,670	4,670	4,670	4,670	4,670	-	-	-	42,026
Information Technology	137	137	137	137	137	137	137	137	137	-	-	-	1,229
Website Maintenance	91	91	91	91	91	91	91	91	91	_	-	-	819
Telephone	20	7	15	5	14	26	19	13	16	-	-	-	134
Postage	50	588	169	189	125	69	104	68	151	_	-	-	1,514
Printing & Binding	27	1,243	16	19	11	1,403	10	22	54	_	-	-	2,804
Insurance General Liability	8,488	_	_	_	_	-	-	-	_	-	-	-	8,488
Legal Advertising	86	171	_	_	85	85	127	120	178	-	-	-	853
Other Current Charges	-	145	10	10	251	145			-	-	_	-	561
Office Supplies	1	1	1	1	1	1	1	1	1	-	-	-	8
Dues, Licenses & Subscriptions	175			-	-	-	-		-	-	-	-	175
Total General & Administrative	\$ 33,894 \$	19,510 \$	12,731 \$	14,175 \$	15,663 \$	13,848 \$	28,168 \$	24,468 \$	11,401 \$	- \$	- \$	- \$	173,858
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	14,703	5,552	-	-	-	74,851
Recreational Passes	-	-	-	-	200	400	-	250	400	-	-	-	1,250
Office Supplies	393	250	494	139	509	602	57	57	155	-	-	-	2,655
Permit Fees	446	-	500	2,064	-	-	-	925	-	-	-	-	3,936
<u>Utilities</u>	-	-	-	-	-	-	-	-	-	-	-	-	
Water & Sewer	1,114	1,182	1,479	2,268	2,404	1,800	2,007	2,644	3,622	-	-	-	18,520
Electric	2,502	2,378	2,208	1,820	2,551	2,376	2,667	2,703	2,718	-	-	-	21,922
Cable/Phone/Internet	1,841	1,841	1,841	1,935	1,988	2,111	2,339	2,339	2,339	-	-	-	18,572

Durbin Crossing Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Center Management Contracts													
Managerial (Vesta)	21,292	21,292	21,292	21,292	21,292	21,292	21,292	21,292	21,292	-	-	-	191,627
Staffing (Vesta)	22,800	22,800	22,800	22,800	22,800	22,800	22,800	22,800	22,800	-	-	-	205,201
Lifeguards (Vesta)	-	-	-	-	-	10,372	7,991	9,495	20,150	-	-	-	48,009
Mobile App/Website (Vesta)	292	292	292	292	292	292	292	292	292	-	-	-	2,625
Refuse Service	879	1,158	869	877	872	978	985	985	980	-	-	-	8,582
Pool Chemicals	2,936	3,146	2,936	3,058	3,058	3,058	3,058	3,058	3,058	-	-	-	27,368
Special Events	4,035	7,899	7,660	5,175	862	737	2,081	1,032	1,306	-	-	-	30,788
Holiday Décor	-	6,387	375	5,587	-	-	-	-	-	-	-	-	12,350
Pest Control	456	456	456	470	470	470	470	470	820	-	-	-	4,536
Pressure Washing	-	-	1,700	-	-	-	-	-	-	-	-	-	1,700
Fitness Equip Maintenance	-	-	-	-	525	363	-	-	680	-	-	-	1,568
Subtotal Amenity Center	\$ 111,214 \$	76,938 \$	72,816 \$	71,665 \$	69,890 \$	76,565 \$	72,786 \$	83,043 \$	86,163 \$	- \$	- \$	- \$	721,079
Grounds Maintenance													
Electric	\$ 614 \$	2,126 \$	622 \$	654 \$	705 \$	638 \$	444 \$	683 \$	673 \$	- \$	- \$	- \$	7,160
Water & ReUse	16,969	7,196	18,539	20,774	14,227	11,172	11,270	11,582	14,283	-	-	-	126,013
Streetlighting	5,918	5,939	5,877	5,787	6,064	6,017	6,300	6,450	6,361	-	-	-	54,713
Lake Maintenance	4,562	4,562	4,562	4,562	4,562	7,702	4,562	4,562	4,562	-	-	-	44,197
Landscape Maintenance	46,856	46,856	46,856	46,856	46,856	46,856	46,856	46,856	46,856	-	-	-	421,700
Landscape Contingency	12,436	6,752	12,460	-	3,000	-	2,400	15,211	6,402	-	-	-	58,661
Mulch	-	63,000	-	-	-	-	-	-	6,900	-	-	-	69,900
Sod Replacement	-	175,247	-	-	-	-	-	-	-	-	-	-	175,247
Fuel	36	-	29	29	133	61	118	59	89	-	-	-	554
Irrigation Repairs	-	-	1,463	-	5,018	963	1,094	4,639	-	-	-	-	13,177
Capital Reserve Funding	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Ground Maintenance	\$ 87,391 \$	311,678 \$	90,407 \$	78,662 \$	80,564 \$	73,408 \$	73,043 \$	90,042 \$	86,125 \$	- \$	- \$	- \$	971,321
Total Operations & Maintenance	\$ 198,605 \$	388,617 \$	163,223 \$	150,326 \$	150,454 \$	149,973 \$	145,829 \$	173,086 \$	172,288 \$	- \$	- \$	- \$	1,692,400
Total Expenditures	\$ 232,499 \$	408,126 \$	175,954 \$	164,501 \$	166,118 \$	163,821 \$	173,997 \$	197,553 \$	183,690 \$	- \$	- \$	- \$	1,866,258
•													
Excess (Deficiency) of Revenues over Expenditures	\$ (224,709) \$	(221,470) \$	2,018,869 \$	(158,306) \$	72,776 \$	(106,749) \$	(167,771) \$	(191,962) \$	(148,908) \$	- \$	- \$	- \$	871,770
Net Change in Fund Balance	\$ (224,709) \$	(221,470) \$	2,018,869 \$	(158,306) \$	72,776 \$	(106,749) \$	(167,771) \$	(191,962) \$	(148,908) \$	- \$	- \$	- \$	871,770

Community Development District

Debt Service Fund Series 2017 A1 & A2

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

Interest Income		Adopted	Pro	rated Budget		Actual		
Special Assessments - Tax Roll		Budget	Th	ru 06/30/25	Th	ru 06/30/25	,	Variance
Interest Income	Revenues:							
Total Revenues	Special Assessments - Tax Roll	\$ 3,054,876	\$	3,054,876	\$	3,070,639	\$	15,763
Expenditures: Series 2017 A-1	Interest Income	5,000		5,000		114,720		109,720
Series 2017 A-1 Interest -11/1	Total Revenues	\$ 3,059,876	\$	3,059,876	\$	3,204,093	\$	144,217
Interest - 11 / 1	Expenditures:							
Principal Prepayment - 11/1 - - 10,000 (10,00) Interest - 5/1 513,416 513,256 513,256 70,000 10,000	<u>Series 2017 A-1</u>							
Interest - 5/1	Interest -11/1	\$ 513,416	\$	513,416	\$	513,416	\$	-
Principal - 5/1 1,645,000 1,645,000 1,645,000 Principal Prepayment - 5/1 - - 10,000 (10,000) Series 2017 A-2 Interest - 11/1 \$ 84,788 \$ 84,788 \$ 84,788 \$ 84,788 \$ 84,631 Principal Prepayment - 11/1 - - - 5,000 (5,000) (5,000) (10,	Principal Prepayment - 11/1	-		-		10,000		(10,000)
Principal Prepayment - 5/1	Interest - 5/1	513,416		513,256		513,256		-
Series 2017 A-2 Interest - 11/1	Principal - 5/1	1,645,000		1,645,000		1,645,000		-
Interest-11/1	Principal Prepayment - 5/1	-		-		10,000		(10,000)
Principal Prepayment - 11/1 - - 5,000 (5,000) Interest - 5/1 84,788 84,631 84,631 Principal - 5/10 165,000 165,000 165,000 165,000 10,000 (10,000) <td< td=""><td>Series 2017 A-2</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></td<>	Series 2017 A-2							
Interest - 5/1	Interest -11/1	\$ 84,788	\$	84,788	\$	84,788	\$	-
Principal -5/1 165,000 165,000 165,000 Principal Prepayment - 5/1 - - - 10,000 (10,000) Total Expenditures \$ 3,006,406 \$ 3,006,091 \$ 3,041,091 \$ (35,000) Excess (Deficiency) of Revenues over Expenditures \$ 53,470 \$ 53,785 \$ 163,003 \$ 109,200 Other Financing Sources/(Uses): Total Other Financing Sources/(Uses) \$ - <td>Principal Prepayment - 11/1</td> <td>-</td> <td></td> <td>-</td> <td></td> <td>5,000</td> <td></td> <td>(5,000)</td>	Principal Prepayment - 11/1	-		-		5,000		(5,000)
Principal - 5/1 165,000 165,000 165,000 Principal Prepayment - 5/1 - - 10,000 (10,000) Total Expenditures \$ 3,006,406 \$ 3,006,091 \$ 3,041,091 \$ (35,000) Excess (Deficiency) of Revenues over Expenditures \$ 53,470 \$ 53,785 \$ 163,003 \$ 109,200 Other Financing Sources/(Uses): \$ - <t< td=""><td>Interest - 5/1</td><td>84,788</td><td></td><td>84,631</td><td></td><td>84,631</td><td></td><td></td></t<>	Interest - 5/1	84,788		84,631		84,631		
Total Expenditures \$ 3,006,406 \$ 3,006,091 \$ 3,041,091 \$ (35,000) Excess (Deficiency) of Revenues over Expenditures \$ 53,470 \$ 53,785 \$ 163,003 \$ 109,200 Other Financing Sources/(Uses): \$ - \$ - \$ - \$ \$ - \$ \$ - \$ \$ - \$ Total Other Financing Sources/(Uses) \$ - \$ - \$ - \$ \$ - \$ \$ - \$ \$ - \$ Net Change in Fund Balance \$ 53,470 \$ 53,785 \$ 163,003 \$ 109,20 Fund Balance - Beginning \$ 1,029,219 \$ 2,605,619	•	165,000		165,000		165,000		-
Excess (Deficiency) of Revenues over Expenditures \$ 53,470 \$ 53,785 \$ 163,003 \$ 109,2 Other Financing Sources / (Uses): Transfer In / (Out) \$ - \$ - \$ - \$ Total Other Financing Sources / (Uses) \$ - \$ - \$ Net Change in Fund Balance \$ 53,470 \$ 53,785 \$ 163,003 \$ 109,2 Fund Balance - Beginning \$ 1,029,219 \$ 2,605,619	Principal Prepayment - 5/1	-		-		10,000		(10,000)
Other Financing Sources/(Uses): Transfer In/(Out) \$ - \$ - \$ - \$ Total Other Financing Sources/(Uses) \$ - \$ - \$ Net Change in Fund Balance \$ 53,470 \$ 53,785 \$ 163,003 \$ 109,2 Fund Balance - Beginning \$ 1,029,219 \$ 2,605,619	Total Expenditures	\$ 3,006,406	\$	3,006,091	\$	3,041,091	\$	(35,000)
Transfer In/(Out) \$ - \$ - \$ \$ Total Other Financing Sources/(Uses) \$ - \$ - \$ \$ Net Change in Fund Balance \$ 53,470 \$ 53,785 \$ 163,003 \$ 109,2 Fund Balance - Beginning \$ 1,029,219 \$ 2,605,619	Excess (Deficiency) of Revenues over Expenditures	\$ 53,470	\$	53,785	\$	163,003	\$	109,217
Total Other Financing Sources/(Uses) \$ - \$ - \$ Net Change in Fund Balance \$ 53,470 \$ 53,785 \$ 163,003 \$ 109,2 Fund Balance - Beginning \$ 1,029,219 \$ 2,605,619	Other Financing Sources/(Uses):							
Net Change in Fund Balance \$ 53,470 \$ 53,785 \$ 163,003 \$ 109,2 Fund Balance - Beginning \$ 1,029,219 \$ 2,605,619	Transfer In/(Out)	\$ -	\$	-	\$	-	\$	-
Fund Balance - Beginning \$ 1,029,219 \$ 2,605,619	Total Other Financing Sources/(Uses)	\$ -	\$	-	\$	-	\$	-
	Net Change in Fund Balance	\$ 53,470	\$	53,785	\$	163,003	\$	109,217
	Fund Balance - Beginning	\$ 1,029,219			\$	2,605,619		
Fund Balance - Ending \$ 1,082,689 \$ 2,768,622	Fund Balance - Ending	\$ 1,082,689			\$	2,768,622		

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

	Adopted	Pror	ated Budget		Actual	
	Budget	Thru	u 06/30/25	Th	ru 06/30/25	Variance
Revenues						
Capital Reserve Funding	\$ 221,309	\$	-	\$	-	\$ -
Miscellaneous Revenue/Interest Income	24,333		24,333		38,085	13,752
Total Revenues	\$ 245,642	\$	24,333	\$	38,085	\$ 13,752
Expenditures:						
Capital Outlay	\$ 150,000	\$	150,000	\$	213,925	\$ (63,925)
Repair and Replacement	23,881		23,881		79,848	(55,967)
Other Current Charges	-		-		33,384	(33,384)
Total Expenditures	\$ 173,881	\$	173,881	\$	327,157	\$ (153,276)
Excess (Deficiency) of Revenues over Expenditures	\$ 71,761			\$	(289,072)	
Other Financing Sources/(Uses)						
Transfer In/(Out)	\$ -	\$	-	\$	-	\$ -
Total Other Financing Sources (Uses)	\$ -	\$	-	\$	-	\$ -
Net Change in Fund Balance	\$ 71,761			\$	(289,072)	
Fund Balance - Beginning	\$ 1,243,030			\$	1,289,984	

Community Development District

Long Term Debt Report

Series 2017A-1, Special As	sessment Refunding B	onds	
Interest Rate:		Various	
Maturity Date:		5/1/2037	
Reserve Fund Definition		50% MADS	
Reserve Fund Requirement	\$	1,343,722	
Reserve Fund Balance		1,343,722	
Bonds outstanding - 3/31/2017			\$ 37,825,000
Less: May 1, 2017 (Prepayment)			(40,000)
Less: May 1, 2018			(1,415,000)
Less: May 1, 2018 (Prepayment)			(10,000)
Less: November 1, 2018 (Prepayment)			(15,000)
Less: May 1, 2019			(1,445,000
Less: May 1, 2019 (Prepayment)			(25,000)
Less: November 1, 2019 (Prepayment)			(145,000)
Less: May 1, 2020			(1,465,000)
Less: May 1, 2020 (Prepayment)			(25,000)
Less: November 1, 2020 (Prepayment)			(25,000)
Less: May 1, 2021			(1,495,000
Less: November 1, 2021 (Prepayment)			(195,000
Less: May 1, 2022			(1,515,000
Less: May 1, 2023			(1,555,000
Less: May 1, 2024			(1,595,000
Less: November 1, 2024 (Prepayment)			(10,000
Less: May 1, 2025			(1,645,000
Less: May 1, 2025 (Prepayment)			(10,000
Current Bonds Outstanding			\$ 25,195,000

Series 2017A-2, Special As:	sessment Refunding Bo	nds	
Interest Rate:	5.00%	6-6.25%	
Maturity Date:		5/1/2037	
Reserve Fund Definition	50% [MADS	
Reserve Fund Requirement	\$	172,938	
Reserve Fund Balance		172,938	
Bonds outstanding - 3/31/2017			\$ 4,580,000
Less: May 1, 2018			(130,000)
Less: May 1, 2018 (Prepayment)			(170,000)
Less: November 1, 2018 (Prepayment)			(10,000)
Less: May 1, 2019			(130,000)
Less: May 1, 2019 (Prepayment)			(25,000)
Less: November 1, 2019 (Prepayment)			(20,000)
Less: May 1, 2020			(140,000)
Less: May 1, 2020 (Prepayment)			(65,000)
Less: May 1, 2021			(145,000)
Less: May 1, 2021 (Prepayment)			(40,000)
Less: November 1, 2021 (Prepayment)			(20,000)
Less: May 1, 2022			(150,000)
Less: May 1, 2022 (Prepayment)			(95,000)
Less: May 1, 2023			(155,000)
Less: May 1, 2023 (Prepayment)			(95,000)
Less: May 1, 2024			(155,000)
Less: November 1, 2024 (Prepayment)			(5,000)
Less: May 1, 2025			(165,000)
Less: May 1, 2025 (Prepayment)			(10,000)
Current Bonds Outstanding			\$ 2,855,000

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		
8	4/8/2025	55,815.54	49,014.97	104,830.51		
INTEREST	4/14/2025	3,257.66	2,860.74	6,118.40		
TAX CERTIFICATES	6/13/2025	4,294.18	3,770.97	8,065.15		
9	7/10/2025	28,846.53	25,331.86	54,178.39		
		-	-			
		-	-			
		-	-			
		-	-			
TOTAL TAX ROLL RECEIPTS		3,070,639.31	2,696,512.50	5,767,151.81		
TAX ROLL % COLLECTED		100.6%	100.6%	100.6%		



Community Development District

Check Run Summary

June 30, 2025

Fund	Date	Check No.		Amount	
General Fund					
Payroll	6/25/25	50899-50901	\$	923.50	
			Su	b-Total	\$ 923.50
Accounts Payable					
	6/4/25	7246-7257	\$	68,464.47	
	6/10/25	7258-7273		42,246.01	
	6/18/25	7274-7284		51,106.33	
	6/24/25	7285-7286		195.22	
			Su	b-Total	\$ 162,012.03
Capital Reserve Fund	6/4/25	278-279	\$	28,100.00	
capital Reserve Lana	6/10/25	280	Ψ	13,800.00	
	6/26/25	281		20,550.00	
			Su	b-Total	\$ 62,450.00
Wells Fargo Credit Card*					
0	6/28/25	May Purchases	\$	2,662.42	
			Su	b-Total	\$ 2,662.42
Total					\$ 228,047.95

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

PR300R	P	AYROLL CHECK REGISTER	RUN	6/25/25 PAG	E 1
CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE	
50897	11	SARAH G HALL	184.70	6/25/2025	
50898	13	JASON S HARRAH	184.70	6/25/2025	
50899		PETER E POLLICINO	184.70	6/25/2025	
50900		SHALENE B ESTES	184.70	6/25/2025	
50901		SHAWNA R BERDEN	184.70	6/25/2025	

TOTAL FOR REGISTER 923.50

DURB DURBIN CROSS DLAUGHLIN

ATTENDANCE SHEET

District:	Durbin Crossing CDD						
Meeting Date:	June 23, 2025						
	Supervisor		In Attendance	Fees			
1.	Shawna Berden Assistant Secretary	Phone		\$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			\$200			
District Manager	;	7)0					

PLEASE RETURN COMPLETED FORM TO BERNADETTE PEREGRINO

AP300R *** CHECK NOS. 007246-007286

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/18/25 PAGE 1 DURBIN CROSSING - GENERAL FUND BANK A GENERAL FUND

	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# S		STATUS	AMOUNT	CHECK
6/04/25 00439	5/16/25 45540 202505 320-53800-4 INSTALL/WIRE SPEAKERS	44200	*	750.00	
	INSTALL/WIRE SPEAKERS	DYNAMIC SECURITY PROFESSIONALS	INC		750.00 007246
6/04/25 00439	5/27/25 45555 202505 320-53800-4		*		
		DYNAMIC SECURITY PROFESSIONALS	INC		250.00 007247
6/04/25 00173 5/07/25 43104 202505 320-53800-4 MISC PARTS-LEVELING FOOT		*	23.73		
		FIRST PLACE FITNESS EQUIPMENT			23.73 007248
6/04/25 00370	5/20/25 3567803 202504 310-51300-:		*		
		KUTAK ROCK LLP 			4,070.66 007249
6/04/25 00103	5/13/25 S0408 202505 320-53800-4	44200	*	1,351.00	
		PLAYMORE RECREATIONAL PRODUCTS			1,351.00 007250
	6/01/25 13129562 202506 320-53800- JUN POOL CHEMICALS NORTH		*	1,062.09	
		POOLSURE			1,062.09 007251
6/04/25 00109	6/01/25 13129562 202506 320-53800- JUN POOL CHEMICALS SOUTH	45510	*	1,996.40	
		POOLSURE			1,996.40 007252
6/04/25 00243	5/19/25 13720 202505 320-53800-4 TRIME 162 PALMS	46210	*	8,110.00	
	5/19/25 13720 202505 320-53800-4 FERTILIZATION 162 PALMS	46210	*	1,860.00	
		TREE TECH TREE SERVICE INC			9,970.00 007253
6/04/25 00252	6/01/25 426742 202506 320-53800-4 JUN FACILITY MANAGER		*	8,105.75	
	6/01/25 426742 202506 320-53800-4 JUN OPERATIONS MANAGER	46000	*	6,176.91	
	6/01/25 426742 202506 320-53800-4 JUN GENERAL MANAGER	45502	*	7,009.22	
	6/01/25 426742 202506 320-53800-4 JUN JANITORIAL SERVICES		*	2,304.33	
	6/01/25 426742 202506 320-53800-4 JUN POOL MAINTENANCE	45505	*	3,150.15	
	6/01/25 426742 202506 320-53800-4 JUN MAINTENANCE TECHS	45518	*	4,482.78	

DURB DURBIN CROSS OKUZMUK

AP300R *** CHECK NOS. 007246-007286

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/18/25 PAGE 2 DURBIN CROSSING - GENERAL FUND BANK A GENERAL FUND

	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#		STATUS	AMOUNT	CHECK
	6/01/25 426742 202506 320-53800- JUN FACILITY ATTENDANTS	45503	*	7,074.55	
	6/01/25 426742 202506 320-53800-	45515	*	5,788.26	
	JUN FACILITY MONITORS 6/01/25 426742 202506 320-53800- JUN MOBILE APP	45210	*	291.67	
		VESTA PROPERTY SERVICES INC			44,383.62 007254
6/04/25 00354	5/21/25 C49027 202505 320-53800-	44200	*	252.00	
	FLITER INSPECTION/CHANGE	WEATHER ENGINEERS INC			252.00 007255
6/04/25 00382	5/19/25 916491 202505 320-53800- MISC. PLANT FILL-INS	46210	*	1,813.72	
	MISC. PLANI FILL-INS	YELLOWSTONE LANDSCAPE			1,813.72 007256
6/04/25 00382	5/19/25 916492 202505 320-53800- SABAL PALM REPLACEMENT	10210	*	2,541.25	
		YELLOWSTONE LANDSCAPE			2,541.25 007257
6/10/25 00451	5/25/25 W73567 202505 320-53800- REPLACED POOL CONTACTOR	44200	*	844.90	
		AMERICAN ELECTRICAL CONTRACTING I	INC		844.90 007258
6/10/25 00443	3/27/25 3032 202506 320-53800- PLAYGROUND MULCH		*	6,900.00	
	PLAIGROUND MOLCH	FCM INDUSTRIES OPCO LLC			6,900.00 007259
6/10/25 00450	5/29/25 3877 202505 320-53800- CONCRETE WORK-SIDEWALKS		*	2,675.00	
	CONCRETE WORK-SIDEWALKS	G&G EXCAVATION & CONSTRUCTION INC	C		2,675.00 007260
6/10/25 00450	5/29/25 3878 202505 320-53800- CONCRETE WORK-PLAYGROUND		*	3,525.00	
	CONCRETE WORK-PLATGROUND	G&G EXCAVATION & CONSTRUCTION INC			3,525.00 007261
6/10/25 00021		34000	*	4,669.58	
	6/01/25 536 202506 310-51300- JUN WEBSITE ADMIN	55000	*	91.00	
	6/01/25 536 202506 310-51300-	35100	*	136.50	
	6/01/25 536 202506 310-51300- JUN IMPACT COLLECTION FEE	32500	*	1,364.75	
	6/01/25 536 202506 310-51300- JUN DISSEMINATION SVCS		*	655.00	

AP300R *** CHECK NOS. 007246-007286

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/18/25 PAGE 3 DURBIN CROSSING - GENERAL FUND BANK A GENERAL FUND

CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#		STATUS	AMOUNT	CHECK AMOUNT #
	6/01/25 536 202506 310-51300- OFFICE SUPPLIES	51000	*	.87	
	6/01/25 536 202506 310-51300- POSTAGE	42000	*	151.09	
	6/01/25 536 202506 310-51300- COPIES	42500	*	54.30	
	6/01/25 536 202506 310-51300-	41000	*	16.19	
	TELEPHONE	GOVERNMENTAL MANAGEMENT SERVICES			7,139.28 007262
6/10/25 00109	5/01/25 13129562 202505 320-53800-	45510	*	1,996.40	
	MAY POOL CHEMICALS SOUTH	POOLSURE			1,996.40 007263
6/10/25 00283	6/01/25 PSI17258 202506 320-53800-		*	4,561.87	
	JUN LAKE MAINTENANCE	SOLITUDE LAKE MANAGEMENT LLC			4,561.87 007264
6/10/25 00066	6/02/25 62076397 202506 320-53800-		*	102.93	
	JUN PEST CONTROL SOUTH	TURNER PEST CONTROL			102.93 007265
6/10/25 00066	6/02/25 62076453 202506 320-53800-	45513	*	122.23	
	JUN MOSQUITO SRVCS SOUTH	TURNER PEST CONTROL			122.23 007266
6/10/25 00066	6/03/25 62076397 202506 320-53800-	45513	*	83.63	
	JUN PEST CONTROL NORTH	TURNER PEST CONTROL			83.63 007267
6/10/25 00066	6/03/25 62076453 202506 320-53800-	45513	*	160.82	
	JUN MOSQUITO SRVCS NORTH	TURNER PEST CONTROL			160.82 007268
6/10/25 00252	5/31/25 427115 202505 320-53800-		*	9,495.00	
	MAY LIFEGUARDS	VESTA PROPERTY SERVICES INC			9,495.00 007269
6/10/25 00382	5/27/25 919094 202505 320-53800-	46400	*	1,205.00	
	MAINLINE REPAIR-NORTH	YELLOWSTONE LANDSCAPE			1,205.00 007270
6/10/25 00382	5/28/25 920186 202505 320-53800-	46400	*	1,140.00	
	MAINLINE REPAIR-NORTH	YELLOWSTONE LANDSCAPE			1,140.00 007271

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/18/25 PAGE 4 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 AMOUNT #
6/10/25 00382	5/28/25 920187 202505 320-53800-		*	877.00	
	MAINLINE REPAIR-DUTHIE	YELLOWSTONE LANDSCAPE			877.00 007272
6/10/25 00382	5/28/25 920188 202505 320-53800-		*	1,416.95	
	MAINLINE REPAIR-SLEEVE	YELLOWSTONE LANDSCAPE			1,416.95 007273
6/18/25 00125	6/06/25 OF616696 202506 320-53800- SAFETY INSPECTION/REPAIRS	44200	*	1,678.22	
	SAFEII INSPECTION/REPAIRS	CINTAS FIRE 636525			1,678.22 007274
6/18/25 00392	5/14/25 44582 202505 320-53800- BACKFLOW INSPECTION/CERT	44200	*	148.50	
	BACKFLOW INSPECTION/CERT	DOLPHIN BACKFLOW INC			148.50 007275
	4/01/25 45476 202504 320-53800-		*	225.00	
		DYNAMIC SECURITY PROFESSIONALS IN	NC		225.00 007276
6/18/25 00439	6/05/25 45586 202506 320-53800-		*		
		DYNAMIC SECURITY PROFESSIONALS IN	NC		400.00 007277
6/18/25 00173	3/07/25 WO-45657 202503 320-53800-	45516	*	149.95	
		FIRST PLACE FITNESS EQUIPMENT			149.95 007278
6/18/25 00173	3/12/25 WO-45790 202503 320-53800- RPL POWER OUTLET		*	149.95	
		FIRST PLACE FITNESS EQUIPMENT			149.95 007279
6/18/25 00173	3/27/25 WO-45835 202503 320-53800-	45516	*	149.95	
	EDDIFITCAL REFARES	FIRST PLACE FITNESS EQUIPMENT			149.95 007280
6/18/25 00109			*	28.42	
	6/01/25 06012025 202506 300-13100- 5/31/2023 FINANCE CHARGE	10200	*	35.81	
	6/01/25 06012025 202506 300-13100-: 4/30/2024 FINANCE CHARGE	10200	*	19.95	
	1/30/2021 FINANCE CHARGE	POOLSURE			84.18 007281
6/18/25 00438	4/22/25 415115 202503 320-53800-		*	110.00	
	INSTALL NEW COMPOTER-N	MATRIX ITG INC DBA SECURESI			110.00 007282
					_

AP300R *** CHECK NOS. 007246-007286

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/18/25 DURBIN CROSSING - GENERAL FUND BANK A GENERAL FUND

PAGE 5

CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
6/18/25 00382	6/01/25 928429 202506 320-53800- JUN LANDSCAPE MAINTENANCE	46200 YELLOWSTONE LANDSCAPE	*	46,855.58	46,855.58 007283
6/18/25 00402	6/13/25 3803 202505 310-51300- MAY ENGINEERING SERVICES	YURO & ASSOCIATES LLC	*	1,155.00	1,155.00 007284
6/24/25 00378	5/31/25 7145078 202505 310-51300- NOTICE OF MEETING-5/19/25 5/31/25 7145078 202505 310-51300- RFP ANNUAL AUDIT SERVICES		* * * * * * * * * * * * * * * * * * *	84.96 93.12	178.08 007285
6/24/25 00109	6/18/25 13129562 202506 320-53800- POOL TUBING/PARTS - SOUTH	44200		17.14	17.14 007286
		TOTAL FOR		162,012.03 162,012.03	

Dynamic Security Professionals, Inc.

P.O. Box 23861 Jacksonville, FL 32241 EF0001108

Invoice

Date	Invoice #
5 16,2025	45540

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

By Tara Lee at 3:35 pm, May 21, 2025

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

		P.O. No.	Terms
		North Amenity	Due on receipt
Quantity	Description	Rate	Amount
1	Aiphone MEM Amplifier and Network Shelf (Installed and wired to Aiphone Speakers)	600.00	600.00
ĩ	ASSAABLOY Wireless receiver with two(2) Wireless Transmitters thistalled and Wired to Access to Release front gate)	150.00	150.00
	NO CHARGE FOR LABOR PER IKE"S ORDERS		
Trankly (L. for your basin	ess.	Subtotal	\$750,00
i alore o	+ Peplace	Sales Tax (6.5%)	\$9.00
1320.	+ Replace 53800.45909	Total	\$750,00
· · · · · · · · · · · · · · · · · · ·	-	Payments/Credit	s \$6,00
RECEIV	FD	Balance Due	\$750,00

Dynamic Security Professionals, Inc.

Invoice

P.O. Box 23861 Jacksonville, FL 32241 EF0001108

Date	Invoice =
5/27/2025	45555

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

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

		P.O. No.	Terms
			Due on receipt
Quantity	Description	Rate	Amount
	Pack-Clack Passes 1.320.53800.44300 Keyscan Mobile Credentials-25 Pack-Delivered to site	10.00	250.0
		Subtotal Sales Tax (6.5%	\$250.0
RECEIV		Total	7 \$55. \$2576
By Tara L	ee at 1:01 pm, Jun 02, 2025	Payments/Credi	ts Style

Sales Tax (6.5%)	\$4.00
Total	\$25000
Payments/Credits	Şijishj
Balance Due	\$250.00

First Place Fitness Equipment, Inc.

8805 Southside Blvd. Jacksonville, FL 32256 904-998-0738

www.FirstPlaceFitnessEquipment.com

Invoice

Date

Invoice #

5.7/2025

43104

Bill To

Durbin Crossing North 887 N Durbin Pkwy, St Johns, FL 32259 Ship To

887 N Durbin Pkwy. St Johns. FL 32259

904-230-2011

solear@vestapropertyservices.com

P.O. N	lo.	Terms				PC-CS
Item	Description	Qty	Rate	Class	Site	Amount
Misc Parts	028275-AA Leveling Foot Case 2065741	2			Warehouse- Jacksonville	8,52
FREIGHT-I	N Freight in		15.21	Commercial Jax		15.21

Repur + Replace 1.320.53800.4420

RECEIVED

By Tara Lee at 3:35 pm, May 21, 2025

Self's failure to strictly enforce any terms or conditions of this agreement or to exercise any right arising hereunder shall not constitute a waiver of Selfer's right to strictly enforce such term or condition or exercise such right thereafter. Fach right or tenedy granted to Selfer hereunder shall be deemed

Customer's Signature

of its obligation to pay for all installments received.

INVOICE TERMS AND CONDITIONS - READ CAREFULLY	Subtotal	\$23.73
All orders that are canceled will be subject to a canceled order /restocking fee of 50% of the value of the order.	Sales Tax (7.5%)	00.02
17 sales and quinations made by Seller are subject to each of the within terms and conditions, 2 40 cryptof atems will be subject to a late payment fee computed at the rate of one and one-half percent (1-1-2%) per month (an effective rate of eighteen percent (18%) per amount on the declining balance unquid for more than thirty (30) days after the date of this invoice. Buyer shall pay Seller all costs of	Total	\$23.73
in learning nest due accounts, including, but not limited to, reasonable attorney's fees, whether or not litigation is commenced in aid thereof. This agreement shall be described for all purposes to been made in David County, Forda and shall be governed by and construct in accordance with the large of Florida. Any cause of action arising from this contract shall be brought only in Florida court, which shall have sole jurisdiction over all contracts shall not sold jurisdiction over all contracts so graing hereunder.	Payments/Credits	\$0.00
2. Sampeng dates are approximate and are not guaranteed. Soller deal not be liable for influte to deliver or perform or for delays in delivery or performance occursioned by causes beyond its control, including, without limitation, strikes, lookouts, fires, accidents, interruptions in the supply of strategic-beek-downs, delays in cerviers or suppliers and governmental action and regulations. 5. All sectral order are fined and are non-redunable and non-returnable. All non-special orders are non-redunable and non-returnable unless First Place. These Sequenced in the supplier of the reduction of the reduc	Balance Du \$23.73	ue

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

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

Federal ID 47-0597598

May 20, 2025

Mr. Daniel Laughlin Durbin Crossing CDD Governmental Management Services, LLC Suite 114 475 West Town Place St. Augustine, FL 32092 Check Remit To: Kutak Rock LLP PO Box 30057 Omaha, NE 68103-1157



RECEIVED

By Tara Lee at 10:05 am, May 21, 2025

Invoice No. 3567803 6123-1

Re: Gene	ral			
For Profession	onal Legal Service	es Rendered		
04/04/25	M. Eckert	0.10	38.00	Confer with Davis regarding Epic litigation
04/04/25	K. Haber	1.60	432.00	Correspond with Laughlin and O'Lear regarding landscape renewal agreement; correspond with Davidson regarding same; prepare draft renewal agreement; prepare proposed budget approval resolution
04/06/25	J. Johnson	0.30	115.50	Monitor legislative process relating to matters impacting special districts
04/09/25	M. Eckert	0.30	114.00	Review draft minutes and provide comments
04/10/25	M. Eckert	0.40	152.00	Research proposed cell tower
04/16/25	K. Haber	0.20	54.00	Correspond with Hogge regarding budget approval resolution
04/17/25	M. Eckert	0.30	114.00	Prepare for and attend agenda call
04/17/25	K. Haber	0.80	216.00	Correspond with Davidson regarding landscape contract extension; prepare vending machine license agreement and correspond with O'Lear regarding same

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

KUTAK ROCK LLP

Durbin Crossing CDD
May 20, 2025
Client Matter No. 6123-1
Invoice No. 3567803
Page 2

04/18/25	K. Haber	0.20	54.00	Correspond with Davidson regarding landscape contract extension
04/21/25	K. Haber	0.20	54.00	Correspond with Laughlin regarding landscape contract extension
04/22/25	M. Eckert	0.20	76.00	Research workers' compensation insurance issue
04/23/25	K. Haber	0.60	162.00	Correspond with Davidson regarding revised landscape proposals; revise amendment to landscape agreement
04/25/25	K. Haber	0.50	135.00	Prepare April board meeting agenda memorandum
04/27/25	M. Eckert	0.30	114.00	Prepare for board meeting
04/28/25	M. Eckert	4.50	1,710.00	Prepare for, travel to and attend board meeting; return travel; follow up
04/29/25	M. Eckert	0.80	304.00	Confer with Giles; meeting follow up; research records retention schedules for security footage
04/30/25	M. Eckert	0.40	152.00	Review draft minutes and provide comments; follow up from board meeting
04/30/25	K. Haber	0.20	54.00	Correspond with O'Lear regarding security services agreement
TOTAL HO	URS	11.90		

\$4,050.50 TOTAL FOR SERVICES RENDERED

DISBURSEMENTS

20.16 Travel Expenses

TOTAL DISBURSEMENTS 20.16

<u>\$4,070.66</u> TOTAL CURRENT AMOUNT DUE



Deposit Invoice

#SO408

Bill To Durbin Crossing CDD 475 West Town Place Suite 114 St. Augustine FL 32092 United States Ship To Durbin Crossing 145 S. Durbin Parkway St. Johns FL 32259 United States

Invoice Date	Salesperson
5/13/2025	Mary Cyr

	Project Name	Project ID	Terms	· PO#
Ourbin Crossing CDD : Durbin Crossing North		oin Crossing CDD : Durbin Crossing 23464 Due w/		
Quantity	Desc	ription	Unit Price	Total Extended
1	Playworld ZZCH9849 LARGE LOLLITOPS - FOREST GRE	EN	\$994.00	\$994.00
· ·	Freight PLAYWORLD		\$357.00	\$357.00
	**INSTALLATION BY OTHERS			
**************************************	THANK YOU FOR YOUR B	BUSINESS	Subtotal	\$1,351.00
	•		Тах (%)	\$0.00
			Total	\$1,351.00

Original SO# 0711562 & 0711561

RECEIVED

By Tara Lee at 9:35 am, Jun 02, 2025

lepares + Replacements

1.320,53300, 44200



Invoice

Date Invoice# 6/1/2025 131295628987

1707 Townhurst Dr. Houston TX 77043 (800) 858-POOL (7665) www.poolsure.com Terms Net 20

Due Date 6/21/2025

PO #

Bill To

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

Durbin Crossing North 730 North Durbin Pkwy Saint Johns FL 32259

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

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

RECEIVED

By Tara Lee at 2:48 pm, May 20, 2025

Subtotal \$1,062.09

Tax \$0.00

\$0.00

Total \$1,062.09

Amount Paid/Credit Applied

Balance Due \$1,062.09

Click Here to Pay Now







Invoice

Date Invoice# 6/1/2025 131295628988

1707 Townhurst Dr. Houston TX 77043 (800) 858-POOL (7665) www.poolsure.com Terms Net 20

Due Date 6/21/2025

PO #

Bill To

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

Durbin Crossing South 145 South Durbin Pkwy Jacksonville FL 32259

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

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

RECEIVED

By Tara Lee at 10:36 am, May 20, 2025

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





1 of 1



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

Invoice

Durbin Crossing

145 South Durbin Parkway Jacksonville FL 32259

DATE	INVOICE#
5/19/2025	13720

NT CONTROL OF THE PARTY OF THE	
BTero> *	Tenns
5/19/2025	0 Days
0,10,2020	O Dayo

Du	rbin Crossing 25	20.00	Various Locations	904-230-201		AJ Aldridg		\$9,970.00
#	ltem		Service Description	Co	ompleted	Tax	Qty	Price
1	Palm	Trim (Trim (ree(s) & Debris Removal 82) Medjool palms @ \$55.00 each. 80) Washingtonia palms @ \$45.00 e -up and debris removal included.		5/5/2025	0.00 %	0.00	\$8,110.00
2	Palm		ation ze (82) Medjool palms. ze (80) Washingtonia palms.	5	5/7/2025	0.00 %	0.00	\$1,860.00

Landscape Contingency 1.320,53800,46210

Thank you, AJ Aldridge

RECEIVED

By Tara Lee at 9:35 am, Jun 02, 2025

Subtotal:	\$9,970.00
Discount:	\$0.00
Tax:	\$0.00
Total:	\$9,970.00
Credit:	\$0.00
Salance:	\$9,970.00

-	(Gostomer:
	145 South Durbin Parkway Jacksonville FL 32259

Invoice Remit Payment

this do to an an areasase.	r i man hananan
DYATE	IKWOIGE#
5/19/2025	13720
Total/Amount Divisi	\$9,970.00

Vestan.

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

Invoice

Invoice # Date 426742 06/01/2025

Terms

Net 30

Due Date

06/30/2025

Memo

Monthly Fees

Bill To

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

Facility Manager / Lifestyle Field Operations Manager General Manager Janitorial Pool maintenance Maintenance Techs Facility Attendants Facility Monitors Mobile App	South 1 1 1 1 1 1 1 1 1 1	8,105.75 6,176.91 7,009.22 2,304.33 3,150.15 4,482.78 7,074.55 5,788.26 291.67	8,105.75 6,176.91 7,009.22 2,304.33 3,150.15 4,482.78 7,074.55 5,788.26 291.67
--	---	--	--

Thank you for your business.

Total

44,383.62

RECEIVED

By Tara Lee at 9:29 am, Jun 02, 2025



Invoice Number D

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

Number	Date
C49027	05/21/25

EILE TO): #144(#122

DURBIN CROSSING CDD

145 S DURBIN PARKWAY ST. JOHNS FL 32259 SERVICE PERSONNED MAN

DURBIN CROSSING CDD 145 S DURBIN PKWY 730 N DURBIN PKWY MAINTENANCE BILLING ONLY ST. JOHNS FL 32259 Site Number: 104602-003

Amount Paid:

Return this portion with payment

			p.m.j				
Invoice Date	Customer #	P.O. Number	Salesman	Terms	Contract #		
05/21-25	104602			30			
DESCRIPTION							

Service Date: 05/19/25

Performed a Filter Change & Inspection on your HVAC equipment as per agreement.

Repair + Replace 1.320.53800.44200

RECEIVED

By Tara Lee at 3:35 pm, May 21, 2025

TOTAL: \$ 252.00

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



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
916491	5/19/2025
TERMS AND DECEMBER	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: June 18, 2025

Invoice Amount: \$1,813.72

Description Current Amount

Miscellaneous plant fill-ins

Landscape Enhancement

\$1,813.72

RECEIVED

By Tara Lee at 9:35 am, Jun 02, 2025

Invoice Total

\$1,813.72

Landscape Contingency

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



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
916492	5/19/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: June 18, 2025

Invoice Amount: \$2,541.25

Description Current Amount
Sahai Palm Ranjacements on Longlast Plans

Landscape Enhancement

\$2,541.25

RECEIVED

By Tara Lee at 9:35 am, Jun 02, 2025

Invoice Total

\$2,541.25

Landscape contingency 1,320,53200,46210

(wreck on 3/31)

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





9016 Philips Highway. Jacksonville, FL 32256 | Office (904) 737-7770 | Fax (904) 737-1099

SOLD TO	INVOICE	
Durbin Crossing Amenity Center	Invoice Number:	W73567
730 North Durbin Pkwy	Invoice Date:	May 25/25
St. Johns, FL 32259	Terms:	
	Customer Code:	730NORTHDU ·
Att: Zach	Reference:	SERVICE
	Customer Order:	
JOB LOCATION	Work Order #:	00074604
	Work Order Type:	T&M
Durbin Crossing Amenity Center	Job Location:	Durbin Crossing Amenit
730 North Durbin Pkwy	Called By:	Zach
St. Johns, FL 32259	Starting Date:	Apr 22/25
904-258-2044	Completion Date	May 5/25

Description	Otv	Price	Total
	45 c h	1166	1 O CAR

Work Performed

5/5/25

-Replaced contactor for pool feature.

-Troubleshoot issue getting proper power to contactor.

Labor - \$607.50 Material - \$237.40

Total - \$844.90

Reparet Replacements

1.320.53800.44200

RECEIVED

By Tara Lee at 9:10 am, Jun 06, 2025

Make Payments online at: www.american-electrical.com/payonline/invoice-payment

Total Invoice

844.90

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

SHIP TO

730 N Durbin Parkway St. Johns, FL 32259

INVOICE#

DATE

TOTAL DUE

DUE DATE

TERMS

ENCLOSED

3032

03/28/2025

\$6,900.00

04/27/2025

Net 30

SHIP DATE 03/27/2025

DATE

PRODUCT /

JAX

DESCRIPTION

AMOUNT

6,900.00

03/27/2025

SERVICE

Playground Chips -

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@fcmindustries.com.

BALANCE DUE

\$6,900.00

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

ACH Instructions

Beneficiary: FCM Industries Opco, LLC

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

RECEIVED

By Tara Lee at 2:36 pm, Jun 04, 2025

G & G Excavation & Construction, Inc.

Invoice

6500 SR 16 St. Augustine, Fl 32092 Phone- 904-737-5555

Date	Invoice #
5/29/2025	3877

Fax- 904-737-6050

Bill To	
Durbin Crossing CDD 745 West Town Place Suite 114 St. Augustine, Florida 32092 Attn: Zach	

Job	
Durbin Crossing 101 Woodcross Pkwy.	

		Job #		Terms
ltem	Description			Amount
	G & G Excavation and Construction, Inc. proposes to supply all Material, and Supervision for the following:	Equipment, Labor,		
	Job: Durbin Crossing 101 Woodcross Pkwy.			
•	Reference: Concrete Work			
	Scope of Work:			
	 Grade out area and haul off debris Form and pour concrete sidewalk Sawcut and clean up 			
Quote	Total cost for the above work			2,675.00
	Repairs & Replacemen	AS		
	1.320, 538 00, 44	1200		
	·			
Thank you for your busines	is!	Total		\$2,675.00
and the state of t		Payments/C	redits	\$0.00
		Balance Du	9	\$2,675.00

Phone #	Fax#	
(904) 737-5555	(904) 737-6050	

G & G Excavation & Construction, Inc.

Invoice

6500 SR 16 St. Augustine, Fl 32092 Phone- 904-737-5555

Fax- 904-737-6050

 Date
 Invoice #

 5/29/2025
 3878

Bill To	
Durbin Crossing CDD 745 West Town Place Suite 114 St. Augustine, Florida 32092 Attn: Zach	

Job		
Durbin Crossing 730 N Durbin Pkwy. Playground		
	•	

		Job #		Terms
ltem	Description			Amount
Quote	G & G Excavation and Construction, Inc. proposes to supply all Material, and Supervision for the following: Job: Durbin Crossing 730 N Durbin Pkwy. Playground Reference: Concrete Work Scope of Work: 1. Grade out and haul off debris 2. Form and pour concrete sidewalk 3. Saw cut and clean up Total cost for the above work			3,525.00
Thank you for your business!		Total		\$3,525.00
		Payments/C	redits	\$0.00
		Balance Due)	\$3,525.00

Phone #	Fax#
(904) 737-5555	(904) 737-6050

Governmental Management Services, LLC

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

Invoice

Invoice #: 536
Invoice Date: 6/1/25

Due Date: 6/1/25

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - June 2025 Website Administration - June 2025 Information Technology - June 2025 Impact Fee Collection Administration - June 2025 Dissemination Agent Services - June 2025 Office Supplies Postage Copies Telephone		4,669.58 91.00 136.50 1,364.75 655.00 0.87 151.09 54.30 16.19	4,669.58 91.00 136.50 1,364.75 655.00 0.87 151.09 54.30 16.19
	Talal		Φ7 400 00

RECEIVED

By Tara Lee at 2:37 pm, Jun 04, 2025

Total	\$7,139.28
Payments/Credits	\$0.00
Balance Due	\$7,139.28



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

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

Bill To

GMS, LLC

Invoice

Date Invoice# 5/1/2025 131295628352

 Terms
 Net 20

 Due Date
 5/21/2025

 PO #

Ship To

Durbin Crossing South 145 South Durbin Pkwy Jacksonville FL 32259

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

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

RECEIVEDBy Tara Lee at 2:16 pm, Jun 04, 2025

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







Please Remit Payment to:

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

INVOICE

Page: 1

Invoice Number: Invoice Date: PSI172589

6/1/2025

Bill

Fax #: (888) 358-0088

To: **Durbin Crossing CDD**

6/1/2025

7/1/2025

Net 30

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

Ship

To: **Durbin Crossing CDD**

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

United States

Customer ID

5459

P.O. Number

P.O. Date

6/1/2025

Our Order No.

Item/Description

Ship Via

Ship Date

Due Date

Terms

Annual Maintenance

June Billing 6/1/2025 - 6/30/2025

Durbin Crossing Cdd-Lake-ALL

Quantity **Unit Price Total Price** 4,561.87 4,561.87

RECEIVED

By Tara Lee at 12:51 pm, Jun 02, 2025

Unit

Order Qty



[176599]

Durbin Crossing CDD

Bill Tim

PAYMENT ADDRESS: Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32269-0323 904-355-5300 • Toll Free: 800-225-5305 • turnerpest.com

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

Service Slip/Invoice

Turner Pest Control LLC Jacksonville, FL 32260-0323

PO Box 600323

904-355-5300

620763971 06/02/2025

DATE: ORDER:

INVOICE:

620763971

Work Location

[176602]

904-230-2011

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

ork Date Tim 06/02/2025 11:38	8 AM				11:38 AM
Purchase Ord	er Terms NET 30	Last Service 06/02/2025	Misip Gorde		12:06 PM
Service		Des	असंभिति		FRICE
РСМ					
OW	Commercial Pes	st Control - Monthly Service			\$102.9
RECEIVE				SUBTOTAL TAX AMT. PAID TOTAL	\$102.9 \$102.9 \$0.00 \$0.00 \$102.9

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

Thereby adaptively the satisfactory completion of all services rendered. and agree to pay the cost of services in specified above

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE



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

Service Slip/Invoice

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

INVOICE: 620764532 DATE: 06/02/2025 ORDER: 620764532

Work

Lucation: [137801]

904-230-2011

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

Bill Ter [137801]

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

Purchase Or	der Ter NET 30		Code	Time (9) 12:07 PM
				12.01 [10]
Service		Description	n - I - I - I - I - I - I - I - I - I -	Price
CMOSULV	Commercia	ıl Mosquito Service		\$122.23
RECEIVED			SUBTOTAL TAX AMT. PAID	\$122.23 \$0.00 \$0.00
	at 9:19 am, Jun	03, 2025	TOTAL	\$122.23
			AMOUNT DUE	\$122.23
			w	
			TECHNICIAN SIG	NATURE

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (189) per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

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



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

Service Slip/Invoice

INVOICE: DATE: 620763970 06/03/2025

ORDER:

620763970

Work

Turner Pest Control LLC

Jacksonville, FL 32260-0323

PO Box 600323

904-355-5300

Location:

[176599] 904-230-2011

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

Bill To: [176599]

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

(ork Date 06/03/2025	7ime 02:05 PM	Target Pest	Technician		្រីក្រា
Paren	ase Order	Terms NET 30	Last Service Map Co 06/03/2025	de	Time Gu 02:27 PM
1. N. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1					
[5	ienvice		Description		ENISE
PCM		Commercial Pest Cont	rol - Monthly Service		\$83.63
	RECEIVE			SUBTOTAL TAX AMT. PAID TOTAL	\$83.63 \$0.00 \$0.00 \$83.63
	By Tara Le	ee at 2:45 pm, J	lun 04, 2025	AMOUNT DUE	\$83.63
				w	
				TECHNICIAN SI	GNATURE
				CUSTOMER SIG	GNATURE

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

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



PAYMENT ADDRESS: Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323 904-355-6300 • Toll Free: 800-225-5305 • turnerpest.com

Service Slip/Invoice

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

INVOICE: 620764533 DATE: 06/03/2025 ORDER: 620764533

[137299]

Durbin Crossing CDD C/O Vesta Properties 200 Business Park Cir Saint Augustine, FL 32095-8822 Work Location:

[137299]

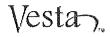
904-230-2011

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

06/03/2025 02:06				02:06 PM
Purchase Orde	Terms NET 30	Last Service Map Co 06/03/2025	6(2)	Time ©) 02:25 PM
Service		Description		MAG
PCMOSULV	Commercial Mosqui	to Service		\$160.82
			SUBTOTAL	\$160.82
			TAX	\$0.00
RECEIVED			AMT. PAID TOTAL	\$0.00
	t 2:46 pm, Jun 04, 2	2025	TOTAL	\$160.82
	AND		AMOUNT DUE	\$160.82
			AMOUNT DUE	\$100.62
			(m)	
				Management . Markstone
			TECHNICIAN SIGN	IATURE
			CUSTOMER SIGN	ATURE

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (189) per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

Hereby acknowledge the satisfactory completion of all services condered, and agree to pay the cost of services as specified above.



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

Bill To

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

Invoice

Invoice # Date 427115 05/31/2025

Terms

Net 30

Due Date

06/30/2025

Memo

Lifeguard Hours

WELLES THE STREET		Quentity	Rate	(#1111a)3[1])
and and and	Lifeguards	401.48	23.65	9,495.00

Total

9,495.00

RECEIVED

By Tara Lee at 2:35 pm, Jun 04, 2025



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

Billable Services Invoice

Invoice #:060225 Date:6-2-2025

To:

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

Non-contractual Billable Services Lifeguard Hours - May

DESCRIPTION	HOURS	RATE	AMOUNT
Lifeguard Hours – May 1 – May 31	401.48	\$23.65	\$9495.00
		,	
			to 105 55
		TOTAL	\$9495.00



Thank you for your business!



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
919094	5/27/2025
TERMS	PONUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: June 26, 2025

Invoice Amount: \$1,205.00

Description	Current Amount

Main line repair at valve on North Durbin

Irrigation Repairs

\$1,205.00

RECEIVED

By Tara Lee at 9:10 am, Jun 06, 2025

Invoice Total

\$1,205.00

Irrigation Repeters

1-320,53200,46400



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#	INVOICÉ DATE
920186	5/28/2025
TERMS	PO NUMBER
Net 30	

Remit To:

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

Invoice Due Date: June 27, 2025

Invoice Amount: \$1,140.00

Description Current Amount

Mainline repair on North Durbin near Cloisterbane Dr.

Irrigation Repairs

\$1,140.00

RECEIVED

By Tara Lee at 9:10 am, Jun 06, 2025

Invoice Total

\$1,140.00

Irrigation Repeats

1.820.53800 46400

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



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
920187	5/28/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017

Atlanta, GA 30392-1017 .

Invoice Due Date: June 27, 2025

Invoice Amount:

\$877.00

Description Mainline repair on Duthie Park Ct.	Current Amount
Irrigation Repairs	\$877.00

RECEIVED

By Tara Lee at 9:10 am, Jun 06, 2025

Invoice Total

\$877.00

Irrigation Repairs

1.320, 53800, 46400



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
920188	5/28/2025
TERMS	PO NUMBER
Net 30	

Remit To:

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

Invoice Due Date: June 27, 2025

Invoice Amount: \$1,416.95

	cription line repair in sleeve	Current Amount
1	rrigation Repairs	\$1,416.95

RECEIVED

By Tara Lee at 9:10 am, Jun 06, 2025

Invoice Total

\$1,416.95

Irrigation Repairs. 1.320,53200, 46400



Location : CINTAS FIRE PROTECTION

*** INVOICE CUSTOMER COPY ***

Invoice # : 0F61669676 Inv Date : 6 IS INE Customer : 9617 Loc : F61 Type . : CH3-S Route . : 14 PO Number : Acct = : 13617 WO Number : Acct Zip : 32253 Service Visit : 11138131

Remit to: CINTAS FIRE 636525 P.O. BOX 636525

CINCINNATI, OH 452636525 (904)562-7000

Serviced: DURBIN CROSSING CDD 145 S DURBIN PKWY 730 N DURBIN PKWY

JACKSONVILLE, FL 32259

Bill to: DURBIN CROSSING CDD 145 S DURBIN PKWY JACKSONVILLE, FL 322597224

Item	Qty	Description	Unit Price	Net Amount Tx
EEVSTEM	2	VALVE STEM ASSEMBLY	30.94	61.88 Y
DC10	2	RECHARGE, 10# DRY CHEMICAL	74.20	148.40 Y
INPTT	27	INSP, ELIGHT PUSH TO TEST	24.88	671.76 Y
EEOR	2	O RING ASSEMBLY	10.29	20.58 Y
DISPBAT	4	BATTERY RECYCLE & DISPOSAL	22.39	89.56 Y
IN	12	INSPECTION, EXTINGUISHER ANNUAL	14.36	172.32 Y
SY	2	6 YEAR MAINTENANCE	45.58	91.16 Y
EXB12NW	4	BATTERY, 1.2 VOLT NICAD W/LEADS	WHITE CONNECTOR, SINGLE 50.00	4/5A SIZE CELL 200.00 Y
EEVSC	2	VERIFICATION SVC COLLAR	11.43	22.86 Y
EESEAL	12	FLAG SEAL/TAMPER INDICATOR	4.54	54.48 Y
sc	1	Service Charge	145.22	145.22 Y

2 payes



Location : CINTAS FIRE PROTECTION

*** INVOICE

CUSTOMER COPY ***

Invoice # : 0F61669676 Inv Date : 6/06/2025

Acct # : 09617

PO Number: Acct Zip: 32259 WO Number : Service Visit: 11095192

Remit to: CINTAS FIRE 636525 P.O. BOX 636525

CINCINNATI, OH 452636525

(904)562-7000

Serviced: DURBIN CROSSING CDD 145 S DURBIN PKWY 730 N DURBIN PKWY JACKSONVILLE, FL 32259 Bill to:

DURBIN CROSSING CDD 145 S DURBIN PKWY

JACKSONVILLE, FL 322597224

Qty Description Item

Unit Net Amount Tx Price

SUB-TOTAL : 1,678.22 TAX : .00

TOTAL : 1,678.22

CINTAS FIRE PROTECTION #98454000012007 #98452300012007 #502087000199 EF20000872

PLEASE PAY FROM THIS INVOICE

PLEASE INCLUDE INVOICE NUMBER WHEN MAILING PAYMENT TO MAKE PAYMENT OR FOR ANY QUESTIONS

PLEASE CALL 570 891-0409

OR EMAIL Gabrielle.miller@cintas.com WE ACCEPT ALL MAJOR CREDIT CARDS OR CHECK BY PHONE

AT NO ADDITIONAL COST

CHECK PAYMENTS CAN BE MADE ONLINE AT

WWW.CINTAS.COM PLEASE USE F61 INFRONT OF YOUR ACCOUNT NUMBER.

THANK YOU FOR YOUR BUSINESS!

Repair + Replace 1.320.53800, 44,200

RECEIVED

By Tara Lee at 8:43 am, Jun 16, 2025

Dolphin Backflow, Inc.

Plumbing Contractor

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

Invoice

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

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

BILL TO

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

DATE	INVOICE#
5/14/2025	44582

P.O. NO. TERMS WE SEND INSPECTION REPORT TO UTILITY Due on receipt

	DESCRIP"	TION		QUANTITY	PRICE	AMOUNT
Inspection and Certification of E Durbin Crossing CDD, 145 S. D				3	45.00	135.00
Wilkins RP 2.0" Model: 975XL Wilkins RP 2.5" Model: 375 SN Wilkins RP 2.0" Model: 975XL	: L71198 Meter	#86131620 - Potable				
JEA Report Submission Fee Account #8268402655				3	4.50	13.50
RECEIVED						
By Tara Lee at	1:10 pm,	Jun 12, 202	5			
EMAIL ADDRESS OR TEXT NUMBER	NEEDED FOR CRE	DIT CARD RECEIPTS				
V	Ve Accept Visa, I	Mastercard, AMX, Disc	cover			
Credit Card #	Exp.	CVV	Billing Zip Code	3	BALAN	\$148.50
	A 10% fee	will be charged on a	all invoices unpaid a	ıfter 60 days.	<u> </u>	
Thank you for your cont	inued busine	SS.				

^{*}Insulation not guaranteed to protect against all freeze damage.



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

BACKFLOW PREVENTER TEST REPORT

			Owner	or agent's name		Ä		
Durkin Crossing CDD Service address ST. Johns. F1 32259								
Service address ST. Johns, FI 32259		Mailing address						
145 S. Durbin PKwy								
		ion of device			Conta	ct phone number		MALLI ZIZS
Front)	f Prof.						
		number (required)			Meter	number (required)		
82	6	8402655			6	7569848		
Commerc	ial t	est purpose 🔁	Annual	Repair	r	Replacement		☐ New Installation
Commerc	ial s		Fire Fire bypass	Irriga Is reclai		Process/Isolatio		Potable ⊇No
Residenti	al te	est purpose 🔲 A	nnual	☐ Repair		Replacement		☐ New Installation
Residenti	al s	ervice type 🗀 Pol	able 🔲 Irri	gation / Is re	eclaim	ed water supplied?] Ye	s 🗆 No
Device ty	pe	Manufacturer	Size	Model Nu		Serial Number		Installation date
RP		Wilkins	2.0	975 XI		4682313		
1/1		74.11				100201		
		Check valve #1		/alve #2		erential pressure relief valve		Pressure vacuum breaker
INITIAL TEST		Check valve #1	Check v	valve #2	DIM	erential pressure		
INITIAL	K	Check valve #1 Closed tight	Check v	valve #2 ed tight	Diff Diff	rential pressure relief valve Opened at 2.2		breaker Air inlet opened at
INITIAL	K	Check valve #1 Closed tight at 8.6 psi Leaked	Check v Close at /	valve #2 ed tight	Diff	relief valve Opened at <u>2.2</u> educed pressure		breaker Air inlet opened at psi Did not open
INITIAL TEST FINAL TEST		Check valve #1 Closed tight at psi Leaked Closed tight at psi	Check v Close at _/ Leak Close at _	valve #2 ed tight by psi ed ed tight psi	Diffi	relief valve Opened at 2.2 educed pressure Oid not open Opened at educed pressure		Air inlet opened at psi
INITIAL TEST FINAL TEST		Check valve #1 Closed tight at 2.6 psi Leaked Closed tight	Check v Close at _/ Leak Close at _	valve #2 ed tight by psi ed ed tight psi	Diffi	relief valve Opened at 2.2 educed pressure Oid not open Opened at educed pressure		breaker Air inlet opened at psi Did not open
INITIAL TEST FINAL TEST		Check valve #1 Closed tight at psi Leaked Closed tight at psi	Check v Close at _/ Leak Close at _	valve #2 ed tight by psi ed ed tight psi	Diffi	relief valve Opened at 2.2 educed pressure Oid not open Opened at educed pressure		breaker Air inlet opened at psi Did not open
INITIAL TEST FINAL TEST Repairs/u	Linus	Check valve #1 Closed tight at psi Leaked Closed tight at psi	Check v Close at _/ Leak Close at _ onditions/re	valve #2 ed tight by psi ed ed tight psi	Diffi	relief valve Opened at 2.2 educed pressure Oid not open Opened at educed pressure		breaker Air inlet opened at psi Did not open
INITIAL TEST FINAL TEST Repairs/L	Inus	Check valve #1 Closed tight at psi Leaked Closed tight at psi sual installation co	Check v Close at _/ Leak Close at _ onditions/re	ed tight ed ed tight ed ed tight psi placement	Diffi	relief valve Opened at 2.2 educed pressure Oid not open Opened at educed pressure		breaker Air inlet opened at psi Did not open
INITIAL TEST FINAL TEST Repairs/L	Inus	Check valve #1 Closed tight at psi Leaked Closed tight at psi sual installation co	Check v Close at Close at company no	ed tight ed ed tight ed ed tight psi placement	Diffi	relief valve Opened at 2.2 educed pressure Oid not open Opened at educed pressure Seduced pressure		breaker Air inlet opened at psi Did not open Satisfactory
INITIAL TEST FINAL TEST Repairs/u	Inus	Check valve #1 Closed tight at psi Leaked Closed tight at psi sual installation co	Check v Close at Leak Close at Close at company many many many many many many many m	ed tight ed ed tight psi placement	Diffi	orential pressure relief valve Opened at 2.2 educed pressure Oid not open Opened at educed pressure s: BFDT certificate number		Air inlet opened at psi Did not open Satisfactory Test Date 5-14-25
INITIAL TEST FINAL TEST Repairs/L Please prin Initial test per Repaired by Final test par	Inus form	Check valve #1 Closed tight at psi Leaked Closed tight at psi sual installation co	Check v Close at Leak Close at company no	ed tight of psi ed ed tight psi placement ame ame	Diffi	relief valve Opened at 2.2 educed pressure Oid not open Opened at educed pressure s: BFDT certificate number BFDT certificate number		Air inlet opened at psi Did not open Satisfactory Test Date 5-/4-25 Repaired Date Test Date 5-/4-25
INITIAL TEST FINAL TEST Repairs/L Please prin Initial test per Repaired by Final test par	Inus form	Check valve #1 Closed tight at psi Leaked Closed tight at psi sual installation co	Check v Close at Leak Close at company no	ed tight of psi ed ed tight psi placement ame ame	Diffi	relief valve Opened at 2.2 educed pressure Did not open Opened at educed pressure s: BFDT certificate number BFDT certificate number RFDT certificate number		Air inlet opened at psi Did not open Satisfactory Test Date 5-/4-25 Repaired Date Test Date 5-/4-25



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

BACKFLOW PREVENTER TEST REPORT

	-							
			Owner	or agent's name				
Durbin Crossing CDD			~~~			Angel regional regions		
Service address ST. Johns, FI 32259			59	Mailing	g address		THE RESERVE OF THE PARTY OF THE	
145 9	<u>5.</u>	Durbin f	Kuy					MAY 1/ 2025
Physical lo	cati	on of device		(Contac	ot phone number		
Fron	+	of Proj	۵					
JEA accou	ınt n	umber (required)		í	Meter	number (required)		
826	8	402655			8	6131620		
Commerc	iai t	est purpose 🔀	Annual	☐ Repair	1	Replacement		New Installation
Commerc	ial s		Fire Fire bypass	Irriga Is reclair		Process/Isolationater supplied ? Y		☑ Potable ☑No
Residenti	al te	st purpose 🔲 A	nnual	Repair		Replacement		New Installation
Residenti	al s	ervice type 🔲 Pol	able 🗀 Irrig	gation / Is re	eclaim	ed water supplied?] Yes	s □ No
Device ty	ne	Manufacturer	Size	Model Nu	mhar	Serial Number	and to so in heady	Installation date
00	_			_		L71198		2100400027011 01200
h		Wilkins	2.0	313		4 1 11 10		
<u>hr</u>		Wilhins Check valve #1	Check v			erential pressure relief valve		Pressure vacuum breaker
INITIAL TEST		AALILIA	Check v	valve #2	Diff	erential pressure		
	ĮĮ.	Check valve #1	Check v	raive #2 ed tight begin{tight}	Diff Diff	erential pressure relief valve Opened at <u>2 . 4</u>		breaker Air inlet opened at
	ĮŽ	Check valve #1 Closed tight at 8.0 psi Leaked Closed tight	Check v Close at /.	raive #2 ed tight psi ed	Difff Difff	ierential pressure relief valve Opened at 2.4 educed pressure Oid not open Opened at		breaker Air inlet opened at psi Did not open
TEST FINAL TEST		Check valve #1 Closed tight at 8.0 psi Leaked Closed tight atpsi	Check v Close at _/. Leake Close at	raive #2 ed tight psi ed d tight psi	Diffi	ierential pressure relief valve Opened at 2.4 educed pressure Oid not open Opened ateduced pressure		breaker Air inlet opened at psi
TEST FINAL TEST		Check valve #1 Closed tight at 8.0 psi Leaked Closed tight	Check v Close at _/. Leake Close at	raive #2 ed tight psi ed d tight psi	Diffi	ierential pressure relief valve Opened at 2.4 educed pressure Oid not open Opened ateduced pressure		breaker Air inlet opened at psi Did not open
TEST FINAL TEST		Check valve #1 Closed tight at 8.0 psi Leaked Closed tight atpsi	Check v Close at _/. Leake Close at	raive #2 ed tight psi ed d tight psi	Diffi	ierential pressure relief valve Opened at 2.4 educed pressure Oid not open Opened ateduced pressure		breaker Air inlet opened at psi Did not open
FINAL TEST Repairs/	unus	Check valve #1 Closed tight at 8.0 psi Leaked Closed tight atpsi	Check v Close at _/. Leak Close at onditions/re	raive #2 ed tight psi ed d tight psi	Diffi	ierential pressure relief valve Opened at 2.4 educed pressure Oid not open Opened ateduced pressure		breaker Air inlet opened at psi Did not open
FINAL TEST Repairs/s Please pris	unus	Check valve #1 Closed tight at 8.0 psi Leaked Closed tight at psi sual installation co	Check v Close at _/. Leak Close at onditions/re	raive #2 ed tight E psi ed ed tight psi placement	Diffi	ierential pressure relief valve Opened at 2.4 educed pressure Oid not open Opened ateduced pressure		breaker Air inlet opened at psi Did not open Satisfactory
FINAL TEST Repairs/s Please pris	unus ne/ty	Check valve #1 Closed tight at 8.0 psi Leaked Closed tight at psi sual installation co	Check v Close at _/. Leak Close at onditions/re	ed tight beginsted d tight psi placement	Diffi	ierential pressure relief valve Opened at 2.4 educed pressure Oid not open Opened at educed pressure ls:		breaker Air inlet opened at psi Did not open
FINAL TEST Repairs/t	unus	Check valve #1 Closed tight at 8.0 psi Leaked Closed tight at psi sual installation contend by	Check v Close at _/. Leake Close at Close at Company no	ed tight psi ed tight psi placement	Diffi	relief valve Opened at 2.4 educed pressure Did not open Opened at educed pressure educed pressure is:		Air inlet opened at psi Did not open Satisfactory
FINAL TEST Repairs/II Repairs/II Initial test per Repaired by Final test per PASS/F/	unus erform	Check valve #1 Closed tight at 8.0 psi Leaked Closed tight at psi sual installation contend by CERTIFICATION	Check v Close at _/. Leake Close at Close at Company nations/re Company nations/re	ed tight be psi ed d tight psi placement ame	Diffilibs relationships relati	relief valve Opened at 2.4 educed pressure Did not open Opened at educed pressure Is: BFDT certificate number BFDT certificate number		Air inlet opened at psi Did not open Satisfactory Test Date 5-14-25 Repaired Date Test Date 5-14-25
FINAL TEST Repairs/II Repairs/II Initial test per Repaired by Final test per PASS/F/	unus arform	Check valve #1 Closed tight at 8.0 psi Leaked Closed tight at psi sual installation contend by CERTIFICATION	Check v Close at _/. Leake Close at Close at Company nations/re Company nations/re	ed tight be psi ed d tight psi placement ame	Diffilibs relationships relati	ferential pressure relief valve Opened at 2.4 educed pressure Oid not open Opened at educed pressure Is: BFDT certificate number BFDT certificate number RFDT certificate number	O portiv	Air inlet opened at psi Did not open Satisfactory Test Date 5-14-25 Repaired Date Test Date 5-14-25



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

BACKFLOW PREVENTER TEST REPORT

Niama af a						
Name of premises (company, person)			Owner or agent's name	A Company of the Comp		
Durbin Crossing CDD Service address ST. Johns YF1 32259				**************************************		
			Mailing address	11AT 17 ZUZS		
145 S. Dubin PKWy						
	ocation of device		Contact phone number			
Fron	t of Prop.					
JEA accou	ınt number (required)		Meter number (required)			
826	8402655		67579848			
Commerc	ial test purpose 🏻 🏳	Annual Rep	ir Replacement	New Installation		
Commerc		Fire Dypass Is recla	gation Process/Isolation Process/Isolation			
Residenti	al test purpose 🔲 A	nnual 🔲 Repa	r Replacement	☐ New Installation		
Residenti	al service type 🔲 Po	table 🏻 Irrigation / Is	reclaimed water supplied?	☐Yes ☐ No		
Device ty	pe Manufacturer	Size Model N	umber Serial Number	Installation date		
00			4 3682619			
F-T	AALLAUMS	1 , ,	0002411			
	Check valve #1	Check valve #2	Differential pressure relief valve	Pressure vacuum breaker		
INITIAL TEST		<u> </u>	Differential pressure relief valve	1		
INITIAL	Check valve #1	Check valve #2	Differential pressure relief valve	breaker Air inlet opened at		
INITIAL TEST FINAL	Check valve #1 Closed tight at 1.0 psi Leaked Closed tight	Check valve #2 Closed tight at _(. b psi Leaked Closed tight	Differential pressure relief valve Opened at 2-0 lbs reduced pressure Did not open Opened at	breaker Air inlet opened at psi Did not open		
INITIAL TEST FINAL TEST	Check valve #1 Closed tight at _1.0 _ psi Leaked Closed tight at psi	Check valve #2 Closed tight at(. b psi Leaked Closed tight at psi	Differential pressure relief valve Opened at 2.0 lbs reduced pressure Did not open Opened at lbs reduced pressure	breaker Air inlet opened at psi		
INITIAL TEST FINAL TEST	Check valve #1 Closed tight at 1.0 psi Leaked Closed tight	Check valve #2 Closed tight at(. b psi Leaked Closed tight at psi	Differential pressure relief valve Opened at 2.0 lbs reduced pressure Did not open Opened at lbs reduced pressure	breaker Air inlet opened at psi Did not open		
INITIAL TEST FINAL TEST	Check valve #1 Closed tight at _1.0 _ psi Leaked Closed tight at psi	Check valve #2 Closed tight at(. b psi Leaked Closed tight at psi	Differential pressure relief valve Opened at 2.0 lbs reduced pressure Did not open Opened at lbs reduced pressure	breaker Air inlet opened at psi Did not open		
INITIAL TEST FINAL TEST	Check valve #1 Closed tight at _1.0 _ psi Leaked Closed tight at psi	Check valve #2 Closed tight at(. b psi Leaked Closed tight at psi	Differential pressure relief valve Opened at 2.0 lbs reduced pressure Did not open Opened at lbs reduced pressure	breaker Air inlet opened at psi Did not open		
INITIAL TEST FINAL TEST Repairs/L	Check valve #1 Closed tight at _1.0 _ psi Leaked Closed tight at psi unusual installation contitype information below	Check valve #2 Closed tight at(. b psi Leaked Closed tight at psi Inditions/replacement	Differential pressure relief valve Opened at 2.0 lbs reduced pressure Did not open Opened at lbs reduced pressure	breaker Air inlet opened at psi Did not open Satisfactory		
INITIAL TEST FINAL TEST Repairs/L	Check valve #1 Closed tight at _1.0 _ psi Leaked Closed tight at psi unusual installation contitype information below	Check valve #2 Closed tight at(. b psi Leaked Closed tight at psi nditions/replacement	Differential pressure relief valve Opened at 2.0 lbs reduced pressure Did not open Opened at lbs reduced pressure to details:	Air inlet opened at psi Did not open Satisfactory		
INITIAL TEST FINAL TEST Repairs/L	Check valve #1 Closed tight at _1.0 _ psi Leaked Closed tight at _ psi unusual installation continuous installation continuous psi	Check valve #2 Closed tight at psi Leaked Closed tight at psi Inditions/replacement	Differential pressure relief valve Opened at 2.0 lbs reduced pressure Did not open Opened at lbs reduced pressure to details:	Air inlet opened at psi Did not open Satisfactory		
INITIAL TEST FINAL TEST Repairs/L Please prin Initial test per Repaired by	Check valve #1 Closed tight at _1.0 _ psi Leaked Closed tight at _ psi Inusual installation continuous installation below	Check valve #2 Closed tight at _(. b psi Leaked Closed tight at psi nditions/replacement	Differential pressure relief valve Opened at 2.0 lbs reduced pressure Did not open Opened at lbs reduced pressure Ibs reduced pressure It details: BFDT certificate number BFDT certificate number	Air inlet opened at psi Did not open Satisfactory Test Date 5-14-25 Repaired Date		
FINAL TEST FINAL TEST Repairs/L Please printle test per limital test pe	Check valve #1 Closed tight at psi Leaked Closed tight at psi unusual installation continuous installation below formed by Commed by Com	Check valve #2 Closed tight at psi Leaked Closed tight at psi Inditions/replacement Company name Company name Company name	Differential pressure relief valve Opened at 2.0 lbs reduced pressure Did not open Opened at lbs reduced pressure to details: BFDT certificate number BFDT certificate number	Air inlet opened atpsiDid not open Satisfactory Test Date 5-14-25 Repaired Date Test Date 5-14-25		
FINAL TEST FINAL TEST Repairs/L Please printle test per limital test pe	Check valve #1 Closed tight at psi Leaked Closed tight at psi unusual installation continuous installation below formed by Commed by Com	Check valve #2 Closed tight at psi Leaked Closed tight at psi Inditions/replacement Company name Company name Company name	Differential pressure relief valve Opened at 2.0 lbs reduced pressure Did not open Opened at lbs reduced pressure Ibs reduced pressure It details: BFDT certificate number BFDT certificate number	Air inlet opened atpsiDid not open Satisfactory Test Date 5-14-25 Repaired Date Test Date 5-14-25		

Dynamic Security Professionals. Inc.

Invoice

P.O. Box 23861 Jacksonville, FL 32241 EF0001108

Date	Invo:se ≑
4 1 2025	45474

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

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

		P.O. No.	Terms
			Due on receipt
Quantity	Description	Rate	Amount
3	Depart Pople CCL 1320.63800.4400 Installation of New Computer at North Amenity and installed Aurora Client software onto computer and verified connectivity with database at South Amenity.	75.00	225.00
Trank you for your busin	ness.	Subtotal	\$225.00
		Sales Tax (6.5%)	\$6.00
		Total	\$225.00
RECEIVED		Payments/Credit	s _{S0.00}
By Tara Lee	at 8:43 am, Jun 16, 2025	Balance Due	\$225.00

Dynamic Security Professionals, Inc.

Invoice

P.O. Box 23861 Jacksonville, FL 32241 EF0001108

Date	Invoice #
6/5/2025	45586

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
5	Passes 1.320,53800,443 0 26 Bit Proximity Access Control cards (Dropped off to site)	3 CO 8.00	4 <u>0</u> 0 06
Thank you for your bus	iness.	Subtotal	\$4,6575
		Sales Tax (6.5%)	C 17.5
RECEIVE	D	Total	\$4.9
By Tara Lee at 8:43 am, Jun 16, 2025		Payments/Credit	s ;
		Balance Due	\\\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\

First Place Fitness Equipment, Inc. 8805 Southside Blvd.

Jacksonville, FL 32256 904-998-0738

www.FirstPlaceFitnessEquipment.com

Invoice

Date

Invoice #

3 7 2025

W Q-4565T

Bill To

Durbin Crossing 145 S Durbin Pkwy St Johns, FL 32259

Durbin Crossing 145 S Durbin Pkwy St Johns, FL 32259

904-230-2011

solear@vestapropertyservices.com

P.O. No.

Terms

Rep

Z-DH

ltem

Rate

Class

Site

Amount

Description diagnose XC400 elliptical needs a Qtv

\$149.95 Com...

needs a new power inlet parts and pricing are in the notes

new console also the TS1 strider

SERVICE:\$149.95 Hourly Rate -Commerical

1 149.95 SCJax

149.95

Repair + Replace

RECEIVED

By Tara Lee at 8:42 am, Jun 16, 2025

Customer's Signature _

INVOICE TERMS AND CONDITIONS - READ CAREFULLY

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

so and cupitations incide by Seller are subject to each of the within terms and conditions.

All project ments will be subject to a late payment fee computed at the rate of one and one-half percent (1-1 20 s) per manth (an effective rate of eighteen

regreen (18) of per annount on the declining balance unpaid for more than thirty (30) days after the date of this invoice. Buyer shall pay Selfer all costs of columns on past one occounts, including, but not limited to, reasonable attorney's fees, whether or not lirigation is commenced in aid thereof.

This agreement shall be deemed for all purposes to been made in David County, Florida and shall be governed by and construed in accordance with the laws of Forcia. Any cause of action arising from this contract shall be brought only in Florida count, which shall have sole jurisdiction over all common private an emig borounder.

Sampoing dates are approximate and are not guaranteed. Seller shall not be liable for failure to deliver or perform or for delays in delivery or performance consorted by curves beyond as control, including, without limitation, strikes, lockouts, fires, pecidents, interruptions in the supply of materials breakdowns, drips in carriers or suppliers and governmental action and regulations.

5. A special order are first and are non-refundable und non-returnable. All non-special orders are non-refundable and non-returnable unless First Place.

Farress Equipment for that as acid wraten permission, that said product may be returned for credit. Any and all permission to return product for credit is at the sale discression of First Place Fitness Equipment, Inc.

6. Liness otherwise specified herem. Seller reserves the right to make deliveries in installments. Delay in delivery of any installment shall not relieve Buyer of its obligation to pay for all installments received. Self's tailing to strictly entorce any terms or conditions of this represent or to excrebe any right arising becaused shall not constitute a waiver of Seller's rulit to struits enforce such term or condition or exercise such right thereafter. Each right or remedy granted to Seller hereunder shall be thermed

Subtotal

\$149.95

Sales Tax (6.5%)

S0.55

Total

5149 95

Payments/Credits

Settle

Balance Due

\$149.95

First Place Fitness Equipment. Inc.

8805 Southside Blvd. Jacksonville, FL 32256 904-998-0738 www.FirstPlaceFitnessEquipment.com

Invoice

Date

Invoice #

3 10 2625

WO-45T96

Bill To

Durbin Crossing 145 S Durbin Pkwy St Johns, FL 32259

Ship To

Durbin Crossing 145 S Durbin Pkwy St Johns, FL 32259

904-230-2011

solear@vestapropertyservices.com

P.O. No.	Te	erms		Rep	Z-RPO
Item	Description	Qty Rate	Class	Site	Amount
	Replaced Power outlet on True TS1 strider, did not fix issue. Customer states that they will not do any further work on this equipment. Unit not fixable			· · · · · · · · · · · · · · · · · ·	
	True TS1 Elliptical S/N: N/A	·			

\$149.95 Com... SERVICE:\$149.95 Hourly Rate -Commerical

1 149.95 SCJax

149.95T

RECEIVED

By Tara Lee at 8:42 am, Jun 16, 2025

Castomer's Signature

INVOICE TERMS AND CONDITIONS - READ CAREFULLY

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

is a such a cotations made by Seller are subject to each of the within terms and conditions.

Little Terms will be surject to a late payment fee computed at the rate of one and one-half percent (14, 29 d) per month for effective rate of eighteen.

When terms much table declining halance unpaid for more than thirty (30) days offer the date of this invoice. Buyer shall pay Selfer 2 (2004) of the control of the con The TEN IN The declining manner upwar for more trainingly could ago sinter and of this money droper shall pay Select 4 (1998 2010) or in the fact that the more dispersion is commenced in 3d more of interest, and personal for all purposes to been made in Duval County. Florida and shall be governed by and construct in adversarial mateer dispersion in commenced in 3d more of interest. The fact that the governed by and construct in accordance with the fact that the governed by and construct in accordance with the fact that the governed by and construct in accordance with the fact that the governed by and construct in accordance with the fact that the governed by and construct in accordance with the fact that the governed by and construct in the fact that the governed by and construct in the fact that the governed by and construct in the fact that the governed by and construct in the fact that the governed by and construct in the fact that the governed by and construct in the governed by an accordance to the governed by a construct the govern

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10. STO NOT TO UTS FORMS OF conditions of this opportunity of to exercise any right arising herrorder shall not constitute a waiver of the following the form of condition or exercise such right thereafter. Each noticer remark granted to belief hereinfield shall be deemed.

Subtotal

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Sales Tax (6.5%)

Total

Payments/Credits

\$40.00

5154 70

Balance Due

\$150.70 \$149.95

Please see attached tax exemption form

First Place Fitness Equipment, Inc.

8805 Southside Blvd. Jacksonville, FL 32256 904-998-0738 www.FirstPlaceFitnessEquipment.com

Invoice

Date

Intoice =

3 27 2625

NO-45535

Bill To

Ship To

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

887 N Durbin Pkwy. St Johns. FL 32259

P.O. No.	Т	erms			Rep	Z-ML
Item	Description	Qty	Rate	Class	Site	Amount
	went to put new doors on matrix		·		:	
	elliptical sn EP719C2102C00039					
	and the threaded piece that u screw				:	
	the footpad to is gone its broken off.					
	inside the base. I temporarily fixed				<i>:</i>	
	it by screwing a nut on the					
	stabilizer pad and set it in the hole				•	
	for part and pricing in the notes				•	

\$149.95 Com... SERVICE:\$149.95 Hourly Rate -Commercial

1 149.95 SCJax

149.95

Report + Replace 1320.53800.44200

RECEIVED

By Tara Lee at 8:42 am, Jun 16, 2025

C istomer's Signature

INVOICE TERMS AND CONDITIONS - READ CAREFULLY Subtotal 5 42 45 **All orders that are canceled will be subject to a canceled order /restocking fee of 50% **Sales Tax (7.5%)** \$4,30 of the value of the order.** sales and conditions and conditions and conditions This ground stall to remed for all proposes to been made in Duvid Courty, Florids and shall be governed by and constructed in accordance with the Total C142.43 Payments/Credits S the signature that to retire of the proposes to been made in Louvet county, riorina and small be governed by the construct an experience in accordance with the County of the county of

Balance Due \$149.95

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the section of the section of this agreement of to exercise my right arising hereunder shall not constitute a waiver of The Section of Containing of this agreement of an exercise any again arising assumed to Seller hereunder shall be deemed to Seller hereunder shall be deemed



Statement

Date

6/1/2025

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

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Statement

Date

6/1/2025

Bill To

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

4/30/2024	12/31/2099	Finance Charge #131295621469	विद्योधिक २५% विद्याला (१८) है।) 19.9	eredivenale (grens 5	2000 Salates 19.95
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SecureSI P.O. Box 600947 Saint Johns, FL 32260 (904) 854-9990

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

Date	Invoice
04/22/2025	415115
Account	
Durbin Crossing	CDD

Terms	Due Date	PO Number	Reference	
Net 14 days	05/06/2025			

Services	Work Type	Hours	Rate	Amount
Billable Services				
Technician	Remote - Desktop	1.00	110.00	\$110.00
		Total S	ervices:	\$110.00
New online payn	nent portal available. Go to:	Invoice Subtotal	:	\$110.00
https://see	New online payment portal available. Go to: https://securepay.securesi.net			\$0.00
Make check	s payable to SecureSI	Invoice Total	4	\$110.00
	• •	Payments	:	\$0.00
Please update our mailir	ig address starting July 26, 2023 to:	Credits	•	\$0.00
	SecureSI O Box 600947 Johns, FL 32260	Balance Due	•	\$110.00

Repair È Replace 1.320.53800.44200

> 1/25/25 ubmitted + Resubmitted - Co/16/25 - Trailes!

RECEIVED

By Tara Lee at 11:10 am, Jun 16, 2025

Invoice Time Detail

Invoice Number:

415115

Company:

Durbin Crossing CDD

Date: 3/31/2025 Work Type: Remote - Desktop						
Date Staff	Notes	Bill	Hours	Rate	Ext Amt	
03/31/2025 Allen, Matt	Service Ticket:2693345	Υ	1.00	110.00	\$110.00	
	Ike contacted me about installing a new computer at the North amenities center. Reserved the IP of the new computer in DHCP on the firewall. Looked up the IP of the computer at South and got that reserved as well.					

Subtotal: \$110.00

Invoice Time Total:

Billable Hours:

1.00



Bill To:

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

Property Name: Durbin Crossing CDD

Address:

145 South Durbin Parkway

St. Johns, FL 32259

INVOICE.

INVOICE#	INVOICE DATE
928429	6/1/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: July 1, 2025

Invoice Amount: \$46,855.58

Description Current Amount

Monthly Landscape Maintenance June 2025

\$46,855.58

RECEIVED

By Tara Lee at 9:10 am, Jun 06, 2025

Invoice Total

\$46,855.58

Leaderage Mantanage

1.320,53300. 46200



Civil Engineering
Land Surveying & Mapping
Permitting
ADA Consulting

Invoice

Date	Invoice
6/13/25	3803

Bill To

Durbin Crossing CDD

C/O Governmental Management Services

Attn: Daniel Laughlin

P.O. No

Yuro & Asssoc. - Job No.

Y23-1310

ltem	Date	Description	Hours	Rate	Amount
· · · · · · · · · · · · · · · · · · ·		DURBIN CROSSING - MAY ENGINEERING			
CDD Durbin	5/9/25	update to JEA irrigation site plan	1	165.00	165.00
CDD Durbin	5/19/25	CDD meeting		165.00	330.00
CDD Durbin	5/23/25	look up CE information on plat for 118 Pineta Way	2 2 2	165.00	330.00
CDD Durbin	5/29/25	Islebrook exhibit for Zach	2	165.00	330.00
				!	
	 				

RECEIVED

By Tara Lee at 10:10 am, Jun 13, 2025

Total \$1,155.00



	ACCOUN	ACCOUNT#	INV DATE		
	Durbin Cros	Durbin Crossing / Gms		05/31/25	
	INVOICE#	INVOICE PERIOD	CURRENT INVOICE TOTAL		
	0007145078	May 1- May 31, 2025	\$178.08		
		UNAPPLIED (Included in amt due)	TOTAL CASH A	MT DUE*	
		\$0.00	\$178.08		

BILLING ACCOUNT NAME AND ADDRESS

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

PAYMENT DUE DATE: JUNE 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 forfeited.

All funds payable in US dollars.

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

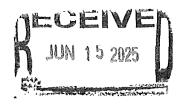
FEDERAL ID 47-2390983

Save A Tree! Gannett is going paperless. Enjoy the convenience of accessing your billing information anytime and pay online. To avoid missing an invoice, sign up today by reaching out to abgspecial@gannett.com.

Date	Description	Amount
5/1/25	Balance Forward	\$247.44
5/13/25	PAYMENT - THANK YOU	-\$127.12
5/27/25	PAYMENT - THANK YOU	-\$120.32

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
5/8/25	11278631	SAG St Augustine Record	Notice of Meeting		\$84.96
5/16/25	11277461	SAG St Augustine Record	RFP Audit Services	RFP Audit Services	\$93.12



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 \$178.08 Service Fee 3.99% \$7.11 *Cash/Check/ACH Discount -\$7.11 *Payment Amount by Cash/Check/ACH \$178.08 Payment Amount by Credit Card \$185.19

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT	NUMBER	INVOICE NUMBER		AMOUNT PAID	
Durbin Cro	ossing / Gms	764	133	00071	45078		
CURRENT DUE \$178.08	30 DAYS PAST DUE \$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 ADI	DRESS (Include Account	# & Invoice# on check)	TO PA)	7 BY PHONE PLEASE 1-877-736-7612	CALL:	TOTAL CREDIT CARD AMT DUE	
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244			To sign up fo	or E-mailed invoices abgspecial	and online payme @gannett.com	nts please contact	

LOCALIQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

Saint Augustine FL 32092

STATE OF WISCONSIN, COUNTY OF BROWN

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

05/08/2025

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 05/08/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:

\$84.96

Tax Amount:

\$0.00

Payment Cost:

\$84,96

Order No:

11278631

of Copies:

Customer No:

764133

1

PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN Notary Public State of Wisconsin DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS MEETING

SUPERVISORS MEETING
Notice is hereby given that the
Board of Supervisors ("Board") of
the Durbin Crossing Community
Development District ("District")
will hold a regular meeting on
Monday, May 19, 2025 at 6:00 p.m. at
the Durbin Crossing South Amenity
Center located at 145 South Durbin
Parkway, St. Johns, Florida 32259,
where the Board may consider any
business that may properly come
before it ("Meeting").

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

www.DurbinCrossingCDD.com.
There may be occasions when one or more Supervisors will participate by telephone or video conference.

Any person requiring special accommodations at the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Volce), for aid in contacting the District Manager's Office.

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

appeal is to be based.

Daniel Laughlin

District Manager

Pub: May 8, 2025; #11278631

LOCALIG

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

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

05/16/2025

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 05/16/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: Tax Amount:

\$93.12 \$0,00

Payment Cost:

\$93.12

Order No:

11277461

of Copies:

Customer No:

764133

PO #:

RFP Audit Services

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES
The Durbin Crossing Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2025, with an option for four additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public intrastructure. The District is located in St. Johns County, Florida, and hos a general fund, debt service fund and capital reserve fund. Each auditing entity submitting a proposal must be authorized to dobusiness in Florida, hold all applicable state and federal professional licenses in good standing, duly licensed under Chapter 473, Florida Slatutes, and be qualified to conduct audits in accordance with "Government Audiling Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the

evaluation criteria and instructions to proposers, are available from the District Recording Secretary at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, via e-mail

Augustine, Florida 3292, via e-man at chage@amsnf.com, and by telephone at (865) 238-2622. Proposers must provide an elec-tronic copy of their proposal to District Recording Secretary Court-District Recording Secretary Courtney Hogge at chagge@gmsnf.com. Proposals must be received by 12:00 p.m. on Friday, June 13, 2025. Proposals received after this time will not be eligible for consideration. The District reserves the right to reiect any and all proposals, make modifications to the scope of the work, and waive any minor informalities or Irregularities in proposals as it deems appropriate. Please direct all questions regarding this Notice to the District Recording Secretary.

Notice to the District Records Secretary. Durbin Crossing Community Development District. Daniel Laughlin, District Manager Pub: 05/16/25 #11277461

KAITLYN FELTY Notary Public State of Wisconsin



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

Invoice

Date

6/18/2025 Invoice # 131295629903

Terms	Net 20
Due Date	7/8/2025
PO #	NO charge per AS - this is a WM cusotmer
Delivery Ticket #	Sales Order #1353712
Delivery Date	e papara para mangga para mangga para mangga para mangga para para para mangga para mangga para mangga para pa Para para para para para para para para
Delivery Location	i per a manung pendatungga anangga an merupakan pengungan pendungan pengungan pengungan pengungan pendungan men Bangga pengungan pen
Customer #	13DUR200

Bill To

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

Ship To

Durbin Crossing South c/o Zach Davidson 145 South Durbin Pkwy Jacksonville FL 32259

OUR REMITTANCE ADDRESS HAS CHANGED! PLEASE SEE REMITTANCE BELOW AND UPDATE YOUR RECORDS.

Item ID	Item	Quantity	Units	Rate	Amount
UCAK100	1/4" Connecting Nut Pkg 10	2		\$0.00	\$0.00
M015B	Tubing 1/4" OD Black Bulk Per Foot	500	ea	\$0.00	\$0.00
UCAK200	Ferrule 1/4" Pkg 10	2		\$0.00	\$0.00

RECEIVED

By Tara Lee at 2:27 pm, Jun 19, 2025

Subtotal \$0.00 **Shipping Cost (FEDEX GROUND)** \$17.14 \$0.00 Total \$17.14

Amount Paid/Credit Applied \$0.00 **Balance Due** \$17.14

Click Here to Pay Now





*** CHECK DATES 06/01/2025 - 06/30/2025 *** CA	ACCOUNTS PAYABLE PREPAID/COMPUTER CHE APITAL RESERVE FUND ANK B CAPITAL RESERVE FUND	CK REGISTER	RUN 7/18/25	PAGE 1
CHECK VEND#INVOICE EXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# S		STATUS	AMOUNT	CHECK AMOUNT #
6/04/25 00083 5/16/25 45537 202505 600-53800-0		*	14,400.00	
DEF - NEW CAMERA INSTAL-S	DYNAMIC SECURITY PROFESSIONALS INC			14,400.00 000278
6/04/25 00083 5/16/25 45538 202505 600-53800- DEP - NEW CAMERA INSTAL-N		*	13,700.00	
DEF - NEW CAMERA INSTAL-N	DYNAMIC SECURITY PROFESSIONALS INC			13,700.00 000279
6/10/25 00070 5/28/25 920189 202505 600-53800-0	61000	*	13,800.00	
INSTALL CICLE STOPS	YELLOWSTONE LANDSCAPE			13,800.00 000280
6/26/25 00083 6/25/25 45887 202506 600-53800-6 FNL PMT-CAMERA INSTAL-N	60000	*	20,550.00	
FNL FMI-CAMERA INSTAL-N	DYNAMIC SECURITY PROFESSIONALS INC			20,550.00 000281
	TOTAL FOR BANK B		62,450.00	
	TOTAL FOR REGIST	ER	62,450.00	

DURB DURBIN CROSS OKUZMUK

Dynamic Security Professionals, Inc.

Invoice

P.O. Box 23861 Jacksonville, FL 32241 EF0001108

Date	Invoice #
5/16/2025	45537

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
		South Amenity	Due on receipt
Quantity	Description	Rate	Amount
1 Thank you for your busin	Installation of IP Camera System Per Approved Proposal-Down Payment (Original Contract Amount \$36,000.00 minus this draw \$14,400.00=\$21,600.00 balance)	14,400.00	14,400.00
mank you for your ousii	1055.	Subtotal	\$14,400.00
		Sales Tax (6.5%)	\$0.00
RECEIVED By Tara Lee at 12:44 pm, Jun 02, 2025		Total	\$14,400.00
		Payments/Credits	\$0.00

Sales Tax (6.5%)	\$0.00
Total	\$14,400.00
Payments/Credits	\$0.00
Balance Due	\$14,400.00

Dynamic Security Professionals, Inc.

Invoice

P.O. Box 23861 Jacksonville, FL 32241 EF0001108

Date	Invoice #
5/16/2025	45538

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
		North Amenity	Due on receipt
Quantity	Description	Rate	Amount
Pa (O	stallation of IP camera System per Approved Proposal- Down syment Original Contract Amount \$34,250.00 minus this draw 3,700.00= \$20,550.00 balance)	13,700.00	13,700.0
mank you for your business.		Subtotal	\$13,700.0
		Sales Tax (6.5%)	\$0.0
RECEIVEL By Tara Lee	at 12:40 pm, Jun 02, 2025	Total	\$13,700.0
		Payments/Credits	\$0,0
		Balance Due	\$13.700.00

Sales Tax (6.5%)	\$0.00
Total	\$13,700.00
Payments/Credits	\$0.00
Balance Due	\$13,700.00



Bill To:

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

Property Name: Durbin Crossing CDD

Address:

145 South Durbin Parkway

St. Johns, FL 32259

INVOICE

INVOICE#	INVOICE DATE
920189	5/28/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: June 27, 2025

Invoice Amount:

\$13,800.00

Descrip Install cy	otion ycle stops on 3 meters	Current Amount
Irrig	gation Repairs	\$13,800.00

RECEIVED

By Tara Lee at 9:10 am, Jun 06, 2025

Invoice Total

\$13,800.00

Capital Reserves

Dynamic Security Professionals. Inc.

Invoice

P.O. Box 23861 Jacksonville, FL 32241 EF0001108

Date	Involce #
6 25 2625	45887

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	

Sales Tax (6.5%)

Payments/Credits

Balance Due

Total

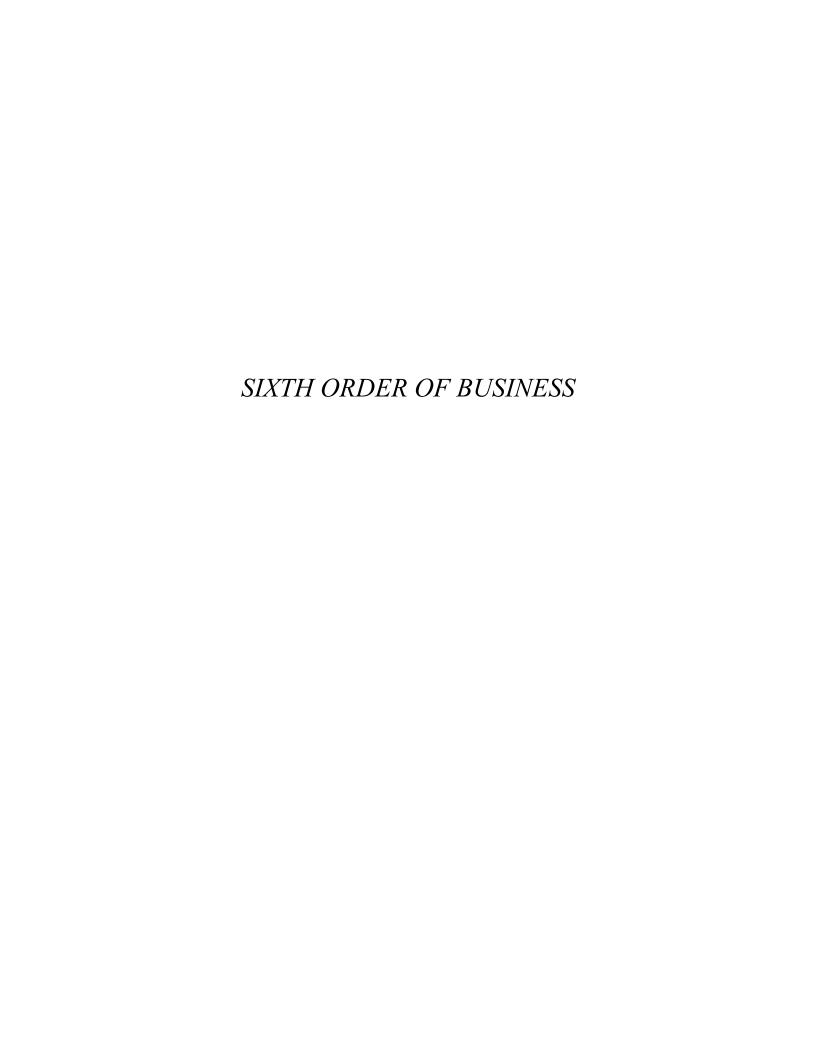
\$4,55

 $\mathfrak{H}(0,0.2$

\$20,550.00

\$20,550,00

			P.O. No.	Terms
	·		North Amenity	Due on receipt
Quantity	Description		Rate	Amount
				and definition of the second o
				Andrew State
			\$2.4x (0.135) p.m. 1004	name, in regarding to
			de la seconda de	and the second s
1	Installation of New IP Camera System per Approved Proposal. Installation Complete, Balance due.		20.550.00	25,550,00
			makan memina sa Anton Yu.	i and the second
			The fundamental contracts	
			77 Advanced in the control of the co	The state of the s
Thank you for your busin	DESS.	Sul	ototal	\$25,550,00



A.



Durbin Crossing CDD

Landscape Update for July 2025:

General Maintenance

The team continues to perform summer maintenance activities.

Irrigation

 Monthly inspections & repairs are being completed by scope. The team has been performing general repairs, and mainline breaks as they have been discovered.

• Chemical & Fertilizer Application

- A granular Top Choice application has been completed in all Bermuda areas.
- The next liquid turf application has begun. It does include Arena for all St. Augustine areas – In Progress

Projects

- Summer annuals are scheduled to be installed on 6/20/2025 COMPLETED
- Longleaf Pine Pkwy Wiring Project
 - o Locates have been called in
 - Bores have been completed
 - Trenching and new wire installation is in progress
 - The irrigation clock has been outfitted with the cell card and is now cloud compatible
- Pricing for_possible two-year contract extension has been submitted under separate copy
- Plant fill-ins on North Durbin (Platinum Grasses) and at Heron Landing are scheduled for 6/20/2025 COMPLETED
- Hawaiian Ti fill-ins on North and South pool decks COMPLETED
- o Revised proposals for the Tollerton entry have been submitted
- o Sod replacement proposals for Islesbrook and Longleaf Pine have been submitted



Date of report 7-18-15

Submitted by: Sue O'Lear

UPDATES – No Board Action Required

RECOGNITION OF 2025 LIFEGUARDS



Being a Lifeguard has the reputation of being a fun summer job at the pool but is one of the toughest jobs often staffed by the least experienced people – teens getting their first job! Lifeguards must always remain focused and vigilant on the deck/in the chair while enduring the heat, humidity, and unpredictability of Florida weather. They train and become certified in many skills that could potentially save a life, and we ask them to keep those skills sharp and current, while hopefully never having to actually use them.

Working with the Lifeguard staff is one of my favorite parts of my job. I love the entire process – from recruitment and interviews,

to team building, to development and review, to eventually saying goodbye (and maybe writing the occasional reference letter) as our team graduates and moves on to their next chapter. Very often I help them with one of their first professional work experiences and coaching them up throughout the season is one of my proudest accomplishments.

This summer we assembled a team of 25 guards, both new and returning. I think this has been one of the best squads I have ever had the privilege to work with; I hope each one of them finishes the summer with an enormous sense of pride in all they have done this season. Each member of our 2025 aquatics staff has been outstanding in their duties; I have a binder full of written observations (3 or more per guard) documented by management, supervisors, and their own peers that is full of positive comments on customer service and safety. I could stand here and say great things about each one, however, tonight we recognize three in particular. We learn and practice these skills hoping we never have to use them in anything more than a practice situation. But on the afternoon of June 22, three guards – Mackenzie Scisco, Jillian Gauger and Laila Shihandeh observed a swimmer they didn't think could handle the slide. Though the child's parent communicated that the child would be fine, our team continued to observe the rider, and sure enough the child went under and couldn't get out of the splash zone. Kenzie quickly blew her whistle and entered the water, while Jillian and Laila closed the slide and secured the deck. I am proud of each of them for their powers of observation, for feeling empowered enough to speak to the parent, and for initiating protocol quickly and confidently. **GREAT JOB!**

PERSONNEL UPDATE:

We have made the Board aware of two personnel changes. Evan McCall has been on our Maintenance team for the last 4 years and is leaving to pursue a "dream job", coaching full time for the Jiu Jitsu studio he has been involved with the last few years. We are excited for him as he pursues his dream! Evan's last day will be Friday, August 1st. Likewise, Kiki Jimenez was presented with an opportunity within Vesta to further her career in Marketing, going to work as a Marketing Manager with our corporate team. We are sad to lose her, but

always happy when someone is recognized for their great work and given an opportunity to advance. Kiki will be with us at least through August 8th as Zach and I work to find her replacement.

This is also the time of year we experience transition among our younger team members. Lifeguard Supervisor Katie Clarke leaves us after 4 years on the aquatics staff to attend the University of Alabama. Caleb Harrah has been part of our aquatics and office staff for a little over a year; he transitioned into an Admin role with Vesta at Celestina where he will continue to work as he starts college later this summer. And, several of our guards are beginning to leave for college as well. We wish all the best to all who are "leaving the nest!"

CAMERA SYSTEM UPDATE: Dynamic Security will begin work on the second phase of the project on August 18th.

GYM EQUIPMENT UPDATE: The agreements have been signed and deposit checks sent to the vendor. We anticipate delivery in September.

MOBILE CREDENTIAL UPDATE: We await delivery of the credentials and have an eblast ready to send to the community inviting residents to come register for phone access.

SUMMER PROGRAMMING UPDATE:

- **DURBIN DOLPHINS:** The Dolphins have completed their season! They had their end-of-season party on June 14th, and the President has already presented payment for services for the summer.
- **CREEKSIDE HIGH SCHOOL:** We are continuing to hammer out scheduling details with the Creekside Knights for their fall season. They have requested to adjust practice times by 30 minutes due to the school start time schedule, and Zach and I agree that it will be fine to do that. I still await swim meet dates.





Date of report 7-28-2025

Submitted by: Zach Davidson

North and South replacement doors/ stripping staining, sealing exiting doors/No Board action required: Agreement has been signed with Ace doors for the 10 replacements doors between North and South amenities. Once payment is received for the down payment on the doors, Ace doors will place the order. We also have locked in the price from Investment painting as well, for the approved pricing from the 6/23 board meeting. They are working with us on scheduling so the whole project can be completed at once. We will continue to keep the board posted.

BASEBALL FIELD METER/ No Board action required: Tap on irrigation has been completed by WW. Gay, Yellowstone is working to connect one more section of mainline. We are also working to get our irrigation clock removed off the County easement. Electrician has moved the power pole and sent over the permit for the new electric meter; I sent that information over to district. Yellowstone is working on getting the quote for the boring so we can run the new wiring for the irrigation clock for the smart irrigation system in October. We will continue to keep the board posted on our progress.

<u>Longleaf accident 6/26/No Board action required:</u> Accident happened at the East end of Longleaf Pines Parkway on 6/26; we had one Crepe Myrtle that was damaged from the accident. I have sent the crash report over to District for insurance purposes. Also working with Yellowstone to get a quote on the tree replacement. I will continue to keep the board posted.

<u>Durbin Crossing entrance sign at Longleaf and St. Parkway/No Board action required:</u> The Durbin Crossing entrance sign at Longleaf and St. Johns parkway has some stucco repairs and repaint that is needed. Reach out to the original vendor that repainted this sign in 2021, proposal was signed. We are also fixing the uneven lettering on this sign as well. This work is scheduled to be done on August 18th.

<u>Pressure washing monuments/No Board action required:</u> Number of monuments need pressure washing throughout the community, working with my pressure washing vendor to get a quote on this work. Will continue to keep the board posted on progress.

<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. A lot of Algae concern in ponds, all have been reported over to our tech for treatment.

<u>Longleaf Pine Parkway tree trimming/No Board action required:</u> Working with Yellowstone on scheduling the tree lifting over sidewalks, medians and road right-a-ways along the East and West end of longleaf. We are trying to get this work done before the school year starts.

<u>Preserve tree/Palm tree removal/ No Board action required-</u> We have couple of preserve tree throughout the community and two dead palms one at St. Andrews Entrance and one on North Durbin near WoodCross entrance. These have been sent over to our tree vendor to have these addressed.

GNSystems boring on Longleaf Pine Parkway/No Board action required- On 7/8 we noticed a boring machine on longleaf Parkway, Richard from Yellowstone and I met with the crew, and I exchanged contact information as they were boring from the East to West end to install conduit for IQ fiber. There was some damage that occurred. Yellowstone quickly addressed them to keep our irrigation system running. Yellowstone is keeping track of all damages, once they are all completed, they will send me over the invoice so I can send them to CJ from GNSytems who is aware as I have spoken with him on the phone as the damaged occurred and he is aware that they will need to pay the invoices.

<u>Streetlight reporting tracker/No board action required-</u>Below is the updated streetlight tracker, July's Street light ride was performed on 7/2.

Street light ride			
Pole #/ street address	Reported Date	Completed	comments
475 North Durbin Pkwy	5/1/2025	6/5/2025	
137 WoodCross Dr.	5/1/2025	6/5/2025	
176 Wellwood Dr.	5/1/2025	6/5/2025	
125 South Durbin Parkway	5/1/2025	6/5/2025	
167 Thornloe Drive	5/1/2025	6/5/2025	
69 Willow Winds Pkwy	5/1/2025	6/5/2025	
25 Stirlingshire Ct.	5/1/2025	6/5/2025	already reported last month/still in progress.
132 Cloisterbane Dr.	5/1/2025	6/5/2025	
309 Cloisterbane Dr.	5/1/2025	6/5/2025	
1038 Lauriston Dr.	6/4/2025	7/2/2025	Always on
583 Saddlestone Dr.	6/4/2025	7/2/2025	Always on
577 Saddlestone Dr.	6/4/2025	7/2/2025	Always on
1108 Ashfield Way	6/5/2025	7/2/2025	
1734 Pennan Pl.	6/5/2025	7/2/2025	
173 Rockcreek Dr.	6/5/2025	7/2/2025	
187 Longwood Dr.	6/5/2025	7/2/2025	
101 Islesbrook Pkwy	6/5/2025	7/2/2025	
133 Carden Pl.	6/5/2025	7/2/2025	
163 Quail Creek Cir.	6/5/2025	7/2/2025	
506 Pinehollow Ct.	6/5/2025	7/2/2025	
200 Tollerton Ave.	6/5/2025	7/2/2025	
163 Longwood Dr.	6/5/2025	7/2/2025	Always on
121 Rock Creek	6/27/2025	7/2/2025	Always on
220 Tollerton Ave.	6/30/2025	7/2/2025	
446 Willow winds Pkwy	7/2/2025		
386 Willow winds Pkwy	7/2/2025		
545 Saddlestone Dr.	7/2/2025		
1106 Ashfield Way	7/2/2025		
145 WoodCross Dr.	7/2/2025		
111 Woodland Hills Way	7/2/2025		

FIELD OPERATIONS UPDATES / No Board action required:

- A new green lollitoper for the North playground arrived and the damaged one was replaced on 7/8.
- Found a stair on the playground with a small hole, our maintenance staff temporarily fixed the stairs. Working with our vendor to order replacement stair.
- Playground inspection of North and South was performed on 7/8.
- Checked all sump pumps in pool motor pits, North pool sump failed, new one was ordered and replaced.
- Gray conduit at North tennis court gates from camera install was painted black to blend in and look more aesthetically pleasing.
- Maintenance staff are continuing to monitor JEA access road on Islesbrook, no activity to report currently.
- The tennis gate at South wasn't closing and latching properly, door was adjusted to fix this issue.
- New pool rules have been replaced at North and South pools per Department of Health requirements.
- A Preserve Tree fell into the pond on Glen Laurel; maintenance team cut the tree up and placed it back into the preserve.

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

zdavidson@vestapropertyservices.com



Date of report 7-18-2025

Submitted by: **Kiki Jimenez**

PAST EVENTS

JULY 4TH COMMUNITY KICKBALL GAME

Budget: \$1000.00 Actual: \$1000.11

RSVP's: 95 Attendees: 55

Over the festive 4th of July weekend, the weather couldn't have been better, setting the stage for an energetic day of friendly competition and community bonding. We played three exciting games of kickball, with players of all ages showing off their skills, teamwork, and sportsmanship. Whether you were on the field or cheering from the sidelines, the enthusiasm was contagious! A big thank you to our event partner, Sunshine Hotdogs, for serving hotdogs to all attendees – a tasty treat that kept everyone fueled throughout the day. And no summer gathering would be complete without something sweet – Mr. Softee delivered with delicious ice cream that was a hit with kids and adults alike. Thanks to everyone who came out and made this event a success. We can't wait to see you at the next one!









SUMMER S'COOL FIELD DAY JUNE 21ST

Budget: \$1000.00 Actual: \$853.58 RSVP's: 140 Attendees: 40

The Summer S'Cool Field Day was a hit! Residents came together for a fun-filled afternoon of classic field day games, and fun activities. Our event partner, the YMCA, brought old-school summer vibes with a twist of community spirit. We had old-fashioned field day games from tug-o-war, sack races, three-legged relays and water bucket challenges. The dunk tank was a crowd favorite! Everyone lined up for a chance to dunk their favorite manager, or staff member. Lifeguard supervisor and facility attendant, Jude, was voted first into the tank and the kids lined up to dunk him in! Kiki followed in 2nd place and replaced Jude in the tank. She was dunked on the very first throw! Summer S'Cool Field Day was a perfect way to celebrate summer, community, and fitness. Special thanks to our event partner, the YMCA, for helping to bring the fun and energy that made this event such a success!





UPCOMING EVENTS

BROADWAY UNDER THE STARS JULY 19TH

A Night of Show Tunes, Sips & Starlight

Get ready to sing along (or just sip along) at an

unforgettable evening of Broadway hits, tasty bites, and beverages

— all under the twinkle of the night sky!

Start the night off with a live jazz band- Our very own residents' band;

Low Brow; sets the tone with some jazzy instrumentals!

Adult Beverages Included, Hors d'oeuvres (yes, the good kind!)

Live Broadway-Inspired Duet Performance Featuring: Stagelight Cabaret Whether you're a Broadway superfan or just here for the wine and good

vibes, this is your cue for a night to remember! Adults 21+



BELOW SEA BLAST AUGUST 2ND

It's the ultimate BELOW SEA BACK-TO-SCHOOL BLAST!

Grab your jellyfish net and your boating school handbook — we're making waves as we kick off the school year with a SPLASH! Dive into a day packed with sea-sational activities:

Go Jelly-fishing! Can you catch them all like a pro?

Mrs. Puff's Driving School! Test your skills and earn your boating license.

Mr. Krabs' Cash Cube! Step in and grab as much cash as you can before

the clock runs out — money, money, money!

Krusty Krab Pizza Dash! Race against time to deliver the Krusty Krab's finest.

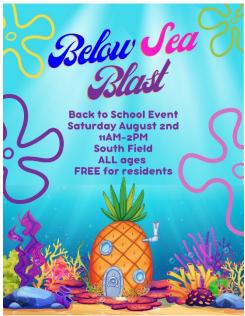
It's the pizza for you and me!

Whether you're a sponge, starfish, or squirrel in a diving suit,

there's something for everyone!

Dive on down under the sea (a.k.a. the South Field) and

start the school year with a tidal wave of fun!



FUTURE EVENTS

LABOR DAY LUAU

Celebrate the end of summer with a tropical twist!

Join us for a laid-back luau filled with refreshing mocktails
for our tiny tikis and cocktails for our Big Kahuna's 21+!

Whether you're relaxing in the pool, sipping something sweet
or dancing barefoot in the moonlight, it's the perfect way to spend Labor Day.

Dress Code: Island-inspired! Think your favorite Hawaiian shirts, bathing suits, and flip-flops.



Sales by Customer Detail

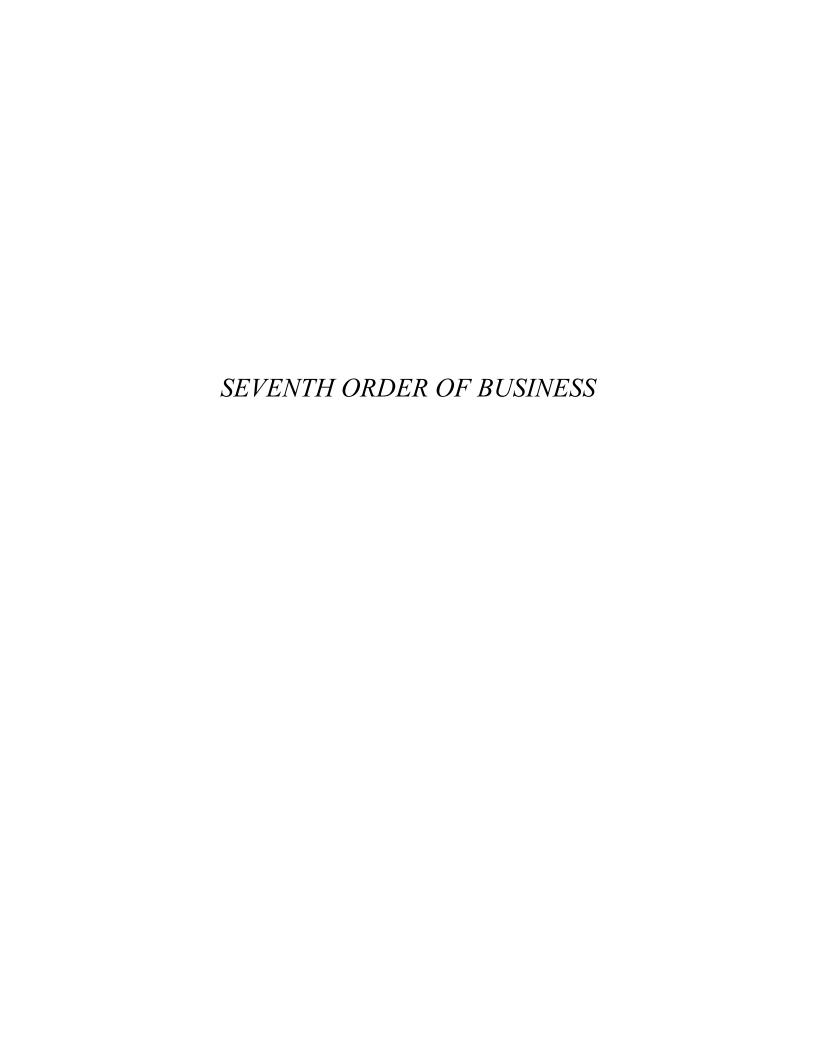
Tap N Go Vending LLC

June 15-July 15, 2025

TRANSACTION DATE	TRANSACTION TYPE	NUM	PRODUCT/SERVICE FULL NAME	MEMO/DESCRIPTION	QUANTITY	SALES PRICE	AMOUNT	BALANCE
Durbin Crossing								
06/24/2025	Invoice	1004	Sales	Sales from vending machine at North Durbin	1.00	195.16	195.16	195.16
06/24/2025	Invoice	1004	Sales	Sales from Water Bottles in vending machine at North Durbin	8.00	2.55	20.40	215.56
06/24/2025	Invoice	1004	Sales	Sales from vending machine at South Durbin	1.00	129.37	129.37	344.93
06/24/2025	Invoice	1004	Sales	Sales from Water Bottles in vending machine at South Durbin	6.00	2.55	15.30	360.23
07/01/2025	Invoice	1002	Sales	Sales from vending machine at North Durbin	1.00	193.20	193.20	553.43
07/01/2025	Invoice	1002	Sales	Sales from Water Bottles in vending machine at North Durbin	1.00	2.55	2.55	555.98
07/01/2025	Invoice	1002	Sales	Sales from vending machine at South Durbin	1.00	138.80	138.80	694.78
07/01/2025	Invoice	1002	Sales	Sales from Water Bottles in vending machine at South Durbin	2.00	2.55	5.10	699.88
07/08/2025	Invoice	1003	Sales	Sales from vending machine at North Durbin	1.00	139.90	139.90	839.78
07/08/2025	Invoice	1003	Sales	Sales from Water Bottles in vending machine at North Durbin	4.00	2.55	10.20	849.98
07/08/2025	Invoice	1003	Sales	Sales from vending machine at South Durbin	1.00	68.98	68.98	918.96
07/08/2025	Invoice	1003	Sales	Sales from Water Bottles in vending machine at South Durbin	5.00	2.55	12.75	931.71
07/15/2025	Invoice	1005	Sales	Sales from vending machine at North Durbin	1.00	102.28	102.28	1,033.99
07/15/2025	Invoice	1005	Sales	Sales from Water Bottles in vending machine at North Durbin	1.00	2.55	2.55	1,036.54
07/15/2025	Invoice	1005	Sales	Sales from vending machine at South Durbin	1.00	61.39	61.39	1,097.93
07/15/2025	Invoice	1005	Sales	Sales from Water Bottles in vending machine at South Durbin	2.00	2.55	5.10	1,103.03
Total for Durbin Cros	sing				37.00		\$1,103.03	
TOTAL					37.00		\$1,103.03	

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







1001 Yamato Road • Suite 301 Boca Raton, Florida 33431 (561) 994-9299 • (800) 299-4728 Fax (561) 994-5823 www.graucpa.com

June 27, 2025

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

We are pleased to confirm our understanding of the services we are to provide Durbin Crossing Community Development District, St. Johns County, Florida ("the District") for the fiscal year ended September 30, 2025, with the option of four (4) additional one-year renewals. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Durbin Crossing Community Development District as of and for the fiscal year ended September 30, 2025, with the option of four (4) additional one-year renewals. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose.

If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

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

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: GMS-NF, LLC - 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FL 32092 TELEPHONE: 904-940-5850.

This agreement provides for a contract period of one (1) year with the option of four (4) additional, one-year renewals upon the written consent of both parties. Our fee for these services will not exceed \$5,000 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued. The fees for the fiscal years 2026, 2027, 2028 and 2029 will not exceed \$5,100, \$5,200, \$5,300 and \$5,400, respectively, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis. We acknowledge that the District must submit its annual Audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year. Accordingly, we will deliver a draft audit to the District no later than June 1, 2026. All accounting records (including, but not limited to, trial balances, general ledger detail, vendor files, bank and trust statements, minutes, and confirmations) for the fiscal year ended September 30, 2025 must be provided to us no later than April 30, 2026, in order for us to deliver a draft audit to the District no later than June 1, 2026. If the draft is timely reviewed by management, the final audit will be provided no later than June 15, 2026.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

Durbin Crossing Community Development District

The District may terminate this agreement, with or without consent, upon thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the date of the notice of termination subject to any offsets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Durbin Crossing Community Development District and believe this letter accurately summarizes the terms of the engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates

RESPONSE:

Antonio J. Grau

This letter correctly sets forth the understanding of Durbin Crossing Community Development District.

By: Variel Laudulin

OAGEST ESTAGAMED...

Title: Secretary

Date: 2025-06-30





Peer Review Program

FICPA Peer Review Program Administered in Florida by The Florida Institute of CPAs

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau Grau & Associates 951 Yamato Rd Ste 280 Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

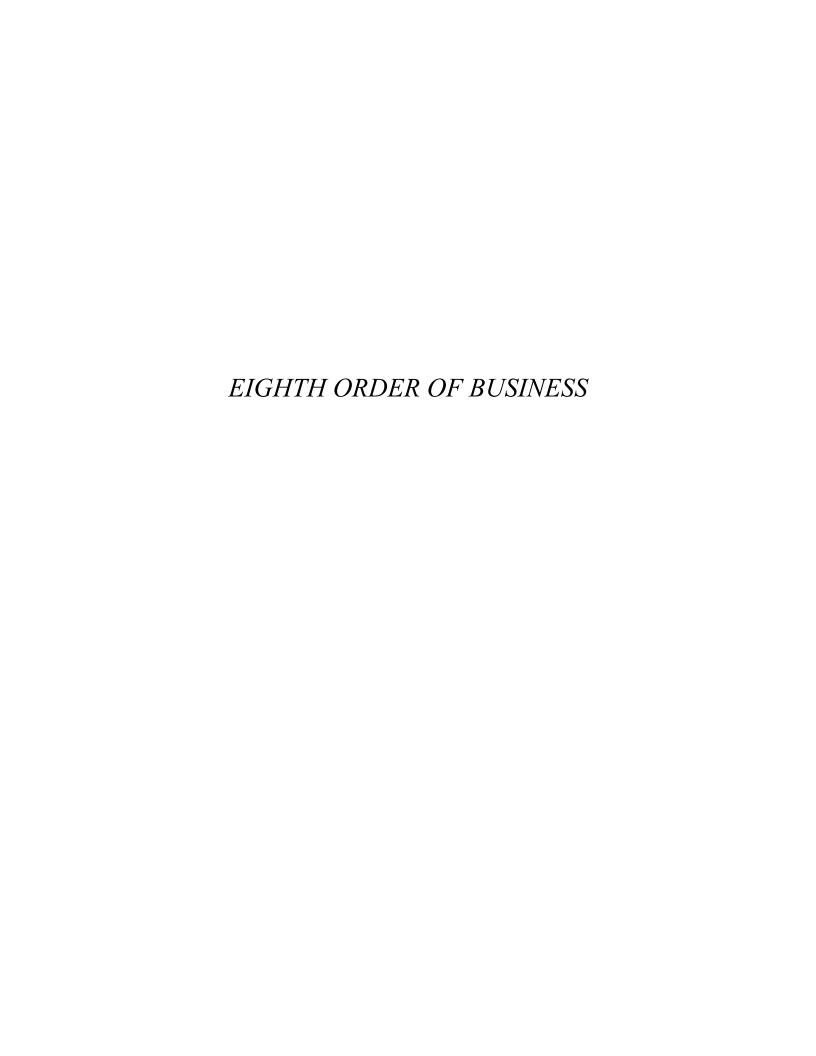
FICPA Peer Review Committee

Peer Review Team FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114 Review Number: 594791



Community Development District

Approved Budget FY 2026

Presented by:



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Community Development District

Approved Budget General Fund

Description		Adopted Budget FY 2025	Ao	ctuals Thru 6/30/25	jected Next 3 Months	Pro	ojected Thru 9/30/25	I	Approved Budget FY 2026
REVENUES:		112025		0/30/23) Moliciis	_	7/30/23		112020
MLV ENOLES.									
Special Assessments - On Roll	\$	2,681,509	\$	2,696,513	\$ -	\$	2,696,513	\$	2,960,402
Interest income		45,000		26,066	10,000		36,066		20,000
Other Revenues		30,000		15,449	8,000		23,449		30,000
Carry Forward Surplus		6,094		-	6,094		6,094		22,227
TOTAL REVENUES	\$:	2,762,603	\$	2,738,028	\$ 24,094	\$	2,762,122	\$	3,032,629
EXPENDITURES:									
<u>Administrative</u>									
Supervisor Fees	\$	12,000	\$	8,000	\$ 3,000	\$	11,000	\$	12,000
FICA Taxes		918		612	230		842		918
Assessment Roll Administration		5,459		5,459	-		5,459		5,732
Engineering Fees		13,000		9,908	3,093		13,000		13,000
Dissemination Fees		7,860		6,395	1,465		7,860		8,253
Attorney Fees		50,000		60,615	10,000		70,615		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		12,283	4,094		16,377		17,196
Management Fees		56,035		42,026	14,009		56,035		58,837
Information Technology		1,638		1,229	409		1,638		1,720
Website Maintenance		1,092		819	273		1,092		1,146
Telephone		800		134	666		800		800
Postage		3,000		1,514	1,486		3,000		3,000
Printing & Binding		2,300		2,804	696		3,500		2,000
Insurance General Liability		9,461		8,488	-		8,488		9,550
Legal Advertising		2,000		853	1,147		2,000		2,000
Other Current Charges		500		561	139		700		700
Office Supplies		150		8	142		150		150
Dues, Licenses & Subscriptions		175		175	-		175		175
TOTAL ADMINISTRATIVE	\$	199,265	\$	173,858	\$ 45,372	\$	219,230	\$	204,857

Community Development District Approved Budget

Approved Budge General Fund

		Adopted Budget	A	ctuals Thru	Pro	ojected Next	Pro	jected Thru		pproved Budget
Description		FY 2025		6/30/25		3 Months		9/30/25		FY 2026
Operations & Maintenance										
•										
Amenity Center										
Insurance	\$	46,680	\$	42,167	\$	-	\$	42,167	\$	45,064
Repairs & Replacements		85,000		74,851		10,149		85,000		85,000
Recreational Passes		3,000		1,250		750		2,000		2,000
Office Supplies		5,000		2,655		1,000		3,655		5,000
Permit Fees		4,500		3,936		564		4,500		4,500
Utilities										
Water & Sewer		38,900		18,520		20,380		38,900		38,900
Electric		32,000		21,922		10,078		32,000		28,600
Cable/Phone/Internet		21,000		18,572		2,428		21,000		22,000
Security System		1,670		2,853		2,147		5,000		1,000
Amenity Center Management Contract										
Managerial (Vesta)		255.503		191,627		63,876		255,503		263,168
Staffing (Vesta)		273,601		205,201		68,400		273,601		281,809
Lifeguards (Vesta)		98,189		48,009		50,180		98,189		101,135
Mobile App/Website (Vesta)		3,500		2,625		875		3,500		3,605
Refuse Service		9,000		8,582		2,700		11,282		11,500
Pool Chemicals		35,700		27,368		9,174		36,542		35,700
Special Events		30,000		30,788		9,174		40,000		50,000
Holiday Décor		20,000		12,350		7,212		12,350		20,000
Pest Control		8,000		4,536		1,500		6,036		8,000
Pressure Washing		9,000		1,700		2,000		3,700		9,000
Fitness Equip Maintenance		8,500		1,568		2,500		4,068		8,500
Fitness Equipment Lease		-		-		-		-		25,000
TOTAL AMENITY CENTER	\$	988,743	\$	721,079	\$	257,914	\$	978,993	¢ 1	,049,481
TOTAL AMENITI CENTER	Ψ.	700,743	Ψ	721,077	Ψ	237,714	Ψ	770,773	Ψı	.,047,401
Grounds Maintenance										
Electric	\$	10,000	\$	7,160	\$	2,840	\$	10,000	\$	10,000
Water & ReUse	4	300,000	*	126,013	*	161,244	*	287,257	4	325,000
Streetlighting		75,000		54,713		20,287		75,000		75,000
Lake Maintenance		55,620		44,197		11,423		55,620		57,289
Landscape Maintenance		562,267		421,700		140,567		562,267		579,135
Landscape Contingency		82,000		58,661		10,000		68,661		103,381
Mulch		72,500		69,900		-		69,900		65,000
Sod/Irrigation Replacement		180,000		175,247		-		175,247		450,000
Islesbrook Rd Sod Replacement		-				-		-		77,587
Fuel		900		554		180		734		900
Irrigation Repairs		15,000		13,177		2,500		15,677		35,000
Capital Reserve Funding		221,309		-		221,309		221,309		-
TOTAL GROUNDS MAINTENANCE	\$ 1	1,574,595	\$	971,321	\$	570,351	\$	1,541,672	\$ 1	,778,292
TOTAL EXPENDITURES	\$ 2	2,762,603	\$	1,866,258	\$	873,637	\$:	2,739,895	\$ 3	,032,629
										, ,
EXCESS REVENUES (EXPENDITURES)	\$	(0)	\$	871,770	\$	(849,543)	\$	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 #	Description	<u>Monthly</u>	<u>Annual</u>
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 #	Description	Monthly	Annual
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 #	Description	Monthly	Annual
8495 74 140 1015619	Durbin Crossing South Amenity	\$ 450	\$ 5,400
8495 74 140 0420497	Durbin Crossing South Amenity	200	2,400
8495 74 140 1246669	Durbin Crossing North Amenity	600	7,200
8496 74 140 1022920	Durbin Crossing North Amenity	420	5,040
	Contingency	80	960
	Total	\$ 1,750	\$ 21,000

Security System

Maintenance costs of the security alarms/cameras provided by 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.

Contractor	Monthly	Annual
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.

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

Water & ReUse

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

Account #	Description	Monthly	<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
	Total	\$ 10,907 \$	130,884

Community Development District

Budget Narrative

Fiscal Year 2026

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

Streetlighting

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

0 0			
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.

<u>Contractor</u>	<u>Monthly</u>	<u>Annual</u>
Solitude Lake Management LLC	\$ 4,774	\$ 57,289

Landscape Maintenance

 $\label{thm:contract} The\ District\ is\ under\ contract\ with\ Yellostone\ for\ maintenance\ of\ the\ common\ areas\ in\ the\ District.$

<u>Contractor</u>	Monthly	<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/Irrigation Replacement

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

Islesbrook Rd Sod Replacement

Represents estimated costs for sod replacement along Islesbrook Rd. $\label{eq:Representation}$

Fue

Fuel purchases for maintenance equipment.

Irrigation Repairs

The cost of miscellaneous irrigation repairs and maintenance incurred.

Community Development District

Approved Budget

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

		Adopted Budget	Ac	ctuals Thru	Pro	jected Next	Pr	ojected Thru		Approved Budget
Description		FY 2025		6/30/25	3	3 Months		9/30/25		FY 2026
REVENUES:										
Special Assessments - Tax Roll	\$	3,054,876	\$	3,070,639	\$	_	\$	3,070,639	\$	3,054,876
Interest Earnings	Ψ	5,000	Ψ	114,720	Ψ	25,000	Ψ	139,720	Ψ	20,000
Carry Forward Surplus ⁽¹⁾		1,029,219		1,088,959		-		1,088,959		1,258,228
TOTAL REVENUES	\$	4,089,095	\$ 4	4,274,319	\$	25,000	\$	4,299,319	\$	4,333,104
EXPENDITURES:										
Series 2017A-1										
Interest - 11/1	\$	513,416	\$	513,416	\$	_	\$	513,416	\$	488,375
Principal Prepayment - 11/1	4	-	*	10,000	4	-	*	10,000	*	-
Interest - 5/1		513,416		513,256		-		513,256		488,375
Principal - 5/1		1,645,000		1,645,000		=		1,645,000		1,695,000
Principal Prepayment - 5/1		-		10,000		-		10,000		-
Series 2017A-2										
Interest - 11/1		84,788		84,788		-		84,788		79,994
Principal Prepayment - 11/1		-		5,000		-		5,000		-
Interest - 5/1		84,788		84,631		-		84,631		79,994
Principal - 5/1		165,000		165,000		-		165,000		175,000
Principal Prepayment - 5/1		-		10,000		-		10,000		-
TOTAL EXPENDITURES	\$	3,006,406	\$:	3,041,091	\$	-	\$	3,041,091	\$	3,006,738
Other Sources/(Uses)										
Interfund transfer In/(Out)	\$	-	\$	-	\$	-	\$	-	\$	-
TOTAL OTHER SOURCES/(USES)	\$	-	\$	-	\$	-	\$	-	\$	-
TOTAL EXPENDITURES	\$	3,006,406	\$:	3,041,091	\$	-	\$	3,041,091	\$	3,006,738
						25 222				
EXCESS REVENUES (EXPENDITURES)	•	1,082,689	>	1,233,228	\$	25,000	>	1,258,228	>	1,326,367
(1) Carry Forward is Net of Reserve Requ	uirom	ant				Interest D	ue 1	1/1/26	.	464.001
Carry Porward is Net or Reserve Requ	un eili	511 t						•	\$	461,891
						Interest D	ue I	1/1/20		75,400
									\$	537,291

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	\$	25,195,000		-	\$ 488,375	\$	488,375	
05/01/26		25,195,000	3.125%	1,695,000	488,375			
11/01/26		23,500,000		=	461,891		2,645,265.63	
05/01/27		23,500,000	3.250%	1,750,000	461,891			
11/01/27		21,750,000		-	433,453		2,645,343.75	
05/01/28		21,750,000	3.375%	1,805,000	433,453			
11/01/28		19,945,000		-	402,994		2,641,446.88	
05/01/29		19,945,000	3.375%	1,870,000	402,994			
11/01/29		18,075,000		-	371,438		2,644,431.25	
05/01/30		18,075,000	3.500%	1,935,000	371,438			
11/01/30		16,140,000		-	337,575		2,644,012.50	
05/01/31		16,140,000	5.000%	1,995,000	337,575			
11/01/31		14,145,000		-	287,700		2,620,275.00	
05/01/32		14,145,000	5.000%	2,095,000	287,700			
11/01/32		12,050,000		-	235,325		2,618,025.00	
05/01/33		12,050,000	3.750%	2,235,000	235,325			
11/01/33		9,815,000		-	193,419		2,663,743.75	
05/01/34		9,815,000	3.750%	2,305,000	193,419			
11/01/34		7,510,000		-	150,200		2,648,618.75	
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			\$	25,195,000	\$ 7,033,138	\$	32,228,138	

Community Development District

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

Period	Coupons	Principal	Interest		Annual D	ebt Service
11/01/25	\$ 2,855,000	-	\$	79,994	\$	79,994
05/01/26	2,855,000	175,000		79,994		-
11/01/26	2,680,000	-		75,400		330,394
05/01/27	2,680,000	180,000		75,400		-
11/01/27	2,500,000	-		70,681		326,081
05/01/28	2,500,000	195,000		70,681		-
11/01/28	2,305,000	-		65,169		330,850
05/01/29	2,305,000	205,000		65,169		-
11/01/29	2,100,000	-		59,381		329,550
05/01/30	2,100,000	215,000		59,381		-
11/01/30	1,885,000	-		53,300		327,681
05/01/31	1,885,000	225,000		53,300		-
11/01/31	1,660,000	-		46,944		325,244
05/01/32	1,660,000	240,000		46,944		-
11/01/32	1,420,000	-		40,156		327,100
05/01/33	1,420,000	255,000		40,156		-
11/01/33	1,165,000	-		32,938		328,094
05/01/34	1,165,000	270,000		32,938		-
11/01/34	895,000	-		25,306		328,244
05/01/35	895,000	285,000		25,306		-
11/01/35	610,000	-		17,244		327,550
05/01/36	610,000	305,000		17,244		-
11/01/36	305,000	-		8,613		330,856
05/01/37	305,000	305,000		8,613		313,613
Total		\$ 2,855,000	\$	1,150,250	\$	4,005,250

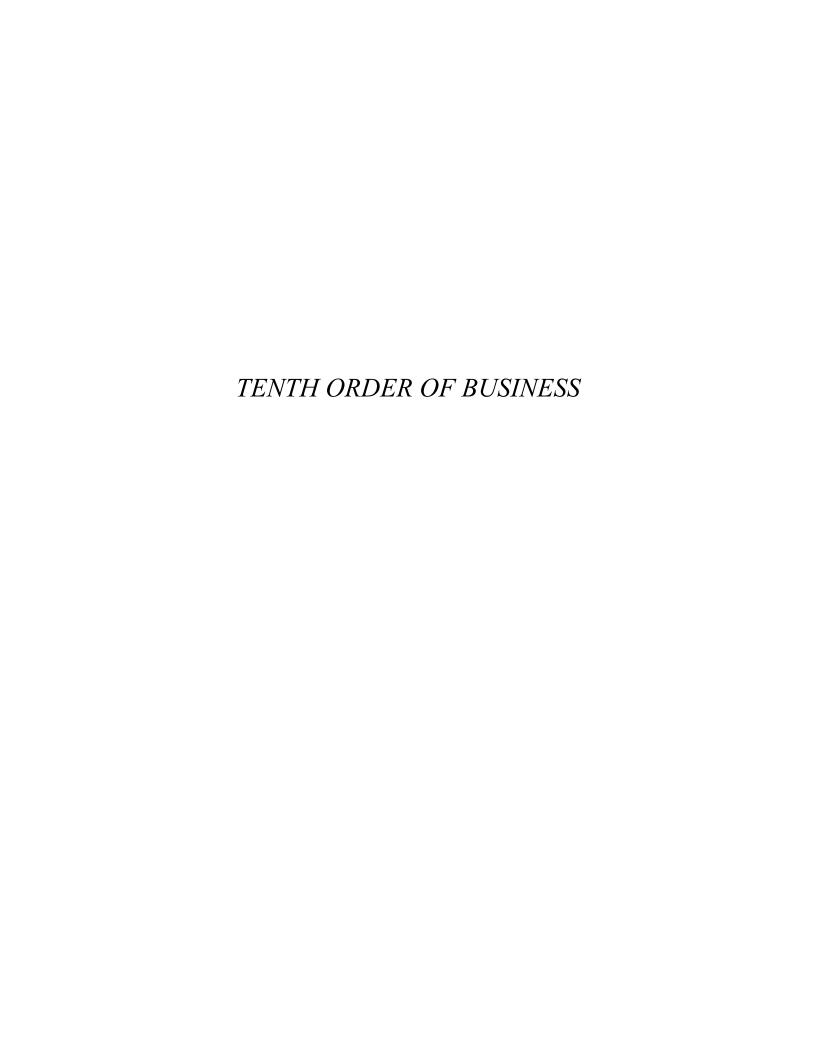
Durbin CrossingCommunity Development District

Approved Budget **Capital Reserve Fund**

	Budget		Projected Thru		Approved Budget			
Description	FY 2025		6/30/25	3 Months	9/30/25		FY 2026	
REVENUES:								
Miscellaneous Revenue/Interest Income	\$ 24,333	\$	38,085	\$ 5,000	\$	43,085	\$	32,075
Capital Reserve Funding	221,309		-	221,309		221,309		-
Litigation Settlement	-		-	-		-		300,000
Carry Forward Balance	1,243,030		1,289,984	-		1,289,984		1,170,995
TOTAL REVENUES	\$ 1,488,672	\$	1,328,069	\$ 226,309	\$	1,554,378	\$:	1,503,070
EXPENDITURES:								
Capital Outlay	\$ 150,000	\$	213,925	\$ 36,075	\$	250,000	\$	200,000
Repair and Replacement	23,881		79,848	20,152		100,000		100,000
Irrigation Enhancement	-		-	-		-		43,487
Bollard/Rope Replacement	-		-	-		-		50,000
Exterior Door Enhancement	-		-	-		-		90,000
Other Current Charges	-		33,384	-		33,384		20,000
TOTAL EXPENDITURES	\$ 173,881	\$	327,157	\$ 56,227	\$	383,384	\$	503,487
Other Sources/(Uses)								
Transfer in/(Out)	\$ -	\$	-	\$ -	\$	-	\$	-
TOTAL OTHER SOURCES/(USES)	\$ -	\$	-	\$ -	\$	-	\$	-
TOTAL EXPENDITURES	\$ 173,881	\$	327,157	\$ 56,227	\$	383,384	\$	503,487
EXCESS REVENUES (EXPENDITURES)	\$ 1,314,791	\$	1,000,912	\$ 170,082	\$	1,170,995	\$	999,583

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

Neighborhood	0&M Units	Annual Maintenance Assessments								
		FY 2026	FY 2025	Increase/	(decrease)					
80'-83'	339	\$1,885.53	\$1,707.90	\$177.63	10.40%					
70'-73'	319	\$1,662.49	\$1,505.87	\$156.62	10.40%					
63'	482	\$1,462.19	\$1,324.44	\$137.75	10.40%					
53'	468	\$1,230.10	\$1,114.21	\$115.88	10.40%					
43'	206	\$1,045.58	\$947.08	\$98.50	10.40%					
Town Homes	235	\$774.96	\$701.95	\$73.01	10.40%					
Town Homes DR	275	\$774.96	\$701.95	\$73.01	10.40%					
Commercial/Retail/Office	144,153	\$0.62	\$0.56	\$0.06	10.40%					
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	Look into options for new trash receptacles.	The Board approved proposal for six (6) trash cans from Belson Outdoors
Mulch	9/23/24	Zach Davidson	Complete	Begin Fall mulch project. Ensure ample amount is placed per the conversation with the project last year.	Mulch application was comepleted by Yellowstone
Pickleball/Tennis Benches	9/23/24	Zach Davidson	Complete	Gather proposals to replace benches in the area.	The Board approved proposal for seven (7) benchs and six (6) trashcans in the amount of \$12,228.50
Shade Structure South Playground	7/22/24	Zach Davidson	Complete	Get proposals for shade structure for South Playground.	Proposal was approved at 12/3/24 Board meeting NTE \$35,000

Tennis & Basketball Court Resurfacing	8/26/24	Zach Davidson	Complete	Oversee the resurfacing of the basketball and tennis courts. One tennis court to be converted into two pickleball courts. Zach will look into fence portion and discussion color/striping at next meeting as well as provide warranty info.	Proposals were approved to fully convert one (1) tennis court into two (2) pickleball courts at South Amenity Center. At North amenity center both tennis courts are being striped for pickleball to play both tennis and pickleball.
Access Card System Upgrade	8/26/24	Sue O'lear	Complete	Lookinto options/costs to upgrade the current access card system. Consider systems that have phone scan capabilities.	Board approved Proposal from Dynamic Security for Aurora Management software for access control system NTE \$40,000
Pond Aeration	9/23/24	Zach Davidson	Complete	Work with Solitude to revisit the possible need for aeration in Pond 48.	The Board approved proposal for fish to help with pond issues
Gym Age Policy	9/23/24	Sue O'lear	Complete	Look into Fitness 15 policy success: How many registrants, any problems, any information on whether to allow 14 year olds. Follow up with resident on current policy regarding whether the 18 year old that goes to the gym with them has to be in her household or just a resident.	The Board approved 6 month trial of "Fiteness 14". Will bring results back to the June meeting
Traffic Study Results Patriot Oaks	10/28/24	Mike Yuro/Zach Davidson	Complete	Get results of traffic study from the County.	Engineer contacted the County and was told this was a normal annual traffic study
Midge Fly Treatment	10/28/24	Zach Davidson	Complete	Look into options to remedy midge fly problems (are there fish that would help keep them under control)	The Board approved proposal from Solitude to stock pond 48 with 300 bluegill and 300 redear sunfish which eat midget fly larvae in the amount of \$3,140
Sod Phase III	8/26/24	Zach Davidson/Sue O'lear	Complete	Sod project was approved. Monitor Yellowstone to make sure everything is on track. Staff to create communications to residents regarding the project.	Sod project completed
Look Into Access Point for JEA Powerline Tract	10/28/24	Zach Davidson/Daniel Laughlin/Mike Eckert	Complete	Determine if the District is able to block off access points to prevent vehicles from entering the tract. Is the District able to put up a fence? Will a picture of a vehicle and license plate be enough to trespass	Counsel updated the Board on options. It was determined no action would be taken at this time to add fencing. Will continue to monitor
Tennis/Pickleball Court Reservation System	12/3/24	Sue O'lear	Complete	Look into reservation system for tennis/pickleball courts	Staff updated Board on options. After discussion and input from residents, the District will continue to mointor and paddle racks will be used to get into the line for court usage
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
Camera Equipment	4/28/25	Sue O'lear	Complete	Dynamic Security approved with caveat to add cameras for fields and maintenance agreement	System has been installed
Durbin Dolphins	4/28/25	Sue O'lear/Karen Haber	Complete	Complete updated agreement with Dolphins and ensure adherence to policy	Agreement has been completed and signed
Hurricane Season	4/28/25	Zach Davidson	Complete	Start preparations for hurricane season starting 6/1/25	Staff Completed prepping.
Vending Machine	4/28/25	Kiki Jimenez	Complete	Coordinate placement of new machines	Agreement has been completed and signed. New vending machines have been installed
"Wish List" Projects	9/23/24	Zach Davidson/Sue O'lear	Complete	Begin planning for most needed projects/ enhancements/ replacements for next fiscal year. Recommendations will be presented at the February 2025 meeting.	Fiscal Year 2026 budget has been approved
Gym Audit	9/23/24	Sue O'lear	Complete	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.	Purchase of new gym equipment was approved at the June 2025 CDD Meeting
Monitor Trespass Signage at JEA Easement	2/24/25	Zach Davidson	Complete	Monitor No Trespassing signed at JEA Easement for 3-4 months.	District is not seeing activity in the area

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 monitor. Revisit in October
Continue to Follow up With the County Regarding Round-A-Bout at North Durbin & Sanctuary and Monitor Traffic Study	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. Monitor traffic study that may take place on Longleaf Pine. Update Board at August meeting	Continue to monitor. Revisit on October
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.	Draft letter if no change occurs after the June 1 ride through check
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	Repair/Replacement of doors was approved at June 2025 meeting.
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	
Gym Equipment	4/28/25	Sue O'lear	In Progress	Bring Proposals with comparison for lease verses purchase options	
Communications	4/28/25	Kiki Jimenez	In Progress	Keep Residents informed of landscape/irrigation enhancements	