Durbin Crossing Community Development District

AUGUST 25, 2025



Durbin Crossing Community Development District

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

August 18, 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**, **August 25**, **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 July 28, 2025 Meeting
 - B. Financial Statements
 - C. Assessment Receipts Schedule
 - D. Check Register
- VI. Staff Reports
 - A. Landscape & Irrigation Maintenance Team
 - 1. Report
 - 2. Proposal for Glen Laurel Drive Pond Enhancement
 - B. District Counsel

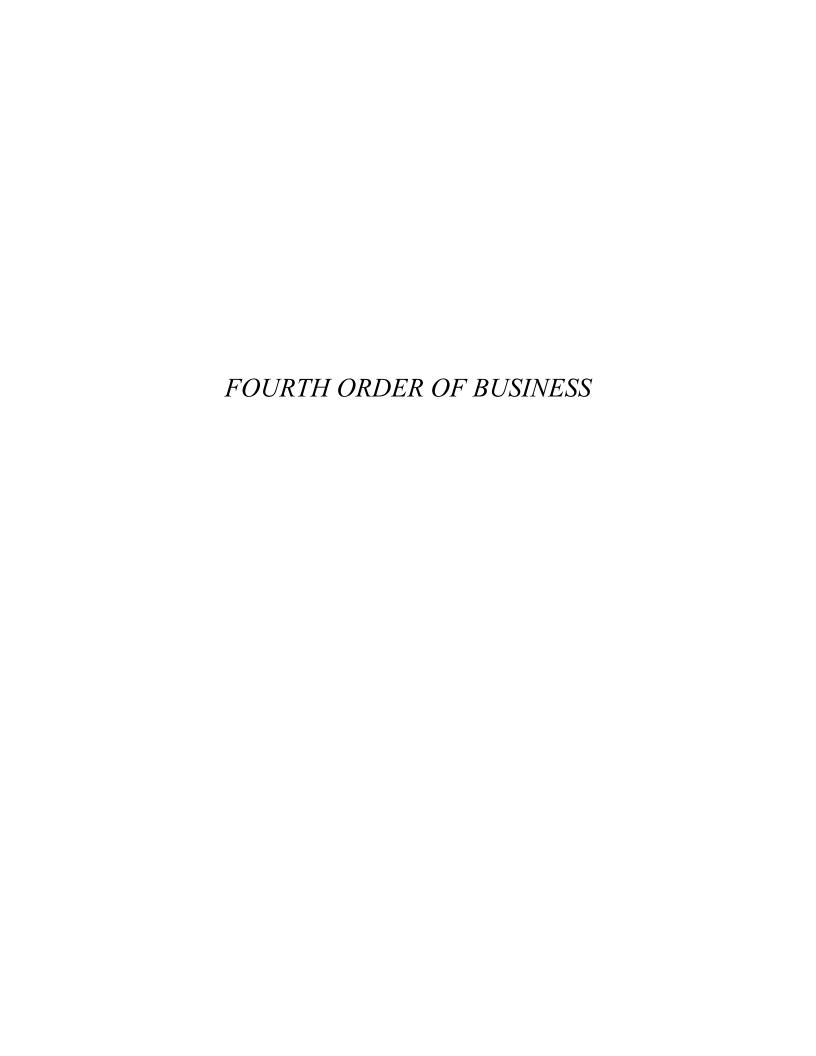
- C. District Engineer
- D. District Manager
 - Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2026
 - 2. Consideration of Adopting Goals & Objectives for Fiscal Year 2026
- E. General Manager Report
- F. Operations Manager Report
- G. Amenity Manager
- VII. Public Hearing for the Purpose of Adopting the Fiscal Year 2026 Budget; Consideration of Resolution 2025-05, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2026
- VIII. Public Hearing for the Purpose of Imposing Special Assessments for Fiscal Year 2026; Consideration of Resolution 2025-06, Imposing Special Assessments and Certifying an Assessment Roll
- IX. Consideration of Proposals for a Capital Reserve Study
 - A. Community Advisors
 - B. Reserve Advisors
- X. Consideration of Amendment to Yellowstone Agreement for Landscape & Irrigation Maintenance Services
- XI. Supervisors' Request and Audience Comments
- XII. Review of Action Items
- XIII. Next Scheduled Meeting September 22, 2025 at 6:00 p.m. at the Durbin South Amenity Center
- XIV. 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



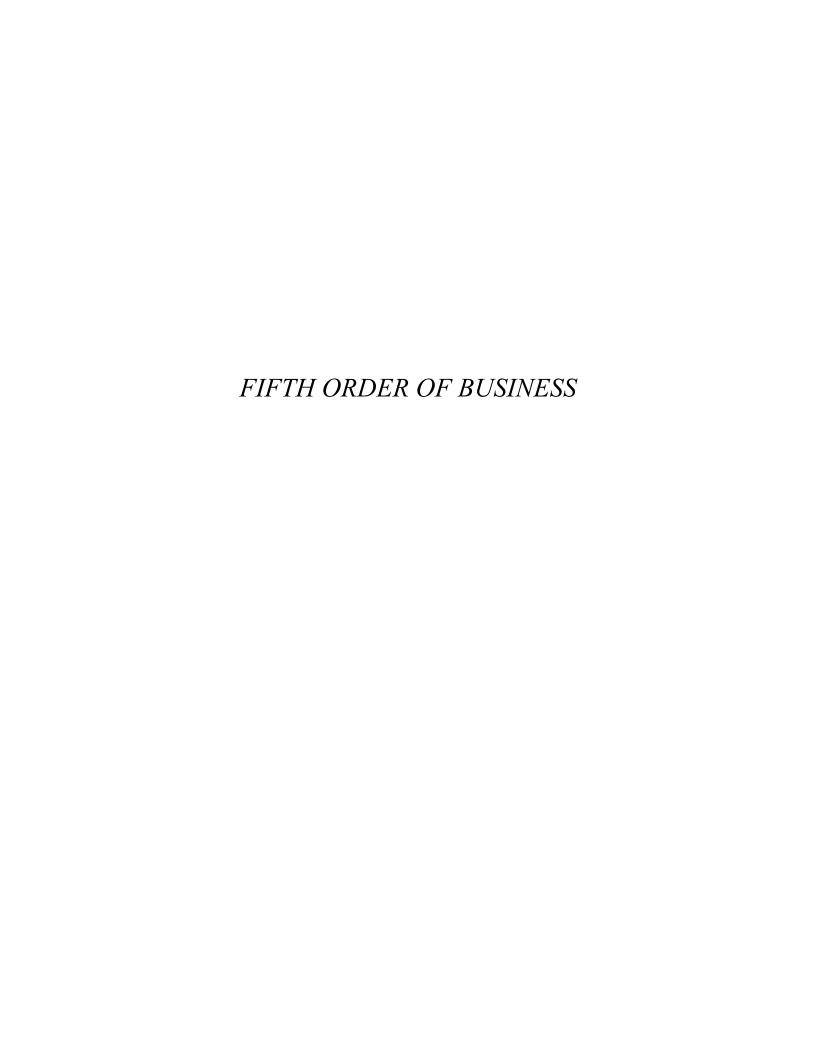
			Durbin Cr	ossing Action Items	
Item	Date	Responsibility	Status	Description	Resolution
Capital Reserve Study Review	7/22/24	Daniel Laughlin/ Sue O'lear	Complete	Review reserve study to confirm prices are accurate with actual current costs	Staff reviewed the capital reserve study. While some items appear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

Tennis & Basketball Court Resurfacing	8/26/24	Zach Davidson	Complete	Oversee the resurfacing of the basketball and tennis courts. One tennis court to be converted into two pickleball courts. Zach will look into fence portion and discussion color/striping at next meeting as well as provide warranty info.	Proposals were approved to fully convert one (1) tennis court into two (2) pickleball courts at South Amenity Center. At North amenity center both tennis courts are being striped for pickleball to play both tennis and pickleball.
Access Card System Upgrade	8/26/24	Sue O'lear	Complete	Look into options/costs to upgrade the current access card system. Consider systems that have phone scan capabilities.	Board approved Proposal from Dynamic Security for Aurora Management software for access control system NTE \$40,000
Pond Aeration	9/23/24	Zach Davidson	Complete	Workwith Solitude to revisit the possible need for aeration in Pond 48.	The Board approved proposal for fish to help with pond issues
Gym Age Policy	9/23/24	Sue O'lear	Complete	Look into Fitness 15 policy success: How many registrants, any problems, any information on whether to allow 14 year olds. Follow up with resident on current policy regarding whether the 18 year old that goes to the gym with them has to be in her household or just a resident.	The Board approved 6 month trial of "Fiteness 14". Will bring results back to the June meeting
Traffic Study Results Patriot Oaks	10/28/24	Mike Yuro/Zach Davidson	Complete	Get results of traffic study from the County.	Engineer contacted the County and was told this was a normal annual traffic study
Midge Fly Treatment	10/28/24	Zach Davidson	Complete	Look into options to remedy midge fly problems (are there fish that would help keep them under control)	The Board approved proposal from Solitude to stock pond 48 with 300 bluegill and 300 redear sunfish which eat midget fly larvae in the amount of \$3,140
Sod Phase III	8/26/24	Zach Davidson/Sue O'lear	Complete	Sod project was approved. Monitor Yellowstone to make sure everything is on track. Staff to create communications to residents regarding the project.	Sod project completed
Look Into Access Point for JEA Powerline Tract	10/28/24	Zach Davidson/Daniel Laughlin/Mike Eckert	Complete	Determine if the District is able to block off access points to prevent vehicles from entering the tract. Is the District able to put up a fence? Will a picture of a vehicle and license plate be enough to trespass	Counsel updated the Board on options. It was determined no action would be taken at this time to add fencing. Will continue to monitor
Tennis/Pickleball Court Reservation System	12/3/24	Sue O'lear	Complete	Look into reservation system for tennis/pickleball courts	Staff updated Board on options. After discussion and input from residents, the District will continue to mointor and paddle racks will be used to get into the line for court usage
Signs for Green Space	1/27/25	Sue O'lear	Complete	Add signage to green spaces in community to notify residents that organized sports cannot be help in those areas	Signs have been installed in the Green Spaces throughout the Community
Send E-Blast Regarding Trespassing on JEA Tract	1/27/25	Sue O'lear	Complete	Send e-blast to residents notifying them of issues of vehicles driving on the JEA tract and that it is trespassing. Police will be called	E-Blast was sent to the Communtiy

Petition County Regarding Updating Signs at Round-A-Bout (N Durbin & Sanctuary)	1/27/25	Mike Yuro	Complete	Engineer to contact County about outdated signage at round-a-bout and request new signs be installed that follow current code	County has sent employees to inspect the area. They will be updating the signage and adding other safety updates
Send Survey to Residents for Potential Future Improvements for the Community	1/27/25	Sue O'lear	Complete	Staff to send eblast to resident requesting input on potential capital projects for the upcoming fiscal year. The top three requests will be considered	Survey was sent. This will continue to be monitored for optimal participation
Tennis	9/23/24	Sue O'lear	Complete	Gather information on usage of tennis court to help plan next phase of pickleball conversions.	The current system appears to be working. Staff will continue to monitor
Post Age Policy	9/23/24	Sue O'lear	Complete	Create table of age policy summary for amenity usage and post in high visibility areas.	Posted
Draft Letter to Sheriff Hardick regarding Trespassing	2/24/25	Daniel Laughlin	Complete	Draft Letter to Sheriff Hardick regarding trespassing issue at the JEA tract	Letter was sent to Sherriff Hardwick. SJSO reached out and will be increasing patrols in the area.
Landscape Pricing for Years 4 & 5	2/24/25	Zach Davidson	Complete	Staff to get pricing from Yellowstone for years 4 & 5 of the contract	Yellowstone provided pricing for years 4 & 5. BOS approved Counsel to draft agreement
Write Letter to Commissioner Regarding Traffic Concerns	12/3/24	Daniel Laughlin	Complete	Draft letter to County Commissioner regarding traffic concerns at Longleaf and Islesbrook as well as Tollerton. Request response in 90 days.	Letter was drafted and sent to Commissioner; Continuing to monitor
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

Gym Equipment	4/28/25	Sue O'lear	In Progress	Bring Proposals with comparison for lease verses purchase options	Proposal approved for North and South Amenity Centers
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	In Propress		Monitor traffic study that may take place on Longleaf Pine. Update Board at August meeting	
Update Amenity Doors	4/28/25	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	
Communications	4/28/25	Kiki Jimenez	In Progress	Keep Residents informed of landscape/irrigation enhancements	
Look into Electronic payment options (Square) and update policy	6/23/25	Sue O'lear/Kiki Jimenez	Sue O'lear/Kiki Jimenez In Progress Look into options for resident to pay for items like access ca etc through an electronic option such as Square		
Send Letter to JEA about out streetlights	6/23/25	Daniel Laughlin	In Progress	Send letter to JEA information them of multiple streetlights that are not functioning	JEA was sent the list of out lights to be put on notice
Monitor Preserve Encroachment Reported by SJRWMD on Leith Hall	7/28/25	Daniel Laughlin/Zach Davidson	In Progress	Cease and desist letter sent to residents.	

Update Sign at Entrance of South Amenity Center	7/28/25	Sue O'lear	In Progress	Update Message Board at entrance of South Amenity Center	
Beatification of Glen Laurel	7/28/25	Zach Davidson	In Progress	Look into landscape around pond off Glen Laurel	



A.

Minutes of Meeting Durbin Crossing Community Development District

The regular meeting of the Board of Supervisors of the Durbin Crossing Community Development District was held Monday, July 28, 2025 at 6:00 p.m. at the Durbin South Amenity Center, 145 South Durbin Parkway, St. Johns, Florida.

Present and constituting a quorum were:

Peter E. Pollicino Chairman Shalene B. Estes Vice Chair

Sarah Gabel Hall Supervisor by telephone and in person

Jason HarrahSupervisorShawna BerdenSupervisor

Also present were:

Daniel Laughlin District Manager Mike Eckert District Counsel

Kristen "Kiki" Jimenez Vesta/Amenity Services Group Zach Davidson Vesta/Amenity Services Group Jason Davidson Vesta/Amenity Services Group

Richard Craig Yellowstone

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

FIRST ORDER OF BUSINESS Pledge of Allegiance

Mr. Laughlin called the meeting to order at 6:00 p.m. and led the pledge of allegiance.

SECOND ORDER OF BUSINESS Roll Call

Mr. Laughlin called the roll.

Special Recognition

July 28, 2025 Durbin Crossing CDD

Ms. Jimenez stated this summer we had a team of 25 guards, some new and some returning. They were all incredible but we wanted to highlight three that were involved in two different saves during the season. Mackenzie Scisco, Jilian Gauger and Laila Shihandeh.

Mr. Harrah stated I think we all agree and share the same opinion. We really appreciate what you do, the two saves that you had were incredible. You are on the front lines and interact with residents every day and we really appreciate it.

Mr. Davidson stated I want to bring in Evan McCall who has been my right-hand maintenance man for four and a half years. He is leaving and we will miss him.

Ms. Hall joined the meeting by telephone at this time and stated I will be there in a few minutes.

THIRD ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

FOURTH ORDER OF BUSINESS Review of Action Items

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

FIFTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Minutes of the June 23, 2025 Audit Committee and Regular Board 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 - Report

Mr. Craig reviewed the landscape and irrigation maintenance report, copy of which was provided in the agenda package.

B. District Counsel

Mr. Eckert stated just a reminder that your ethics training is due by December 31st.

We did get notification from your staff that somebody had cleared out some conservation areas by their homes and we provided the forms of cease-and-desist letters to the manager.

Mr. Davidson stated St. Johns River Water Management reached out to me Thursday or Friday of last week with concern of concerns of encroachment into the wetlands at 1258 Leith Hall. They sent a map, I went back there took some pictures and sent them to Daniel. They had encroached a little bit along with a neighbor at 1262 Leith Hall. We are sending letters to both residents.

Mr. Eckert stated the purpose of the letter was to tell them to stop immediately and stop maintaining it behind their property line. The next steps are up to the board. In a more egregious situation where we know we are going to answer to the water management district we would get a survey, clearly mark the line where the survey is and get a replanting plan and give it to the resident and tell them to bring it back up to what the permit requires. It is our permit, and the water management district will look to us and say you have to restore this, even though the neighbor did it. That is what we have done in the past. At this point in time I don't know if the water management district will be satisfied with letting it grow back, or they are going to require some replanting. The water management district is the one that contacted us.

Ms. Shearn stated there are some oak trees that border a common area, and they grow onto the roof of our house and someone removed the trees that were on our house but there are a lot more that needs to be cut back around there. I feel that our street gets lost. It was over two years before they started mowing there, a lot of people walk their dogs, kids fish in the lake, and the grass was knee high before someone mowed and now they come regularly.

Mr. Davidson stated we have contact information and Zach is onsite every day.

Mr. Zach Davidson stated I have been your direct contact the whole time. We did get the limbs trimmed off her house. If you want to lift the trees I can get proposals.

Mr. Harrah stated give us a beautification plan, get with Yellowstone.

Mr. Eckert stated on the legal part of this and the precedent, you might want to think about. In Florida as a property owner, you are entitled to cut the limbs at your property line. Limbs that hang over your property line or roots that go under your property line you are entitled to cut those. The tradeoff in Florida is if you choose not to do that and a healthy tree falls or a limb falls and

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July 28, 2025 Durbin Crossing CDD

damages your property, it is not the adjacent property owner's fault. It is something you have to deal with because you have the ability to cut them off at your property line.

C. District Engineer

There being none, the next item followed.

D. District Manager

There being none, the next item followed.

E. General Manager - Report

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

F. Operations Manager - Report

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

G. Amenity Manager – Report

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

SEVENTH ORDER OF BUSINESS

Ratification of Engagement Letter with Grau & Associates for the Fiscal Year 2025 Audit

On MOTION by Ms. Estes seconded by Ms. Berden with all in favor the engagement letter with Grau & Associates to perform the fiscal year 2025 audit was ratified.

EIGHTH ORDER OF BUSINESS Discussion of Fiscal Year 2026 Budget

Mr. Laughlin stated in accordance with the changes we made at the last meeting we removed the capital, we should be receiving the check for the settlement, it was sent last week. We cut that out and it brought it down to a 10.4% increase, the largest being the 80-83 \$177 and the lowest for the 43 being \$98.50. If it hasn't gone out it will go out shortly. We finalized the

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notice and cut the check to the bulk mailer at the end of last week. At the public hearing we can come down from the proposed assessment.

NINTH ORDER OF BUSINESS Supervisor's Requests and Audience Comments

Ms. Shearn asked how do you replace mailboxes?

Mr. Davidson stated I will send you a contact.

TENTH ORDER OF BUSINESS Review of Action Items

Mr. Laughlin stated we have the encroachment and beautification to be added.

ELEVENTH ORDER OF BUSINESS Next Scheduled Meeting – August 25, 2025 at 6:00 p.m. at the Durbin South Amenity Center

Mr. Laughlin stated the next meeting will be held August 25, 2025 at 6:00 p.m. in the same location.

On MOTION by Mr. Harrah seconded by Ms. Hall with all in favor the meeting adjourned at 7:17 p.m.

Secretary/Assistant Secretary	Chairman/Vice Chairman



Community Development District

Unaudited Financial Reporting

July 31, 2025



Durbin Crossing Community Development District

Combined Balance Sheet July 31, 2025

	General Fund	į	Debt Service Fund	Сар	oital Reserve Fund	Gov	Totals ernmental Funds
Assets:							
Cash:							
Operating Account	\$ 192,139	\$	-	\$	136,739	\$	328,878
Due from Other	1,223		-		-		1,223
Investments:							
State Board of Administration (SBA)	2,678		-		806,827		809,505
Custody	962,607		-		1,783		964,390
<u>Series 2017A1</u>							
Reserve	-		1,343,722		-		1,343,722
Revenue	-		1,254,622		-		1,254,622
Prepayment	-		4,120		-		4,120
Series 2017A2 Term Bond 1							
Reserve	-		132,938		-		132,938
Prepayment	-		931		-		931
Series 2017A2 Term Bond 2							
Reserve	-		40,000		-		40,000
Prepayment	-		1,842		-		1,842
Prepaid Expenses	5,000		-		-		5,000
Deposits	200		-		-		200
Total Assets	\$ 1,163,848	\$	2,778,175	\$	945,349	\$	4,887,371
Liabilities:							
Accounts Payable	\$ 31,211	\$	-	\$	8,800	\$	40,011
Total Liabilites	\$ 31,211	\$	-	\$	8,800	\$	40,011
Fund Balance:							
Nonspendable:							
Prepaid Items	\$ 5,000	\$	-	\$	-	\$	5,000
Deposits	200		-		-		200
Restricted for:							
Debt Service - Series	-		2,778,175		-		2,778,175
Assigned for:							
Capital Reserve Fund	-		-		936,549		936,549
Unassigned	1,127,437		-		-		1,127,437
Total Fund Balances	\$ 1,132,637	\$	2,778,175	\$	936,549	\$	4,847,360
Total Liabilities & Fund Balance	\$ 1,163,848	\$	2,778,175	\$	945,349	\$	4,887,371

Community Development District General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	Adopted	Pro	rated Budget		Actual		
	Budget	Th	ru 07/31/25	Th	ru 07/31/25	7	Variance
Revenues:							
Special Assessments - Tax Roll	\$ 2,681,509	\$	2,681,509	\$	2,696,513	\$	15,003
Interest Income	45,000		37,500		30,372		(7,128)
Other Revenues	30,000		25,000		17,972		(7,028)
Total Revenues	\$ 2,756,509	\$	2,744,009	\$	2,744,857	\$	847
Expenditures:							
General & Administrative:							
Supervisor Fees	\$ 12,000	\$	10,000	\$	9,000	\$	1,000
FICA Taxes	918		765		689		77
Assessment Roll Administration	5,459		5,459		5,459		-
Engineering Fees	13,000		10,833		10,650		183
Dissemination Fees	7,860		6,550		7,050		(500
Attorney Fees	50,000		50,000		65,092		(15,092
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		13,648		13,648		-
Management Fees	56,035		46,696		46,696		0
nformation Technology	1,638		1,365		1,365		(0
Website Maintenance	1,092		910		910		(0
Telephone	800		667		166		501
Postage	3,000		3,000		3,625		(625
Printing & Binding	2,300		2,300		4,858		(2,558
nsurance General Liability	9,461		9,461		8,488		973
Legal Advertising	2,000		1,667		1,035		631
Other Current Charges	500		500		561		(61
Office Supplies	150		125		9		116
Dues, Licenses & Subscriptions	175		175		175		-
Fotal General & Administrative	\$ 199,265	\$	176,120	\$	191,450	\$	(15,330
<u>Operations & Maintenance</u>							
Amenity Center	46.600	.	46.600	.	42.465	.	4.540
Insurance	\$ 46,680	\$	46,680	\$	42,167	\$	4,513
Repairs & Replacements	85,000		85,000		91,071		(6,071
Recreational Passes	3,000		2,500		1,250		1,250
Office Supplies	5,000		4,167		2,940		1,226
Permit Fees	4,500		3,750		3,936		(186
<u>Utilities</u>	20.000		22.445		22.242		10.155
Vater & Sewer	38,900		32,417		22,242		10,175
Electric	32,000		26,667		25,179		1,488
Cable/Phone/Internet	21,000		21,000		20,911		89
Security System	1,670		1,670		3,133		(1,463

Community Development District General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

Pool Chemicals 35,700 29,750 30,427 Special Events 30,000 30,000 33,765 (3,427) Special Events 30,000 30,000 33,765 (3,427) Special Events 20,000 16,667 12,350 44,759 Subtotal Amenity Center \$988,743 \$843,247 \$820,591 \$22,750 \$1,700	0 0 - (0) (573) (677) (765) (317)
Managerial (Vesta) 255,503 212,919 212,919 Staffing (Vesta) 273,601 228,001 228,001 Lifeguards (Vesta) 98,189 68,893 68,893 Mobile App/Website (Vesta) 3,500 2,917 2,917 Refuse Service 9,000 9,000 9,573 Pool Chemicals 35,700 29,750 30,427 Special Events 30,000 30,000 33,765 (3 Holiday Décor 20,000 16,667 12,350 4 Pest Control 8,000 6,666 5,355 1 Pressure Washing 9,000 7,500 1,700 5 Fitness Equip Maintenance 8,500 7,083 1,863 5 Subtotal Amenity Center \$ 988,743 \$ 843,247 \$ 820,591 \$ 22 Grounds Maintenance \$ 10,000 \$ 8,333 \$ 7,835 \$ Electric \$ 10,000 \$ 8,333 \$ 7,835 \$ Water & ReUse 300,000 250,000 141,810	0 - (0) (573) (677) ,765)
Managerial (Vesta) 255,503 212,919 212,919 Staffing (Vesta) 273,601 228,001 228,001 Lifeguards (Vesta) 98,189 68,893 68,893 Mobile App/Website (Vesta) 3,500 2,917 2,917 Refuse Service 9,000 9,000 9,573 Pool Chemicals 35,700 29,750 30,427 Special Events 30,000 30,000 33,765 (3 Holiday Décor 20,000 16,667 12,350 4 Pest Control 8,000 6,666 5,355 1 Pressure Washing 9,000 7,500 1,700 5 Fitness Equip Maintenance 8,500 7,083 1,863 5 Subtotal Amenity Center \$ 988,743 \$ 843,247 \$ 820,591 \$ 22 Grounds Maintenance \$ 10,000 \$ 8,333 \$ 7,835 \$ Electric \$ 10,000 \$ 8,333 \$ 7,835 \$ Water & ReUse 300,000 250,000 60,839	0 - (0) (573) (677) ,765)
Staffing (Vesta) 273,601 228,001 228,001 Lifeguards (Vesta) 98,189 68,893 68,893 Mobile App,/Website (Vesta) 3,500 2,917 2,917 Refuse Service 9,000 9,000 9,573 Pool Chemicals 35,700 29,750 30,427 Special Events 30,000 30,000 33,765 (3 Holiday Décor 20,000 16,667 12,350 4 Pest Control 8,000 6,666 5,355 1 Pressure Washing 9,000 7,500 1,700 5 Fitness Equip Maintenance 8,500 7,083 1,863 5 Subtotal Amenity Center \$988,743 \$843,247 \$820,591 \$22 Grounds Maintenance \$10,000 \$8,333 7,835 \$ Electric \$10,000 \$8,333 7,835 \$ Water & Rellse 300,000 250,000 141,810 108 Streetlighting 75,000 62,500 60,839	(0) (573) (677) (765)
Lifeguards (Vesta) 98,189 68,893 68,893 Mobile App/Website (Vesta) 3,500 2,917 2,917 Refuse Service 9,000 9,000 9,573 Pool Chemicals 35,700 29,750 30,427 Special Events 30,000 30,000 33,765 (3 Holiday Décor 20,000 16,667 12,350 4 Pest Control 8,000 6,666 5,355 1 Pressure Washing 9,000 7,500 1,700 5 Fitness Equip Maintenance 8,500 7,083 1,863 5 Subtotal Amenity Center \$ 988,743 \$ 843,247 \$ 820,591 \$ 22 Grounds Maintenance \$ 10,000 \$ 8,333 \$ 7,835 \$ Water & ReUse 300,000 250,000 141,810 10s Streedlighting 75,000 62,500 60,839 10s Lake Maintenance 55,620 46,350 48,759 62 Land scape Maintenance 562,267	(573) (677) (765) (317
Mobile App/Website (Vesta) 3,500 2,917 2,917 Refuse Service 9,000 9,000 9,573 Pool Chemicals 35,700 29,750 30,427 Special Events 30,000 30,000 33,765 (3 Holiday Décor 20,000 16,667 12,350 4 Pest Control 8,000 6,666 5,355 1 Pressure Washing 9,000 7,500 1,700 5 Fitness Equip Maintenance 8,500 7,083 1,863 5 Subtotal Amenity Center \$ 988,743 \$ 843,247 \$ 820,591 \$ 22 Grounds Maintenance \$ 10,000 \$ 3,333 \$ 7,835 \$ Water & ReUse 300,000 250,000 141,810 108 Streedlighting 75,000 62,500 60,839 1 Lake Maintenance 56,226 46,350 487,559 (2 Land scape Maintenance 56,226 468,556 468,556 Land scape Contingency 82,000	(573) (677) (765) (317
Refuse Service 9,000 9,000 9,573 Pool Chemicals 35,700 29,750 30,427 Special Events 30,000 30,000 33,765 (3 Holiday Décor 20,000 16,667 12,350 4 Pest Control 8,000 6,666 5,355 1 Pressure Washing 9,000 7,500 1,700 5 Fitness Equip Maintenance 8,500 7,083 1,863 5 Subtotal Amenity Center \$988,743 \$843,247 \$820,591 \$2 Grounds Maintenance \$10,000 \$8,333 7,835 \$ Electric \$10,000 \$8,333 7,835 \$ Water & ReUse 300,000 250,000 141,810 108 Streetlighting 75,000 62,500 60,839 1 Lake Maintenance 55,620 46,350 48,759 (2 Landscape Maintenance 562,267 468,556 468,556 Landscape Contingency 82,000 <t< td=""><td>(573) (677) (765) (317</td></t<>	(573) (677) (765) (317
Pool Chemicals 35,700 29,750 30,427 Special Events 30,000 30,000 33,765 (3 Holiday Décor 20,000 16,667 12,350 4 Pest Control 8,000 6,666 5,355 1 Pressure Washing 9,000 7,500 1,700 5 Fitness Equip Maintenance 8,500 7,083 1,863 5 Subtotal Amenity Center \$988,743 \$843,247 \$820,591 \$22 Grounds Maintenance \$10,000 \$8,333 7,835 \$ Electric \$10,000 \$8,333 7,835 \$ Water & ReUse 300,000 250,000 141,810 108 Streedlighting 75,000 62,500 60,839 1 Lake Maintenance 55,620 46,350 48,759 (2 Landscape Maintenance 562,267 468,556 468,556 Landscape Contingency 82,000 68,333 57,399 10 Mulch 72,500<	(677) ,765) ,317
Special Events 30,000 30,000 33,765 G Holiday Décor 20,000 16,667 12,350 4 Pest Control 8,000 6,666 5,355 1 Pressure Washing 9,000 7,500 1,700 5 Fitness Equip Maintenance 8,500 7,083 1,863 5 Subtotal Amenity Center \$988,743 \$843,247 \$820,591 \$22 Grounds Maintenance \$10,000 \$8,333 \$7,835 \$ Electric \$10,000 \$8,333 \$7,835 \$ Water & ReUse 300,000 250,000 141,810 108 Streedighting 75,000 62,500 60,839 1 Lake Maintenance 55,620 46,350 48,759 (2 Landscape Maintenance 562,267 468,556 468,556 Landscape Contingency 82,000 68,333 57,399 10 Mulch 72,500 69,900 69,900 69,900 Sod Replacement	,765) ,317
Holiday Décor 20,000 16,667 12,350 44 Pest Control 8,000 6,666 5,355 14 Pressure Washing 9,000 7,500 1,700 5 Fitness Equip Maintenance 8,500 7,083 1,863 5 Subtotal Amenity Center \$988,743 \$843,247 \$820,591 \$22 Crounds Maintenance	,317
Pest Control 8,000 6,666 5,355 1 Pressure Washing 9,000 7,500 1,700 5 Fitness Equip Maintenance 8,500 7,083 1,863 5 Subtotal Amenity Center \$ 988,743 \$ 843,247 \$ 820,591 \$ 22 Grounds Maintenance Electric \$ 10,000 \$ 8,333 \$ 7,835 \$ Water & ReUse 300,000 250,000 141,810 108 Streetlighting 75,000 62,500 60,839 1 Lake Maintenance 556,220 46,350 48,759 (2 Landscape Maintenance 562,267 468,556 468,556 Landscape Contingency 82,000 68,333 57,399 10 Mulch 72,500 69,900 69,900 Sod Replacement 180,000 175,247 175,247 Fuel 900 750 640 Irrigation Repairs 15,000 15,000 18,321 (3 Cap	311
Pressure Washing 9,000 7,500 1,700 5 Fitness Equip Maintenance 8,500 7,083 1,863 5 Subtotal Amenity Center \$ 988,743 \$ 843,247 \$ 820,591 \$ 22 Grounds Maintenance \$ 10,000 \$ 8,333 \$ 7,835 \$ Electric \$ 10,000 \$ 8,333 \$ 7,835 \$ Water & ReUse 300,000 250,000 141,810 108 Streetlighting 75,000 62,500 60,839 1 Lake Maintenance 55,620 46,350 48,759 (2 Landscape Maintenance 562,267 468,556 468,556 Landscape Contingency 82,000 68,333 57,399 10 Mulch 72,500 69,900 69,900 Sod Replacement 180,000 175,247 175,247 Fuel 900 750 640 Irrigation Repairs 15,000 15,000 18,321 (3 Capital Reserve Funding 221,309 - <td></td>	
Fitness Equip Maintenance 8,500 7,083 1,863 5 Subtotal Amenity Center \$ 988,743 \$ 843,247 \$ 820,591 \$ 22 Grounds Maintenance Electric \$ 10,000 \$ 8,333 \$ 7,835 \$ Water & ReUse 300,000 250,000 141,810 108 Streetlighting 75,000 62,500 60,839 1 Lake Maintenance 55,620 46,350 48,759 (2 Landscape Maintenance 562,267 468,556 468,556 Landscape Contingency 82,000 68,333 57,399 10 Mulch 72,500 69,900 69,900 69,900 Sod Replacement 180,000 175,247 175,247 Fuel 900 750 640 Irrigation Repairs 15,000 15,000 18,321 (3 Capital Reserve Funding 221,309 - - - -	,800
Grounds Maintenance Electric \$ 10,000 \$ 8,333 \$ 7,835 \$ Water & ReUse 300,000 250,000 141,810 108 Streetlighting 75,000 62,500 60,839 1 Lake Maintenance 55,620 46,350 48,759 (2 Landscape Maintenance 562,267 468,556 468,556 Landscape Contingency 82,000 68,333 57,399 10 Mulch 72,500 69,900 69,900 69,900 Sod Replacement 180,000 175,247 175,247 Fuel 900 750 640 Irrigation Repairs 15,000 15,000 18,321 (3 Capital Reserve Funding 221,309 - - - -	,221
Electric \$ 10,000 \$ 8,333 \$ 7,835 \$ Water & ReUse 300,000 250,000 141,810 108 Streetlighting 75,000 62,500 60,839 1 Lake Maintenance 55,620 46,350 48,759 (2 Landscape Maintenance 562,267 468,556 468,556 Landscape Contingency 82,000 68,333 57,399 10 Mulch 72,500 69,900 69,900 Sod Replacement 180,000 175,247 175,247 Fuel 900 750 640 Irrigation Repairs 15,000 15,000 18,321 (3 Capital Reserve Funding 221,309 - - -	,656
Electric \$ 10,000 \$ 8,333 \$ 7,835 \$ Water & ReUse 300,000 250,000 141,810 108 Streetlighting 75,000 62,500 60,839 1 Lake Maintenance 55,620 46,350 48,759 (2 Landscape Maintenance 562,267 468,556 468,556 Landscape Contingency 82,000 68,333 57,399 10 Mulch 72,500 69,900 69,900 69,900 Sod Replacement 180,000 175,247 175,247 Fuel 900 750 640 Irrigation Repairs 15,000 15,000 18,321 (3 Capital Reserve Funding 221,309 - - - -	
Water & ReUse 300,000 250,000 141,810 108 Streetlighting 75,000 62,500 60,839 1 Lake Maintenance 55,620 46,350 48,759 (2 Landscape Maintenance 562,267 468,556 468,556 Landscape Contingency 82,000 68,333 57,399 10 Mulch 72,500 69,900 69,900 69,900 Sod Replacement 180,000 175,247 175,247 Fuel 900 750 640 Irrigation Repairs 15,000 15,000 18,321 (3 Capital Reserve Funding 221,309 - - -	498
Streedlighting 75,000 62,500 60,839 1 Lake Maintenance 55,620 46,350 48,759 (2 Landscape Maintenance 562,267 468,556 468,556 Landscape Contingency 82,000 68,333 57,399 10 Mulch 72,500 69,900 69,900 Sod Replacement 180,000 175,247 175,247 Fuel 900 750 640 Irrigation Repairs 15,000 15,000 18,321 (3 Capital Reserve Funding 221,309 - - -	
Lake Maintenance 55,620 46,350 48,759 (2 Landscape Maintenance 562,267 468,556 468,556 Landscape Contingency 82,000 68,333 57,399 10 Mulch 72,500 69,900 69,900 69,900 Sod Replacement 180,000 175,247 175,247 Fuel 900 750 640 Irrigation Repairs 15,000 15,000 18,321 (3 Capital Reserve Funding 221,309 - - -	,661
Landscape Maintenance 562,267 468,556 468,556 Landscape Contingency 82,000 68,333 57,399 10 Mulch 72,500 69,900 69,900 Sod Replacement 180,000 175,247 175,247 Fuel 900 750 640 Irrigation Repairs 15,000 15,000 18,321 (3 Capital Reserve Funding 221,309 - - -	,409)
Landscape Contingency 82,000 68,333 57,399 10 Mulch 72,500 69,900 69,900 Sod Replacement 180,000 175,247 175,247 Fuel 900 750 640 Irrigation Repairs 15,000 15,000 18,321 (3 Capital Reserve Funding 221,309 - - -	0
Mulch 72,500 69,900 69,900 Sod Replacement 180,000 175,247 175,247 Fuel 900 750 640 Irrigation Repairs 15,000 15,000 18,321 (3 Capital Reserve Funding 221,309 - - -	
Sod Replacement 180,000 175,247 175,247 Fuel 900 750 640 Irrigation Repairs 15,000 15,000 18,321 (3 Capital Reserve Funding 221,309 - - -	,935
Fuel 900 750 640 Irrigation Repairs 15,000 15,000 18,321 (3 Capital Reserve Funding 221,309 - - -	-
Irrigation Repairs 15,000 15,000 18,321 (3 Capital Reserve Funding 221,309 - - -	-
Capital Reserve Funding 221,309	110
	,321)
Subtotal Ground Maintenance \$ 1,574,595 \$ 1,164,969 \$ 1,049,305 \$ 115	
	,664
Total Operations & Maintenance \$ 2,563,338 \$ 2,008,216 \$ 1,869,896 \$ 138	,320
Total operations a name thanks	020
Total Expenditures \$ 2,762,603 \$ 2,184,336 \$ 2,061,345 \$ 122	,990
Excess (Deficiency) of Revenues over Expenditures \$ (6,094) \$ 559,674 \$ 683,511 \$ 123	,838
Net Change in Fund Balance \$ (6,094) \$ 559,674 \$ 683,511 \$ 123	
Four I Palares Pariarina	,838
Fund Balance - Beginning \$ 6,094 \$ 449,126	,838
Fund Balance - Ending \$ 0 \$ 1,132,637	,838

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	4,306	-	-	30,372
Other Revenues	7,613	369	523	112	5,107	-	319	329	1,079	2,523	-		17,972
Total Revenues	\$ 7,790 \$	186,656 \$	2,194,823 \$	6,195 \$	238,894 \$	57,072 \$	6,226 \$	5,591 \$	34,782 \$	6,829 \$	- \$	- \$	2,744,857
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000 \$	- \$	1,000 \$	1,000 \$	1,000 \$	1,000 \$	1,000 \$	1,000 \$	1,000 \$	1,000 \$	- \$	- \$	9,000
FICA Taxes	77	-	77	77	77	77	77	77	77	77	-	-	689
Assessment Roll Administration	5,459	-	-	-	-	-	-	-	-	-	-	-	5,459
Engineering Fees	2,975	825	990	1,115	1,198	908	743	-	1,155	743	-	-	10,650
Dissemination Fees	855	655	655	655	655	655	955	655	655	655	-		7,050
Attorney Fees	3,420	9,613	3,537	4,843	5,985	3,219	11,896	16,251	1,852	4,477	-	-	65,092
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	1,365	-	-	13,648
Management Fees	4,670	4,670	4,670	4,670	4,670	4,670	4,670	4,670	4,670	4,670	-	-	46,696
Information Technology	137	137	137	137	137	137	137	137	137	137	-	-	1,365
Website Maintenance	91	91	91	91	91	91	91	91	91	91	-	-	910
Telephone	20	7	15	5	14	26	19	13	16	31	-	-	166
Postage	50	588	169	189	125	69	104	68	151	2,110	-	-	3,625
Printing & Binding	27	1,243	16	19	11	1,403	10	22	54	2,054	-	-	4,858
Insurance General Liability	8,488	-,		-		-,	-		-	_,	_	_	8,488
Legal Advertising	86	171	_	_	85	85	127	120	178	182	_	_	1,035
Other Current Charges	-	145	10	10	251	145			-			_	561
Office Supplies	1	1	1	1	1	1	1	1	1	1	_	_	9
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 \$	17,591 \$	- \$	- \$	191,450
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	16,220	-	-	91,071
Recreational Passes	-	-	-	-	200	400	-	250	400	-	-	-	1,250
Office Supplies	393	250	494	139	509	602	57	57	155	285	-	-	2,940
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	3,722	-		22,242
Electric	2,502	2,378	2,208	1,820	2,551	2,376	2,667	2,703	2,718	3,256	-	-	25,179
Cable/Phone/Internet	1,841	1,841	1,841	1,935	1,988	2,111	2,339	2,339	2,339	2,339	-	-	20,911

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		<u> </u>		· · · · · · · · · · · · · · · · · · ·				· · · · · · · · · · · · · · · · · · ·					
Managerial (Vesta)	21,292	21,292	21,292	21,292	21,292	21,292	21,292	21,292	21,292	21,292	-	-	212,919
Staffing (Vesta)	22,800	22,800	22,800	22,800	22,800	22,800	22,800	22,800	22,800	22,800	-	-	228,001
Lifeguards (Vesta)	-	-	-	-	-	10,372	7,991	9,495	20,150	20,884	-	-	68,893
Mobile App/Website (Vesta)	292	292	292	292	292	292	292	292	292	292	-	-	2,917
Refuse Service	879	1,158	869	877	872	978	985	985	980	991	-	-	9,573
Pool Chemicals	2,936	3,146	2,936	3,058	3,058	3,058	3,058	3,058	3,058	3,058	-	-	30,427
Special Events	4,035	7,899	7,660	5,175	862	737	2,081	1,032	1,306	2,978	-	-	33,765
Holiday Décor	-	6,387	375	5,587	-	-	-	-	-	-	-	-	12,350
Pest Control	456	456	456	470	470	470	470	470	820	820	-	-	5,355
Pressure Washing	-	-	1,700	-	-	-	-	-	-	-	-	-	1,700
Fitness Equip Maintenance	-	-	-	-	525	363	-	-	680	295	-	-	1,863
Subtotal Amenity Center	\$ 111,214 \$	76,938 \$	72,816 \$	71,665 \$	69,890 \$	76,565 \$	72,786 \$	83,043 \$	86,163 \$	99,512 \$	- \$	- \$	820,591
Grounds Maintenance													
Electric	\$ 614 \$	2,126 \$	622 \$	654 \$	705 \$	638 \$	444 \$	683 \$	673 \$	675 \$	- \$	- \$	7,835
Water & ReUse	16,969	7,196	18,539	20,774	14,227	11,172	11,270	11,582	14,283	15,798	-	-	141,810
Streetlighting	5,918	5,939	5,877	5,787	6,064	6,017	6,300	6,450	6,361	6,126	-	-	60,839
Lake Maintenance	4,562	4,562	4,562	4,562	4,562	7,702	4,562	4,562	4,562	4,562	-	-	48,759
Landscape Maintenance	46,856	46,856	46,856	46,856	46,856	46,856	46,856	46,856	46,856	46,856	-	-	468,556
Landscape Contingency	12,436	6,752	12,460	-	3,000	-	2,400	15,211	5,139	-	-	-	57,399
Mulch	-	63,000	-	-	-	-	-	-	6,900	-	-	-	69,900
Sod Replacement	-	175,247	-	-	-	-	-	-	-	-	-	-	175,247
Fuel	36	-	29	29	133	61	118	59	89	86	-	-	640
Irrigation Repairs	-	-	1,463	-	5,018	963	1,094	4,639	-	5,144	-	-	18,321
Capital Reserve Funding	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Ground Maintenance	\$ 87,391 \$	311,678 \$	90,407 \$	78,662 \$	80,564 \$	73,408 \$	73,043 \$	90,042 \$	84,863 \$	79,246 \$	- \$	- \$	1,049,305
Total Operations & Maintenance	\$ 198,605 \$	388,617 \$	163,223 \$	150,326 \$	150,454 \$	149,973 \$	145,829 \$	173,086 \$	171,026 \$	178,758 \$	- \$	- \$	1,869,896
Total Expenditures	\$ 232,499 \$	408,126 \$	175,954 \$	164,501 \$	166,118 \$	163,821 \$	173,997 \$	197,553 \$	182,427 \$	196,349 \$	- \$	- \$	2,061,345
-						<u> </u>		, T	· · · · · ·				
Excess (Deficiency) of Revenues over Expenditures	\$ (224,709) \$	(221,470) \$	2,018,869 \$	(158,306) \$	72,776 \$	(106,749) \$	(167,771) \$	(191,962) \$	(147,645) \$	(189,521) \$	- \$	- \$	683,511
Net Change in Fund Balance	\$ (224,709) \$	(221,470) \$	2,018,869 \$	(158,306) \$	72,776 \$	(106,749) \$	(167,771) \$	(191,962) \$	(147,645) \$	(189,521) \$	- \$	- \$	683,511

Community Development District

Debt Service Fund Series 2017 A1 & A2

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

		Adopted	Pro	rated Budget		Actual		
		Budget	Th	ru 07/31/25	Th	ru 07/31/25	,	Variance
Revenues:								
Special Assessments - Tax Roll	\$	3,054,876	\$	3,054,876	\$	3,070,639	\$	15,763
Interest Income		5,000		5,000		124,273		119,273
Total Revenues	\$	3,059,876	\$	3,059,876	\$	3,213,646	\$	153,770
Expenditures:								
<u>Series 2017 A-1</u>								
Interest -11/1	\$	513,416	\$	513,416	\$	513,416	\$	-
Principal Prepayment - 11/1		-		-		10,000		(10,000)
Interest - 5/1		513,416		513,256		513,256		-
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	\$	-
Principal Prepayment - 11/1		-		-		5,000		(5,000)
Interest - 5/1		84,788		84,631		84,631		-
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	\$	172,555	\$	118,770
	•	22,21	•	22, 22	•	- · - , - · ·	•	,
Other Financing Sources/(Uses):								
Transfer In/(Out)	\$	-	\$	-	\$	-	\$	-
Total Other Financing Sources/(Uses)	\$	-	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$	53,470	\$	53,785	\$	172,555	\$	118,770
				<u> </u>				
Fund Balance - Beginning	\$	1,029,219			\$	2,605,619		
Fund Balance - Ending	\$	1,082,689			\$	2,778,175		

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	Adopted	Pror	ated Budget		Actual	
	Budget	Thru	u 07/31/25	Th	ru 07/31/25	Variance
Revenues						
Capital Reserve Funding	\$ 221,309	\$	-	\$	-	\$ -
Miscellaneous Revenue/Interest Income	24,333		24,333		41,501	17,168
Total Revenues	\$ 245,642	\$	24,333	\$	41,501	\$ 17,168
Expenditures:						
Capital Outlay	\$ 150,000	\$	150,000	\$	281,704	\$ (131,704)
Repair and Replacement	23,881		23,881		79,848	(55,967)
Other Current Charges	-		-		33,384	(33,384)
Total Expenditures	\$ 173,881	\$	173,881	\$	394,936	\$ (221,055)
Excess (Deficiency) of Revenues over Expenditures	\$ 71,761			\$	(353,435)	
Other Financing Sources/(Uses)						
Transfer In/(Out)	\$ -	\$	-	\$	-	\$ -
Total Other Financing Sources (Uses)	\$ -	\$	-	\$	-	\$ -
Net Change in Fund Balance	\$ 71,761			\$	(353,435)	
Fund Balance - Beginning	\$ 1,243,030			\$	1,289,984	
Fund Balance - Ending	\$ 1,314,791			\$	936,549	

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 Bonds	
Interest Rate:	5.00% -6.25%	
Maturity Date:	5/1/2037	
Reserve Fund Definition	50% MADS	
Reserve Fund Requirement	\$ 172,938	
Reserve Fund Balance	172,938	
Bonds outstanding - 3/31/2017		\$ 4,580,000
Less: May 1, 2018		(130,000
Less: May 1, 2018 (Prepayment)		(170,000
Less: November 1, 2018 (Prepayment)		(10,000
Less: May 1, 2019		(130,000
Less: May 1, 2019 (Prepayment)		(25,000
Less: November 1, 2019 (Prepayment)		(20,000
Less: May 1, 2020		(140,000
Less: May 1, 2020 (Prepayment)		(65,000
Less: May 1, 2021		(145,000
Less: May 1, 2021 (Prepayment)		(40,000
Less: November 1, 2021 (Prepayment)		(20,000
Less: May 1, 2022		(150,000
Less: May 1, 2022 (Prepayment)		(95,000
Less: May 1, 2023		(155,000
Less: May 1, 2023 (Prepayment)		(95,000
Less: May 1, 2024		(155,000
Less: November 1, 2024 (Prepayment)		(5,000
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	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 July 31, 2025

Fund	Date	Check No.	Amount		
General Fund					
Payroll	7/30/25	50902-50906	\$	923.50	
			Su	b-Total	\$ 923.50
Accounts Payable					
v	7/1/25	7287-7293	\$	13,202.46	
	7/8/25	7294-7300		77,643.69	
	7/22/25	7301-7321		63,662.44	
	7/24/25	7322-7324		5,158.25	
			Su	b-Total	\$ 159,666.84
Capital Reserve Fund	7/8/25	282-283	\$	36,445.00	
	7/21/25	284-285	·	31,334.20	
			Su	b-Total	\$ 67,779.20
Wells Fargo Credit Card*	7/28/25	June Purchases	\$	4,011.48	
			Su	b-Total	\$ 4,011.48
Total					\$ 232,381.02

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

PR300R	PAYI	ROLL CHECK REGISTER	RUN	7/30/25 PAG	E 1
CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE	
50902	11	SARAH G HALL	184.70	7/30/2025	
50903	13	JASON S HARRAH	184.70	7/30/2025	
50904	8	PETER E POLLICINO	184.70	7/30/2025	
50905	18	SHALENE B ESTES	184.70	7/30/2025	
50906	19	SHAWNA R BERDEN	184.70	7/30/2025	

TOTAL FOR REGISTER 923.50

DURB DURBIN CROSS DLAUGHLIN

ATTENDANCE SHEET

District:	Durbin Crossing CDD					
Meeting Date:	July 28, 2025					
-	Supervisor		In Attendance	Fees		
1.	Shawna Berden Assistant Secretary			\$200		
2.	Peter Pollicino Chairman			\$200		
3.	Sarah Gabel Hall Assistant Secretary			\$200		
4.	Shalene B. Estes Assistant Secretary			\$200		
5.	Jason Harrah Vice Chairman			\$200		
		•				
District Manager:						

PLEASE RETURN COMPLETED FORM TO BERNADETTE PEREGRINO

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 8/14/25 PAGE 1
*** CHECK DATES 07/01/2025 - 07/31/2025 *** DURBIN CROSSING - GENERAL FUND

CHICK DITTED	01,01,2023	BANK A GENERAL FUND			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	. VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
7/01/25 00094	6/24/25 5001 202506 320-53800	-44200	*	1,890.00	
	ADDED 120V CIRCUIT	KAD ELECTRIC COMPANY			1,890.00 007287
7/01/25 00370	6/25/25 3583610 202505 310-51300 MAY GENERAL COUNSEL	-31500	*	1,852.46	
	MAI GENERAL COUNSEL	KUTAK ROCK LLP			1,852.46 007288
7/01/25 00109	7/01/25 13129562 202507 320-53800 JUL POOL CHEMICALS NORTH	-45510	*	1,062.09	
	JUL POOL CHEMICALS NORTH	POOLSURE 			1,062.09 007289
7/01/25 00109	7/01/25 13129562 202507 320-53800 JUL POOL CHEMICALS SOUTH		*	1,996.40	
	6/23/25 937868 202506 320-53800	POOLSURE			1,996.40 007290
7/01/25 00382	6/23/25 937868 202506 320-53800 TREE REMOVALS	-46210	*	2,200.00	
		YELLOWSTONE LANDSCAPE			2,200.00 007291
7/01/25 00382	6/25/25 939302 202506 320-53800 LOMANDRA GRASS FILL-IN	-46210	*	3,331.52	
		YELLOWSTONE LANDSCAPE			3,331.52 007292
7/01/25 00382	6/25/25 939303 202506 320-53800 LANTANA FILL-IN	-46210	*	869.99	
		YELLOWSTONE LANDSCAPE			869.99 007293
7/08/25 00210	6/21/25 06212025 202506 320-53800 DUNK TANK/OBSTACLE COURS	-45511	*		
		BOUNCERS SLIDES AND MORE INC			600.00 007294
7/08/25 00021	7/01/25 537 202507 310-51300 JUL MANAGEMENT FEES		*	4,669.58	
	7/01/25 537 202507 310-51300 JUL WEBSITE ADMIN		*	91.00	
	7/01/25 537 202507 310-51300 JUL INFORMATION TECH		*	136.50	
	7/01/25 537 202507 310-51300 JUL IMPACT COLLECTION FE	-32500	*	1,364.75	
	7/01/25 537 202507 310-51300 JUL DISSEMINATION SVCS	-31300	*	655.00	
	7/01/25 537 202507 310-51300 OFFICE SUPPLIES	-51000	*	1.05	
	7/01/25 537 202507 310-51300 POSTAGE	-42000	*	136.99	

DURB DURBIN CROSS OKUZMUK

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 8/14/25 PAGE 2

*** CHECK DATES 07/01/2025 - 07/31/2025 *** DURBIN CROSSING - GENERAL FUND BANK A GENERAL FUND	K CHECK REGISTER	KON 0/14/25	FAGE 2
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
7/01/25 537 202507 310-51300-42500	*	11.70	
COPIES 7/01/25 537202507 310-51300-41000	*	31.26	
TELEPHONE GOVERNMENTAL MANAGEMENT SERVICE	ES		7,097.83 007295
7/08/25 00398 7/01/25 #D-4318 202507 320-53800-44200	*	500.00	
DEP-STRIP/SAND 23 DOORS DUSTIN MACPEEK DBA			500.00 007296
DUSTIN MACPEEK DBA 7/08/25 00283 7/01/25 PSI18086 202507 320-53800-46800	*	4,561.87	
JUL LAKE MAINTENANCE SOLITUDE LAKE MANAGEMENT LLC			
7/08/25 00066 4/22/25 62058260 202504 320-53800-45513	*	350.10	
RETREAT 10YRS NORTH TURNER PEST CONTROL			350.10 007298
7/08/25 00252 6/30/25 427539 202506 320-53800-45501	*	20,150.27	
JUNE LIFEGUARDS VESTA PROPERTY SERVICES INC			20,150.27 007299
VESTA PROPERTY SERVICES INC 7/08/25 00252 7/01/25 427257 202507 320-53800-45517	*	8,105.75	
JUL FACILITY MANAGER 7/01/25 427257 202507 320-53800-46000	*	6,176.91	
JUL OPERATIONS MANAGER 7/01/25 427257 202507 320-53800-45502	*	7,009.22	
JUL GENERAL MANAGER 7/01/25 427257 202507 320-53800-45507	*	2,304.33	
JUL JANITORIAL SERVICES 7/01/25 427257 202507 320-53800-45505	*	3,150.15	
JUL POOL MAINTENANCE 7/01/25 427257 202507 320-53800-45518	*	4,482.78	
JUL MAINTENANCE TECHS 7/01/25 427257 202507 320-53800-45503	*	7,074.55	
JUL FACILITY ATTENDANTS 7/01/25 427257 202507 320-53800-45515	*	5,788.26	
JUL FACILITY MONITORS 7/01/25 427257 202507 320-53800-45210	*	291.67	
JUL MOBILE APP VESTA PROPERTY SERVICES INC			44,383.62 007300
7/22/25 00056 7/07/25 394119 202507 320-53800-45509	*	279.96	
SCRTY MONIT 7/2025-6/2026 ATLANTIC SECURITY			279.96 007301

DURB DURBIN CROSS OKUZMUK

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 8/14/25 PAGE 3
*** CHECK DATES 07/01/2025 - 07/31/2025 *** DURBIN CROSSING - GENERAL FUND

CHECK DAIES		BANK A GENERAL FUND			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	. VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
7/22/25 00125	7/08/25 OF616713 202507 320-53800 INSPECTION/EXTINGUISHERS		*	1,133.42	
	11.02 201 2017, 2.11 2.100 2.51.21.0	CINTAS FIRE 636525			1,133.42 007302
7/22/25 00452	7/04/25 134252-0 202507 320-53800 DJ - 4TH OF JULY EVENT			350.00	250 00 007202
		DAVID E MCLNNIS			
7/22/25 00241	7/17/25 774014 202507 320-53800 DOG WASTE BAGS/LINERS	-44200	*	1,650.56	
		DOG WASTE DEPOT			1,650.56 007304
7/22/25 00378	6/30/25 7197625 202506 310-51300 NOTICE OF MEETING-6/23/2	-48000 5	*	97.20	
		GANNETT MEDIA CORP DBA GANNETT FL			97.20 007305
7/22/25 00454	7/11/25 1649998L 202507 320-53800 IRRIGATION TIE IN	-44200	*	3,067.00	
	INCIGATION TIE IN	W.W. GAY MECHANICAL CONTRACTOR IN	C		3,067.00 007306
7/22/25 00414	6/30/25 59786 202504 310-51300 MEDIATION - APRIL 2025	-31500	*	1,890.00	
		KIRWIN NORRIS P.A.			1,890.00 007307
7/22/25 00386	7/18/25 92402 202506 310-51300 PROF SERVICES THRU JUN 3	-31500 0	*	210.00	
					210.00 007308
7/22/25 00103	7/14/25 S0542 202507 320-53800 PLAYGROUND BOLTS/NUTS	-44200	*	730.27	
		PLAYMORE RECREATIONAL PRODUCTS			736.27 007309
7/22/25 00453	7/05/25 ODWWCYEQ 202507 320-53800 HOTDOGS - JULY 4TH EVENT		*	500.00	
	HOIDOGD UUDI 41H EVENI	SUNSHINES HOTDOGS			500.00 007310
7/22/25 00066	7/14/25 62088754 202507 320-53800 JUL PEST CONTROL SOUTH	-45513	*	102.93	
	JUL PESI CONTROL SOUTH	TURNER PEST CONTROL			102.93 007311
7/22/25 00066	7/14/25 62088814 202507 320-53800 JUL MOSQUITO SRVCS SOUTH	-45513		122.23	
		TURNER PEST CONTROL			122.23 007312
7/22/25 00066	7/15/25 62088754 202507 320-53800 JUL PEST CONTROL NORTH	-45513	*	83.63	
		TURNER PEST CONTROL			83.63 007313

DURB DURBIN CROSS OKUZMUK

AP300R	YEAR-TO-DATE ACCOUNTS PAYABL	E PREPAID/COMPUTER CHECK	REGISTER RUN	8/14/25	PAGE	4
*** CHECK DATES 07/01/2025 - 07/31/202	5 *** DURBIN CROSSING BANK A GENERAL F	-				
	BANK A GENERAL F	UND				

		ANK A GENERAL FUND			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
7/22/25 00066	7/15/25 62088814 202507 320-53800-4	45513	*	160.82	
	JUL MOSQUITO SRVCS NORTH	TURNER PEST CONTROL			160.82 007314
7/22/25 00382	7/01/25 946764 202507 320-53800-4		*	46,855.58	
	JUL LANDSCAPE MAINTENANCE				46,855.58 007315
7/22/25 00382	7/07/25 952742 202507 320-53800-4				
7/22/23 00302	MAINLINE REPAIR				
					218.00 00/316
7/22/25 00382	7/07/25 952743 202507 320-53800-4	46400	*	1,140.00	
		YELLOWSTONE LANDSCAPE			1,140.00 007317
7/22/25 00382	7/07/25 952744 202507 320-53800-4	 46400	*	1,150.00	
	MAINLINE REPAIR	YELLOWSTONE LANDSCAPE			1,150.00 007318
7/22/25 00382	7/07/25 952745 202507 320-53800-4		*	1,350.00	
	MAINLINE REPAIR AT VALVE	YELLOWSTONE LANDSCAPE			1 350 00 007319
7/22/25 00202	7/07/05 050746 200507 200 52000			 1,286.00	
1/22/25 00382	7/07/25 952746 202507 320-53800-4 MAINLINE REPAIR			,	
		YELLOWSTONE LANDSCAPE			1,286.00 007320
7/22/25 00382	7/15/25 956342 202506 320-53800- POOL AREA FILL IN - 6/17	46210	*	1,278.84	
	POOL AREA FILE IN - 6/1/	YELLOWSTONE LANDSCAPE			1,278.84 007321
7/24/25 00070	7/24/25 144789 202507 310-51300-4	42500	*	2,042.35	
	INCRSED ASSMT NTC LETTERS 7/24/25 144789 202507 310-51300-4		*	1,973.40	
	POSTAGE	ADVANCED DIRECT MARKETING SEI	RVICES		4,015.75 007322
7/24/25 00455			*	400.00	
7/24/25 00455	6/12/25 71925 202507 320-53800-4 STAGELIGHT CABARET EVENT				
		CHRIS ROBERTSON			400.00 007323
7/24/25 00402	7/21/25 3826 202506 310-51300-: JUN ENGINEERING SERVICES	31100	*	742.50	
	JUN ENGINEERING SERVICES	YURO & ASSOCIATES LLC			742.50 007324

TOTAL FOR BANK A 159,666.84

DURB DURBIN CROSS OKUZMUK

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 8/14/25 PAGE 5
*** CHECK DATES 07/01/2025 - 07/31/2025 *** DURBIN CROSSING - GENERAL FUND
BANK A GENERAL FUND

CHECK VEND#INVOICE.... ..EXPENSED TO... VENDOR NAME STATUS AMOUNTCHECK.....

DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS AMOUNT #

TOTAL FOR REGISTER 159,666.84

DURB DURBIN CROSS OKUZMUK

KAD ELECTRIC COMPANY

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

Invoice

DATE	INVOICE#
6/24/2025	5001

· BILL TO						
Ourbin Crossing	Place, Suite 1	14			•	
St. Augustine FL 32092		P.O. NO.	TERMS	J	ОВ	
				Due on receipt	25-	-950
ITEM	QUANTIT	Υ	DESCRIPTION		RATE	AMOUNT
Elec. Labor		in the ceiling for the Pulled additional of Replaced ballast at Re	120v circuit to playground paviline alarm contractor. wiring back to the building panel to the lamp on the tennis court light part of the	to pick up circuit.	1,890.00	1,890.00
Thank you for	your business	We appreciate it very	much.	Total		\$1,890.00
Thank you for	jour ousinoss.	upproduce to fory		Payments	/Credits	\$0.00
Phone	e#	Fax#	E-mail	Balance D		\$1,890.00
	-1000	904-215-3475	LDEASE@AOL.COM		- 40	41,000.00

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

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

Federal ID 47-0597598

June 25, 2025

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



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

Invoice No. 3583610 6123-1

General Re: For Professional Legal Services Rendered Jimenez and 0.20 54.00 Correspond with 05/01/25 K. Haber regarding revisions to O'Lear vending machine license agreement Prepare for board meeting 30.50 0.10 R. Dugan 05/02/25 Correspond with vending contractor 189.00 05/02/25 K. Haber 0.70 regarding revisions to vending machine license agreement; revise license agreement; correspond with Jimenez and O'Lear regarding same Monitor legislative process relating 79.50 G. Lovett 0.30 05/04/25 to matters impacting special districts Prepare budget approval resolution; K. Haber 0.30 81.00 05/05/25 correspond with Laughlin and Hogge regarding same Prepare for and attend agenda call 114.00 0.30 05/07/25 M. Eckert Prepare for and attend board 610.00 2.00 05/19/25 R. Dugan meeting; follow up correspondence regarding same

D Ju C Ir	CROCK LL Durbin Cross une 25, 2025 Client Matter nvoice No. 3 age 2	ing CDD 5 No. 6123-1			
0:	5/21/25	K. Haber	0.40	108.00	Correspond with O'Lear regarding security cameras agreement, correspond with Laughlin regarding budget documents
0:	5/22/25	K. Haber	1.60	432.00	Prepare security camera agreement; correspond with O'Lear regarding same; research public officers' ethics requirements when acting in private capacity and prepare memorandum
0.	5/23/25	M. Eckert	0.20	76.00	Review status of pending matters
0	5/29/25	M. Eckert	0.20	76.00	Review draft minutes and provide comments; follow up from board meeting

TOTAL HOURS

6.30

TOTAL FOR SERVICES RENDERED

\$1,850.00

DISBURSEMENTS

Computer Research

2.46

TOTAL DISBURSEMENTS

<u>2.46</u>

TOTAL CURRENT AMOUNT DUE

\$1,852.46

RECEIVED

By Tara Lee at 9:48 am, Jun 26, 2025



Invoice

Date Invoice# 7/1/2025 131295629695

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

 Due Date
 7/21/2025

 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 9:30 am, Jun 18, 2025

Subtotal \$1,062.09

Tax \$0.00

Total \$1,062.09

Amount Paid/Credit Applied

\$0.00

Balance Due \$1,062.09

Click Here to Pay Now







Invoice

Date Invoice# 7/1/2025 131295629696

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

 Due Date
 7/21/2025

 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

Subtotal \$1,996.40

Tax \$0.00

Total \$1,996.40

Amount Paid/Credit Applied

\$0.00

Balance Due \$1,996.40

Click Here to Pay Now



RECEIVED

By Tara Lee at 2:26 pm, Jun 19, 2025





Bill To:

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

Property Name: Durbin Crossing CDD

Address: 145 South Durbin Parkway

St. Johns, FL 32259

INVOICE

INVOICE#	INVOICE DATE
937868	6/23/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: July 23, 2025

Invoice Amount: \$2,200.00

Description Tree Removals		Current Amount
Tree Removal		\$2,200.00

Invoice Total

\$2,200.00

Landscaping Contingency

1.320.63200,46210

RECEIVED

By Tara Lee at 11:21 am, Jun 27, 2025

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



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
939302	6/25/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: July 25, 2025

Invoice Amount:

\$3,331.52

Description	Current Amount
North Durbin_Lomandra Grass Fill-in	

Landscape Enhancement

\$3,331.52

Invoice Total

\$3,331.52

Landinging Contragoncy 1.320.53200.46210

RECEIVED

By Tara Lee at 11:21 am, Jun 27, 2025



Bill To:

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

Property Name: Durbin Crossing CDD

Address: 145 South Durbin Parkway

St. Johns, FL 32259

INVOICE

INVOICE#	INVOICE DATE
939303	6/25/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: July 25, 2025

Invoice Amount: \$869.99

Description Heron Landing - Lantana Fill-in	Current Amount
Landscape Enhancement	\$869.99

Invoice Total

\$869.99

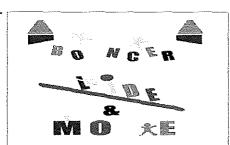
Landscaped Contragonal

1.320,53200,46210

RECEIVED

By Tara Lee at 11:21 am, Jun 27, 2025

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



Bouncers, Slides, and More Inc. Date: June 21st, 2025 1915 Bluebonnet Way Fleming Island, FL 32003

Invoice

Invoice Number: 06212025.11

Name / Address

Bill To:

Durbin Crossing CDD

475 West Town Place Suite

114 St. Augustine, FL 32092

Additional Details:

	Description	Quantity	<u>Rate</u>	Discount %	<u>Extended</u>	
1	Dunk Tank	1	\$350.0		\$250.0	
2	Lego Obstacle Course (Wet)	1	0		0	
3			\$450.0		\$350.0	
4			0		0	
5						
6						<u></u>
7			<u></u>			
8						·····
9 -						
10						
11						
-12-						
13-						·
14						
<u>15</u>						
_16 _17						
18						
19						
20						
-20-						
Com	m e nts :	Subtotal			\$600.00	
		Sales Tax	(0.0%)		n/a	
		To t al			\$600.00	

RECEIVED

By Tara Lee at 2:12 pm, Jul 01, 2025

Governmental Management Services, LLC

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

Invoice

Invoice #: 537
Invoice Date: 7/1/25

Due Date: 7/1/25

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 - July 2025 Website Administration - July 2025 Information Technology - July 2025 Impact Fee Collection Administration - July 2025 Dissemination Agent Services - July 2025 Office Supplies Postage Copies Telephone	Hours/Qty	4,669.58 91.00 136.50 1,364.75 655.00 1.05 136.99 11.70 31.26	4,669.58 91.00 136.50 1,364.75 655.00 1.05 136.99 11.70 31.26

RECEIVED

By Tara Lee at 10:00 am, Jul 03, 2025

\$7,097.83
\$0.00
\$7,097.83



Investment Painting of North FL

Durbin Crossing CDD Durbin Crossing CDD 145 South Durbin Parkway Saint Johns, FL 32259

(904) 258-2044

gas zdavidson@vestapropertyservices.com

CONTACT US

229 South Torwood Drive Saint Johns, FL 32259

্ৰ (904) 307-6649

Investmentpaintingfl@yahoo.com

INVOICE

Exterior strip, sand, and stain 23 doors Estimate - clubhouse doors

Repairs & Replacements 1.320,63800, 44200 1.0 \$18,348.98

12 242 QR

Strip 23 exterior doors, sand down, stain 33 doors and trim around the outside of doors. Apply exterior only stain with mix wax stain and apply 3 coats of spar urethane clear coat to doors and trim around doors which will including trim around the outside of door.

Price includes labor materials and taxes.

Doors will be completed onsite off to the side

Subtotal

\$18,348.98

Job Total

\$18,348.98

Deposit Due

\$500.00

We will match or beat a written formal estimate from a reputable, licensed and insured company with proof of estimatel

To accept our estimate and schedule a start date please simply press the accept button on the email you received! You will than receive an invoice for your deposit of \$500.00 for each service/job for approved services that you have agreed to. At that time you will receive a TENTATIVE START WEEK for your approved job. For larger residential jobs, deposits may be subjected to a higher deposit. This pertains to residential clients only. All commercial clients please see our terms and conditions regarding deposits amounts and procedures. These terms and conditions are subject to change at any time.

Please see our terms and Conditions for Agreements, Payment Scheduling, Cancellation policies and more.

Like us on Facebook! Write us a review on Facebook, Nextdoor & Our Website! Thank you for your Business!

RECEIVEDBy Tara Lee at 8:25 am, Jul 07, 2025

See our Terms & Conditions



Durbin Crossing CDD

7/1/2025

7/31/2025

Net 30

Governmental Mgmt Services

475 West Town Place #114

Saint Augustin, FL 32092

Please Remit Payment to:

Solitude Lake Management, LLC 1320 Brookwood Drive Suite H

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

Bill

To:

Ship Via

Ship Date

Due Date

Terms

INVOICE

Page: 1

Invoice Number:

PSI180860 7/1/2025

Invoice Date:

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

7/1/2025

Our Order No.

Item/DescriptionUnitOrder QtyQuantityUnit PriceTotal PriceAnnual Maintenance114,561.874,561.87

July Billing 7/1/2025 - 7/31/2025 Durbin Crossing Cdd-Lake-ALL

RECEIVED

By Tara Lee at 1:31 pm, Jul 02, 2025

Amount Subject to Sales Tax 0.00

Amount Exempt from Sales Tax 4,561.87

 Subtotal:
 4,561.87

 Invoice Discount:
 0.00

 Total Sales Tax:
 0.00

 Payment Amount:
 0.00

 Total:
 4,561.87

Service Slip/Invoice

INVOICE:

620582602

DATE:

04/22/2025

ORDER:

620582602

Turner Pest Control

PAYMENT ADDRESS:
Termer Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32250-0323 904-355-5300 • Yoll Free: 800-225-5305 • turnerpest.com

8ill To: [137299]

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

Work Location

[137299]

904-230-2011

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

04/22/2025 08:48 AM			08:48 AM
Purchase Order	Terms Last Service Map Code NET 30 06/03/2025		99:59 AM
Service	Description		(E) (ME)
C-RETREAT 10	COMMERCIAL WARRANTY - RETREAT 10 YEARS		\$350.1
		SUBTOTAL	\$350.10
<u> </u>		TAX	\$0.00
RECEIVED		AMT. PAID	\$0.0
5		TOTAL	\$350.10
By Tara Lee	at 9:57 am, Jul 02, 2025		
		AMOUNT DUE	\$350.10
		TECHNICIAN SIGN	NATURE
		CUSTOMER SIGN	IATURE



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 427539 06/30/2025

Terms

Net 30

Due Date

07/30/2025

Memo

Lifeguard Hours

Besselption -	States VIIIV	Book	ritini (ini
Lifeguards	852.02	23,65	20,150.27
		Santana	*

Total

20,150.27

RECEIVED

By Tara Lee at 9:58 am, Jul 07, 2025



Vested in your community.

To:

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

Billable Services Invoice

Invoice #:07032025

Date: July 3, 2025

For:

Vesta

Suite 300

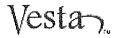
245 Riverside Avenue

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

> Non-contractual Billable Services Lifeguard Hours

DESCRIPTION	HOURS	RATE	AMOUNT
Lifeguard Hours – June	852.02	\$23.65	\$20,150.27
		TOTAL	10045000
		TOTAL	\$20,150.27





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 427257 07/01/2025

Terms

Net 30

Due Date

07/31/2025

Memo

Monthly Fees

Bescottestan	Circallay	Pare.	74112(*1749).
Facility Manager / Lifestyle	1	8,105.75	8,105.75
Field Operations Manager	1	6,176.91	6,176.91
General Manager	1	7,009.22	7,009.22
Janitorial	1	2,304.33	2,304.33
Pool maintenance	1	3,150.15	3,150.15
Maintenance Techs	1	4,482.78	4,482.78
Facility Attendants	1	7,074.55	7,074.55
Facility Monitors	1	5,788.26	5,788.26
Mobile App	1	291.67	291.67

Thank you for your business.

Total

44,383.62

RECEIVED

By Tara Lee at 9:28 am, Jun 30, 2025



Durbin Crossing South 475 West Town Place #114 St. Augustine FL 32092 PLEASE PAY BY AMOUNT INVOICE DATE 07/07/2025 \$279.96 06/16/2025

INVOICE NO. 394119

Site:

145 S Durbin Pkwy

Site Address: 145 S Durbin Pkwy Jacksonville FL 32259

Period:

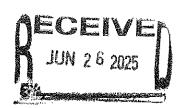
07/01/2025 to 06/30/2026

Recurring No.: 14637

Job Name: Order No.:

Description

Please find attached invoice for your Annual monitoring services.



MONITORING - MONTHLY

(en	• Quantity	ា UniHalica	Tolal
Security Phone Line Monitoring	12.00	\$23.33	\$279.96
A ALMANDE IN THE SECOND COMMENT OF THE SECON	St	ıb-Total ex Tax	\$279.96
		Tax	\$0.00
		Total	\$279.96

"Thank you-we really appreciate your business! Please send payment within 21 days of	Sub-Total ex Tax	\$279.96
receiving this invoice.	Tax	\$0.00
IMPORTANT: Please remember to test your system monthly.	Total Inc Tax	\$279.96
Need automation for your home? Visit us online at www.smarthome.biz	Amount Applied	\$0.00
	Balance Due	\$279.96
There will be a 1.5% interest charge per month on late invoices.		

Tel. 904-743-8444 www.smarthome.biz sales@smarthome.biz



PLEASE PAY BY

AMOUNT

INVOICE DATE

07/07/2025 \$279.96

96 06/16/2025

INVOICE NO. 394119

How	To	Pay
-----	----	-----



NAME:

Credit Card (MasterCard, Visa, Amex)

Please add billing zip if not same as address above.

Credit Card No.

Card Holder's Name: CCV:

/ Signature:

Durbin Crossing South

Mail

Detach this section and mail check to:

Atlantic Security 1714 Cesery Blvd Jacksonville, FL 32211

DUE DATE:

07/07/2025

AMOUNT DUE:

\$279.96

INVOICE NO. 394119

Please Reference: 394119

Expiry Date:



Location : CINTAS FIRE PROTECTION

INVOICE

CUSTOMER COPY ***

Invoice # : 0F61671370 Inv Date : 7/08/2025

Loc : F61 Route . : 14 Customer : 9617 Type . . : CHG-S.

Acct # : 09617 PO Number : WO Number :

Acct Zip : 32259 isit : 11311856 Service Visit :

Bill to:

DURBIN CROSSING CDD 145 S DURBIN PKWY

JACKSONVILLE, FL 322597224

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

Item	Qty	Description	Unit Price	Net Amount Tx
IN	. 1	INSPECTION, EXTINGUISHER ANNUAL	14.36	14.36 Y
A434909	1	EXTINGUISHER, 6 L K GUARD	969.30	969.30 Y
EESEAL'	1	FLAG SEAL/TAMPER INDICATOR	4.54	4.54 Y
sc	1	Service Charge	145.22	145.22 Y
			SUB-TOTAL :	1,133.42

TOTAL : 1,133.42

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

Repairs & Replacements 1.320,53800,44200

RECEIVED

By Tara Lee at 2:42 pm, Jul 11, 2025



Location : CINTAS FIRE PROTECTION

*** INVOICE CUSTOMER COPY ***

Invoice # : 0F61671370 Inv Date : 7/08/2025

Type . . : CHG-S

Acct # : 09617 PO Number : WO Number :

Acct Zip : 32259 isit : 11311856 Service Visit :

Bill to:

DURBIN CROSSING CDD 145 S DURBIN PKWY

JACKSONVILLE, FL 322597224

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

Item

Qty Description

Unit Price

Net Amount Tx

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!



BILL TO: Durbin Crossing CDD 475 W. Town Place Ste 114 St. Augustine, FL 32092



Invoice #: 134252-000397

DESCRIPTION	PRICE	QTY	TOTAL
Durbin Crossing 4 th of July DJ 4-Hour	350.00	1	\$350.00

RECEIVED

Set

By Tara Lee at 9:18 am, Jul 09, 2025

SUBTOTAL

\$350.00

Tax:

0.00

TOTAL:

350.00

DUE: 7/09/2025

Dabbs McInnis
Dabbs Productions
CEO
(904) 206-8408
dabbsthedj@aol.com

DOG WASTE DEPOT

12316 World Trade Dr. #102 San Diego, CA 92128

TEL: 800-678-1612 www.DogWasteDepot.com

Invoice

Date	Invoice #
7/17/2025	774014

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

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

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

ORD	ER#:	Rep	Ship Date	Via	Terms	PC)#:	3RD Pa	arty Payment C
B Phon	ne/Zach	DWD	7/17/2025	FEDEX	Net 30				
Quantity Item Code				Description		Price Eac	:h	Amount	
6 2	DEPOT-(DEPOT-(Shipping			DOG STATION CA Shipping FedEx Package 1 T FedEx Package 2 T FedEx Package 3 T FedEx Package 4 T FedEx Package 5 T FedEx Package 6 T FedEx Package 7 T Signature Required	g 30 roll case (6000 AN LINERS CASE racking #: 39113890	200 99989 01103 92853 93297 94341 94650	9	3.77 3.97 0.00	1,462.62T 187.94T 0.00
		1231	Dog Was 6 World Tr	MENT TO: ste Depot rade Drive #10 CA 92128	02		ototal es Tax (0.0 tal	%)	\$1,650.56 \$0.00 \$1,650.56
			FED ID# 2	27-4523962		Pay	ments		\$0.00
						Bal	ance Due		\$1,650.56



Durbin Cros	ssing / Gms	764133	06/30/25
INVOICE# 0007197625	CURRENT INVOICE TOTAL \$97.20		
 PREPAY	Jun 1- Jun 30, 2025 UNAPPLIED (included in amt:due)	TOTAL CASH A	MT DUE*
\$0,00	\$0,00	\$97.20	

BILLING ACCOUNT NAME AND ADDRESS

PAYMENT DUE DATE: JULY 31, 2025

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

րհիշվինը[Արդինով[ընդիշրովըդոնոնիլոն[[նոհինի[[ունին]]

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.

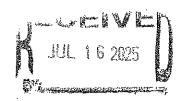
3ILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com

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.

)ate	Description	
1/1/25	Balance Forward	\$178.08
3/30/25	PAYMENT - THANK YOU	 -\$178.08
Package .	Advertising:	

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
6/9/25	11377971	SAG St Augustine Record	June meeting		\$97.20



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 \$97.20 \$3.88 Service Fee 3.99% -\$3.88 *Cash/Check/ACH Discount \$97.20 *Payment Amount by Cash/Check/ACH \$101.08 Payment Amount by Credit Card

	NT NAME		NUMBER	INVOICE		AMOUNT PAID
Durbin Cre CURRENT	ossing / Gms	764 60 DAYS	133 90 DAYS	00071 120+ DAYS	9/625 UNAPPLIED	
DUE \$97.20	PAST DUE \$0.00	PAST DUE \$0.00	PAST DUE \$0.00	PAST DUE \$0.00	PAYMENTS \$0.00	TOTAL CASH AMT DUE! \$97.20
REMITTANCE AD	DRESS (Include Account)	& Involce# on check)	TO PA)	BY PHONE PLEASE	CALL:	TOTAL CREDIT CARD AMT DUE
				1-877-736-7612		\$101.08
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244		To sign up fo	or E-mailed invoices abgspecia	and online payme	nts please contact	

LOCALIO

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:

06/09/2025

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 fo me, on 06/09/2025

Mum

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:

\$97,20

Tax Amount:

\$0.00

Payment Cost:

\$97,20

Order No:

11377971

of Copies:

Customer No:

764133

PO#:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN Notary Public State of Wisconsin

DURBIN CROSSING
COMMUNITY DEVELOPMENT
DISTRICT
NOTICE OF AUDIT COMMITTEE
MEEITING AND NOTICE OF
REGULAR BOARD OF SUPERVISORS MEETING

REGULAR BOARD OF SUPERVISORS MEETING
Notice is hereby given that the Audit
Selection Committee of the Durbin
Crossing Community Development
District ("District") will convene a
meeting on Monday, June 23, 2025,
at 6:00 p.m. at the Durbin Crossing
South Durbin Parkway, St. Johns,
Florida 32259, for the purpose of
reviewing and ronking proposals for
audit services, Immediately following adjournment of the Audit Selection Committee meeting, the
District's Board of Supervisors will
hold its regular meeting to consider
any business that may properly
come before it. The meetings are
open to the public and will be
conducted in accordance with the
provisions of Florida law for
community development districts. provisions of Florida law for community development districts. Copies of the agenda(s) for the meetings may be obtained from the District Manager, c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, 51, Augustine, Florida 32092, Ph. (904) 940-5850, and on the District's website www.DurbinCrossingCDD.com. The Advisine, Florido 32072, Fit: 940-5850, and on the Distr website www.DurbinCrossingCDD.com. meetings may be continued to a date, time, and place to be specified on the record at the meetings. There may be occasions when one or more

an the record at the meetings. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dioling 7-1-1, or 1-800-955-871 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Audit Selection Committee and regular meetings is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verballm record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Daniel Laughlin District Manager

Pub: 06/09/25 #11377971



MECHANICAL CONTRACTOR, INC.

524 Stockton Street Jacksonville FL 32204-2535 T:904-388-2696 F: FEIN: 590977396

Customer

Vesta Property Services, Inc. 475 West Town Place Suite 114 St Augustine FL 32092

The second second INVO	DICE
Invoice No.	Date
1649998LUMP-01	07/11/25

MAKE CHECKS PAYABLE TO

W.W. Gay Mechanical Contractor, Inc. 524 Stockton Street Jacksonville FL 32204-2535

Job No.

1649998

Int. Reference

072500184

Project Manager

St Aug SO PMs

Cust. Contract/PO#

Federal Contract # 2025-224

Project:

Current Progress

\$3,067.00

ISLESBROOK IRRIGATION TIE IN

Less Retainage

\$0.00

Тах

\$0.00

Comments:

LABOR AND MATERIAL FOR THE IRRIGATION TIE IN AT TOTAL DUE THIS INVOICE

\$3,067.00

ISLESBROOK

RECEIVED

By Tara Lee at 2:42 pm, Jul 11, 2025

Reports of Proplements

1.320,53200, 4420

Slaius: Closed

Batch #: 16082

SPECIAL INSTRUCTIONS

Reference Invoice No. above on check

Make all checks payable to W.W. Gay Mechanical Contractor, Inc.

524 Stockton Street

Jacksonville FL 32204-2535



Construction Law.

KIRWIN NORRIS, P.A.

840 S. Denning Dr., Suite 200 Winter Park, Florida 32789 P. (407) 740-6600 F. (407) 740-6363

PLEASE NOTE OUR NEW ADDRESS.

One Firm. One Focus.

INVOICE

Invoice #:

59786

Date:

06-30-2025

Durbin Crossing Community Development District c/o Matthew Davis, Esq.

Matter Name: Mediation - Durbin Crossing CDD v. Epic Pools v. Pinnacle Plastering

Services					
Date	Atty	Description	Quantity	Rate Per Party	Total
04-18-25	BAN	General preparation for upcoming mediation including: review key pleadings and case docket, calls with the lawyers, and analysis of mediation position statements with supporting documentation, etc.	1.00	210.00	\$210.00
04-22-25	BAN	Conduct mediation and assist the parties with negotiating a resolution of all claims.	8.00	210.00	\$1,680.00

Services Subtotal: \$1,890.00

Total

\$1,890.00

This amount is your portion of the total mediation fee.

Please make all amounts payable to: Kirwin Norris, PA

ONLINE PAYMENT

For your convenience, our firm accepts secure, online payments through LawPay: https://secure.lawpay.com/pages/kirwin-norris-pa/operating



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

July 18, 2025

Via E-mail only

Durbin Crossing Community Development District c/o Daniel Laughlin 475 West Town Place, Suite 114 St. Augustine, FL 32092 dlaughlin@gmsnf.com

Re: Invoice - Services rendered through June 30, 2025

Dear Mr. Laughlin,

Attached is an invoice for services rendered and costs incurred through June 30, 2025 for the following matter:

Matter Name	Durbin Crossing CDD
Matter No.	122411
PDT Invoice No. (Reference this number on your payment.)	92402
This Month's Charges	\$210.00

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

Best regards,

PASKERT DIVERS THOMPSON

Matthew G. Davis

MGD/jd Attachment

cc: Marissa Torres (mtorres@gmsnf.com)



Phone: (813) 229-3500

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

Fax: (813) 229-3502

Durbin Crossing Community Development District

475 West Town Place

Suite 114

St. Augustine, FL 32092

Attention: c/o Daniel Laughlin

July 18, 2025

Client:

002389

Matter: Invoice #:

92402

Resp. Atty:

MGD

RE: Durbin Crossing CDD - Pool Resurfacing

COVER SHEET

For Professional Services Rendered Through June 30, 2025

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

Total Services

\$210.00

TOTAL THIS INVOICE

Previous Balance
Less Payments

Total Due To Date

\$210.00 \$19,582.40

(\$19,582.40)

\$210.00

Trust Balance

\$300,000.00

Remittance Advice

Payment is due within 30 days of the invoice date.

Check Payable To:

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

ACH & Wire Transfers:

We accept ACH & Wire Transfers. Please contact our Accounts Receivable Department for details.

Please return this remittance page with your payment. Thank you.



Phone: (813) 229-3500

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

Fax: (813) 229-3502

Durbin Crossing Community Development District

475 West Town Place

Suite 114

St. Augustine, FL 32092

Attention: c/o Daniel Laughlin

July 18, 2025

Client: 002389

Matter: Invoice #: 122411 92402

Resp. Atty:

MGD

Page:

1

RE: Durbin Crossing CDD – Pool Resurfacing

For Professional Services Rendered Through June 30, 2025

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

SERVICE	S				
Date	Person	Description of Services		Hours	Amount
05/05/202	5 MGD	Receipt, review and comment on Pinnacle's proposed revisions to the settlement agreement.		0.20	\$70.00
05/20/202	5 MGD	Supplement settlement agreement with final revi- Pinnacle and email all parties re final execution.	0.30	\$105.00	
06/18/202	5 MGD	Correspond with Epic and Pinnacle's counsel regobligations.	0.10	\$35.00	
		Total Professional Services	_	0.60	\$210.00
PERSON	RECAP				
Person		Level	Hours	Rate	Amount
MGD	Matthew G. I	Davis Partners	0.60	\$350.00	\$210.00
		Total Services			\$210.00
		TOTAL THIS INVOICE			\$210.00

Trust Balance

\$300,000.00



Deposit Invoice

#SO542

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
7/14/2025	Mary Cyr

	Project Name	Project ID	Terms	• PO#
Durbin Cross	ing CDD : Durbin North Step	23775	Due w/ Order	
Quantity	Descr	iption	Unit Price	Total Extended
1	PLAYWORLD BPM0296 STAIR- 12in ACCESSIBLE - BROWN		\$339.79	\$339.79
12	Playworld BAE0666 BOLT-3/8in-16 X 1-1/4in BUTTON		\$1.37	\$16.44
24	Playworld BAE0600 WASHER - 1in O.D. FLAT -		\$0.23	\$5.52
12	Playworld BAE0620 NUT - 3/8in-16 LOCK W/ NYLON		\$0.71	\$8,52
1	Freight PLAYWORLD		\$366.00	\$366.00
	**INSTALLATION BY OTHERS	·		
	THANK YOU FOR YOUR BU	JSINESS	Subtotal	\$736.27
			Tax (%)	\$0.00
			Total	\$736.27

Original SO# 0711562

Report + Replecements

1.320,53200,44200

Invoice

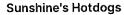
Invoice numberODWWCYEQ 0001

Date of issue

July 5, 2025

Date due

July 18, 2025



17212 Cavalier Lane Hilliard, Florida 32046

United States

Bill to:

Durbin Crossing CDD c/o

Governmental Management Services

475 W. Town Pl Ste 114

St. Augustine, FL 32092

\$500.00 USD due July 18, 2025

Pay online

Description	Qty	Unit price	Amount
Flat Rate- Hotdogs and Sausage Dogs + All Toppings for Residents on 4th of July Event	1	\$500.00	\$500.00
Subtotal			\$500.00
Total			\$500.00
Amount due			\$500.00 USD

We appreciate your business and look forward to coming back out!

RECEIVED

By Tara Lee at 9:27 am, Jul 09, 2025



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: 620887546 DATE: 07/14/2025 ORDER: 620887546

Work Location:

[176602] 904-230-2011

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

вигна [176599]

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

Work Date 07/14/2025 Purch	Time 10:27 AM Asa Onder	Target Pest Tarms NET 30	Technician Last Sarvice Mae Gods 07/14/2025			Time in 10:27 AM Time On 11:05 AM
ভূ	ervice		Sescription			Prior
CPCM		Commercial Pest Contro	ol - Monthly Service		SUBTOTAL TAX AMT. PAID TOTAL	\$102.93 \$102.93 \$0.00 \$0.00 \$102.93
					AMOUNT DUE	\$102.93
				Roc	TECHNICIAN SIGN	ATURE
					S CUSTOMER SIGNA	ATURE



Time

10:28 AM

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

Sarvice Slip/Invoice

Thris In

10:28 AM

Turner Pest Control LLC PO Box 600323 Jacksonville, FL 32260-0323 904-355-5300 INVOICE: 620888147 DATE: 07/14/2025 ORDER: 620888147

Work Location:

[137801] 904-230-2011

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

Riff To: [137801]

West (de) at (e

07/14/2025

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

MOSQUITO

Pirjohase Orden	Tejmis Bas NET 30	4 Service - Map Gode 07/14/2025			វៀកក: ១)ជា 11:06 AM
Service		अ क्षानम् र्धाणाः			- Sale:
CPCMOSULV	Commercial Mosquito Service				\$122.23
				SUBTOTAL TAX AMT. PAID TOTAL	\$122.23 \$0.00 \$0.00 \$122.23
				AMOUNT DUE	\$122.23
			Cus		
			Section	TECHNICIAN SIGN	ATURE
				S CUSTOMER SIGN	ATURE

Teelinieko



[176599]

Durbin Crossing CDD

475 W Town Pl Ste 114

Saint Augustine, FL 32092-3649

Bill To:

PAYMENT ADDRESS: Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32250-0323 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: 620887545 07/15/2025 DATE: ORDER: 620887545

Work

Location: [176599]

904-230-2011

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

Target Post Technician Terms Last Service Mao NET 30 07/16/2025	Code	Time in 09:00 AM Time Out 09:24 AM
Descriptio	n en	12)।सः
Commercial Pest Control - Monthly Service		\$83.63
	SUBTOTAL TAX AMT. PAID TOTAL	\$83.63 \$0.00 \$0.00 \$83.63
	AMOUNT DUE	\$83.63
	Tarms Last Service Mac NET 30 07/15/2025 Descripto	Terms Last Service Mac Code NET 30 07/16/2025 Description Commercial Pest Control - Monthly Service SUBTOTAL TAX AMT. PAID TOTAL AMOUNT DUE



[137299]

Durbin Crossing CDD

C/O Vesta Properties

200 Business Park Cir

Saint Augustine, FL 32095-8822

Bill To:

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

Sawice Stiellinvoice

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

INVOICE: 620888148
DATE: 07/15/2025
ORDER: 620888148

Work Location:

[137299] 904-230-2011

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

\\/(•)∤(ची∳ः)(:= 07/15/2025	1/into 09:00 AM	Fargus (Medic MOSQUITO	្រី១៩ក្រាស់ត្រូវ			11[n::1]n 09:00 AM
Purchas		Tejrins NET 30	Last Sarvice Mar 07/15/2025	o Gode		7 jjjje: ⊕lēji 09;25 AM
			Descriptio			_ 12niae
CPCMOSULV	V/He	Commercial Mosquito Se	(SCENERAL PROBLEM BENERAL PROBLEM FOR STANDARD PROBLEM PROBLEM PROBLEM PROBLEM PROBLEM PROBLEM PROBLEM PROBLEM	")		\$160.82
					SUBTOTAL TAX AMT. PAID TOTAL	\$160.82 \$0.00 \$0.00 \$160.82
					AMOUNT DUE	\$160.82
				(hu	-	
	·			<u></u>	TECHNICIAN SIGN	IATURE
					CUSTOMER SIGN	IATURE



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
946764	7/1/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: July 31, 2025

Invoice Amount:

\$46,855.58

Description

Monthly Landscape Maintenance July 2025

Current Amount

\$46,855.58

RECEIVED

By Tara Lee at 8:25 am, Jul 07, 2025

Invoice Total

\$46,855.58

Landscape Maintenance

1.320, 53300, 46200



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
952742	7/7/2025
TERMS	PO NUMBER
Net 30	

Remit To:

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

Invoice Due Date: August 6, 2025

Invoice Amount: \$218.00

	scription nline repair across from school	Current Amount
ļ	Irrigation Repairs	\$218.00

Invoice Total

\$218.00

Irrigation Reporters 1.320,53800,46400

RECEIVED

By Tara Lee at 2:42 pm, Jul 11, 2025



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

Irrigation Repairs

Property Name: Durbin Crossing CDD

Address: 145 South Durbin Parkway

St. Johns, FL 32259

INVOICE

INVOICE#	INVOICE DATE
952743	7/7/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: August 6, 2025

Invoice Amount: \$1,140.00

Description Current Amount	100
Mainline leak near South Durbin entrance	

Invoice Total \$1,140.00

\$1,140.00

Irrication Repairs

RECEIVED

By Tara Lee at 2:42 pm, Jul 11, 2025



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
952744	7/7/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: August 6, 2025

Invoice Amount: \$1,150.00

scription Inline repair on North Durbin at Cloisterbane	urrent Amount
Irrigation Repairs	\$1,150.00

Invoice Total \$1,150.00

Irrigation Departs

RECEIVED

By Tara Lee at 2:42 pm, Jul 11, 2025



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

Property Name: Durbin Crossing CDD

145 South Durbin Parkway Address:

St. Johns, FL 32259

INVOICE

INVOICE#	INVOICE DATE
952745	7/7/2025
TERMS	PO NUMBER
Net 30	

Remit To:

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

Invoice Due Date: August 6, 2025

\$1,350.00 Invoice Amount:

Description Mainline repair at valve on Longleaf	Current Amount
Irrigation Repairs	\$1,350.00

Invoice Total \$1,350.00

Irrigation Departs
1.320.53800.46400

RECEIVED

By Tara Lee at 2:42 pm, Jul 11, 2025



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
952746	7/7/2025
TERMS	PO NUMBER
Net 30	

Remit To:

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

Invoice Due Date: August 6, 2025

Invoice Amount: \$1,286.00

Description Mainline repair on North	Durbin Pkwy. at round abo	ut	Current Amount
Irrigation Repairs			\$1,286.00

\$1,286.00 Invoice Total

Irrication Reports
1.320.53200.46400

RECEIVED

By Tara Lee at 2:42 pm, Jul 11, 2025



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
956342	7/15/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: August 14, 2025

Invoice Amount: \$1,278.84

Description Pool Area Fill-ins 6.17.25	Current Amount
Landscape Enhancement	\$1.278.84

Invoice Total \$1,278.84

Landscape Contingency

Advanced Direct Marketing Services

3733 Adirolf Rd.
Jacksonville, FL 32207-4719
(V) 904.396.3028 (F) 396.6328

Invoice

DATE INVOICE #
7/24/2025 144789

BILL TO

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

	P.O. NO.	TER	vis	PROJECT
	****	With C	Order	
SERVICE DESCRIPTION		QTY	RATE	AMOUNT
Durbin Crossings CDD Load, read, convert files; CASS Certify addresses to enable automatio rates; Create automation based sack/tray tags & postal documents; for addressing Form layout and preparation Laser one sheet front & back Fold customer materials Insert one piece into #10 envelope, seal, sort and mail, Standard Rate #10 Window Envelopes printed one color black ink Postage RECEIVED By Tara Lee at 3:04 pm, Jul 24, 2025		2,530 1 2,530 2,530 2,530 2,540 2,530	37.5 0.3 0.0644 0.0902 0.2571	37.50 885.50 163.01 228.23
	Subtot	al		\$4,015.75
	Sales	 Гах (7.5°	%)	\$0.00

Total

\$4,015.75

Performance Agreement #71925	Performance.	Aareement	#71925
------------------------------	--------------	------------------	--------

This agreement is made on ______6/12/25____ between the Chris Robertson and for a live music performance. Both parties agree to the following terms:

- Performer Name: Chris Robertson (Stagelight Cabaret with Aly Blakewell)
- Performer Contact Info:7719 Cayman Road, Jacksonville, FL 32216
- Client Name / HOA: Durbin CrossingCDD, BoardandStaffC/oGovernmentalManagement Services

475 W. Town Place Suite 114

St. Augustine, FL 32092

Client Contact Info: 475W.TownPlaceSuite 114, St. Augustine, FL 32092

Event Date: 7/19/25

Start Time: 8:30pm

End Time: 10pm

Event Location: 145 SDurbinPkwyStJohns, FL 32259

Performance Fee(\$): \$400

Payment Method (cash/check/Venmo): check

Sound Equipment Provided By: Stagelight Cabaret

RECEIVED

By Tara Lee at 1:48 pm, Jul 23, 2025

Total Balance Requested: \$400.00



Civil Engineering
Land Surveying & Mapping
Permitting
ADA Consulting

Invoice

Date	Invoice
7/21/25	3826

Bill To

Durbin Crossing CDD

C/O Governmental Management Services

Attn: Daniel Laughlin

RECEIVEDBy Tara Lee at 1:41 pm, Jul 23, 2025

P.O. No

Yuro & Asssoc. - Job No.

Y23-1310

ltem	Date	Description	Hours	Rate	Amount
		DURBIN CROSSING - JUNE 2025 ENGINEERING			
CDD Durbin CDD Durbin	6/9/25 6/17/25	agenda call	0.5	165.00	
CDD Durbin	6/24/25	review irrigation easement & coordination with Zach CDD meeting	1 2.5	165.00 165.00	165.00 412.50
CDD Durbin	6/30/25	Islebrook power / JEA emails	0.5	165.00	82.50
			İ		
			j		

Total

\$742.50

*** CHECK DATES 07/01/2025 - 07/31/2025 *** CAP	COUNTS PAYABLE PREPAID/COMPUTER CHI ITAL RESERVE FUND K B CAPITAL RESERVE FUND	ECK REGISTER	RUN 8/14/25	PAGE 1
CHECK VEND#INVOICE EXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# SU	VENDOR NAME B SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
7/08/25 00085 6/27/25 CPQ-1289 202507 600-53800-60 DEP-S FITNESS EQUIPMENT	000 LIFE FITNESS LLC	*	22,190.00	22,190.00 000282
7/08/25 00085 6/27/25 CPQ-1290 202507 600-53800-60 DEP-N FITNESS EQUIPMENT			14,255.00	
	LIFE FITNESS LLC			14,255.00 000283
7/21/25 00087 7/18/25 1856 202507 600-53800-60 50% DEP-NORTH GYM DOORS	000	*	18,676.76	
	ACE DOOR & WINDOW COMPANY INC			18,676.76 000284
7/21/25 00087 7/18/25 1857 202507 600-53800-60 50% DEP-SOUTH GYM DOORS	000	*	12,657.44	
	ACE DOOR & WINDOW COMPANY INC			12,657.44 000285
	TOTAL FOR BANK I	В	67,779.20	
	TOTAL FOR REGIST	rer	67,779.20	

DURB DURBIN CROSS OKUZMUK



PROFORMA INVOICE

Main (800) 735-3867

QUOTE # CPQ-12898	—
ORD# TBD	- 1
PO	
ACCT# TBD	
DATE 06/27/2025	ᅱ

BILL TO: Durbin Crossing Community Development District 475 W Town Pl

St Augustine, FL 32092

				Terms of Sale	CIA BEFORE SHIP	Shipping Terms:	SHIPPING POINT		
QTY ORD	QTY SHIP	B/O	PART NO,	Descripti	on/Serial No (From- To)	, ·			EXTENSION
1	0			EQUIPMEN'	Γ PER QUOTE #	CPQ-12898		\$	45188.64
			FRT	FREIGHT				\$	2117.35
			INS	INSTALL				\$	2891.00
			All p	ayments n	nade should inclu	de your quote	or order #		
Comments:							SUB-TOTAL:	\$	50,196.98
PLEASE FOR	WARD PAYN	MENT, INDI	CATING OR	DER# TO ADDR	ESS BELOW				
YOUR EQUIP	MENT DELI	VERY COUL	D BE IMPA	CTED BY DELA	YS IN PAYMENT	TOTAL		\$	50,196.98
						DEPC	OSIT AMOUNT DUE	\$	22,190.0
						BALANCE	DUE 4 WKS PRIOR		
							TO SHIP DATE	\$	50,196.98
For Wire Tra	nsfers:								
Bank Routing	Number: 02	1000021				For ACH deliver	•		
SWIFT Code: CHASUS33					ımber: 071000013				
General Bank Reference Address: JPMorgan Chase New York, NY 10017			Account Number: 4261011						
Account Num	ber: 426101	1				Account Name: LIFE FITNESS, LLC			
Account Nam	e: LIFE FITI	NESS, LLC							

DETACH PAYMENT STUB AND RETURN WITH CHECK

PAYABLE TO:

LIFE FITNESS, LLC 2716 NETWORK PLACE CHICAGO IL 60673-1271



For Overnight/Courier Delivery

Life Fitness Lockbox #2716 JP Morgan Chase 131 South Dearborn, 6th Floor Chicago, IL 60603-5517

RECEIVED

By Tara Lee at 3:31 pm, Jul 07, 2025



PROFORMA INVOICE

Main (800) 735-3867

QUOTE #	CPQ-12902
ORD#	TBD
PO	
ACCT#	TBD
DATE	06/27/2025

BILL TO: Durbin Crossing Community Development District 475 W Town Pl

St Augustine, FL 32092

	T .			Terms of Sale	CIA BEFORE SHIP	Shipping Terms:	SHIPPING POINT		
QTY ORD	QTY SHIP	В/О	PART NO.		ion/Serial No (From- To)				EXTENSION
1	0			EQUIPMEN	T PER QUOTE #	CPQ-12902		\$	28515.00
			FRT	FREIGHT				\$	1365.60
			INS	INSTALL				\$	1864.57
			All _I	payments :	made should inclu	de your quote	e or order #		
Comments:							SUB-TOTAL:	\$	32,270.51
		•		DER# TO ADDE				4	22.050.51
YOUR EQUIP	MENT DELI	VERY COUL	D BE IMPA	CTED BY DELA	YS IN PAYMENT		TOTAL		32,270.51
						l l	OSIT AMOUNT DUE	\$	14,255.00
						BALANCE	DUE 4 WKS PRIOR TO SHIP DATE	\$	32,270.51
For Wire Tra	nsfers:								
Bank Routing	Number: 02	1000021				For ACH deliver	ry:		
SWIFT Code: CHASUS33				Bank Routing Number: 071000013					
General Bank Reference Address: JPMorgan Chase New York, NY 10017			Account Number: 4261011						
Account Num	ber: 426101	1				Account Name: LIFE FITNESS, LLC			
Account Nam	e: LIFE FITI	NESS, LLC							

DETACH PAYMENT STUB AND RETURN WITH CHECK

PAYABLE TO:

LIFE FITNESS, LLC 2716 NETWORK PLACE CHICAGO IL 60673-1271



For Overnight/Courier Delivery

Life Fitness Lockbox #2716 JP Morgan Chase 131 South Dearborn, 6th Floor Chicago, IL 60603-5517

RECEIVED

By Tara Lee at 3:25 pm, Jul 07, 2025

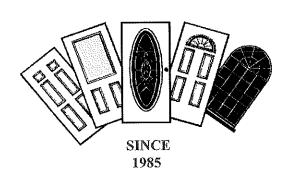
INVOICE





1856

2220 Corporate Square Blvd Jacksonville, FL 32216 Ph (904) 727-6811 Fx (904) 727-6813 CBC035180 CBC048957 CBC1261470



"Our Success Hinges On Your Satisfaction"

BILL TO	SHIP TO
Durbin Crossing. 475 West Town Place Saint Augustine, FL 32092	Durbin Crossing 730 North Durbin Parkway Saint Johns, FL 32259

QTY	DESCRIPTION
6	Location:
	North Gym - Double & Single Doors
	C. P. I.M. I. I. Danier (Clabe Onto)
	Solid Mahogany Wood Doors (Slabs Only)
	Manufacturer: Exclusive Wood Doors
	Style: 3/4 Lite over 1 Panel
	Glass: Clear Low E366 Impact Glass
	Grid: 3 Wide x 7 High Simulated Divided Lites - Bars are 7/8" Wide
	Frame: NONE
	Hinges: Oil Rub Bronze
	Swing: Left Hand Outswing Double Doors - 1 Left Hand Outswing Single Door & 1 Right Hand Outswing
	Single Door
	Active Panel Bore: Single
	Inactive Bore: None
	Sill: NONE
	Weather Stripping: NONE
	Panel Finish: Un-Finished
2	Door T-Astragals
	Mahogany
12	Emtek 4" x 4" Stainless Steel Heavy Duty 1/4" Radius Corner Ball Bearing Door Hinge (Pair of Hinges)
3	Master Lock SLCHKE10B Heavy Duty Lever Style, Grade 2 Commercial Keyed Entry Door Lock with Bump
	Stop, Oil Rubbed Bronze Finish
	Re-Using Existing Keypad Handle for Left Double Door

Total

Payments/Credits

Balance Due

REP:

Invoice NO.

1856

INVOICE



C O M P A

2220 Corporate Square Blvd
Jacksonville, FL 32216
Ph (904) 727-6811 Fx (904) 727-6813
CBC035180 CBC048957 CBC1261470

SINCE 1985

"Our Success Hinges On Your Satisfaction"

BILL TO	SHIP TO
Durbin Crossing. 475 West Town Place Saint Augustine, FL 32092	Durbin Crossing 730 North Durbin Parkway Saint Johns, FL 32259

DESCRIPTION OTY 6 5000 Series Adj. 1-6 Closer Finish: Bronze Installation of single door - Slab Only 8/0 Remove Existing Door Slabs Route / Bore New Doors on Site to match existing frame hinge / strike locations Install New Door Slabs Install New Hardware Install New Door Closures ***Re-Use Kick Plates*** 4 Haul Away Old Door(s) & Debris 1 Shipping & Handling Thank You 1 50% Deposit required - \$18676.76 RECEIVED By Tara Lee at 10:17 am, Jul 13, 2025

Unless otherwise noted:

Alarm reconnection, nail fill, permitting & fees, hurricane shuttering, painting and/or staining, are NOT included in the above price. Not responsible for condition of used or customer supplied locks (call backs are subject to service fee on customer supplied locks) Lead times are ESTIMATES, not promises. Home owners are responsible for being on premise during inspections. All balances are due at time of completion of work. Invoices become past due 30 days after completion of work. A late fee of 1.5% per month with a \$35.00 minimum will be added to all past due invoices. We will accept a maximum credit card charge of \$2,500.00 per project. If you wish to use a credit card for more than that we will add a 3.5% convenience fee for all charges over \$2,500.00.

Total \$18,676.76

Payments/Credits \$0.00

Balance Due \$18,676.76

REP:

INVOICE

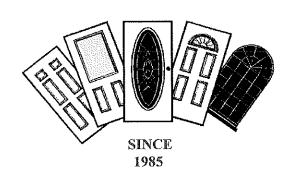




Invoice NO.

1857

2220 Corporate Square Blvd Jacksonville, FL 32216 Ph (904) 727-6811 Fx (904) 727-6813 CBC035180 CBC048957 CBC1261470



"Our Success Hinges On Your Satisfaction"

BILL TO	SHIP TO
Durbin Crossing. 475 West Town Place	Durbin Crossing 145 South Durbin Parkway
Saint Augustine, FL 32092	Saint Johns, FL 32259

QTY	DESCRIPTION
4	Location:
	South Gym - Double Doors
	Solid Mahogany Wood Doors (Slabs Only)
	Manufacturer: Exclusive Wood Doors
	Style: 3/4 Lite over 2 Panels
	Glass: Clear Low E366 Impact Glass
	Grid: 3 Wide x 6 High Simulated Divided Lites - Bars are 1-3/4" Wide
	Frame: NONE
	Hinges: Oil Rub Bronze
	Swing: Left Hand Outswing
	Active Panel Bore: Single
	Inactive Bore: None
	Sill: NONE
	Weather Stripping: NONE
	Panel Finish: Un-Finished
2	Door T-Astragals
	Mahogany
8	Emtek 4" x 4" Stainless Steel Heavy Duty 1/4" Radius Corner Ball Bearing Door Hinge (Pair of Hinges)
2	Master Lock SLCHKE10B Heavy Duty Lever Style, Grade 2 Commercial Keyed Entry Door Lock with Bump
	Stop, Oil Rubbed Bronze Finish
4	5000 Series Adj. 1-6 Closer
	Finish: Bronze

Total

Payments/Credits

Balance Due

REP:

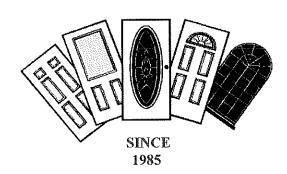
INVOICE





1857

2220 Corporate Square Blvd
Jacksonville, FL 32216
Ph (904) 727-6811 Fx (904) 727-6813
CBC035180 CBC048957 CBC1261470



"Our Success Hinges On Your Satisfaction"

BILL TO	SHIP TO
Durbin Crossing. 475 West Town Place Saint Augustine, FL 32092	Durbin Crossing 145 South Durbin Parkway Saint Johns, FL 32259

Installation of single door - Slab Only 8/0
Remove Existing Door Slabs
Route / Bore New Doors on Site to match existing frame hinge / strike locations
Install New Door Slabs
Install New Hardware
Install New Door Closures

Re-Use Kick Plates
Haul Away Old Door(s) & Debris
Shipping & Handling
Thank You
1 50% Deposit Required - 12,657.44

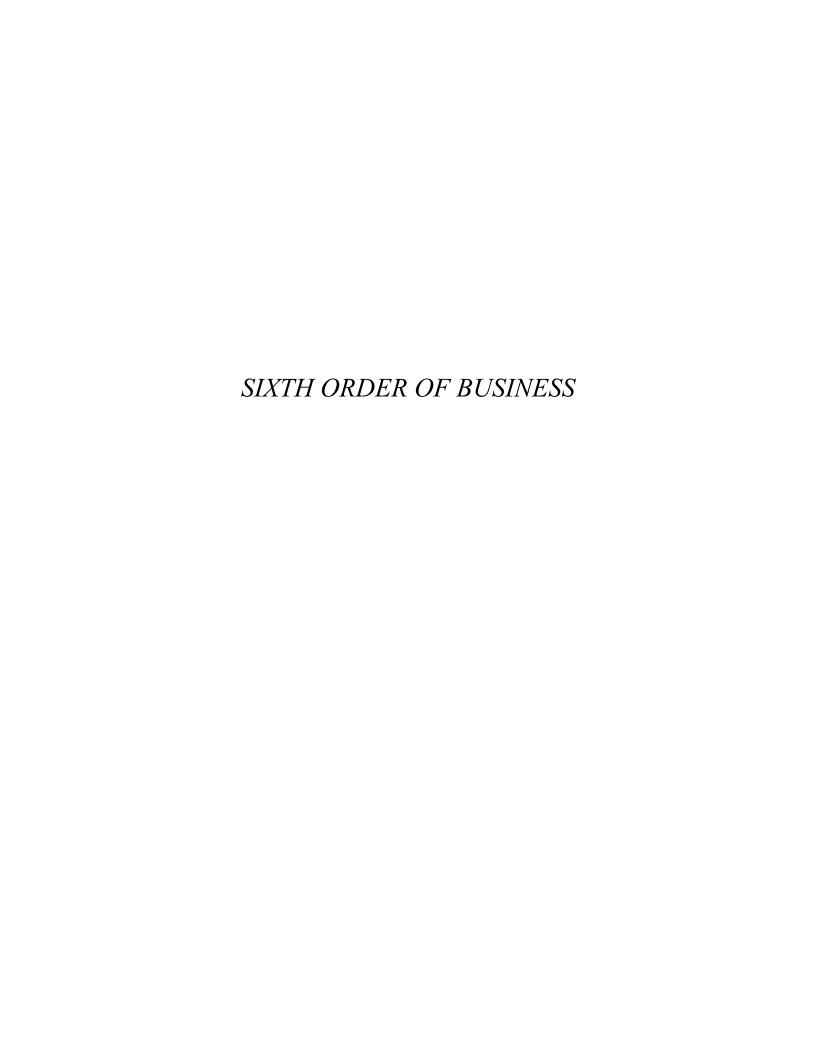
RECEIVED
By Tara Lee at 10:20 am, Jul 13, 2025

Unless otherwise noted:

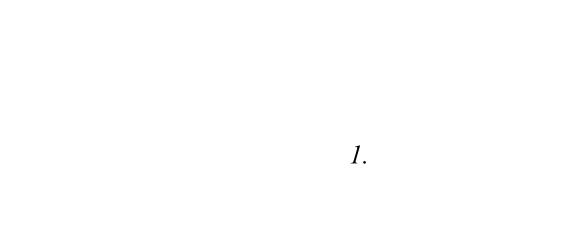
Alarm reconnection, nail fill, permitting & fees, hurricane shuttering, painting and/or staining, are NOT included in the above price. Not responsible for condition of used or customer supplied locks (call backs are subject to service fee on customer supplied locks) Lead times are ESTIMATES, not promises. Home owners are responsible for being on premise during inspections. All balances are due at time of completion of work. Invoices become past due 30 days after completion of work. A late fee of 1.5% per month with a \$35.00 minimum will be added to all past due invoices. We will accept a maximum credit card charge of \$2,500.00 per project. If you wish to use a credit card for more than that we will add a 3.5% convenience fee for all charges over \$2,500.00.

Total	\$12,657.44
Payments/Credits	\$0.00
Balance Due	\$12,657.44

REP:



A.





Durbin Crossing CDD

Landscape Update for August 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 COMPLETED

Projects

- Summer annuals are scheduled to be installed on 6/20/2025 COMPLETED
- Next annual rotation to be installed in September
- Longleaf Pine Pkwy Wiring Project
 - o Locates have been called in
 - Bores have been completed
 - Trenching and new wire installation is in progress; scheduled for completion by the end of August
 - 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
- o Islesbrook irrigation clock has been installed
- Replacement Crape Myrtle on Longleaf median has been approved and is being scheduled

.



Proposal #: 596075 Date: 8/20/2025

From: Michael Hunter

Tree Care Proposal for **Durbin Crossing CDD**

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

LOCATION OF PROPERTY

145 South Durbin Parkway St. Johns, FL 32259

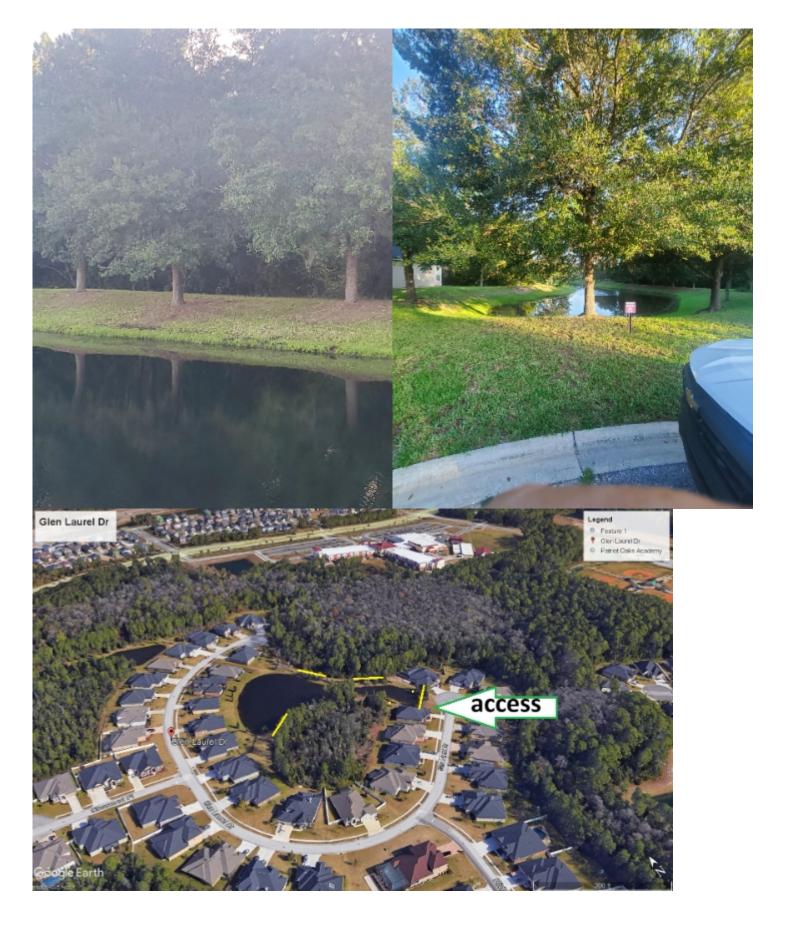
Oak Elevation- Glen Laurel Drive Pond

DESCRIPTION AMOUNT

Oak Elevation \$1,300.00

Elevation of 12 oaks located around pond near Glen Laurel Drive. Access point on map. 4 groups of 3 oaks. Transport debris to access point for pickup and disposal.

Debris from work to be removed from site and disposed of. Tree work to be executed in a timely manner, and per current industry & ANSI A300 standard practices. All labor, equipment, and disposal fees are included in the proposal.

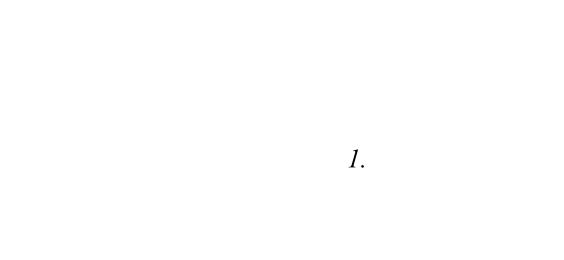


Terms and Conditions: Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged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

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

AUTHORIZATION TO PERFORM WORK: By Print Name/Title Durbin Crossing CDD Subtotal \$1,300.00 Proposal Total \$1,300.00 THIS IS NOT AN INVOICE





NOTICE OF MEETINGS DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the **Durbin Crossing Community Development District** will hold their regularly scheduled public meetings for **Fiscal Year 2026** at **6:00 p.m.** at the **Durbin Crossing South Amenity Center** located at **145 South Durbin Parkway**, **St. Johns, Florida 32259** on the fourth Monday of each month as follows, unless otherwise indicated:

October 27, 2025 November 17, 2025 (*third Monday) December 15, 2025 (*third Monday) January 26, 2026 February 23, 2026 March 23, 2026 April 27, 2026 May 18, 2026 (*third Monday) June 22, 2026 July 27, 2026 August 24, 2026 September 28, 2026 .

Durbin Crossing Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2025 - September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes □ No □

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication. **Standard:** 100% of meetings were advertised per Florida statute on at least two

mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes □ No □

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes □ No □

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes □ No □

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes □ No □

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes □ No □

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website. **Standard:** CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes □ No □

Goal 3.3: Annual Financial Audit

District Manager:_____

Durbin Crossing Community Development District

Print Name:

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes □ No □	
Chair/Vice Chair:Print Name:	Date:
Durbin Crossing Community Development District	
Darbin Crossing Community Development District	

Date:





Date of report 8-28-25

Submitted by: Sue O'Lear

UPDATES – No Board Action Required

PERSONNEL UPDATE: Introducing Kate Smith, Amenity Lifestyle Director.

CAMERA SYSTEM UPDATE: Dynamic Security began work on Phase 2 of the project Monday, August 18.

MOBILE CREDENTIAL UPDATE: We began distribution of mobile credentials to the community the week of August 18th.

SUMMER PROGRAMMING UPDATE:

- **CREEKSIDE HIGH SCHOOL:** The Creekside Knights began their practice season at Durbin Crossing by holding tryouts on August 12 and 14, with time trials and practice beginning the week of August 18.
- **CHAMPION SWIM SCHOOL:** While they asked permission to be in the pool through the end of September, due to enrollments dropping off in August (a common occurrence once school starts) they concluded their swim lesson season this month. Their revenue share to the district to date for 2025 is \$1,004.50.

POLICY AND POLICY SIGNAGE UPDATE: In conjunction with updating Amenity Center policy signage, we are doing a comprehensive review of the Amenity Center Policy document, last updated in 2024 with the addition of the Green Space policy. We will be prepared to present our suggestions in September after our "audit" is complete. As of now, possible updates to consider:

- Inclusion of specific language including the North Amenity Center in the inclement weather policy
- Inclusion of Pickleball policy
- Inclusion of the Fitness 14/15 (Youth Fitness) policy
- Possible amendment to the minimum age to enter the Amenity Centers/use the pool without an adult
- Possible amendment of pool dress code language
- Possible amendment of allowable items to bring in the pool
- Possible strengthening of policy (and addition of signage) regarding motorized bicycles on District property

FITNESS 14/15 (YOUTH FITNESS) UPDATE: To date, we have completed Youth Fitness orientations with 40 Durbin Crossing families over the last 13 months. We have never had to revoke the status of one of these young gym users, which I think is, at least in part, due to the thorough orientation that is completed in order to earn this status. We will continue to monitor how this status impacts volume, as the desire to have a larger fitness facility continues to be a request among those that use our facility. However, I think (as with many gym memberships) many go through the process, but their attendance isn't consistent enough to impact other users in a significant way. From a service perspective, it is wonderful to have an offering for Durbin families once we've had to redirect young people from being in the gym outside of the policy.





Date of report 8-25-2025

Submitted by: Zach Davidson

Monument Cap repair Tollerton/Board action required: During an inspection of the monuments in July, the cap on the exit side of Tollerton was sagging. I contact All Weather contracting to do an inspection. They discovered that the cap has some rot that needed to be addressed. On 8-5 the crew began to demolish the cap of the monument and discovered the damage was more than quoted and needed to be rebuilt completely. Nothing could be saved, we had the crew completely remove the cap for safety. Below are pictures and a quote for the repair that is needed. All monuments have been visually inspected. We did have 4 monuments that have cracked tiles that I am working with a roofer to get those repaired, these are located at Harbury, Huntston, Leith Hall and Lauriston.

Scope of Work:

<u>Provide all labor and materials to re-frame top of monument to include permitting. Once framing has passed, we will</u> complete the roof using owner supplied tiles \$9,980.00



North and South replacement doors/ stripping staining, sealing existing 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, 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. New irrigation clock had to be installed as the old one was not functional. Yellowstone is now tracing wires as the valves are not turning on. All work is being tracked and will be billed in October.

<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 by the accident. I have sent the crash report over to District for insurance purposes. Quote for the replacement tree has been sent over to district. Once tree arrives Yellowstone will install.

<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>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. Work was scheduled for 8/16.

<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. Waiting on scheduling.

<u>Pressure washing monuments/No Board action required:</u> Number of monuments need pressure washing throughout the community, below are the areas that the pressure washer will be addressed.

- (2) monuments and (1) brick wall 200 Gladstone Ct.
- (2) monuments and (2) brick walls 105 Castlegate Ln.
- (1) Durbin Crossing entrance sign and North Durbin and Veterans Parkway
- (2) monuments 200 Huntston Way
- (2) monuments 701 Castlegate Ct.
- (2) monuments 401 Buckhead Manor
- (2) monuments 1001 Lauriston Dr.
- (2) monuments 1201 Leith Hall Dr.
- (2) monuments 1901 Dumfries Ct.
- (2) monuments 32 Cloisterbane Dr.
- (2) monuments 105 Cantley Way
- (2) monuments 103 Wellwood Ave.
- (2) monuments 103 Averly Way
- (2) monuments 101 Longwood St.
- (2) monuments 100 Staplehurst Dr.
- (2) monuments 28 Forest Edge Dr.
- 4 monument signs at the intersection of Longleaf, North and South Durbin entrances.
- Bike rack pad (100 Harbury Drive)

<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>Streetlight reporting tracker/No board action required-</u> Below is the updated streetlight tracker, August's Street light ride was performed on 8/6.

Pole #/ street address Reported Date 475 North Durbin Pkwy 5/1/2025 137 WoodCross Dr. 5/1/2025 176 Wellwood Dr. 5/1/2025 125 South Durbin Parkway 5/1/2025 167 Thornloe Drive 5/1/2025 69 Willow Winds Pkwy 5/1/2025 25 Stirlingshire Ct. 5/1/2025 132 Cloisterbane Dr. 5/1/2025 309 Cloisterbane Dr. 5/1/2025 1038 Lauriston Dr. 6/4/2025	6/5/2025 6/5/2025 6/5/2025 6/5/2025	comments
475 North Durbin Pkwy 5/1/2025 137 WoodCross Dr. 5/1/2025 176 Wellwood Dr. 5/1/2025 125 South Durbin Parkway 5/1/2025 167 Thornloe Drive 5/1/2025 69 Willow Winds Pkwy 5/1/2025 25 Stirlingshire Ct. 5/1/2025 132 Cloisterbane Dr. 5/1/2025 309 Cloisterbane Dr. 5/1/2025 1038 Lauriston Dr. 6/4/2025	6/5/2025 6/5/2025 6/5/2025	comments
137 WoodCross Dr. 5/1/2025 176 Wellwood Dr. 5/1/2025 125 South Durbin Parkway 5/1/2025 167 Thornloe Drive 5/1/2025 69 Willow Winds Pkwy 5/1/2025 25 Stirlingshire Ct. 5/1/2025 132 Cloisterbane Dr. 5/1/2025 309 Cloisterbane Dr. 5/1/2025 1038 Lauriston Dr. 6/4/2025	6/5/2025 6/5/2025	
176 Wellwood Dr. 5/1/2025 125 South Durbin Parkway 5/1/2025 167 Thornloe Drive 5/1/2025 69 Willow Winds Pkwy 5/1/2025 25 Stirlingshire Ct. 5/1/2025 132 Cloisterbane Dr. 5/1/2025 309 Cloisterbane Dr. 5/1/2025 1038 Lauriston Dr. 6/4/2025	6/5/2025	
125 South Durbin Parkway 5/1/2025 167 Thornloe Drive 5/1/2025 69 Willow Winds Pkwy 5/1/2025 25 Stirlingshire Ct. 5/1/2025 132 Cloisterbane Dr. 5/1/2025 309 Cloisterbane Dr. 5/1/2025 1038 Lauriston Dr. 6/4/2025		+
167 Thornloe Drive 5/1/2025 69 Willow Winds Pkwy 5/1/2025 25 Stirlingshire Ct. 5/1/2025 132 Cloisterbane Dr. 5/1/2025 309 Cloisterbane Dr. 5/1/2025 1038 Lauriston Dr. 6/4/2025	6/5/2025	
69 Willow Winds Pkwy 5/1/2025 25 Stirlingshire Ct. 5/1/2025 132 Cloisterbane Dr. 5/1/2025 309 Cloisterbane Dr. 5/1/2025 1038 Lauriston Dr. 6/4/2025		
25 Stirlingshire Ct. 5/1/2025 132 Cloisterbane Dr. 5/1/2025 309 Cloisterbane Dr. 5/1/2025 1038 Lauriston Dr. 6/4/2025	6/5/2025	
132 Cloisterbane Dr. 5/1/2025 309 Cloisterbane Dr. 5/1/2025 1038 Lauriston Dr. 6/4/2025	6/5/2025	
309 Cloisterbane Dr. 5/1/2025 1038 Lauriston Dr. 6/4/2025	6/5/2025	
1038 Lauriston Dr. 6/4/2025	6/5/2025	
2000 2001/01011	6/5/2025	
	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	8/6/2025	
386 Willow winds Pkwy 7/2/2025	8/6/2025	
545 Saddlestone Dr. 7/2/2025	8/6/2025	
1106 Ashfield Way 7/2/2025	8/6/2025	
145 WoodCross Dr. 7/2/2025	8/6/2025	
111 Woodland Hills Way 7/2/2025	8/6/2025	
131 South Durbin Pkwy 8/6/2025		
167 Thornloe Drive 8/6/2025		
758 North Durbin Pkwy 8/6/2025		
117 North Durbin Pkwy 8/6/2025		
214 Ellsworth Cir. 8/6/2025		
246 Ellsworth Cir. 8/6/2025		
244 Islesbrook Pkwy 8/6/2025		
241 Islesbrook Pkwy 8/6/2025		
112 Ridge Harbor 8/6/2025		
313 Glen Laurel Dr. 8/6/2025		

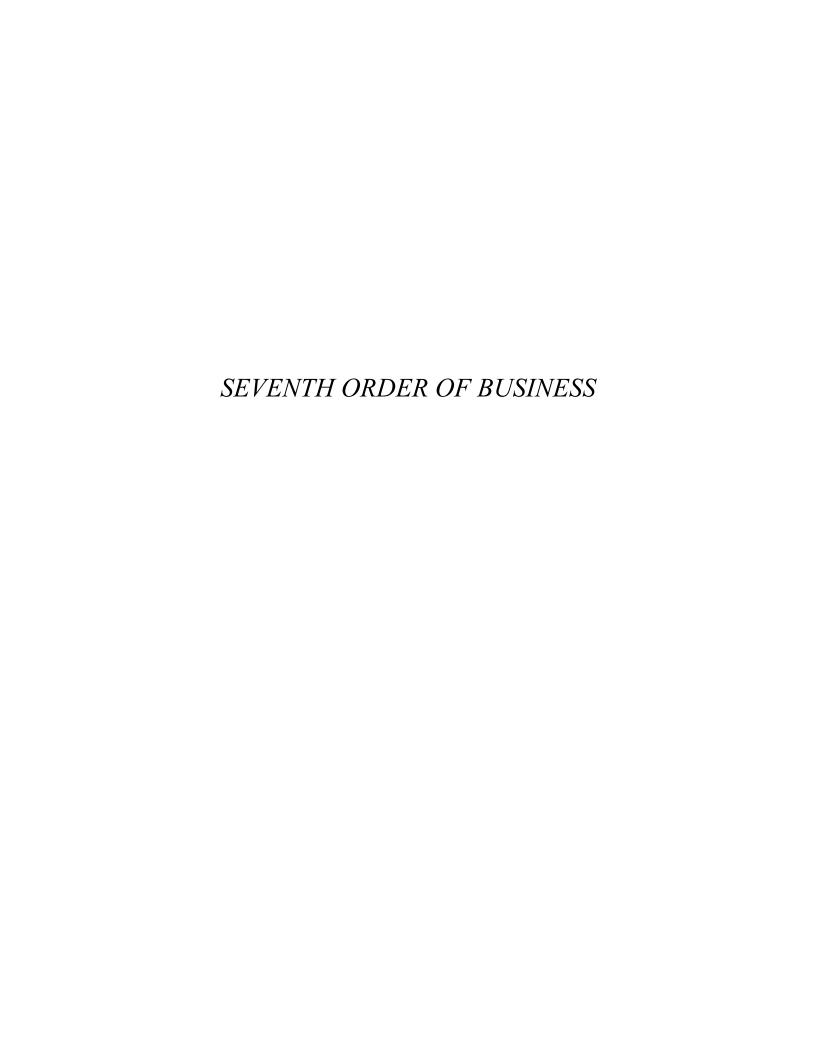
FIELD OPERATIONS UPDATES / No Board action required:

- Performed build/parking lot light inspection at North and South. 3 building lights and 1 parking lot light that were out have been replaced.
- Pressure washed the covered area on North pool deck.
- Dumpster pads at North and South have been cleaned out.
- Replacement step for North playground is on order and is to be shipped on 8/12, and installation will be done inhouse once it arrives.
- Deep clean on outside fans on pool decks at North and South have been done.
- Reset loose gate post on North pool side gate.
- Replace faulty photocell on South Durbin and longleaf main monument entrance lights.
- Replaced out ground light at South amenity.
- Leveled the "I" on the Durbin Crossing entrance monument at Longleaf and St. Johns Parkway.
- Half of the monument lights on the North tower at Veterans were out. After inspection we found a light that had grounded out causing the lights to not function. We replaced the light, and all lights are now working.

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

zdavidson@vestapropertyservices.com





RESOLUTION 2025-05 [FY 2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONSAND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"), the District Manager prepared and submitted to the Board of Supervisors ("Board") of the Durbin Crossing Community Development District ("District") prior to June 15, 2025, proposed budget(s) ("Proposed Budget") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website, https://durbincrossingcdd.com/, in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("Adopted Budget"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Durbin Crossing Community Development District for the Fiscal Year Ending September 30, 2026."

c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Chapter 189, *Florida Statutes*, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Chapter 189, Florida Statutes, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

DURBIN CROSSING COMMUNITY

PASSED AND ADOPTED THIS 25TH DAY OF AUGUST, 2025.

,,,,,,	DEVELOPMENT DISTRICT
Secretary / Assistant Secretary	Chair/Vice Chair, Board of Supervisors
Exhibit A: FY 2026 Budget	

ATTFST.

Exhibit A FY 2026 Budget

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		ctuals Thru 7/31/25		jected Next 2 Months		ejected Thru 9/30/25	1	Approved Budget FY 2026
REVENUES:				.,,		Proficis		-//		
MIX III MARA										
Special Assessments - On Roll	\$	2,681,509	\$	2,696,513	\$	-	\$	2,696,513	\$	2,960,402
Interest income		45,000		30,372		2,500		32,872		20,000
Other Revenues		30,000		17,972		1,500		19,472		30,000
Carry Forward Surplus		6,094		-		49,517		49,517		22,227
TOTAL REVENUES	\$	2,762,603	\$	2,744,857	\$	53,517	\$	2,798,374	\$	3,032,629
EXPENDITURES:										
Administrative										
Supervisor Fees	\$	12,000	\$	9,000	\$	2,000	\$	11,000	\$	12,000
FICA Taxes	,	918	•	689	,	153	,	842	•	918
Assessment Roll Administration		5,459		5,459		-		5,459		5,732
Engineering Fees		13,000		10,650		2,350		13,000		13,000
Dissemination Fees		7,860		7,050		810		7,860		8,253
Attorney Fees		50,000		65,092		10,000		75,092		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		13,648		2,730		16,377		17,196
Management Fees		56,035		46,696		9,339		56,035		58,837
Information Technology		1,638		1,365		273		1,638		1,720
Website Maintenance		1,092		910		182		1,092		1,146
Telephone		800		166		634		800		800
Postage		3,000		3,625		200		3,825		3,000
Printing & Binding		2,300		4,858		200		5,058		2,000
Insurance General Liability		9,461		8,488		-		8,488		9,550
Legal Advertising		2,000		1,035		965		2,000		2,000
Other Current Charges		500		561		139		700		700
Office Supplies		150		9		141		150		150
Dues, Licenses & Subscriptions		175		175		-		175		175
TOTAL ADMINISTRATIVE	\$	199,265	\$	191,450	\$	34,640	\$	226,089	\$	204,857

Durbin CrossingCommunity Development District

Approved Budget **General Fund**

		Adopted Budget	A	ctuals Thru	Pro	ojected Next	Pro	jected Thru	A	Approved Budget
Description		FY 2025		7/31/25		2 Months		9/30/25		FY 2026
•				· ·						
Operations & Maintenance										
Amenity Center										
Insurance	\$	46,680	\$	42,167	\$	-	\$	42,167	\$	45,064
Repairs & Replacements		85,000		91,071		18,423		109,494		110,000
Recreational Passes		3,000		1,250		750		2,000		2,000
Office Supplies		5,000		2,940		1,000		3,940		5,000
Permit Fees		4,500		3,936		564		4,500		4,500
Utilities										
Water & Sewer		38,900		22,242		16,658		38,900		38,900
Electric		32,000		25,179		6,821		32,000		28,600
Cable/Phone/Internet		21,000		20,911		89		21,000		22,000
Security System		1,670		3,133		1,867		5,000		1,000
Amenity Center Management Contract										
Managerial (Vesta)		255,503		212,919		42,584		255,503		263,168
Staffing (Vesta)		273,601		228,001		45,600		273,601		281,809
Lifeguards (Vesta)		98,189		68,893		29,296		98,189		101,135
Mobile App/Website (Vesta)		3,500		2,917		583		3,500		3,605
Refuse Service		9,000		9,573		1,800		11,373		11,500
Pool Chemicals		35,700		30,427		6,116		36,543		35,700
Special Events		30,000		33,765		6,235		40,000		50,000
Holiday Décor		20,000		12,350		-		12,350		20,000
Pest Control		8,000		5,355		1,000		6,355		8,000
Pressure Washing		9,000		1,700		2,000		3,700		9,000
Fitness Equip Maintenance		8,500		1,863		2,500		4,363		8,500
TOTAL AMENITY CENTER	\$	988,743	\$	820,591	\$	183,887	\$	1,004,478	\$:	1,049,481
Grounds Maintenance										
Electric	\$	10,000	\$	7,835	\$	2,165	\$	10,000	\$	10,000
Water & ReUse	Ф	300,000	Ф	7,835 141,810	Ф	2,165 145,447	Ф	287,257	Ф	325,000
Streetlighting		75,000		60,839		145,447		75,000		75,000
Lake Maintenance		55,620		48,759		6,861		55,620		57,289
Landscape Maintenance		562,267		468,556		93,711		562,267		579,135
Landscape Contingency		82,000		57,399		10,000		67,399		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						-		_, _, <u>_</u> ,		77,587
Fuel		900		640		120		760		900
Irrigation Repairs		15,000		18,321		2,500		20,821		35,000
Capital Reserve Funding		221,309		· -		221,309		221,309		-
TOTAL GROUNDS MAINTENANCE	<u>\$</u>	1,574,595	\$	1,049,305	\$	496,275	\$	1,545,579	\$	1,778,292
TOTAL EXPENDITURES	\$	2,762,603	\$	2,061,345	\$	714,801	\$	2,776,146	\$:	3,032,629
EXCESS REVENUES (EXPENDITURES)	\$	(0)	\$	683,511	\$	(661,284)	\$	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	<u>Annual</u>
20335949	145 S Durbin Pkwy	\$ 1,800	\$ 21,600
22357510	730 Durbin PY N	808	9,696
	Contingency	59	704
	Total	\$ 2,667	\$ 32,000

Cable/Phone/Internet

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

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	<u>Annual</u>		
Vesta	\$ 21.931	\$ 263.168		

Staffing

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

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

Special Events

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

Holiday Décor

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

Community Development District

Budget Narrative

Fiscal Year 2026

Expenditures - Amenity Center (continued)

Pest Control

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

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

Pressure Washing

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

Fitness Equipment Maintenance

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

Expenditures - Field

Electric

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

Account #	Description	<u>Monthly</u>	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	ctuals Thru	Pro	jected Next	Pr	Projected Thru		Approved Budget
Description		FY 2025	7/31/25	2	2 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		5,000	124,273		10,000		134,273		20,000
Carry Forward Surplus ⁽¹⁾		1,029,219	1,088,959		-		1,088,959		1,252,781
TOTAL REVENUES	\$	4,089,095	\$ 4,283,872	\$	10,000	\$	4,293,872	\$	4,327,657
EXPENDITURES:									
Series 2017A-1									
Interest - 11/1	\$	513,416	\$ 513,416	\$	-	\$	513,416	\$	488,375
Principal Prepayment - 11/1		-	10,000		-		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
EXCESS REVENUES (EXPENDITURES)	\$	1,082,689	\$ 1,242,781	\$	10,000	\$	1,252,781	\$	1,320,919
(1) Carry Forward is Net of Reserve Requ	.luc	+			Interest D	116 1	1/1/26		
Carry Porward is Net of Reserve Requ	uireme	ent					•	\$	461,891
					Interest D	ue 1	1/1/26		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	oal 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

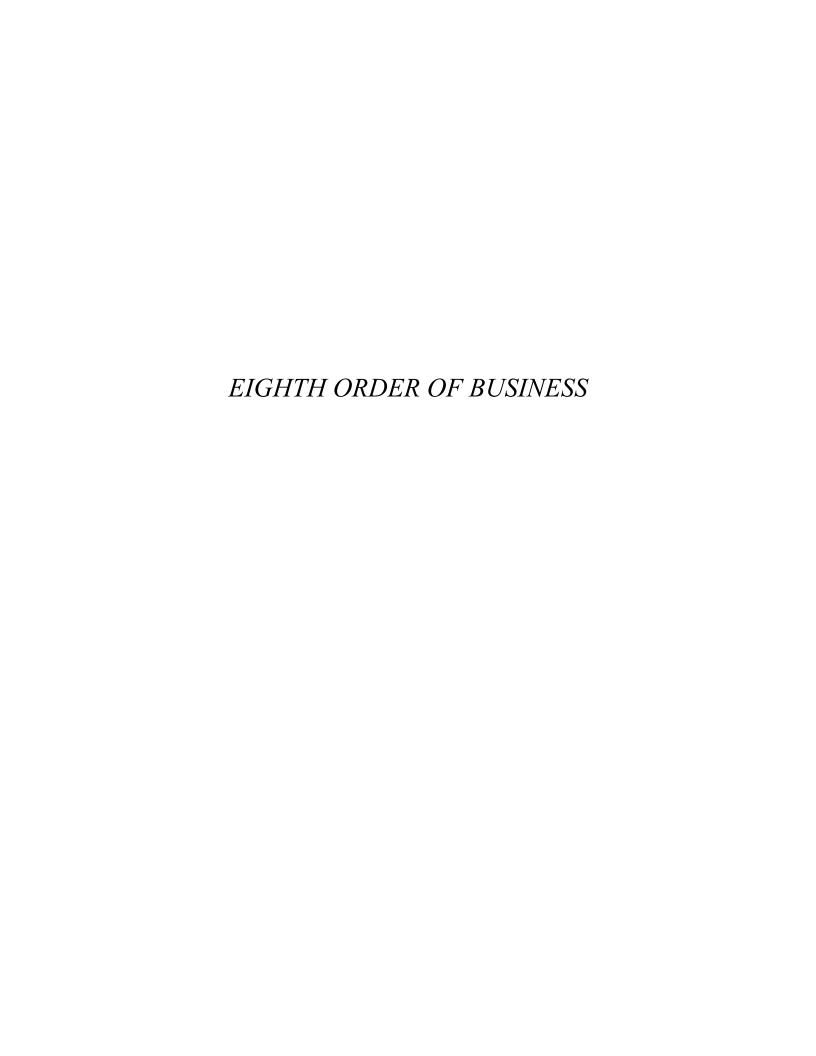
Durbin CrossingCommunity Development District

Approved Budget **Capital Reserve Fund**

	Budget		ojected Next	Projected Thru		A	Approved Budget		
Description	FY 2025	7/31/25		2 Months		9/30/25		FY 2026	
REVENUES:									
Miscellaneous Revenue/Interest Income	\$ 24,333	\$	41,501	\$	2,500	\$	44,001	\$	32,075
Capital Reserve Funding	221,309		-		221,309		221,309		-
Litigation Settlement	-		-		300,000		300,000		-
Carry Forward Balance	1,243,030		1,289,984		-		1,289,984		1,425,358
TOTAL REVENUES	\$ 1,488,672	\$	1,331,485	\$	523,809	\$	1,855,294	\$	1,457,433
EXPENDITURES:									
Capital Outlay	\$ 150,000	\$	281,704	\$	20,000	\$	301,704	\$	200,000
Repair and Replacement	23,881		79,848		15,000		94,848		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	\$	394,936	\$	35,000	\$	429,936	\$	503,487
Other Sources/(Uses)									
Transfer in/(Out)	\$ -	\$	-	\$	-	\$	-	\$	-
TOTAL OTHER SOURCES/(USES)	\$ -	\$	-	\$	-	\$	-	\$	-
TOTAL EXPENDITURES	\$ 173,881	\$	394,936	\$	35,000	\$	429,936	\$	503,487
EXCESS REVENUES (EXPENDITURES)	\$ 1,314,791	\$	936,549	\$	488,809	\$	1,425,358	\$	953,946

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				



RESOLUTION 2025-06 [FY 2026 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Durbin Crossing Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes,* for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in St. Johns County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"), the Board of Supervisors ("Board") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("Adopted Budget"), attached hereto as Exhibit A; and

WHEREAS, pursuant to Chapter 190, Florida Statutes, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B** ("Assessment Roll").

2. OPERATIONS AND MAINTENANCE ASSESSMENTS.

a. Benefit Findings. The provision of the services, facilities, and operations as described in Exhibit A confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in Exhibit A and Exhibit B and is hereby found to be fair and reasonable.

- b. O&M Assessment Imposition. Pursuant to Chapter 190, Florida Statutes, a special assessment for operations and maintenance ("O&M Assessment(s)") is hereby levied and imposed on benefitted lands within the District and in accordance with Exhibit A and Exhibit B. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
- **c. Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.
- 3. DEBT SERVICE SPECIAL ASSESSMENTS. The District's Board hereby certifies for collection the FY 2026 installment of the District's previously levied debt service special assessments ("Debt Assessments," and together with the O&M Assessments, the "Assessments") in accordance with this Resolution and as further set forth in Exhibit A and Exhibit B, and hereby directs District staff to affect the collection of the same.
- 4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes,* the District is authorized to collect and enforce the Assessments as set forth below.
 - a. Tax Roll Assessments. To the extent indicated in Exhibit A and Exhibit B, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "Tax Roll Property" identified in Exhibit B shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, Florida Statutes ("Uniform Method"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
 - b. **Future Collection Methods.** The District's decision to collect Assessments by any particular method e.g., on the tax roll or by direct bill does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.
- 5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.
- 6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7.	EFFECTIVE DATE.	This Resolution shall take effect upon the passage and adoption of th	is
Resolution by t	he Board.		

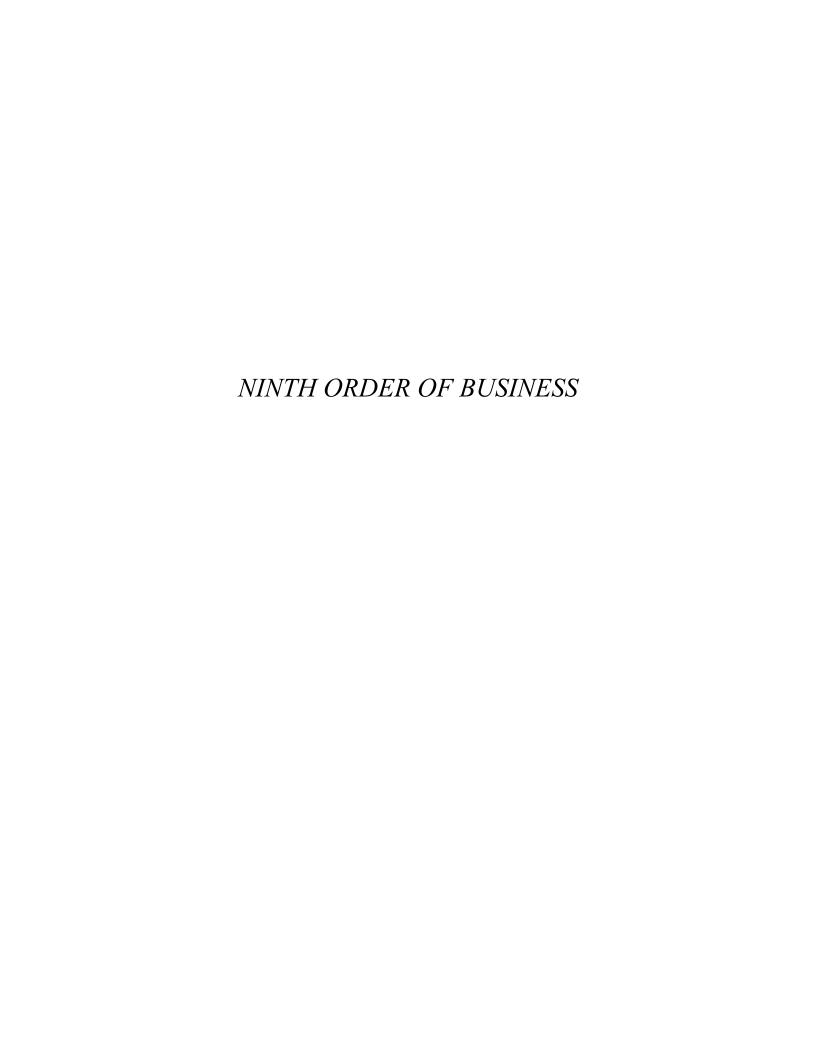
PASSED AND ADOPTED THIS 25TH DAY OF AUGUST, 2025.

ATTEST:		DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT
Secretary / A	Assistant Secretary	By:
Exhibit A: Exhibit B:	Adopted Budget Assessment Roll	

Exhibit AAdopted Budget

Exhibit B

Assessment Roll



A.



Durbin Crossing CDD St. Johns, Florida

Empowering Financially-Sustainable Communities

Reserve Studies | Structural Integrity Reserve Studies | Pre-Construction Planning

Homeowners Associations	Commercial Buildings
Condominium Associations	Schools & Museums
Active Adult Communities	Marinas and Waterfront
Community Development Districts (CDD)	Religious Facilities

Presented by
Charlie Sheppard PRA, RS, CCI
CSheppard@communityadvisors.com
904-303-3275



Table of Contents

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- Purpose of a ReserveStudy
- **8** Services Offered
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- **10** Terms of Service
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About Community Advisors

Established in 2009, Community Advisors, based in Jacksonville, Florida, specializes in capital reserve planning and property inspections across the Southern and Mid-Atlantic States. With over 1,000 completed studies, we serve a wide range of properties, including homeowners associations, condominiums, CDD's, schools, and commercial buildings.

Our Commitment

We provide long-term financial planning to minimize the risk of special assessments and deferred maintenance, helping to protect property values.

Why Choose Us?

Using advanced software, we deliver clear, customized reports with various funding methods. As experienced builders, we understand construction and maintenance needs, ensuring you're fully prepared to protect your investment.

Our Partnerships

We're proud members of the Association of Professional Reserve Analysts (APRA), Community Associations Institute (CAI), and the Association of Construction Inspectors (ACI), demonstrating our commitment to industry standards.







Mission and Vision



Mission

Develop a solid relationship with our clients that provides guidance on property maintenance, repair and capital replacements to insure stable and effective reserve funds are available when needed.



Vision

Our forward thinking approach keeps assessments moderate, maintains property values and avoids special assessments or loans.



We Have Worked With:

1

Community Development Districts

Tolomato, (Nocatee)
Amelia Concourse
Tisons Landing
Amelia Walk
South Village
Sampson Creek
Middle Village
Ridgewood Trails
Glen St. Johns
Bartram Springs
Bainbridge

Parkland Preserve
Cross Creek
Six Mile Creek
Dunes Utility
Double Branch
Pine Ridge Plantation
Brandy Creek
Turnbull Creek
Arlington Ridge
Magnolia West

Rivers Edge
Aberdeen
Durbin Crossing
St. Johns Forrest
Bannon Lakes
Deer Run
Trails
Southaven
Madeira Beach
Armstrong

Communities

Hammock Dunes Communities Queens Harbour - Jacksonville, FL The Georgia Club - Statham, GA Corolla Light POA - Corolla, NC The Landings - Skidaway Island, GA Beresford Hall Assembly - North Charleston, SC Cumberland Harbour - St. Mary's, GA Villas of Nocatee - Jacksonville, Fl Vizcaya HOA - Jacksonville, FL Cimarrone POA - St. Johns, FL Deercreek Country Club - Jacksonville, FL Deerwood Country Club - Jacksonville, FL Coastal Oaks - Ponte Vedra, FL Preserve at Summer Beach - Fernandina Bch, FL Amelia Park Neighborhood - Fernandina Bch, FL Amelia Oaks - Fernandina Beach, FL Coastal Oaks Amelia - Fernandina Beach, FL Oyster Bay POA - Fernandina, FL Oyster Bay Yacht Club - Fernandina, FL Ocean Breeze HOA - Fernandina Beach, FL The Enclave at Summer Beach - Fernandina Beach, FL RiverPlace at Summer Beach - Fernanding Beach. FL Amelia National - Fernandina, FL

We Have Worked With:

3 Condominiums

Carlton Dunes - Amelia Island, FL
Spyglass Villas - Amelia Island, FL
Ocean Club Villas - Amelia Island, FL
Sand Dollar Condo - Amelia Island, FL
Captain's Court - Amelia Island, FL
Dunes Club Villas - Amelia Island, FL
Villas at Summer Bch - Amelia Island, FL
Villas at Summer Bch - Amelia Island, FL
Coastal Cottages - Amelia Island, FL
Harrison Cove - Amelia Island, FL
Marina San Pablo - Jacksonville, FL
Laterra at World Golf - St. Augustine, FL
Surf Club III - Palm Coast, FL

The Peninsula - Jacksonville, FL
The Plaza at Berkman Plaza - Jacksonville, FL
1661 Riverside - Jacksonville, FL
Seascape - Jacksonville Beach, FL
Southshore Condominium Jacksonville Beach, FL
Ocean Villas at Serenata Beach - St. Augustine, FL
Watermark - Jacksonville Beach, FL
Oceanic Condominium - Jacksonville Beach, FL
Ocean 14 Condominium - Jacksonville Beach, FL
Serena Point Condominium - Jacksonville Beach, FL
Oceania Condominium - Jacksonville Beach, FL
Cumberland On Church - Nashville, TN

Active Adult Communities

Del Webb Ponte Vedra - Ponte Vedra, FL Stone Creek by Del Webb - Ocala, FL Villages of Seloy - St. Augustine, FL Cascades at World Golf Village - St. Augustine, FL The Haven at New Riverside - Bluffton, SC Artisan Lakes - Jacksonville, FL

5 Religious/Schools

St. Mark's Episcopal Church - Brunswick, GA Memorial Presbyterian - St. Augustine, FL Grace Mem. Presbyterian - St. Augustine, FL Trinity Episcopal Church - St. Augustine, FL St. Mark's Towers - Brunswick, GA Isle of Faith Methodist - Jacksonville, FL Deermeadows Baptist - Jacksonville, FL Frederica Academy - St. Simons Island, GA Fishburne Military School - Waynesboro, VA The Greenwood School - Jacksonville, FL

A Reserve Study Consists of:

1

Physical Analysis

Onsite evaluation of all components owned or maintained by the Association/District (roofs, streets, pools, Etc.) to determine component quantity, condition and remaining life. Our years of experience are critical for this step!

2

Financial Analysis

Creates a long-term plan that provides adequate funding for all reserve component with as moderate contributions as possible.

3

Following the Plan

Your report is easy to read with a detailed inventory of your major components that we verify with you. This maintains a historic record of replacements that tracks cost and facilitates report updates. We are available to review the report and address any concerns.

		Services Offe	re	d		
	Level I Full Reserve Study	Level II Reserve Study Update		Level III Financial Update		Structural Integrity Reserve Study (SIRS)
Field Observations						
Vist Your Community	\checkmark	\checkmark		No		\checkmark
Meet Board of Directors/Manager	$\overline{\mathbf{V}}$	$\overline{\mathbf{V}}$		Available		<u> </u>
Observe Association Assets	$\overline{\checkmark}$	\checkmark		N/A	S	Specific Components
Quantify Components	<u> </u>	Completed in Original Report		Completed in Original Report	S	Specific Components
Establish Compoment Inventory	<u> </u>	Completed in Original Report		Completed in Original Report	S	Specific Components
Determine Component Condition/Remaining Life				Based on Association Input	S	Specific Components
Report Generation						
Apply Component Life Projections	Typical For Location	Typical For Location		Typical For Location		Typical For Location
Use Local Replacement Cost	Local Vendor Cost	Local Vendor Cost		Local Vendor Cost		Local Vendor Cost
General Remaining Life Projections	Based on Experience	Based on Experience		Based on Experience	E	ased on Experience
Test Various Funding Plans	Cash Flow or Component	Cash Flow or Component		Cash Flow or Component	Са	sh Flow or Component
Funding Plan	Custom Made	Custom Made		Custom Made		Custom Made
Data Output						
Provide Custom Funding Plan	<u> </u>	<u> </u>		<u> </u>		
Include Various Charts						\leq
Easy to Read Format						\leq
Photos of Major Components	$\overline{\mathbf{Y}}$	<u> </u>		\checkmark		\checkmark
Report Delivered In PDF File		<u> </u>		\checkmark		<u> </u>
CAI & APRA Standards Followed		\checkmark		✓	Florid	da Statute Requirements
<u>Support</u>						
Meeting to Review Report Subject to Availability	<u> </u>			\checkmark		<u> </u>
Phone/Video Support available	<u> </u>					
A Report Revision Included						
Your Report Stored in Our Data Base	✓			\checkmark		~

24/7 Support

August 7, 2025

Durbin Crossing CDD 145 South Durbin Parkway St. Johns, Florida 32259

District Supervisors

Our scope of work includes a site visit to produce a new or Level I Full Reserve Study. Component included are: Parking lots, curbs. walks; landscape/irrigation components; stormwater system; signage; fencing, gates, access control; Amenity center roofs/exteriors, interior finishes, equipment; sport courts; swimming pool, furniture, filtration system; playgrounds/equipment; basketball court; site lighting; other components identified during site visit.

Charles R. Sheppard RS PRA CCI President & Reserve Analyst

CRShamand

A. Physical Analysis

- The site visit includes meeting with your representative to discuss any maintenance or operational concerns. We
 observe major components to determine quantity, age, condition and remaining useful life. Quantities are
 determined by field measurement and internet measurement tools or aerial measurement services.
- Building walls, trim and other features are observed from ground level. Flat roofs are observed only if safe fixed stair
 access is available. Pitched roofs are observed from ground level. Building Systems are not operated.
- Underground components or utility lines are not evaluated, however, allowances for replacement can be included.
- Upon completion of the site visit, an inventory of major components is established which includes quantity, replacement cost and remaining useful life. We recommend you review this information and provide historical costs and previous replacement time for any components.
- CA assumes the accuracy of any information and data that you provide, without CA performing any independent verification of the information and data provided.
- You agree to provide CA with all available documents and information, including but not limited to, historical and
 financial information, the governing documents, and any other information requested and deemed necessary to
 complete the inspection and report of your property. You also agree to provide CA with access to all common areas
 of the property.

B. Financial Analysis

 A review of your current funding plan is completed to determine fund status and performance. We provide a funding plan using the Cash Flow Method (pooled cash) with a funding goal of adequate funding which keeps reserves above a percent funded or balance threshold level. If component funding (line item) is used, then full funding is the funding goal.

C. Your Reserve Study Includes

- Executive summary with current funding status, fund balances and assumptions.
- Cash Flow includes a 30-Year cash flow projection or a one-year component funding projection.
- Inventory of major components with replacement cost, useful and remaining life projections.
- Various charts and photographs of major components.
- · Completed Report is sent via email in a PDF file. Printed & bound copies available at additional cost.
- CA's report contains opinions of estimated replacement costs or deferred maintenance expenses and remaining
 useful lives, which are neither a guarantee of the actual costs or expenses of replacement or deferred maintenance
 nor a guarantee of remaining useful lives of any property element.
- Your use of the report issued is limited to only its stated purposes. You acknowledge that CA is the exclusive owner of all intellectual property rights in and relating to its report. You hereby acknowledge that any use or reliance by you on the report for any unauthorized purpose is at your own risk and that you will be liable for the consequences of any unauthorized use or distribution of the report. Use or possession of the report by any unauthorized third party is prohibited. You may show the report in its entirety to the following third parties: members of your organization (including your directors, officers, members, tenants and prospective purchasers), your accountants, attorneys, financial institutions and property managers who need to review the information contained herein, and any other third party who has a right to inspect the report under applicable law including, but not limited, to any government entity or agency, or any utility companies. Without the written consent of CA, you shall not disclose the report to any other third party. By engaging our services, you agree that the report contains intellectual property developed and owned solely by CA and agree that you will not reproduce or distribute the report to any party that conducts reserve studies.

D. Payment Agreement and Terms

- One revision with limited adjustments is included for your report after your review within 30 days of issue. Additional
 revisions are invoiced for \$350.00 per issue. One site visit with a meeting is included. Additional site visits are
 invoiced at \$500.00 plus travel expenses each.
- To maintain excellent customer service and the requested delivery schedules CA asks that your acceptance of this proposal is made within 30 days. Signed proposals received after 30 days are subject to revision of delivery time and cost. If indicated a deposit fee may be required with the signed agreement to place your project in our production schedule and begin your study. A progress payment may be requested upon completion of the site visit depending on the size of the project. The remaining fee is due on receipt of the report. Payments not received 30 days after the invoice date are assessed at 1.5% interest per month. After 90 days have passed, due payments will be subject to additional charges for collection including attorney fees and other reasonable costs incurred by CA. Returned checks will be invoiced at \$25.00 each.
- CA's financial analysis is based on information provided by you, which CA assumes is accurate. Your report is a guide to be used for future capital component replacement planning, not a complete property inspection analysis.

E. Additional Terms

- CA performs its services as an independent contractor in accordance with its professional practice standards and its compensation is not contingent upon its conclusions.
- CA cannot and shall not provide an opinion on, nor is CA responsible for, your property's conformity to specific governmental code requirements for fire, building, earthquake, occupancy or otherwise.
- CA is not responsible for any conditions that have changed, or changes to your property, between the time of its inspection and the issuance of its report.
- CA does not investigate, nor assume any responsibility for, any existence or impact of any hazardous materials or structural defects that are latent or hidden defects that may or may not be present on or within your property.
- Except to the extent resulting from CA's willful misconduct in connection with the performance of its obligations under this Agreement, you agree to indemnify, defend, and hold Community Advisors, LLC and its affiliates, officers, managers, employees, agents, successors and assigns (each, an "CA Party") harmless from and against (and promptly reimburse each CA Party for) any and all losses, claims, actions, demands, judgments, orders, damages, expenses or liabilities, including, without limitation, reasonable attorneys' fees, asserted against or to which any CA Party may become subject in connection with this engagement, including, without limitation, as a result of any false, misleading or incomplete information which CA relied upon that was supplied by you or others under your direction, or which may result from any improper use or reliance on CA's report by you or third parties under your control or direction or to whom you provided such report.
- THE MAXIMUM LIABILITY (IF ANY) OF COMMUNITY ADVISORS, LLC WITH RESPECT TO THIS AGREEMENT AND COMMUNITY ADVISOR, LLC'S OBLIGATIONS HEREUNDER IS LIMITED TO THE AMOUNT OF FEES ACTUALLY RECEIVED BY COMMUNITY ADVISORS, LLC FROM YOU FOR THE SERVICES AND REPORT PERFORMED BY COMMUNITY ADVISORS, LLC AT YOUR PROPERTY UNDER THIS AGREEMENT, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE.

 NOTWITHSTANDING ANY OTHER PROVISION IN THIS AGREEMENT TO THE CONTRARY, YOU AGREE THAT COMMUNITY ADVISORS, LLC SHALL NOT BE LIABLE FOR ANY GENERAL, DIRECT, SPECIAL, EXEMPLARY, PUNITIVE, INCIDENTAL OR CONSEQUENTIAL DAMAGES.
- CA disclaims all representations and warranties whatsoever, express or implied or of any nature, with regard to the services and its report, including without limitation, merchantability or fitness for a particular purpose.
- This Agreement shall be governed in all respects by the laws of the state of Florida. Both Parties consent to jurisdiction under the state and federal courts within Duval County, Florida, and the prevailing party shall be entitled to recover all cost, fees, and expenses incurred in such action from the other party.

- <u>Waiver of Jury Trial.</u> The Parties knowingly and intentionally, irrevocably and unconditionally, waive any and all right to a trial by jury in any litigation arising out of or concerning this Agreement.
- Should any portion of this Agreement be deemed unenforceable by a court of competent jurisdiction, the remaining
 portions shall remain unaffected and be interpreted as if such unenforceable portions were initially deleted.
- If CA is ever, at any time in the future, called and/or required to be a witness; to answer discovery in any formal legal action; to provide deposition testimony; to provide testimony at trial; to make any filings in a legal proceeding; to provide information, respond in writing, or to communicate formally with any governmental entity or judicial forum; to participate in any mediation or arbitration; or to otherwise participate in any legal proceeding due to CA's services and/or written reports provided to you, then you agree to reimburse CA for its time at a rate of \$200.00 per hour for each hour that CA, including any employees, must dedicate to such matter, issue, or event. CA will provide you with an invoice for its time dedicated to such matter, issue, or event, and payment is due from you 30 days after the invoice date. Payments not received 30 days after the invoice date are assessed 1.5% interest per month. After 90 days have passed, due payments will be subject to additional charges for collection including attorney fees and other reasonable costs incurred by CA. Returned checks will be invoiced at \$25.00 each.
- This Agreement constitutes the entire agreement of the Parties with respect to the scope of work and supersedes all prior agreements, both written or oral, made or entered into by the Parties. Neither party has relied upon any representation not contained in this Agreement. This Agreement may not be amended or modified in any way except by an instrument in writing executed by each party.
- This Agreement is not assignable by either party.
- Neither party is liable to the other for any failure to perform due to causes beyond its reasonable control including, but not limited to, acts of God, acts of civil authorities, acts of military authorities, riots, acts of nature and natural disasters, embargo, fire, flood, pandemic and other acts which may be due to unforeseen circumstances, provided, however, that you shall not be relieved from your obligations to make any payment(s) to CA when due hereunder.
- This Agreement is made solely and specifically between, and for the benefit of, the Parties hereto, and no other
 person shall have any rights, interest or claims hereunder or be entitled to any benefits under or on account of this
 Agreement as a third-party beneficiary or otherwise. You hereby for yourself and other parties claiming under you,
 release and discharge CA from and against all claims arising from the hazards covered by your insurance, it being
 expressly agreed and understood that no insurance company or insurer will have any right of subrogation against
 CA.
- This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of
 which together will constitute one and the same instrument. Facsimile, e-mail, or other electronic transmission and
 electronic signatures are acceptable to bind the Parties.

This Agreement for consulting services is accepted on the below-listed date and by your signature below

Deposit Required: N/A

Name Of District:		
Authorized Signature:	Title:	
Printed Name:	Date:	
Phone Number:	Email:	

Professional Fee: \$3,800.00

Lets Partner!



Charlie Sheppard PRA, RS, CCI CSheppard@communityadvisors.com 904-303-3275



Visit Our Website!

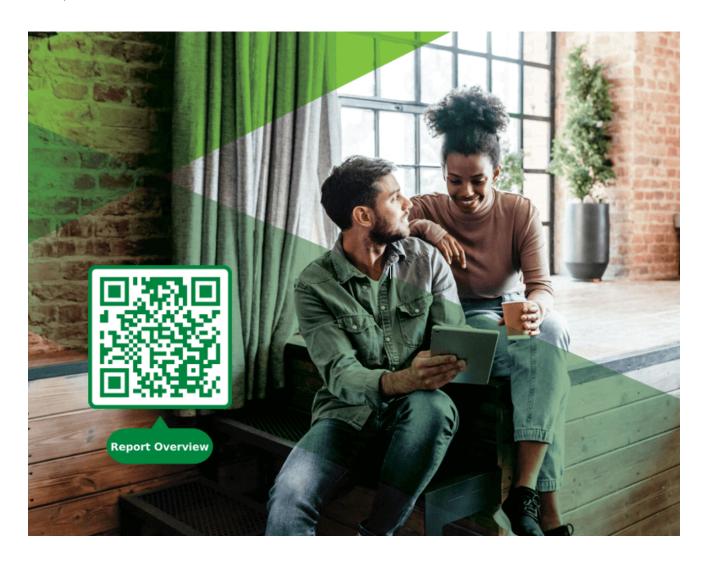




Michael Silvares, Account Specialist (813) 536-7198 michael@reserveadvisors.com

Property Wellness Reserve Study Program Proposal Level I Reserve Study

Durbin Crossing Community Development District St. Johns, FL



Reserve Advisors

Your Property Wellness Consultants



Our Property Wellness Reserve Study Program

Your home is the most expensive personal property you will ever own. The responsibility for preserving its value reaches beyond your home to include the spaces you share with your neighbors. Structures, systems, streets and amenities must be maintained to protect the value of your investment. But the required responsibility often stretches beyond individual knowledge and expertise. That's why associations turn to Reserve Advisors. As your property wellness consultants, our reserve study helps associations understand their assets, expected lifespans, and both the budgets and maintenance needed to keep them in great working order.



A Proactive Property Wellness Program

Our engineers provide a thorough evaluation of your property and shared assets, and create a strong, informed plan to maximize your community's physical and financial wellness for the long haul. Because proactive care ensures that your shared property is cared for the way you would care for your home. We have been helping communities thrive for over 30 years. But the job we are obsessed with is making sure you and your neighbors have what you need to protect your property today and prevent costly and avoidable repairs tomorrow. It is the best way to care for the place that makes you feel welcome, safe, secure and proud.



Helping Communities Thrive for Over 30 Years

With a team of 60+ engineers whose engineering backgrounds include civil, structural, mechanical, and more, we have over 350 years of combined experience conducting reserve studies for common interest realty associations nationwide. Our service area is one of the largest in the industry, and we pride ourselves on delivering unbiased recommendations that give communities the plans they need to ensure the future well-being of the property.

37,000+
RESERVE STUDIES CONDUCTED

19,000+
ASSOCIATIONS SERVED

3,950,000+
RESIDENTS SERVED

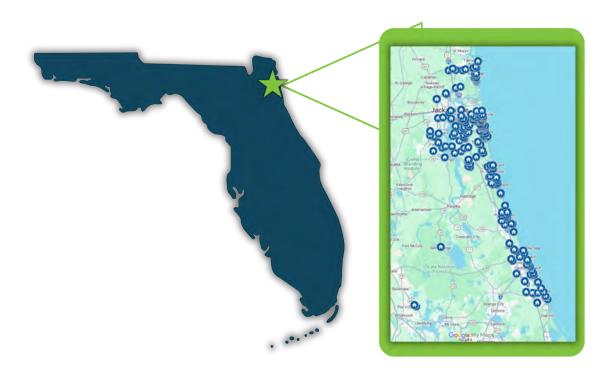
Industry Leadership

We were instrumental in pioneering the Community Association Institute's (CAI) Reserve Study Standards, and were influential in revising these standards in 2023 through our participation in an industry task force. This diverse group included reserve specialists, professional managers, community board members, attorneys, and accountants. Additionally, we continue to shape best practices in the field through active involvement with the Foundation for Community Association Research (FCAR), including chairing the Reserve Study Best Practices Report.

As a national member of CAI, we are actively involved in over 30 chapters nationwide, regularly supporting the organization's members through structured education, speaking engagements, and publications for managers and board members. Our leadership team members, Michelle Baldry and Matt Kuisle, are board members of FCAR and CAI, respectively. In addition to complying with legislative requirements specific to reserve studies, we are compliant with and/or accredited by:

- Association of Professional Reserve Analysts (APRA)
- Community Associations Institute (CAI)
- American Institute of Certified Public Accountants (AICPA)

Your Trusted Neighborhood Partner



Hear What Our Clients Say



"Lisa Pham was amazing to work with throughout the reserve study process. She has been quick to respond to any and all questions our Board of Directors had, and her in-depth answers were well received by our Unit Owners during our monthly board meeting. Lisa's presentation exceeded our expectations, and we look forward to working with her again in the future."

Afsheen Awan, General Manager Lexington Square Condominiums



"I greatly appreciated Reserve Advisors' level of engagement with our HOA officers throughout the entire process from our initial meeting, through their site visit and the publication of our study. Fred was very thorough and detailed and he addressed all our concerns and issues as well as presented solid, realistic, and executable recommendations."

James Holland, Vice President & Treasurer
Fallstone of Alexandria Homeowners Association

Level I Full Reserve Study

RESERVE ^M	LEVELI	LEVEL II	LEVEL III
ADVISORS	FULL RESERVE STUDY	RESERVE STUDY UPDATE WITH SITE-VISIT	RESERVE STUDY WITHOUT SITE-VISIT
Long-term thinking. Everyday commitment.		RESERVE STUDY PROCESS	
ONSITE VISUAL INSPECTION	Ø	€	
PRE-INSPECTION MEETING	Ø	Ø	
COMPONENT INVENTORY PLUS COMPONENT QUANTITIES & MEASUREMENTS	Established	Re-Assessed/Evaluated	Reflects prior study
CONDITION ASSESSMENTS	Based on visual observation	Based on visual observation	As reported by association
USEFUL LIFE ESTIMATES	Based on engineer's condition assessment	Based on engineer's condition assessment	Based on client's reported condition
VALUATION/COST ESTIMATES VIA PROPRIETARY BID DATABASE	Established for each reserve component	Re-evaluated for each reserve component	Re-evaluated for each reserve component
E T + 2 1		KEY DELIVERABLES	
MEETS AND EXCEEDS CAI'S NATIONAL RESERVE STUDY STANDARDS	8	⊗	8
PRIORITIZED LIST OF CAPITAL EXPENDITURES	Ø	Ø	8
CUSTOMIZED RECOMMENDED FUNDING PLAN(S)	Ø	Ø	Ø
RECOMMENDED PREVENTATIVE MAINTENANCE ACTIVITIES	Ø	Ø	
INCLUSION OF LONG-LIVED ASSETS	8	Ø	Ø
ELECTRONIC REPORT	Comprehensive report with component detail	Comprehensive report with component detail	Executive summary overview
EXCEL SPREADSHEETS	Ø	Ø	Ø
SUPPORT WITH IMPLEMENTATION OF REPORT	Ø	Ø	Ø
COMPLIMENTARY REPORT REVISION	Ø	Ø	
UNCONDITIONAL POST-STUDY SUPPORT AT NO ADDITIONAL COST INCLUDING REPORT PRESENTATION	Ø	Ø	Ø
	RECOMMENDED SERVICE LEVEL		

We are proposing a Level I Full Reserve Study. This service involves developing a component list and quantification of each item - a crucial aspect often overlooked by unqualified providers. This service is suitable for communities that have never undergone a reserve study, as well as those contemplating a change in reserve study providers. Conducting a Level I Reserve Study allows us to not only verify the accuracy of the component inventory and related quantities/measurements with certainty - the foundation of any reserve study - but to also present capital planning recommendations with unwavering confidence.

Property Wellness Reserve Study Program

Reserve Advisors will perform a Level I Reserve Study in accordance with Community Associations Institute (CAI) National Reserve Study Standards. Your reserve study is comprised of the following:

Physical Analysis: The reserve study consultant will develop a detailed list of reserve components, also known as a component inventory, and related quantities for each. We will complete a condition assessment or physical evaluation for each reserve component and the current condition of each will be documented with photographs. Life and cost estimates will be performed to determine estimated useful lives, remaining useful lives and current cost of repair or replacement.

Financial Analysis: The reserve study consultant will identify the current reserve fund status in terms of cash value and prepare a customized funding plan. The funding plan outlines recommended annual reserve contributions to offset the future cost of capital projects over the next 30 years.

Property Description

Durbin Crossing Community Development District comprises 2,500 units within 2 buildings. We've identified and will include the following reserve components:

Access Drives, Parking Areas, and/or Driveways, Irrigation System, Monuments, Landscaping, Signage, Perimeter Walls/Fences, Post or Pole Lights, Retaining Walls, Sport Court(s), Playground(s), Clubhouse(s), Fitness Room(s), Meeting Room(s), Party Room(s), Pool(s) including Fence, Deck, Mechanicals, etc., and other property specifically identified that you'd like us to include.

Scope of work includes all property owned-in-common as defined in your association's declaration and other property specifically identified that you'd like us to include.

Key Elements of Your Property Wellness Reserve Study Program

Reserve Advisors' Exclusive Tools

Reserve Advisors' exclusive tools allow you to make informed decisions to maintain your association's long-term physical and financial health.



Reserve Expenditures

View your community's entire schedule of prioritized expenditures for the next 30 years on one easy-to-read spreadsheet.

View Example



Funding Plan

Establishes the most stable and equitable recommended annual reserve contributions necessary to meet your future project needs.

View Example



Reserve Funding Graph

Highlights your community's current financial health and provides visibility to your projected cash flow over the next 30 years.

View Example



Component Specific Details

Including photographic documentation of conditions, project specific best practices outlining the scope of future projects, and preventative maintenance activities to maximize component useful lives.

View Example



Excel Spreadsheets

Empowering you to make more informed decisions by adjusting project schedules, future costs, and annual contributions in real time.

For Confidence in All Decisions



Personalized Experience Guarantee

As your trusted advisor, we are committed to providing clarity on the true cost of property ownership through a comprehensive capital planning solution and unmatched advisory services. If the experience we provide fails to live up to your expectations, contact us at any time for a refund.

Your property is your biggest investment. Here's why we're the right partner to protect it.



Full Engagement

It's our job to understand your specific concerns and to discuss your priorities in order to ensure your experience exceeds expectations.



Detailed Understanding

We will do whatever it takes to ensure you have complete confidence in interpreting and putting into practice our findings and recommendations.



Ongoing Support

Unlike other firms, we provide current and future boards with additional insight, availability to answer questions and guidance well beyond report delivery.



RA is comprised of a highly professional team with the depth of knowledge, access to extensive research resources, and sensitive interpersonal skills needed to collaborate with our community group comprised of board members and ad-hoc committee members to produce a detailed and relevant reserve study vital to keeping our community in a strong fiscal position as we plan for the future. Our engineer did an excellent job preparing the community for the site visit, listening to and incorporating information shared by our stakeholders, and leading them through a virtual meeting review of the completed study, answering questions and noting tweaks needed to finalize the reserve study for the community.

Ellen C. | Treasurer



The Time to Protect Your Property's Long-Term Health is Now

This proposal, dated 8/6/2025, for a Reserve Study, is valid for 90 days.

To Start Your Property Wellness Reserve Study Program Today:

1. Select the service options below to confirm scope of engagement

Service	Price
Reserve Study (Level I)	\$7,600.00
This service includes a pre-project meeting to discuss your unique needs and priorities with our engineer. You'll receive: 1) a PDF report with 30-year expenditure and funding plan tables, 2) Excel spreadsheet with formulas, and 3) Complimentary support with implementation of your study and ongoing guidance.	
We provide ongoing, tailored support—at no additional cost. We'll meet with you to walk through you recommendations, and answer any questions—ensuring you have the knowledge and confidence to your community's long-term success.	

		Total	\$7,600.00						
2. Sign below									
Signature:		Title:	_						
Name:		Date:							
For: <u>Durbin Crossing Com</u> <u>District</u>	munity Development	Ref: <u>210696</u>							
3. Pay 50% retainer. An invoice will be emailed to you upon project authorization.	Mailing Address Reserve Advisors, LLC PO Box 88955 Milwaukee, WI 53288-8926	ACH Send Remittances to 'accounting@rese at time of payment Checking Account Number: 151391168 Routing Number: 075905787							

You will receive your electronic report approximately four (4) weeks after our inspection, based on timely receipt of all necessary information from you. Authorization to inspection time varies depending on demand for our services. This proposal, dated 8/6/2025, is valid for 90 days, and may be executed and delivered by facsimile, portable document format (.pdf) or other electronic signature pages, and in any number of counterparts, which taken together shall be deemed one and the same instrument. One complimentary hard copy report is available upon request.

Financial Institution: First Business Bank

17335 Golf Parkway, Suite 150 | Brookfield, WI 53045

Professional Service Conditions

Our Services - Reserve Advisors, LLC ("RA") performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan, to create reserves for anticipated future replacement expenditures of the subject property. The purpose of our energy benchmarking services is to track, collect and summarize the subject property's energy consumption over time for your use in comparison with other buildings of similar size and establishing a performance baseline for your planning of long-term energy efficiency goals. The purpose of our Milestone Phase I is to evaluate the structural integrity of the building on the subject property and provide an inspection report summarizing our findings related to structural issues, or lack thereof.

In each case, our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. Our energy benchmarking services with respect to the subject property is limited to collecting energy and utility data and summarizing such data in the form of an Energy Star Portfolio Manager Report or any other similar report, and hereby expressly excludes any recommendations with respect to the results of such energy benchmarking services or the accuracy of the energy information obtained from utility companies and other third-party sources with respect to the subject property. Our Milestone Phase I inspections are limited to a visual examination of habitable and uninhabitable areas of the building, including the primary structural members and systems. The inspection aims to determine the presence of substantial structural deterioration, and unsafe or dangerous conditions with the structure. The reserve report, Milestone Phase I report, and any energy benchmarking report (i.e., any Energy Star Portfolio Manager Report) (including any subsequent revisions thereto pursuant to the terms hereof, collectively, the "Report") are based upon a "snapshot in time" at the moment of inspection. RA may note visible physical defects in the Report. The inspection is made by employees generally familiar with real estate and building construction. Except to the extent readily apparent to RA, RA cannot and shall not opine on the structural integrity of or other physical defects in the property under any circumstances. Without limitation to the foregoing, RA cannot and shall not opine on, nor is RA responsible for, the subject property's conformity to specific governmental code requirements for fire, building, earthquake, occupancy or otherwise.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the Report. RA does not provide any invasive testing whatsoever (including, without limitation, on any mechanical systems that provide energy to the property), nor can RA opine on any system components that are not easily accessible during the inspection. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services, nor does RA investigate vapor, water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions, and RA assumes no responsibility for any such conditions. The Report may contain opinions of estimated replacement costs or deferred maintenance expenses and remaining useful lives, which are neither a guarantee of the actual costs or expenses of replacement or deferred maintenance nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. Except to the extent resulting from RA's willful misconduct in connection with the performance of its obligations under this agreement, you agree to indemnify, defend, and hold RA and its affiliates, officers, managers, employees, agents, successors and assigns (each, an "RA Party") harmless from and against (and promptly reimburse each RA Party for) any and all losses, claims, actions, demands, judgments, orders, damages, expenses or liabilities, including, without limitation, reasonable attorneys' fees, asserted against or to which any RA Party may become subject in connection with this engagement, including, without limitation, as a result of any false, misleading or incomplete information which RA relied upon that was supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction or to whom you provided the Report. NOTWITHSTANDING ANY OTHER PROVISION HEREIN TO THE CONTRARY, THE AGGREGATE LIABILITY (IF ANY) OF RA WITH RESPECT TO THIS AGREEMENT AND RA'S OBLIGATIONS HEREUNDER IS LIMITED TO THE AMOUNT OF THE FEES ACTUALLY RECEIVED BY RA FROM YOU FOR THE SERVICES AND REPORT PERFORMED BY RA UNDER THIS AGREEMENT, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE. YOUR REMEDIES SET FORTH HEREIN ARE EXCLUSIVE AND ARE YOUR SOLE REMEDIES FOR ANY FAILURE OF RA TO COMPLY WITH ITS OBLIGATIONS HEREUNDER OR OTHERWISE. RA SHALL NOT BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE OR EXEMPLARY DAMAGES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, ANY LOST PROFITS AND LOST SAVINGS, LOSS OF USE OR INTERRUPTION OF BUSINESS, HOWEVER CAUSED, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), BREACH OF WARRANTY, STRICT LIABILITY OR OTHERWISE, EVEN IF RA HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. IN NO EVENT WILL RA BE LIABLE FOR THE COST OF PROCUREMENT OF SUBSTITUTE GOODS OR SERVICES. RA DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED OR OF ANY NATURE, WITH REGARD TO THE SERVICES AND THE REPORT, INCLUDING, WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

Professional Service Conditions - Continued

Report - RA will complete the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations with respect to the reserve study or Milestone Phase I, as applicable, and is deemed complete. RA will consider any additional information made available to RA within 6 months of issuing the Report and issue a revised Report based on such additional information if a timely request for a revised Report is made by you. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit. RA reserves the right to, and you acknowledge and agree that RA may, use any data provided by you in connection with the services, or gathered as a result of providing such services, including in connection with creating and issuing any Report, in a de-identified and aggregated form for RA's business purposes.

Your Obligations - You agree to provide us access to the subject property for an inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. Additionally, you agree to provide historical replacement schedules, utility bills and historical energy usage files that RA requests and deems necessary to complete the energy benchmarking services, and you agree to provide any utility release(s) reasonably requested by RA permitting RA to obtain any such data and/or information from any utility representative or other third party. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

Use of Our Report and Your Name - Use of the Report is limited to only the purpose stated herein. You acknowledge that RA is the exclusive owner of all intellectual property rights in and relating to the Report. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and that you will be liable for the consequences of any unauthorized use or distribution of the Report. Use or possession of the Report by any unauthorized third party is prohibited. The Report in whole or in part is not and cannot be used as a design specification for design engineering purposes or as an appraisal. You may show the Report in its entirety to the following third parties: members of your organization (including your directors, officers, tenants and prospective purchasers), your accountants, attorneys, financial institutions and property managers who need to review the information contained herein, and any other third party who has a right to inspect the Report under applicable law including, but not limited, to any government entity or agency, or any utility companies. Without the written consent of RA, you shall not disclose the Report to any other third party. By engaging our services, you agree that the Report contains intellectual property developed (and owned solely) by RA and agree that you will not reproduce or distribute the Report to any party that conducts reserve studies without the written consent of RA.

RA will include (and you hereby agree that RA may include) your name in our client lists. RA reserves the right to use (and you hereby agree that RA may use) property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

Payment Terms, Due Dates and Interest Charges - The retainer payment for any reserve study, Milestone Phase I inspection, and/or combined services is due upon execution of this agreement and prior to the inspection by RA, and any balance is due net 30 days from the Report shipment date. If only energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and any balance is due net 30 days from the Report shipment date. In any case, any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Unless this agreement is earlier terminated by RA in the event you breach or otherwise fail to comply with your obligations under this agreement, RA's obligations under this agreement shall commence on the date you execute and deliver this agreement and terminate on the date that is 6 months from the date of delivery of the Report by RA. Notwithstanding anything herein to the contrary, each provision that by its context and nature should survive the expiration or early termination of this agreement shall so survive, including, without limitation, any provisions with respect to payment, intellectual property rights, limitations of liability and governing law. We reserve the right to limit or decline refunds in our sole discretion. Refunds vary based on the applicable facts and circumstances.

Miscellaneous – Neither party shall be liable for any failures or delays in performance due to fire, flood, strike or other labor difficulty, act of God, act of any governmental authority, riot, embargo, fuel or energy shortage, pandemic, wrecks or delays in transportation, or due to any other cause beyond such party's reasonable control; provided, however, that you shall not be relieved from your obligations to make any payment(s) to RA as and when due hereunder. In the event of a delay in performance due to any such cause, the time for completion or date of delivery will be extended by a period of time reasonably necessary to overcome the effect of such delay. You may not assign or otherwise transfer this agreement, in whole or in part, without the prior written consent of RA. RA may freely assign or otherwise transfer this agreement, in whole or in part, without your prior consent. This agreement shall be governed by the laws of the State of Wisconsin without regard to any principles of conflicts of law that would apply the laws of another jurisdiction. Any dispute with respect to this agreement shall be exclusively venued in Milwaukee County Circuit Court or in the United States District Court for the Eastern District of Wisconsin. Each party hereto agrees and hereby waives the right to a trial by jury in any action, proceeding or claim brought by or on behalf of the parties hereto with respect to any matter related to this agreement.

Fairway Townhome Association

January 1, 2025 • Madison, USA







Reserve Advisors, LLC 735 N. Water Street, Suite 175 Milwaukee, WI 53202

Fairway Townhome Association Madison, USA

Dear Board of Directors of Fairway Townhome Association:

At the direction of the Board that recognizes the need for proper reserve planning, we have conducted a Full Reserve Study of Fairway Townhome Association in Madison, USA and submit our findings in this report. The effective date of this study is the date of our visual, noninvasive inspection, January 1, 2025.

This Full Reserve Study exceeds the Association of Professional Reserve Analysts (APRA) standards fulfilling the requirements of a "Level I Full Reserve Study."

An ongoing review by the Board and an Update of this Reserve Study are necessary to ensure an equitable funding plan since a Reserve Study is a snapshot in time. We recommend the Board budget for an Update to this Reserve Study in two- to three-years. We look forward to continuing to help Fairway Townhome Association plan for a successful future.

As part of our long-term thinking and everyday commitment to our clients, we are available to answer any questions you may have regarding this study.

Respectfully submitted on January 23, 2025 by:

Reserve Advisors, LLC

Visual Inspection and Report by: RESERVE ADVISORS ENGINEER Review by: DIRECTOR OF QUALITY ASSURANCE, RS1, PRA2

> Our report and experience backed by our Personalized Experience Guarantee.

Our trusted advisors work with you to tailor a reserve study that ensures clarity on the true cost of property ownership, providing you with peace of mind and expert guidance every step of the way.

1 RS (Reserve Specialist) is the reserve provider professional designation of the Community Associations Institute (CAI) representing America's more than 300,000 condominium, cooperative and homeowners associations.

2 PRA (Professional Reserve Analyst) is the professional designation of the Association of Professional Reserve Analysts. Learn more about APRA at http://www.apra-usa.com.







Long-term thinking. Everyday commitment.

NEW TO RESERVE STUDIES?



ACCESS OUR
QUICK START GUIDE



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1. RESERVE STUDY EXECUTIVE SUMMARY

Client: Fairway Townhome Association (Fairway)

Location: Madison, USA **Reference:** 123456

Property Basics: Fairway Townhome Association consists of 34 units in 17 buildings. The

community was built from 2007 to 2013.

Reserve Components Identified: 20 Reserve Components.

Inspection Date: January 1, 2025.

Funding Goal: The Funding Goal of this Reserve Study is to maintain reserves above an adequate, not excessive threshold during one or more years of significant expenditures. Our recommended Funding Plan recognizes these threshold funding years in 2030 and 2050 due to the replacement and subsequent replacement of the asphalt shingle roofs, respectively. In addition, the Reserve Funding Plan recommends 2055 year end accumulated reserves of approximately \$855,700. We judge this amount of accumulated reserves in 2055 necessary to fund the likely replacement of the fiber cement siding after 2055. These future needs, although beyond the limit of the Cash Flow Analysis of this Reserve Study, are reflected in the amount of accumulated 2055 year end reserves.

Methodology: We use the Cash Flow Method to compute the Reserve Funding Plan. This method offsets future variable Reserve Expenditures with existing and future stable levels of reserve funding. Our application of this method also considers:

- Current and future local costs of replacement
- 2.7% anticipated annual rate of return on invested reserves
- 3.3% future Inflation Rate for estimating Future Replacement Costs

Sources for *Local* **Costs of Replacement**: Our proprietary database, historical costs and published sources, i.e., R.S. Means, Incorporated.

Unaudited Cash Status of Reserve Fund:

- \$590,000 as of January 1, 2025
- 2025 budgeted Reserve Contributions of \$48,500
- A potential deficit in reserves might occur by 2030 based upon continuation of the most recent annual reserve contribution of and the identified Reserve Expenditures.

Project Prioritization: We note anticipated Reserve Expenditures for the next 30 years in the **Reserve Expenditures** tables and include a **Five-Year Outlook** table following the **Reserve Funding Plan** in Section 3. We recommend the Association prioritize the following projects in the next five years based on the conditions identified:

- Replacement of the asphalt shingle roofs due to deterioration including loose shingles, weathered shingles and sheathing deflection
- Repaving as deferral will result in dangerous road conditions and vehicle damage
- Repairs to the concrete flatwork to provide cofe correct for recidents and their guests
- Repairs to the r

The executive summary puts your community's financial roadmap and near-term priorities front and center, making it easy for all stakeholders to quickly understand the community's financial and physical needs.

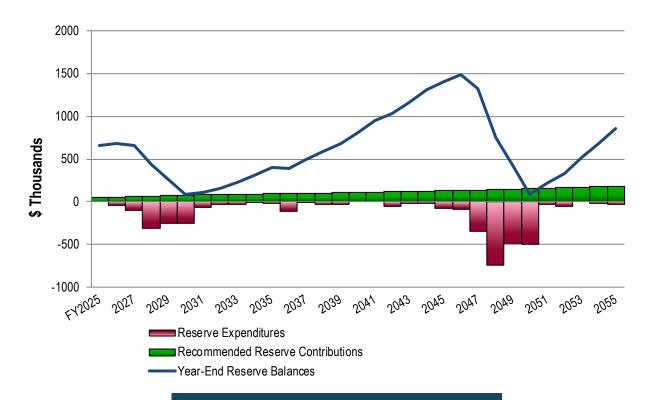


Recommended Reserve Funding: We recommend the following in order to achieve a stable and equitable Cash Flow Methodology Funding Plan:

- Phased increases of \$6,300 each year, from 2026 through 2030
- Inflationary increases thereafter through 2055, the limit of this study's Cash Flow Analysis
- Initial adjustment in Reserve Contributions of \$6,300 represents an average monthly increase of \$15.44 per owner and about a five percent (5.3%) adjustment in the 2025 Total Budget of \$120,000

FairwayRecommended Reserve Funding Table and Graph

	Reserve	Reserve		Reserve	Reserve		Reserve	Reserve
Year	Contributions (\$)	Balances (\$)	Year	Contributions (\$)	Balances (\$)	Year	Contributions (\$)	Balances (\$)
2026	54,800	682,037	2036	97,100	393,324	2046	134,300	1,488,216
2027	61,100	659,356	2037	100,300	496,320	2047	138,700	1,323,755
2028	67,400	433,183	2038	103,600	584,856	2048	143,300	751,358
2029	73,700	260,315	2039	107,000	678,097	2049	148,000	425,346
2030	80,000	89,480	2040	110,500	808,397	2050	152,900	84,693
2031	82,600	108,224	2041	114,100	945,864	2051	157,900	218,793
2032	85,300	161,698	2042	117,900	1,034,395	2052	163,100	336,184
2033	88,100	225,130	2043	121,800	1,164,005	2053	168,500	516,036
2034	91,000	313,334	2044	125,800	1,308,954	2054	174,100	687,081
2035	94,000	400,278	2045	130,000	1,402,811	2055	179,800	855,729



Threshold reserve funding ensures stable and the most equitable contributions over time, while reducing the risk of inadequate reserve funds over the next 30 years.

Page 1.2 - Executive Summary



2.RESERVE STUDY REPORT

At the direction of the Board that recognizes the need for proper reserve planning, we have conducted a *Full Reserve Study* of

Fairway Townhome Association

Madison, USA

and submit our findings in this report. The effective date of this study is the date of our visual, noninvasive inspection, January 1, 2025.

We present our findings and recommendations in the following report sections and spreadsheets:

- Identification of Property Segregates all property into several areas of responsibility for repair or replacement
- Reserve Expenditures Identifies reserve components and related quantities, useful lives, remaining useful lives and future reserve expenditures during the next 30 years
- Reserve Funding Plan Presents the recommended Reserve Contributions and year-end Reserve Balances for the next 30 years
- **Five-Year Outlook** Identifies reserve components and anticipated reserve expenditures during the first five years
- Reserve Component Detail Describes the reserve components, includes photographic documentation of the condition of various property elements, describes our recommendations for repairs or replacement, and includes detailed solutions and procedures for replacements for the benefit of current and future board members
- Methodology Lists the national standards, methods and procedures used to develop the Reserve Study
- Definitions Contains definitions of terms used in the Reserve Study, consistent with national standards
- Professional Service Conditions Describes Assumptions and Professional Service Conditions
- Credentials and Resources



IDENTIFICATION OF PROPERTY

Our investigation includes Reserve Components or property elements as set forth in your Declaration or which were identified as part of your request for proposed services. The Expenditure tables in begins by segregating responsibility matrix on the following responsibility for repair

and replacement.

Our process of identifunderstand whether research

the management team d certain replacements

and assists in preparation of the annual budget. We derive these segregated classes of property from our review of the information provided by the Association and through conversations with Management and the Board. These classes of property include:

- Reserve Components
- Long-Lived Property Elements
- Operating Budget Funded Repairs and Replacements
- Property Maintained by Owners
- Property Maintained by City of Madison

We advise the Board to conduct an annual review of these classes of property to confirm its policy concerning the manner of funding, i.e., from reserves or the operating budget. Reserve Components are defined by CAI as property elements with:

- Fairway responsibility
- Limited useful life expectancies
- Predictable remaining useful life expectancies
- Replacement cost above a minimum threshold

The following tables depict the items excluded from the Reserve Expenditure plan:

Excluded Components

for Fairway Townhome Association Madison, USA

Operating Budget Components

Repairs normally funded through the Operating Budget and Expenditures less than \$3,000 (These relatively minor expenditures have a limited effect on the recommended Reserve Contributions.)

The operating budget provides money for the repair and replacement of certain Reserve Components. The Association may develop independent criteria for use of operating and reserve funds.

- Benches
- · Catch Basins, Landscape
- · Irrigation System, Controller
- Landscape
- Paint Finishes, Touch Up
- Shutters, Vinyl

Long-Lived Components		
These elements may not have predictable Remaining Useful Lives or their replacement may occur beyond the scope of this study. The operating budget should fund infrequent repairs. Funding untimely or unexpected replacements from reserves will necessitate increases to Reserve Contributions. Periodic updates of this Reserve Study will help determine the merits of adjusting the Reserve Funding Plan.	Useful Life	Estimated Cost
Electrical Systems, Common	to 70+	N/A
• Foundations	Indeterminate	N/A
Pipes, Subsurface Utilities	to 85+	N/A
Structural Frames	Indeterminate	N/A
Walls, Fiber Cement Siding, Replacement¹	to 50	\$651,000
¹ Includes Soffit and Fascia		

Owners Responsibility Components

Certain items have been designated as the responsibility of the Owners to repair or replace at their cost, including items billed back.

- Decks
- Electrical Systems (Including Circuit Protection Panels)
- Garage Doors
- Heating, Ventilating and Air Conditioning (HVAC) Units
- Interiors
- Patios
- Pipes (Within Units)
- Stoops (However, at the direction of the Board, we include reserve funds for partial replacements in coordination with sidewalks.)
- Windows and Doors

Excluded Components

for Fairway Townhome Association Madison, USA

City of Madison Responsibility Components

Certain items have been designated as the responsibility of City of Madison to repair or replace.

• Fences, Split Rail, North Perimeter

Walking Path



3. RESERVE EXPENDITURES and FUNDING PLAN

The tables following this introduction present:

Reserve Expenditures

- Line item numbers
- Total quantities
- Quantities replaced per phase (in a single year)
- Reserve component inventory
- Estimated first year of event (i.e., replacement, application, etc.)
- Life analysis showing
 - useful life
 - remaining useful life
- 2025 local cost of replacement
 - Per unit
 - Per phase
 - Replacement of total quantity
- Percentage of future expenditures anticipated during the next 30 years
- Schedule of estimated future costs for each reserve component including inflation

Reserve Funding Plan

- · Reserves at the beginning of each year
- Total recommended reserve contributions
- Estimated interest earned from invested reserves
- Anticipated expenditures by year
- Anticipated reserves at year end
- Predicted reserves based on current funding level

Five-Year Outlook

- Line item numbers
- Reserve component inventory of only the expenditures anticipated to occur within the first five years
- Schedule of estimated future costs for each reserve component anticipated to occur within the first five years

The purpose of a Reserve Study is to provide an opinion of reasonable annual Reserve Contributions. Prediction of exact timing and costs of minor Reserve Expenditures typically will not significantly affect the 30-year cash flow analysis. Adjustments to the times and/or costs of expenditures may not always result in an adjustment in the recommended Reserve Contributions.

Financial statements prepared by your association, by you or others might rely in part on information contained in this section. For your convenience, we have provided an electronic data file containing the tables of **Reserve Expenditures** and **Reserve Funding Plan**.

RESERVE EXPENDITURES

Fairway Townhome Association Madison, USA

- Explanatory Notes:

 3.3% is the estimated Inflation Rate for estimating Future Replacement Costs.

 FY2025 is Fiscal Year beginning January 1, 2025 and ending December 31, 2025.

 2) 2056+ indicates a component which is considered long-lived

	4.800	4.730	4.710	4.700	4.600	4.560	4.420	4.140	4.110	4.100	4.045	4.040	4.020		1.820	1.761	1.760	1.759	1.280	1.260	1.240	1.140		Line
	0			0	0	0				0					0 30,200		0 31,000	9				0		Total Quantity
	_	2,300 6	620 1	_	ω	12	1,500 1,5	5,670 3	6,200 3	13	6,650 3,3	6,305 3,1	6,650 6,6			34		34	1,100 3	88	6,250 2,0	34		Per Phase
	1 Allowance	90 Square \	124 Linear Feet	1 Each	3 Each	12 Each	1,500 Square Feet	331 Square Feet	372 Linear Feet	7 Each	25 Square \	53 Square	50 Square		30,200 Square Feet	34 Units	10,333 Square Feet	34 Units	367 Squares	68 Each	2,083 Linear Feet	34 Each		ase ity Units
Anticipated Expenditures, By Year (\$3,765,213 over 30 years)	nce Signage, Entrance Monument, Renovation	690 Square Yards Pond, Sediment Removal, Partial	Feet Pond, Erosion Control, Partial	Pond, Aerator	Mailbox Stations berein	Light Poles and Fixtures The Salve no chual res	Irrigation System, Entrance	Concrete Sidewalks and S	Concrete Curbs, Partial	Catch Basins, Inspections and Capital Repairs, Phased	3,325 Square Yards Asphalt Pavement, Total Replacement, Phased	3,153 Square Yards Asphalt Pavement, Mill and Overlay, Remaining, Phased	6,650 Square Yards Asphalt Pavement, Crack Repair, Patch and Seal Coat	Property Site Elements	Feet Walls, Masonry, Inspections and Repairs	Walls, Trim and Railings, Paint Finishes, Interim	Feet Walls, Siding, Fiber Cement, Replacement, Phased (Incl. Soffit and Fascia)	Walls, Fiber Cement Siding and Trim, Paint Finishes	s Roofs, Asphalt Shingles, Phased	Light Fixtures	Feet Gutters and Downspouts, Aluminum, Phased	Chimney Caps, Metal	Exterior Building Elements	its Reserve Component Inventory
	2031	2038	2027	2027	2033	2036	2048	2029	2027	2027	2047	2027	2031		2031	20	2056	2026	2028	2032	2028	2033		Estimated 1st Year of Event
	31 15 to		27 to		33 to	ð	48 to					27 15 to	31 3 to		31 10 to	2032 4 to		26 8 to			28 15 to	33 to		i 1
	0 20	to 30 13 t	6	10 to 15	25	25	40	to 65 4 to	to 65 2 to	15 to 20 2	15 to 20 22	20	Οī		0 15	9	to 50 31 t	5 10	15 to 20 3	to 25	20	25		Life Analysis, Years Useful Remaining
	6	13 to 30+	2 to 30+	2 1	00	1	23	4 to 30+	2 to 30+	2 to 3	22 to 23	2 to 3	6		0	7	31 to 30+		3 to 5	7	3 to 5	00		i ' I
	5,000.00	28.00	50.00	10,000.00	2,000.00	3,000.00	2.15	22.50	45.00	1,100.00	37.50	17.50	1.80		1.25	650.00	21.00	1,300.00	510.00	90.00	14.50	500.00		Unit (2025)
	5,000	19,320	6,200	10,000	6,000	36,000	3,225	7,442	16,740	7,150	124,688	55,169	11,970		37,750	22,100	217,000	44,200	187,002	6,120	30,208	17,000		Costs, \$ Per Phase (2025)
	5,000	64,400	31,000	10,000	6,000	36,000	3,225	127,575	279,000	14,300	249,375	110,338	11,970		37,750	22,100	651,000	44,200	561,000	6,120	90,625	17,000		Total (2025)
	0	8	8	00	00	8	25	75	00	00		38	70		50	00	00	00		20	25	00		Percentage of Future Expenditure
	0.5%	0.8%	0.8%	0.7%	0.2%	1.4%	0.2%	2.1%	1.4%	1.2%	13.8%	3.2%	4.1%		3.1%	3.2%	0.0%	5.2%	49.5%	0.2%	8.0%	0.6%		Percentage of Future RUL = 0 Expenditures FY2025
0 45															mai for	AGA		45						i
45,659 101			6,6	10,					17,	7,6		58,		eac	maintenance, and local conditions form the foundation for timing of	Conditi		45,659						1 2026 20
101,650 308			6,616	10,671					17,863	7,630 7,		58,870 60		each capital project.	ce, and oundati	on hist			206		33			2 2027 21
308,125 255								œ		7,881		60,813		ii projec	local co	orv of r			206,133 212		33,299 34			3 2028 21
255,806 255								8,474						ř	ondition iming o	enaire a			212,935 219		34,398 35			2029 20
255,494 66	6,												14	L					219,962		35,533			5 2030 2
66,489 35	6,075												14,544		45,869	27				7,				6 2031 2
35,421 29					7,											27,739				7,682		22		7 2032 2
29,822 9,					7,780			õ														22,042		8 2033 20
9,967 16								9,967					16											9 2034 20
16,561 114						51							16,561					63						10 2035 2
114,625 9,			9,			51,452												63,172						11 1 2036 20
9,154 29,		29	9,154																					12 1 2037 20
29,465 30,		29,465						1					18											13 1 2038 20
30,582								11,724					18,858											14 2039 20
0																								15 2040

RESERVE EXPENDITURES

Fairway
Townhome Association
Madison, USA

	4.800	4.730	4.710	4.700	4.600	4.560	4.420	4.140	4.110	4.100	4.045	4.040	4.020		1.820	1.761	1.760	1.759	1.280	1.260	1.240	1.140		Item	Ī
		2,300	620	_	ω	12	1,500	5,670	6,200	13	6,650	6,305	6,650		30,200	34	31,000	34	1,100	68	6,250	34		Quantity	1
	_			_	ω					7														Quantity	
	1 Allowance	Square Yar	124 Linear Feet	Each	Each	12 Each	1,500 Square Feet	331 Square Feet	372 Linear Feet	Each	Square Yar	Square Yar	Square Yar		30,200 Square Feet	34 Units	Square Fee	34 Units	367 Squares	68 Each	2,083 Linear Feet	34 Each		Units	
Anticipated Expenditures, By Year (\$3,765,213 over 30 years)	Signage, Entrance Monument, Renovation	690 Square Yards Pond, Sediment Removal, Partial	et Pond, Erosion Control, Partial	Pond, Aerator	Mailbox Stations berein an actions	Light Poles and Fixtures The same not not	Irrigation System, Entrance	Concrete Sidewalks and S	Concrete Curbs, Partial	Catch Basins, Inspections and Capital Repairs, Phased	3,325 Square Yards Asphalt Pavement, Total Replacement, Phased	3,153 Square Yards Asphalt Pavement, Mill and Overlay, Remaining, Phased	6,650 Square Yards Asphalt Pavement, Crack Repair, Patch and Seal Coat	Property Site Elements	et Walls, Masonry, Inspections and Repairs	Walls, Trim and Railings, Paint Finishes, Interim	10,333 Square Feet Walls, Siding, Fiber Cement, Replacement, Phased (Incl. Soffit and Fascia)	Walls, Fiber Cement Siding and Trim, Paint Finishes	Roofs, Asphalt Shingles, Phased	Light Fixtures	et Gutters and Downspouts, Aluminum, Phased	Chimney Caps, Metal	Exterior Building Elements	Reserve Component Inventory	Madison, USA
	2031	2038	2027	2027	2033	2036	2048	2029	2027	2027	2047	2027	2031		2031	2032	2056	2026	2028	2032	2028	2033		Event	Estimated
	15 to 20	to 30	to 10	10 to 15	to 25	to 25	to 40	to 65	to 65	15 to 20	15 to 20	15 to 20	3 to 5		10 to 15	4 to 6	to 50	8 to 10	15 to 20	to 25	15 to 20	to 25		Usefu	_
	0 6	13 to 30+	2 to 30+	5 2	œ	1	23	4 to 30+	2 to 30+	0 2 to 3	0 22 to 23	0 2 to 3	6		5	7	31 to 30+	_	0 3 to 5	7	0 3 to 5	∞		Remaining	ife Analysis,
	5,000.00	28.00	50.00	10,000.00	2,000.00	3,000.00	2.15	22.50	45.00	1,100.00	37.50	17.50	1.80		1.25	650.00	21.00	1,300.00	510.00	90.00	14.50	500.00		g (2025)	
	00 5,000	00 19,320	00 6,200	00 10,000	00 6,000	00 36,000	15 3,225	50 7,442	00 16,740	00 7,150	50 124,688	50 55,169	80 11,970		25 37,750	00 22,100	00 217,000	00 44,200	00 187,002	00 6,120	50 30,208	00 17,000		(2025)	Costs, \$
	8	20	8	00	8	8	25			50			70		50	00		8		20		00			
	5,000	64,400	31,000	10,000	6,000	36,000	3,225	127,575	279,000	14,300	249,375	110,338	11,970		37,750	22,100	651,000	44,200	561,000	6,120	90,625	17,000		(2025) Exp	
	0.5%	0.8%	0.8%	0.7%	0.2%	1.4%	0.2%	2.1%	1.4%	1.2%	13.8%	3.2%	4.1%		3.1%	3.2%	0.0%	5.2%	49.5%	0.2%	8.0%	0.6%		Expenditures	Percentage
0																								2041	0
55,746				17,366												38,379								2042	
21,473													21,473											2043	
13,791								13,791						alliua	Manag adjus	ť	You							2044	
72,264															ement a	funding plan tables in Excel.	You receive the expenditure							2045	
87,404														real-time.	and the osts:	lan tab	the ex	87,404						2046	2
340,617			12,665						34,195	14,605	254,701		24,451	ne.	Board of the second sec	les in E	penditu							2047	3
743,338							6,805			15,087	263,106			real-time.	Management and the Board can easily adjust project costs, timelines, and	xcel.	re and		394,596		63,743			2048	3
489,686								16,221							֓֞֞֞֓֞֓֞֓֞֓֓֓֓֓֓֞֟֟ ֓		J		407,618		65,847			2049	2
500,347	11,258																		421,069		68,020			2050) Fi
27,842													27,842											2051	3
53,101																53,101								2052	3
0																								2053	8
19,081								19,081																2054	3
31,703													31,703											2055	3

Reserve Advisors, LLC

RESERVE FUNDING PLAN

CASH FLOW ANALYSIS
Fairway

Our reports evaluate current reserve funds and return on investments in order to create the most stable recommended annual reserve contributions.

Townhome Association Individual Reserve Budgets & Cash Flows for the Next 30 Years 2040 FY2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 Madison, USA 584,856 Reserves at Beginning of Year 655,085 682,037 659,356 433,183 260,315 89,480 108,224 161,698 225,130 313,334 400,278 393,324 496,320 678,097 590,000 (Note 1) 48,500 **Total Recommended Reserve Contributions** (Note 2) 54,800 61,100 67,400 73,700 80,000 82,600 85,300 88,100 91,000 94,000 97,100 100,300 103,600 107,000 110,500 **Estimated Interest Earned, During Year** 2,633 10,571 (Note 3) 16,585 17,811 17,868 14,553 9,238 4,659 3,595 5,153 7,172 9,505 11,850 14,401 16,823 19,800 Anticipated Expenditures, By Year 0 (45,659)(101,650)(308, 125)(255,806)(255,494)(66,489)(35,421)(29,822)(9,967)(16,561)(114,625)(9,154)(29,465)(30,582)\$655,085 \$682,037 \$659,356 \$433,183 \$260,315 \$89,480 \$108,224 \$161,698 \$225,130 \$313,334 \$400,278 \$393,324 \$496,320 \$584,856 \$678,097 \$808,397 **Anticipated Reserves at Year End**

(NOTE 5)

(continued)	Individual R	eserve Budget	s & Cash Flov	ws for the Nex	d 30 Years, C	Continued .									
	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
Reserves at Beginning of Year	808,397	945,864	1,034,395	1,164,005	1,308,954	1,402,811	1,488,216	1,323,755	751,358	425,346	84,693	218,793	336,184	516,036	687,081
Total Recommended Reserve Contributions	114,100	117,900	121,800	125,800	130,000	134,300	138,700	143,300	148,000	152,900	157,900	163,100	168,500	174,100	179,800
Estimated Interest Earned, During Year	23,367	26,377	29,283	32,940	36,121	38,509	37,456	27,641	15,674	6,794	4,042	7,392	11,352	16,026	20,551
Anticipated Expenditures, By Year	0	(55,746)	(21,473)	(13,791)	(72,264)	(87,404)	(340,617)	(743,338)	(489,686)	(500,347)	(27,842)	(53,101)	0	(19,081)	(31,703)
Anticipated Reserves at Year End	<u>\$945,864</u>	<u>\$1,034,395</u>	<u>\$1,164,005</u>	<u>\$1,308,954</u>	<u>\$1,402,811</u>	<u>\$1,488,216</u>	<u>\$1,323,755</u>	<u>\$751,358</u>	<u>\$425,346</u>	<u>\$84,693</u>	<u>\$218,793</u>	<u>\$336,184</u>	<u>\$516,036</u>	<u>\$687,081</u>	<u>\$855,729</u>
										(NOTE 5)					(NOTE 4)

Explanatory Notes:

- 1) Year 2025 starting reserves are as of January 1, 2025; FY2025 starts January 1, 2025 and ends December 31, 2025.
- 2) Reserve Contributions for 2025 are budgeted; 2026 is the first year of recommended contributions.
- 3) 2.7% is the estimated annual rate of return on invested reserves.
- 4) Accumulated year 2055 ending reserves consider the need to fund for replacement of the fiber cement siding shortly after 2055, and the age, size, overall condition and complexity of the property.
- 5) Threshold Funding Years (reserve balance at critical point).

Interested in modeling alternate funding recommendations? The Excel spreadsheets included in your report let you change annual reserve contributions, interest rates, and inflation when creating alternate funding scenarios.

Printed on 3/10/2025
Funding Plan - Section 3

FIVE-YEAR OUTLOOK

Fairway Townhome Association

Madison, USA

Line Item	Reserve Component Inventory	RUL = 0 FY2025	1 2026	2 2027	3 2028	4 2029	5 2030
	Exterior Building Elements						
1.240	Gutters and Downspouts, Aluminum, Phased				33,299	34,398	35,533
1.280	Roofs, Asphalt Shingles, Phased				206,133	212,935	219,962
1.759	Walls, Fiber Cement Siding and Trim, Paint Finishes		45,659				
4.040	Property Site Elements Asphalt Pavement, Mill and Overlay, Remaining, Phased	Age, condition, history of repairs an maintenance, and local conditions form the foundation for timing of each capital project.					ions
4.100	Catch Basins, Inspections and Capital Repairs, Phased			7,630	7,881		
4.110	Concrete Curbs, Partial			17,863			
4.140	Concrete Sidewalks and Stoops, Partial					8,474	
4.700	Pond, Aerator			10,671			
4.710	Pond, Erosion Control, Partial			6,616			
	Anticipated Expenditures, By Year (\$966,734 over 5 years)	0	45,659	101,650	308,125	255,806	255,494

Printed on 3/10/2025 Five-Year Outlook - 1 of 1



4. RESERVE COMPONENT DETAIL

The Reserve Component Detail of this *Full Reserve Study* includes enhanced solutions and procedures for select significant components. This section describes the Reserve Components, documents specific problems and condition assessments, and may include detailed solutions and procedures for necessary capital repairs and replacements for the benefit of current and future board members. We advise the Board use this information to help define the scope and procedures for repair or replacement when soliciting bids or proposals from contractors. *However, the Report in whole or part is not and should not be used as a design specification or design engineering service*.

Exterior Building Elements

Gutters and Downspouts, Aluminum

Line Item: 1.240

Quantity: Approximately 6,250 linear feet of aluminum five-inch seamless gutters and

two-inch by three-inch downspouts

History: Original

Condition: Good overall with isolated dents and fastener rust evident





Fastener rust evident

Minor dented aluminum gutter section

Get more from your reserve study. Detailed condition assessments provide valuable insights for management and your board, helping you evaluate project bids, understand property conditions with photo-based documentation, reduce total cost of ownership through timely maintenance, and more.

Narrative throughout report reduced for brevity



Useful Life: 15- to 20-years

Component Detail Notes: The size of the gutter is determined by the roof's watershed area, a roof pitch factor and the rainfall intensity number of the Association's region. We recommend sloping gutters 1/16 inch per linear foot and providing fasteners a maximum of every three feet.

Downspouts can drain 100 square feet of roof area per one square inch of downspout cross sectional area. We recommend the use of downspout extensions and splash blocks at the downspout discharge to direct storm water away from the foundations. Downspouts that discharge directly onto roofs cause premature deterioration of the roofs due to the high concentration of storm water. We recommend either routing these the gutters of the lower

downspouts directly to roof or distributing the

Preventative maintenance recommendations help you effectively maintain your assets, maximize their useful life, and reduce the total cost of ownership.

ne asphalt shingle roofs. price and minimize the

eparate replacements.

The useful life of gutter Coordinated replaceme possibility of damage to

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Semi-annually:
 - Clean out debris and leaves that collect in the gutters
 - Repair and refasten any loose gutter fasteners
 - Repair and seal any leaking seams or end caps
 - Verify downspouts discharge away from foundations

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the Reserve **Expenditures** table in Section 3.

Roofs, Asphalt Shingles

Line Item: 1.280

Quantity: Approximately 1,100 squares¹

History: Original

Condition: Fair overall with several locations of weathered, lifted, curled and loose shingles, granular loss at shingles, and sheathing deflection evident from our visual inspection from the ground. Management and the Board inform us of a history of leaks near the chimney and roof intersections but recent repairs including flashing remediation were completed.

¹ We quantify the roof area in squares where one square is equal to 100 square feet of surface area.





Asphalt shingle roof

Flashing detail at chimney



Loose shingles at Unit 100

Lifted shingles at Units 200 and 201



Curled shingles at Unit 300



Weathered shingles at Unit 400







Weathered shingles at Unit 500

Granular loss evident at shingles at Unit 600



Sheathing deflection evident at Unit 700

Useful Life: 15- to 20-years

Component Detail Notes: The existing roof assembly comprises the following:

- Laminate shingles
- Boston style ridge caps
- Soffit and ridge vents
- Metal drip edge
- Open valleys with metal W flashing

Insulation and ventilation are two major components of a sloped roof system. Together, proper insulation and ventilation help to control attic moisture and maintain an energy efficient building. Both insulation and ventilation prevent moisture buildup which can cause wood rot, mold and mildew growth, warp sheathing, deteriorate shingles, and eventually damage building interiors. Sufficient insulation helps to minimize the quantity of moisture that enters the attic spaces and adequate ventilation helps to remove any moisture that enters the attic spaces. These two roof system components also help to reduce the amount of energy that is required to heat and cool a building. Proper attic insulation minimizes heat gain and heat loss between the residential living spaces and



attic spaces. This reduces energy consumption year-round. Proper attic ventilation removes excessive heat from attic spaces that can radiate into residential living spaces and cause air conditioners to work harder. Properly installed attic insulation and ventilation work together to maximize the useful life of sloped roof systems.

In addition to moisture control and energy conservation, proper attic insulation and ventilation are essential components to prevent the formation of ice dams. Ice dams occur when warm air accumulates at the peak of an attic while the roof eaves remain cold. Warm air from the attic melts the snow at the ridge of the roof and the water runs down the slope of the roof. At the cold roof eaves, the water refreezes and forms a buildup of snow and ice. This buildup often traps water that can prematurely deteriorate asphalt shingles and ultimately seep under the shingles and cause water damage to the roof deck and building interiors. Proper insulation minimizes the amount of heat that enters attic spaces in the winter and adequate ventilation helps to remove any heat that enters the attic spaces. Together, these components prevent ice dams with a cold roof deck that melts snow and ice evenly.

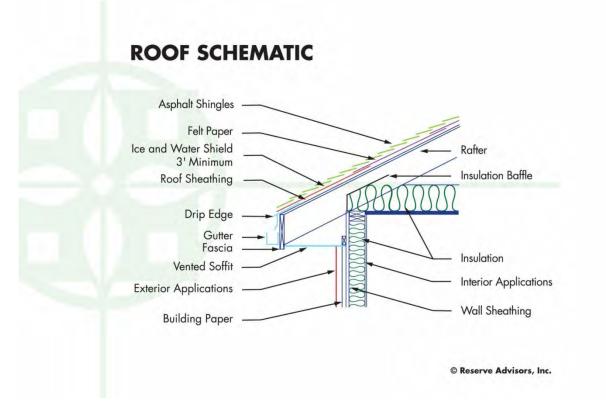
The Association should periodically ensure that the vents are clear of debris and are not blocked from above by attic insulation. If the soffit vents are blocked from above, the Association should install polystyrene vent spaces or baffles between the roof joists at these locations to ensure proper ventilation. The Fairway should fund this ongoing maintenance through the operating budget.

Certain characteristics of condition govern the times of replacement. Replacement of an asphalt shingle roof becomes necessary when there are multiple or recurring leaks and when the shingles begin to cup, curl and lift. These conditions are indications that the asphalt shingle roof is near the end of its useful life. Even if the shingles are largely watertight, the infiltration of water in one area can lead to permanent damage to the underlying roof sheathing. This type of deterioration requires replacement of saturated sections of sheathing and greatly increases the cost of roof replacement. Roof leaks may occur from interrelated roof system components, i.e., flashings. Therefore, the warranty period, if any, on the asphalt shingles, may exceed the useful life of the roof system.

Warranties are an indication of product quality and are not a product guarantee. Asphalt shingle product warranties vary from 20- to 50-years and beyond. However, the scope is usually limited to only the material cost of the shingles as caused by manufacturing defects. Warranties may cover defects such as thermal splitting, granule loss, cupping, and curling. Labor cost is rarely included in the remedy so if roof materials fail, the labor to tear off and install new shingles is extra. Other limitations of warranties are exclusions for "incidental and consequential" damages resulting from age, hurricanes, hail storms, ice dams, severe winds, tornadoes, earthquakes, etc. There are some warranties which offer no dollar limit for replacement at an additional cost (effectively an insurance policy) but again these warranties also have limits and may not cover all damages other than a product defect. We recommend a review of the manufacturers' warranties as part of the evaluation of competing proposals to replace a roof system. This evaluation should identify the current costs of remedy if the roof were to fail in the near term future. A comparison of the costs of remedy to the total replacement cost will assist in judging the merits of the warranties.



The following cross-sectional schematic illustrates a typical asphalt shingle roof system although it may not reflect the actual configuration at The Fairway:



Contractors use one of two methods for replacement for sloped roofs, either an overlayment or a tear-off. Overlayment is the application of new shingles over an existing roof. However, there are many disadvantages to overlayment including hidden defects of the underlying roof system, absorption of more heat resulting in accelerated deterioration of the new and old shingles, and an uneven visual appearance. Therefore, we recommend only the tear-off method of replacement. The tear-off method of replacement includes removal of the existing shingles, flashings if required and underlayments.

The Association should plan to coordinate the replacement of gutters and downspouts with the adjacent roofs. This will result in the most economical unit price and minimize the possibility of damage to other roof components as compared to separate replacements.

Preventative Maintenance Notes: We recommend the Association maintain a service and inspection contract with a qualified professional and record all documentation of repairs conducted. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Record any areas of water infiltration, flashing deterioration, damage or loose shingles



- Inspect for ice dams and implement repairs as needed if issues are reoccurring
- Trim tree branches that are near or in contact with roof
- As-needed:
 - Ensure proper ventilation and verify vents are clear of debris and not blocked from attic insulation

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We base our cost on replacement with standard laminate Class A 240-260-pounds per square shingles.

Walls, Fiber Cement Siding and Trim

Line Items: 1.759 through 1.761

Quantity: Approximately 31,000 square feet of fiber cement siding and composite wood trim, and 160 linear feet of wood railings and associated wood columns at the front stoops. This quantity excludes the aluminum soffit and fascia.

History: The finish at the fiber cement siding is original, and the trim and railings were painted in 2017.

Condition: Fair overall with locations of peeling finish, discoloration, sealant deterioration, wood rot and cracks evident







Sealant deterioration and peeling finish at fiber cement, Unit 100





Discolored finish at Unit 200

Peeling paint finish at Unit 300



Rot at trim at Unit 400



Isolated fiber cement cracks at Unit 500



Isolated siding damage at Unit 600



Isolated fiber cement crack at Unit 700

Useful Life: Four- to six-years for the trim and railings, and 8- to 10-years for the fiber cement siding

Component Detail Notes: Correct and complete preparation of the surface before application of the paint finish maximizes the useful life of the paint finish and surface. The



contractor should remove all loose, peeled or blistered paint before application of the new paint finish. The contractor should then power wash the surface to remove all dirt or chalking of the prior paint finish.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We assume the following activities per event at the siding, trim and railings every 10 years, and at the interim events for the trim and railings:

- Paint finish applications
- Replacement of 600 square feet, or up to two percent (2%), of the siding and trim (The exact amount of material in need of replacement will depend on the actual future conditions and desired appearance. We recommend replacement wherever holes, cracks and deterioration impair the ability of the material to prevent water infiltration.)
- · Replacement of sealants as needed

Walls, Masonry

Line Item: 1.820

Quantity: Approximately 30,200 square feet of stone masonry veneer at the walls and

chimneys

History: The Association replaced a partial elevation at one unit in recent years. The remaining masonry is original with minimal repairs evident.

Condition: Good overall with limited locations of cracks, mortar deterioration and water infiltration evident.



Flashing detail above window



Stone masonry at chimney







Efflorescence and evidence of water infiltration at Unit 100

Mortar deterioration at Unit 200

Useful Life: The Association should anticipate inspection and repairs to the masonry veneer every 10- to 15-years.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We assume a complete inspection of all the masonry veneer, repointing of up to four percent (4%) and replacement of a limited amount of stone per event.

Property Site Elements

Asphalt Pavement, Repaving

Line Items: 4.040 and 4.045

Quantity: Approximately 6,650 square yards of streets and driveways

History: Original with the exception of 345 square yards at Units 500-504 and the adjacent street which was milled and overlaid in 2020

Condition: Fair overall with alligator cracks, centerline deterioration, raveling, settlement and previous patch repairs evident





Recent asphalt pavement repairs near community entrance



Centerline cracks and deterioration



Pavement raveling and onset of potholes



Alligator cracks adjacent to recent patch repair



Asphalt pavement at driveways



Cracks at Unit 100

Useful Life: 15- to 20-years

Component Detail Notes: The initial installation of asphalt uses at least two lifts, or two separate applications of asphalt, over the base course. The first lift is the binder course.

Narrative throughout report reduced for brevity



The second lift is the wearing course. The wearing course comprises a finer aggregate for a smoother, more watertight finish.

The following diagram depicts the typical components although it may not reflect the actual configuration at The Fairway:



The manner of repaving is either a mill and overlay or total replacement. A mill and overlay is a method of repaving where cracked, worn and failed pavement is mechanically removed or milled until sound pavement is found. A new layer of asphalt is overlaid atop the remaining base course of pavement. Total replacement includes the removal of all existing asphalt down to the base course of aggregate and native soil followed by the application of two or more new lifts of asphalt. We recommend mill and overlayment on asphalt pavement that exhibits normal deterioration and wear. We recommend total replacement of asphalt pavement that exhibits severe deterioration, inadequate drainage, pavement that has been overlaid multiple times in the past or where the configuration makes overlayment not possible. Based on the apparent visual condition and configuration of the asphalt pavement, we recommend the mill and overlay method for initial repaving followed by the total replacement method for subsequent repaving at The Fairway.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect for settlement, large cracks and trip hazards, and ensure proper drainage
 - Repair areas which could cause vehicular damage such as potholes

Narrative throughout report reduced for brevity



- As needed:
 - o Perform crack repairs and patching as needed

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our cost for milling and overlayment includes area patching of up to fifteen percent (15%).

Concrete Sidewalks and Stoops

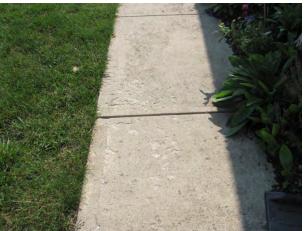
Line Item: 4.140

Quantity: Approximately 5,670 square feet

Condition: Good to fair overall with cracks, spalled concrete, and history of settlement

and previous mud jacking evident





Spalled concrete sidewalk at Unit 100

Spalled concrete sidewalk at Unit 200

Useful Life: Up to 65 years although interim deterioration of areas is common

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair major cracks, spalls and trip hazards
 - Mark with orange safety paint prior to replacement or repair
 - Repair or perform concrete leveling in areas in immediate need of repair or possible safety hazard

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We estimate that up to 1,980 square feet of concrete



sidewalks, or thirty-five percent (34.9%) of the total, will require replacement during the next 30 years.

Pond, Aerator

Line Item: 4.700

Quantity: One aerator

History: Original to 2008 with the exception of the LED lighting which dates to 2020

Condition: Reported in good condition



Pond with aerator

Useful Life: 10- to 15-years

Component Detail Notes: The use of small pumps, motors and aerators circulates pond water and increases the amount of entrained oxygen in the water, increasing water quality and reducing algae growths.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Based on its condition, we defer replacement until 2024.

Pond, Erosion Control

Line Item: 4.710

Quantity: 620 linear feet of stone rip rap

History: The stone rip rap was augmented in 2013 and locations of settled rip rap were

repaired and/or replaced in 2021.



Condition: We note only minor evidence of settled rip rap and erosion.





Erosion Erosion

Useful Life: Shorelines are subject to fluctuations in water levels, increased plant growth and migrating storm and ground water resulting in the need for erosion control measures up to every 10 years.

Component Detail Notes: The steep shoreline embankments are likely to exacerbate soil movement and erosion. The use and maintenance of landscape, natural vegetation and/or stone rip rap along the pond shoreline will help maintain an attractive appearance and prevent soil erosion.

Shoreline plantings are referred to as buffer zones. Buffer zones provide the following advantages:

- Control insects naturally
- Create an aesthetically pleasing shoreline
- Enhance water infiltration and storage
- Filter nutrients and pollutants
- Increase fish and wildlife habitat
- Reduce lawn maintenance
- Stabilize shoreline and reduce erosion.
- Trap sediments

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend the Association plan to augment the rip rap around the pond along 125 linear feet, or approximately twenty percent (20%), of the shoreline.



Signage, Entrance Monument

Line Item: 4.800

Quantity: One property identification entrance monument and one adjacent street identification sign. The signage includes the following elements:

- Light fixtures
- · Fences, wood rail
- Masonry, stone
- Metal signs
- Landscaping

History: Original with the exception of the landscape light fixtures which were replaced with LED fixtures in 2019

Condition: Good to fair overall





Entrance monument

Mortar cracks



Evidence of water infiltration and possible onset of stone delamination

Narrative throughout report reduced for brevity



Useful Life: 15- to 20-years

Component Detail Notes: Community signage contributes to the overall aesthetic appearance of the property to owners and potential buyers. Renovation or replacement of community signs is often predicated upon the desire to "update" the perceived identity of the community rather than for utilitarian concerns. Therefore, the specific times for replacement or renovation are discretionary.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - o Inspect and repair damage, vandalism and loose components
 - Verify lighting is working properly
 - o Touch-up paint finish applications if applicable

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our cost for renovation includes repointing and repairs to the masonry, landscaping renovations and replacement of the remaining components listed above. Based on a greater need for reserve funds for replacement of roofs and pavement, we defer renovation until 2030.

Reserve Study Update

An ongoing review by the Board and an Update of this Reserve Study are necessary to ensure an equitable funding plan since a Reserve Study is a snapshot in time. Many variables change after the study is conducted that may result in significant overfunding or underfunding the reserve account. Variables that may affect the Reserve Funding Plan include, but are not limited to:

- Deferred or accelerated capital projects based on Board discretion
- Changes in the interest rates on reserve investments
- Changes in the *local* construction inflation rate
- Additions and deletions to the Reserve Component Inventory
- The presence or absence of maintenance programs
- Unusually mild or extreme weather conditions
- Technological advancements

Periodic updates incorporate these variable changes since the last Reserve Study or Update. We recommend the Board budget for an Update to this Reserve Study in two-to three-years. Budgeting for an Update demonstrates the Board's objective to continue fulfilling its fiduciary responsibility to maintain the commonly owned property and to fund reserves appropriately.



5.METHODOLOGY

Reserves for replacement are the amounts of money required for future expenditures to repair or replace Reserve Components that wear out before the entire facility or project wears out. Reserving funds for future repair or replacement of the Reserve Components is also one of the most reliable ways of protecting the value of the property's infrastructure and marketability.

Fairway can fund capital repairs and replacements in any combination of the following:

- 1. Increases in the operating budget during years when the shortages occur
- 2. Loans using borrowed capital for major replacement projects
- 3. Level monthly reserve assessments annually adjusted upward for inflation to increase reserves to fund the expected major future expenditures
- 4. Special assessments

We do not advocate special assessments or loans unless near term circumstances dictate otherwise. Although loans provide a gradual method of funding a replacement, the costs are higher than if the Association were to accumulate reserves ahead of the actual replacement. Interest earnings on reserves also accumulate in this process of saving or reserving for future replacements, thereby defraying the amount of gradual reserve collections. We advocate the third method of *Level Monthly Reserve Assessments* with relatively minor annual adjustments. The method ensures that Owners pay their "fair share" of the weathering and aging of the commonly owned property each year. Level reserve assessments preserve the property and enhance the resale value of the homes.

This Reserve Study is in compliance with and exceeds the National standards¹ set forth by the Association of Professional Reserve Analysts (APRA) fulfilling the requirements of a "Level I Full Reserve Study." These standards require a Reserve Component to have a "predictable remaining Useful Life." Estimating Remaining Useful Lives and Reserve Expenditures beyond 30 years is often indeterminate. Long-Lived Property Elements are necessarily excluded from this analysis. We considered the following factors in our analysis:

- The Cash Flow Method to compute, project and illustrate the 30-year Reserve Funding Plan
- Local² costs of material, equipment and labor
- Current and future costs of replacement for the Reserve Components
- Costs of demolition as part of the cost of replacement
- Local economic conditions and a historical perspective to arrive at our estimate of long-term future inflation for construction costs in Madison, USA at an annual inflation rate³. Isolated or regional markets of greater

¹ Identified in the APRA "Standards - Terms and Definitions" and the CAI "Terms and Definitions".

² See Credentials for additional information on our use of published sources of cost data.

³ Derived from Marshall & Swift, historical costs and the Bureau of Labor Statistics.



- construction (development) activity may experience slightly greater rates of inflation for both construction materials and labor.
- The past and current maintenance practices of Fairway and their effects on remaining useful lives
- Financial information provided by the Association pertaining to the cash status of the reserve fund and budgeted reserve contribution
- The anticipated effects of appreciation of the reserves over time in accord with a return or yield on investment of your cash equivalent assets. (We did not consider the costs, if any, of Federal and State Taxes on income derived from interest and/or dividend income).
- The Funding Plan excludes necessary operating budget expenditures. It is our understanding that future operating budgets will provide for the ongoing normal maintenance of Reserve Components.

Updates to this Reserve Study will continue to monitor historical facts and trends concerning the external market conditions.



6.CREDENTIALS

HISTORY AND DEPTH OF SERVICE

Founded in 1991, Reserve Advisors is the leading provider of reserve studies, insurance appraisals, developer turnover transition studies, expert witness services, and other engineering consulting services. Clients include community associations, resort properties, hotels, clubs, non-profit organizations, apartment building owners, religious and educational institutions, and office/commercial building owners in 48 states, Canada and throughout the world.

The **architectural engineering consulting firm** was formed to take a leadership role in helping fiduciaries, boards, and property managers manage their property like a business with a long-range master plan known as a Reserve Study.

Reserve Advisors employs the **largest staff of Reserve Specialists** with bachelor's degrees in engineering dedicated to Reserve Study services. Our founders are also founders of Community Associations Institute's (CAI) Reserve Committee that developed national standards for reserve study providers. One of our founders is a Past President of the Association of Professional Reserve Analysts (APRA). Our vast experience with a variety of building types and ages, on-site examination and historical analyses are keys to determining accurate remaining useful life estimates of building components.

No Conflict of Interest - As consulting specialists, our **independent opinion** eliminates any real or perceived conflict of interest because we do not conduct or manage capital projects.

TOTAL STAFF INVOLVEMENT

Several staff members participate in each assignment. The responsible advisor involves the staff through a Team Review, exclusive to Reserve Advisors, and by utilizing the experience of other staff members, each of whom has served hundreds of clients. We conduct Team Reviews, an internal quality assurance review of each assignment, including: the inspection; building component costing; lifing; and technical report phases of the assignment. Due to our extensive experience with building components, we do not have a need to utilize subcontractors.

OUR GOAL

To help our clients fulfill their fiduciary responsibilities to maintain property in good condition.

VAST EXPERIENCE WITH A VARIETY OF BUILDINGS

Reserve Advisors has conducted reserve studies for a multitude of different communities and building types. We've analyzed thousands of buildings, from as small as a 3,500-square foot day care center to a 2,600,000-square foot 98-story highrise. We also routinely inspect buildings with various types of mechanical systems such as simple electric heat, to complex systems with air handlers, chillers, boilers, elevators, and life safety and security systems.

We're familiar with all types of building exteriors as well. Our well-versed staff regularly identifies optimal repair and replacement solutions for such building exterior surfaces such as adobe, brick, stone, concrete, stucco, EIFS, wood products, stained glass and aluminum siding, and window wall systems.

OLD TO NEW

Reserve Advisors' experience includes ornate and vintage buildings as well as modern structures. Our specialists are no strangers to older buildings. We're accustomed to addressing the unique challenges posed by buildings that date to the 1800's. We recognize and consider the methods of construction employed into our analysis. We recommend appropriate replacement programs that apply cost effective technologies while maintaining a building's character and appeal.



RESOURCES

Reserve Advisors utilizes numerous resources of national and local data to conduct its Professional Services. A concise list of several of these resources follows:

<u>Association of Construction Inspectors</u>, (ACI) the largest professional organization for those involved in construction inspection and construction project management. ACI is also the leading association providing standards, guidelines, regulations, education, training, and professional recognition in a field that has quickly become important procedure for both residential and commercial construction, found on the web at www.iami.org.

American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc., (ASHRAE) the American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc., devoted to the arts and sciences of heating, ventilation, air conditioning and refrigeration; recognized as the foremost, authoritative, timely and responsive source of technical and educational information, standards and guidelines, found on the web at www.ashrae.org. Reserve Advisors actively participates in its local chapter and holds individual memberships.

<u>Community Associations Institute</u>, (CAI) America's leading advocate for responsible communities noted as the only national organization dedicated to fostering vibrant, responsive, competent community associations. Their mission is to assist community associations in promoting harmony, community, and responsible leadership.

<u>Marshall & Swift / Boeckh.</u> (MS/B) the worldwide provider of building cost data, co-sourcing solutions, and estimating technology for the property and casualty insurance industry found on the web at www.marshallswift.com.

R.S. Means CostWorks, North America's leading supplier of construction cost information. As a member of the Construction Market Data Group, Means provides accurate and up-to-date cost information that helps owners, developers, architects, engineers, contractors and others to carefully and precisely project and control the cost of both new building construction and renovation projects found on the web at www.rsmeans.com.

Reserve Advisors' library of numerous periodicals relating to reserve studies, condition analyses, chapter community associations, and historical costs from thousands of capital repair and replacement projects, and product literature from manufacturers of building products and building systems.



7. DEFINITIONS

Definitions are derived from the standards set forth by the Community Associations Institute (CAI) representing America's 305,000 condominium and homeowners associations and cooperatives, and the Association of Professional Reserve Analysts, setting the standards of care for reserve study practitioners.

- **Cash Flow Method** A method of calculating Reserve Contributions where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different Reserve Funding Plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.
- **Component Method** A method of developing a Reserve Funding Plan with the total contribution is based on the sum of the contributions for individual components.
- **Current Cost of Replacement** That amount required today derived from the quantity of a *Reserve Component* and its unit cost to replace or repair a Reserve Component using the most current technology and construction materials, duplicating the productive utility of the existing property at current *local* market prices for *materials*, *labor* and manufactured equipment, contractors' overhead, profit and fees, but without provisions for building permits, overtime, bonuses for labor or premiums for material and equipment. We include removal and disposal costs where applicable.
- **Fully Funded Balance** The Reserve balance that is in direct proportion to the fraction of life "used up" of the current Repair or Replacement cost similar to Total Accrued Depreciation.
- **Funding Goal (Threshold)** The stated purpose of this Reserve Study is to determine the adequate, not excessive, minimal threshold reserve balances.
- **Future Cost of Replacement** *Reserve Expenditure* derived from the inflated current cost of replacement or current cost of replacement as defined above, with consideration given to the effects of inflation on local market rates for materials, labor and equipment.
- **Long-Lived Property Component** Property component of Fairway responsibility not likely to require capital repair or replacement during the next 30 years with an unpredictable remaining Useful Life beyond the next 30 years.
- **Percent Funded** The ratio, at a particular point of time (typically the beginning of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.
- **Remaining Useful Life** The estimated remaining functional or useful time in years of a *Reserve Component* based on its age, condition and maintenance.
- **Reserve Component** Property elements with: 1) Fairway responsibility; 2) limited Useful Life expectancies; 3) predictable Remaining Useful Life expectancies; and 4) a replacement cost above a minimum threshold.
- **Reserve Component Inventory** Line Items in **Reserve Expenditures** that identify a Reserve Component.
- **Reserve Contribution** An amount of money set aside or *Reserve Assessment* contributed to a *Reserve Fund* for future *Reserve Expenditures* to repair or replace *Reserve Components*.
- Reserve Expenditure Future Cost of Replacement of a Reserve Component.
- Reserve Fund Status The accumulated amount of reserves in dollars at a given point in time, i.e., at year end.
- **Reserve Funding Plan** The portion of the Reserve Study identifying the *Cash Flow Analysis* and containing the recommended Reserve Contributions and projected annual expenditures, interest earned and reserve balances.
- **Reserve Study** A budget planning tool that identifies the current status of the reserve fund and a stable and equitable Funding Plan to offset the anticipated future major common area expenditures.
- **Useful Life** The anticipated total time in years that a *Reserve Component* is expected to serve its intended function in its present application or installation.



8. PROFESSIONAL SERVICE CONDITIONS

Our Services - Reserve Advisors, LLC ("RA") performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan, to create reserves for anticipated future replacement expenditures of the subject property. The purpose of our energy benchmarking services is to track, collect and summarize the subject property's energy consumption over time for your use in comparison with other buildings of similar size and establishing a performance baseline for your planning of long-term energy efficiency goals.

Our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. Our energy benchmarking services with respect to the subject property is limited to collecting energy and utility data and summarizing such data in the form of an Energy Star Portfolio Manager Report or any other similar report, and hereby expressly excludes any recommendations with respect to the results of such energy benchmarking services or the accuracy of the energy information obtained from utility companies and other third-party sources with respect to the subject property. The reserve report and any energy benchmarking report (i.e., any Energy Star Portfolio Manager Report) (including any subsequent revisions thereto pursuant to the terms hereof, collectively, the "Report") are based upon a "snapshot in time" at the moment of inspection. RA may note visible physical defects in the Report. The inspection is made by employees generally familiar with real estate and building construction. Except to the extent readily apparent to RA, RA cannot and shall not opine on the structural integrity of or other physical defects in the property under any circumstances. Without limitation to the foregoing, RA cannot and shall not opine on, nor is RA responsible for, the property's conformity to specific governmental code requirements for fire, building, earthquake, occupancy or otherwise.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the Report. RA does not provide invasive testing on any mechanical systems that provide energy to the property, nor can RA opine on any system components that are not easily accessible during the inspection. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, ureaformaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services, nor does RA investigate vapor, water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions, and RA assumes no responsibility for any such conditions. The Report contains opinions of estimated replacement costs or deferred maintenance expenses and remaining useful lives, which are neither a guarantee of the actual costs or expenses of replacement or deferred maintenance nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. Except to the extent resulting from RA's willful misconduct in connection with the performance of its obligations under this agreement, you agree to indemnify, defend, and hold RA and its affiliates, officers, managers, employees, agents, successors and assigns (each, an "RA Party") harmless from and against (and promptly reimburse each RA Party for) any and all losses, claims, actions, demands, judgments, orders, damages, expenses or liabilities, including, without limitation, reasonable attorneys' fees, asserted against or to which any RA Party may become subject in connection with this engagement, including, without limitation, as a result of any false, misleading or incomplete information which RA relied upon that was supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction or to whom you provided the Report. NOTWITHSTANDING ANY OTHER PROVISION HEREIN TO THE CONTRARY, THE AGGREGATE LIABILITY (IF ANY) OF RA WITH RESPECT TO THIS AGREEMENT AND RA'S OBLIGATIONS HEREUNDER IS LIMITED TO THE AMOUNT OF THE FEES ACTUALLY RECEIVED BY RA FROM YOU FOR THE SERVICES AND REPORT PERFORMED BY RA UNDER THIS AGREEMENT, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE. YOUR REMEDIES SET FORTH HEREIN ARE EXCLUSIVE AND ARE YOUR SOLE REMEDIES FOR ANY FAILURE OF RA TO COMPLY WITH ITS OBLIGATIONS HEREUNDER OR OTHERWISE. RA SHALL NOT BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE OR EXEMPLARY DAMAGES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, ANY LOST PROFITS AND LOST SAVINGS, LOSS OF USE OR INTERRUPTION OF BUSINESS, HOWEVER CAUSED, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), BREACH OF WARRANTY, STRICT LIABILITY OR OTHERWISE, EVEN IF RA HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. IN NO EVENT WILL RA BE LIABLE FOR THE COST OF PROCUREMENT OF SUBSTITUTE GOODS OR SERVICES. RA DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED OR OF ANY NATURE, WITH REGARD TO THE SERVICES AND THE REPORT, INCLUDING, WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

Report - RA will complete the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations with respect to the reserve study and is deemed complete. RA will consider any additional information made available to RA within 6 months of issuing the Report and issue a revised Report based on such additional information if a timely request for a revised Report is made by you. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of



RA and may be used for whatever purpose it sees fit. RA reserves the right to, and you acknowledge and agree that RA may, use any data provided by you in connection with the services, or gathered as a result of providing such services, including in connection with creating and issuing any Report, in a de-identified and aggregated form for RA's business purposes.

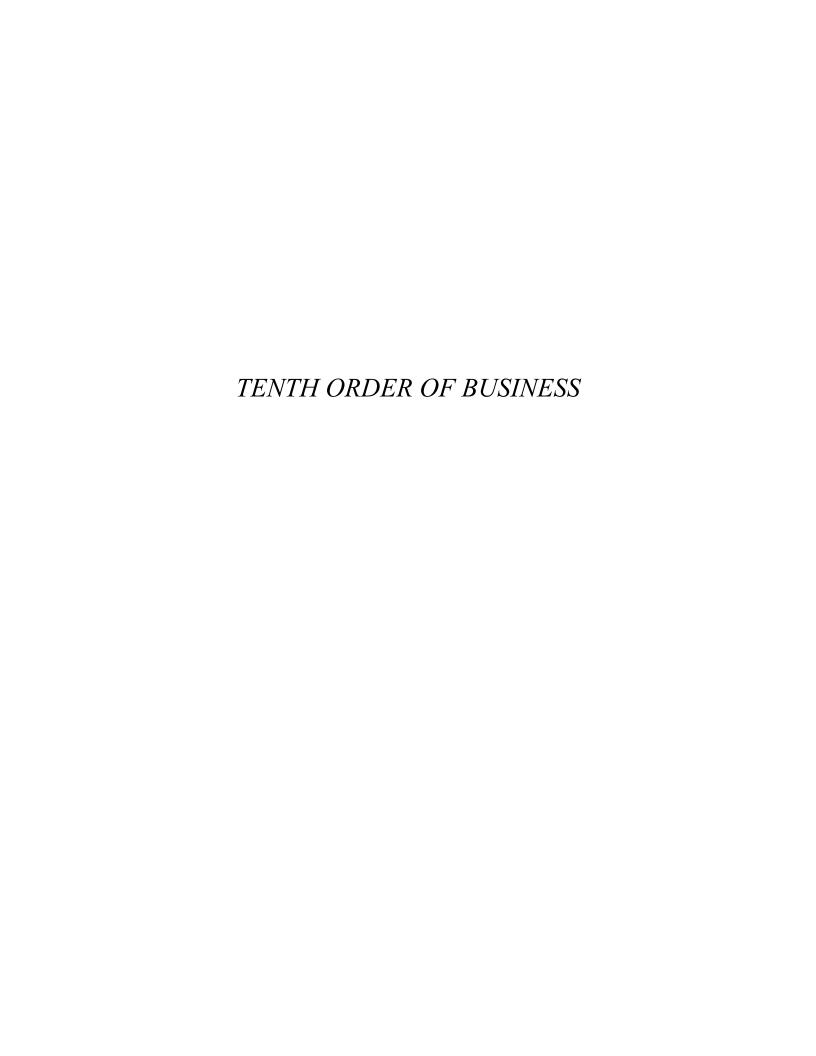
Your Obligations - You agree to provide us access to the subject property for an inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. Additionally, you agree to provide historical replacement schedules, utility bills and historical energy usage files that RA requests and deems necessary to complete the energy benchmarking services, and you agree to provide any utility release(s) reasonably requested by RA permitting RA to obtain any such data and/or information from any utility representative or other third party. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

Use of Our Report and Your Name - Use of the Report is limited to only the purpose stated herein. You acknowledge that RA is the exclusive owner of all intellectual property rights in and relating to the Report. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and that you will be liable for the consequences of any unauthorized use or distribution of the Report. Use or possession of the Report by any unauthorized third party is prohibited. The Report in whole or in part is not and cannot be used as a design specification for design engineering purposes or as an appraisal. You may show the Report in its entirety to the following third parties: members of your organization (including your directors, officers, tenants and prospective purchasers), your accountants, attorneys, financial institutions and property managers who need to review the information contained herein, and any other third party who has a right to inspect the Report under applicable law including, but not limited, to any government entity or agency, or any utility companies. Without the written consent of RA, you shall not disclose the Report to any other third party. By engaging our services, you agree that the Report contains intellectual property developed (and owned solely) by RA and agree that you will not reproduce or distribute the Report to any party that conducts reserve studies without the written consent of RA.

RA will include (and you hereby agree that RA may include) your name in our client lists. RA reserves the right to use (and you hereby agree that RA may use) property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

Payment Terms, Due Dates and Interest Charges - If reserve study and energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and prior to the inspection by RA, and any balance is due net 30 days from the Report shipment date. If only energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and any balance is due net 30 days from the Report shipment date. In any case, any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Unless this agreement is earlier terminated by RA in the event you breach or otherwise fail to comply with your obligations under this agreement, RA's obligations under this agreement shall commence on the date you execute and deliver this agreement and terminate on the date that is 6 months from the date of delivery of the Report by RA. Notwithstanding anything herein to the contrary, each provision that by its context and nature should survive the expiration or early termination of this agreement shall so survive, including, without limitation, any provisions with respect to payment, intellectual property rights, limitations of liability and governing law. We reserve the right to limit or decline refunds in our sole discretion. Refunds vary based on the applicable facts and circumstances.

Miscellaneous – Neither party shall be liable for any failures or delays in performance due to fire, flood, strike or other labor difficulty, act of God, act of any governmental authority, riot, embargo, fuel or energy shortage, pandemic, wrecks or delays in transportation, or due to any other cause beyond such party's reasonable control; provided, however, that you shall not be relieved from your obligations to make any payment(s) to RA as and when due hereunder. In the event of a delay in performance due to any such cause, the time for completion or date of delivery will be extended by a period of time reasonably necessary to overcome the effect of such delay. You may not assign or otherwise transfer this agreement, in whole or in part, without the prior written consent of RA. RA may freely assign or otherwise transfer this agreement, in whole or in part, without your prior consent. This agreement shall be governed by the laws of the State of Wisconsin without regard to any principles of conflicts of law that would apply the laws of another jurisdiction. Any dispute with respect to this agreement shall be exclusively venued in Milwaukee County Circuit Court or in the United States District Court for the Eastern District of Wisconsin. Each party hereto agrees and hereby waives the right to a trial by jury in any action, proceeding or claim brought by or on behalf of the parties hereto with respect to any matter related to this agreement.



SECOND AMENDMENT TO LANDSCAPE AND IRRIGATION MAINTENANCE AGREEMENT BY AND BETWEEN DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT AND YELLOWSTONE LANDSCAPE, INC.

THIS SECOND AMENDMENT ("Amendn	nent") is made and entered into this da	ay of
, 2025, by and between:		

DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to chapter 190, Florida Statutes, located in St. Johns County, Florida, whose mailing address is 475 West Town Place, STE #114, St. Augustine, Florida 32092 ("District"), and

YELLOWSTONE LANDSCAPE, INC., a Delaware corporation, whose mailing address is 3235 North State Street, P.O. Box 849, Bunnell, Florida 32110 ("Contractor" and, together with the District, the "Parties").

RECITALS

WHEREAS, the District and Contractor entered into that certain Landscape and Irrigation Maintenance Agreement by and between Durbin Crossing Community Development District and Yellowstone Landscape, Inc. dated July 17, 2022, as amended by that Amendment to the Landscape and Irrigation Maintenance Agreement by and between Durbin Crossing Community Development District and Yellowstone Landscape, Inc. dated on or around January 27, 2025 (collectively, the "Maintenance Agreement"); and

WHEREAS, Section 5.B. of the Maintenance Agreement provides that the Maintenance Agreement shall end September 30, 2025, unless terminated earlier in accordance with the terms of the Maintenance Agreement; and

WHEREAS, Rule 3.9(4) of the District's Rules of Procedures provides that the Maintenance Agreement may be renewed for a maximum period of five (5) years; and

WHEREAS, Section 21 of the Maintenance Agreement provides that the Maintenance Agreement may be amended by an instrument in writing which is executed by both Parties; and

WHEREAS, the District and Contractor desire to amend the Maintenance Agreement as set forth in more detail in Section 3 herein; and

WHEREAS, each of the Parties has the authority to execute this Amendment and to perform its obligations and duties hereunder, and each of the Parties has satisfied all conditions precedent to the execution of this Amendment so that this Amendment constitutes a legal and binding obligation of each of the Parties hereto.

Now, THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt and sufficiency of which are hereby acknowledged, the District and Contractor agree as follows:

- **SECTION 1.** The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Amendment.
- **SECTION 2.** The Maintenance Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Except as described in this Amendment, nothing herein shall modify the rights and obligations of the Parties under the Maintenance Agreement. All of the remaining provisions, including, but not limited to, the engagement of services, compensation, indemnification, and sovereign immunity provisions, remain in full force and effect.
- **SECTION 3.** Pursuant to Section 21 of the Maintenance Agreement, the Maintenance Agreement is hereby amended to reflect the renewal period and updated scope of services, in accordance with the following:
 - **A.** The Parties hereby amend the Maintenance Agreement to allow for two (2) additional one (1) year terms, beginning October 1, 2025, and ending September 30, 2027 ("Renewal Period").
 - **B. Exhibit B,** Scope of Services, of the Maintenance Agreement is hereby amended by inserting the language indicated in single underlined text (indicated textually in the same manager as the following example: <u>underlined text</u>) as set forth herein:
 - 21. **Sod Replacement:** The Contractor shall purchase, deliver, and install replacement sod around the District's common areas in accordance with **Exhibits B-1** and **B-3** attached hereto.
 - 22. **Irrigation Installation:** The Contractor shall provide irrigation installation services in accordance with **Exhibits B-2** and **B-3** attached hereto.
 - **C. Exhibit A,** Price Quotation, of the Maintenance Agreement is hereby amended by inserting the following:
 - i. Compensation for the Services rendered during the Renewal Period: The District shall pay Contractor for the Services as described in Exhibit A-1, attached hereto, an annual amount not to exceed Five Hundred Seventy-Nine Thousand One Hundred Thirty-Five Dollars (\$579,135) for the services rendered from October 1, 2025, through September 30, 2026, and Five Hundred Ninety-Six Thousand Five Hundred Ten Dollars (\$596,510) for the services rendered from October 1, 2026, through September 30, 2027.
 - ii. Compensation for the Phase IV North Durbin Sod Replacement Services: The District shall pay Contractor for the Services as described in Exhibit B-1, attached hereto, an amount not to exceed Two Hundred

Ninety-Eight Thousand One Hundred Forty-Eight Dollars and 54/100 Cents (\$298,148.54).

- iii. Compensation for the Irrigation Installation Services: The District shall pay Contractor for the Services as described in **Exhibit B-2**, attached hereto, an amount not to exceed Eighty-Six Thousand Seventy-Six Dollars and 92/100 Cents (\$86,076.92).
- **D.** Compensation for the above-listed Services shall include all materials and labor necessary for the provision of the Services. Payment shall be due and payable in accordance with the terms of the Maintenance Agreement as amended.

SECTION 4. The Maintenance Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Except as described in this Amendment, nothing herein shall modify the rights and obligations of the Parties under the Maintenance Agreement. All of the remaining provisions, including, but not limited to, the engagement of services, compensation, indemnification, and sovereign immunity provisions, remain in full force and effect.

SECTION 5. This Amendment shall be effective on the date and year first written above.

[Signatures on Following Page]

IN WITNESS WHEREOF, the Parties execute this Amendment the day and year first written above.

ATTEST:	DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT
Secretary / Assistant Secretary	Chairperson, Board of Supervisors
WITNESS:	YELLOWSTONE LANDSCAPE, INC.
By: Its:	By: Its:

Exhibit A-1: Year 4 and Year 5 Price Quotations Exhibit B-1: Sod Replacement Scope of Services Exhibit B-2: Irrigation Installation Scope of Services

Exhibit B-3: Map of Area for Sod Replacement & Irrigation Installation Services

Exhibit A-1 Year 4 Pricing

Bid Item	Description	Quantity	Unit	Unit Price	Total Cost
001	Reporting (Weekly, Monthly, Quarterly)	1	LS	3% Increase from	n prior year.
002	Area 1 Mowing – Growing Season	7	Per Month		
003	Area 1 Mowing – Dormant Season	5	Per Month		
004	Area 2 Mowing – Growing Season	7	Per Month		
005	Area 2 Mowing – Dormant Season	5	Per Month		
006	Area 3 Mowing – Growing Season	7	Per Month		
007	Area 3 Mowing – Dormant Season	5	Per Month		
008	Area 4 Mowing – Growing Season	7	Per Month		
009	Area 4 Mowing – Dormant Season	5	Per Month		
010	Area 5 Mowing – Growing Season	7	Per Month		
011	Area 5 Mowing – Dormant Season	5	Per Month		
012	Area 6 Mowing – Growing Season	7	Per Month		
013	Area 6 Mowing – Dormant Season	5	Per Month		
014	Area 7 Mowing – Growing Season	7	Per Month		
015	Area 7 Mowing – Dormant Season	5	Per Month		
016	Area 8 Mowing – Growing Season	7	Per Month		
017	Area 8 Mowing – Dormant Season	5	Per Month		
018	Area 9 Mowing – Growing Season	7	Per Month		
019	Area 9 Mowing – Growing Season Area 9 Mowing – Dormant Season	5	Per Month		
020	Edging & Weed Eating	12	Per Month		
020		12			
021	Blowing Storm Drain Cleanup	12	Per Month Per Month		
023	Shrubs & Cord Grass Maintenance	12	Per Month		
024	Tree Trimming, Pruning, Staking	12	Per Month		
025	Litter and Debris Removal	12	Per Month		
026	Weed Control/Weeding of Beds	12	Per Month		
027	Annuals Zone 1 (Planting/Maintenance)	3	Per Each Rotation		
028	Annuals Zone 2 (Planting/Maintenance)	3	Per Each Rotation		
020	A 2 (Dlti/Af-it	2	Per Each		
029	Annuals Zone 3 (Planting/Maintenance)	3	Rotation		
020	4 17 4791 1 0411		Per Each		
030	Annuals Zone 4 (Planting/Maintenance)	3	Rotation		
021	1 1 - 7 5 (Pli (N.5-i	2	Per Each		
031	Annuals Zone 5 (Planting/Maintenance)	3	Rotation		
022	A	2	Per Each		
032	Annuals Zone 6 (Planting/Maintenance)	3	Rotation		
022	1 1 - 7 7 (NI+i (NIi-+)	2	Per Each		
033	Annuals Zone 7 (Planting/Maintenance)	3	Rotation		
		_	Per Each		
034	Annuals Zone 8 (Planting/Maintenance)	3	Rotation		
035	Irrigation Inspection/Repairs	12	Per Month		
	Fertilization Program		Per Each		
036	Bermuda Sod Areas	12	Treatment		
027	Fertilization Program		Per Each		
037	St. Augustine Sod Areas	12	Treatment		
020	Fertilization Program		Per Each		
038	Trees, Palms, Shrubs	12	Treatment		

Total Bid: \$579,135.00

Year 5 Pricing

Bid Item	Description	Quantity	Unit	Unit Price Total Cost
001	Reporting (Weekly, Monthly, Quarterly)	1	LS	3% Increase from prior year
002	Area 1 Mowing - Growing Season	7	Per Month	
003	Area 1 Mowing – Dormant Season	5	Per Month	
004	Area 2 Mowing – Growing Season	7	Per Month	
005	Area 2 Mowing – Dormant Season	5	Per Month	
006	Area 3 Mowing – Growing Season	7	Per Month	
007	Area 3 Mowing – Dormant Season	5	Per Month	
008	Area 4 Mowing – Growing Season	7	Per Month	
009	Area 4 Mowing – Dormant Season	5	Per Month	
010	Area 5 Mowing – Growing Season	7	Per Month	
011	Area 5 Mowing – Dormant Season	5	Per Month	
012	Area 6 Mowing – Growing Season	7	Per Month	
013	Area 6 Mowing – Dormant Season	5	Per Month	
014	Area 7 Mowing – Growing Season	7	Per Month	
015	Area 7 Mowing – Dormant Season	5	Per Month	
016	Area 8 Mowing – Growing Season	7	Per Month	
017	Area 8 Mowing – Dormant Season	5	Per Month	
018	Area 9 Mowing – Growing Season	7	Per Month	
019	Area 9 Mowing – Dormant Season	5	Per Month	
020	Edging & Weed Eating	12	Per Month	
021	Blowing	12	Per Month	
022	Storm Drain Cleanup	12	Per Month	
023	Shrubs & Cord Grass Maintenance	12	Per Month	
024	Tree Trimming, Pruning, Staking	12	Per Month	
025	Litter and Debris Removal	12	Per Month	
026	Weed Control/Weeding of Beds	12	Per Month	
			Per Each	
027	Annuals Zone 1 (Planting/Maintenance)	3	Rotation	
028	Annuals Zone 2 (Planting/Maintenance)	3	Per Each	
020	Timula Zone 2 (Timilag Timilance)		Rotation	
029	Annuals Zone 3 (Planting/Maintenance)	3	Per Each	
		_	Rotation	
030	Annuals Zone 4 (Planting/Maintenance)	3	Per Each Rotation	
021	4 1- 7 5 (DI	_	Per Each	
031	Annuals Zone 5 (Planting/Maintenance)	3	Rotation	
022	Annuals Zono 6 (Planting A faintenance)	2	Per Each	
032	Annuals Zone 6 (Planting/Maintenance)	3	Rotation	
022	Annuals Zone 7 (Planting/Maintenance)	2	Per Each	
033	Annuals Zone 7 (Planting/Maintenance)	3	Rotation	
034	Annuals Zone 8 (Planting/Maintenance)	3	Per Each	
			Rotation	
035	Irrigation Inspection/Repairs	12	Per Month	
036	Fertilization Program Bermuda Sod Areas	12	Per Each Treatment	
	Fertilization Program		Per Each	
037	St. Augustine Sod Areas	12	Treatment	
020	Fertilization Program		Per Each	
038	Trees, Palms, Shrubs	12	Treatment	

Total Bid:	\$596,510.00	
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Exhibit B-1 Sod Replacement Scope of Services



Proposal for **Durbin Crossing CDD**

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

LOCATION OF PROPERTY

Proposal #: 518798 Date: 2/14/2025 From: Richard Craig

145 South Durbin Parkway St. Johns, FL 32259

Phase IV - North Durbin Sod Replacement

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

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

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

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

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

PAYMENT SCHEDULE

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

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

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

	AUTHORIZATION TO PERFORM WORK:	Subtotal	\$298,148.54
Ву		Sales Tax	\$0.00
	Print Name/Title	Proposal Total	\$298,148.54
Date	Find Name/ fide	THIS IS NO	OT AN INVOICE
	Durbin Crossing CDD		

Exhibit B-2 Irrigation Installation Scope of Services

YELLOWSTONE LANDSCAPE

PROPOSED WORK

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

#		Т		Π	Е	XTENTION
810	Rain Bird 1804 Spray	1	16.50	Ħ	\$	13,365.00
810	Rain Bird Nozzles	1	2.50	П	\$	2,025.00
20	Rain Bird 200 PGA Valves 2"	1	247.64	П	\$	4,952.80
20	VP12 Valve Box 12"	:	85.00	П	\$	1,700.00
20	WVL-100	;	373.16		\$	7,463.20
20	Rain Bird DC Latching Solenoid	:	84.86	1	\$	1,697.20
1	Misc. PVC Pipe and Fittings	1	14,553.24		\$	14,553.24
2	RPT Repeater	:	659.25	П	\$	1,318.50
1	CELLKIT ICC2 CELL COMM MODULE	:	811.28	П	\$	811.28
2	WVOM Output Mod	1	435.35	П	\$	870.70
1	1 Year Service for Cell Card	Ţ	120.00	П	\$	120.00
		Τ		П	\$	-
		Τ		П	\$	-
		Τ		П	\$	
		Т		П	\$	-
		Τ		П	\$	-
		Τ			\$	-
		Ι			\$	-
		Ι			\$	
	PAR	IS:	TOTAL		\$	48,876.92

DESCRIPTION TOTAL HOURS 93.00 37,200.00 400 \$ \$

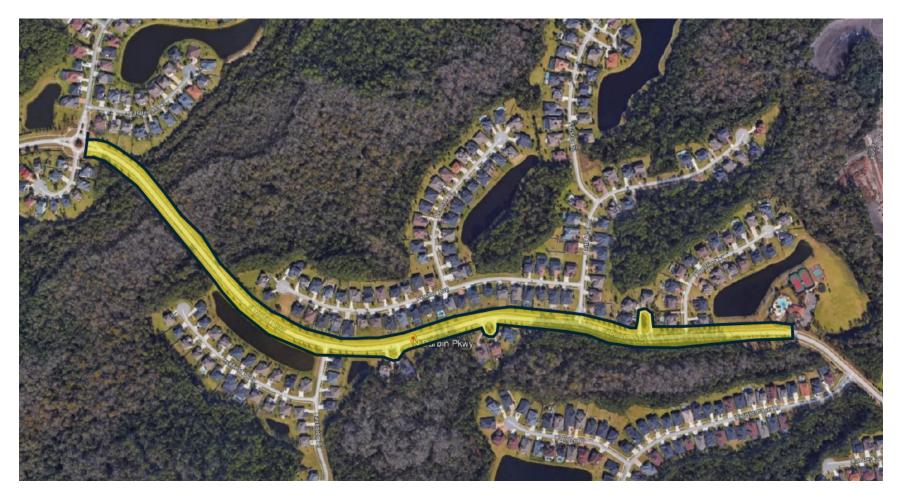
37,200.00

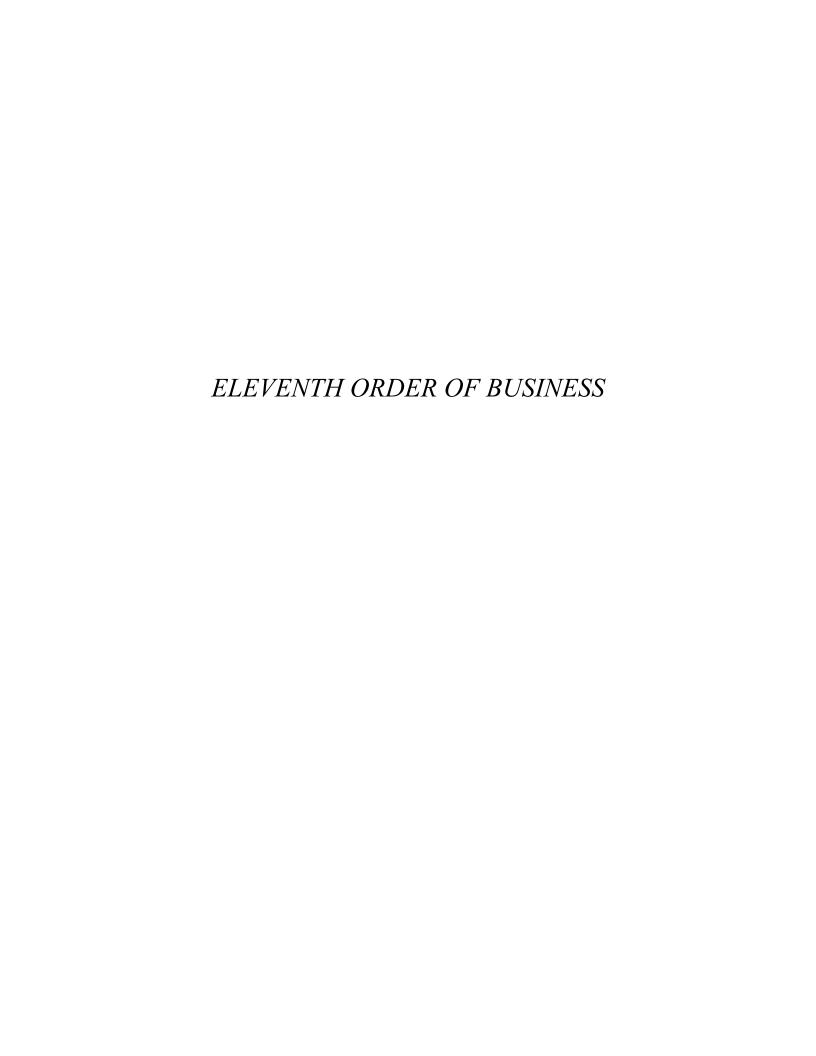
\$

COMMENTS Install irrigation for proposed new sod areas between round-a-bout island and the amenities on North Durbin Pkwy. Install Hunter wireless valve mod. And repeater on Leith Hall controller when it has been approved from other proposal. Install a wireless controller at the entrance of Lauriston Dr. MATERIALS 48,876.92 and a repeater to reach the valves not able to be operated by Leith Hall LABOR & RENTAL controller. \$ 37,200.00 TOTAL 86,076.92 DATE PROPOSED 2/14/2025 TECHNICIAN Jack CLIENT

DATE

Exhibit B-3
Map of Area for Sod Replacement & Irrigation Installation Services
(contract services area depicted in yellow)





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

Tennis & Basketball Court Resurfacing	8/26/24	Zach Davidson	Complete	Oversee the resurfacing of the basketball and tennis courts. One tennis court to be converted into two pickleball courts. Zach will look into fence portion and discussion color/striping at next meeting as well as provide warranty info.	Proposals were approved to fully convert one (1) tennis court into two (2) pickleball courts at South Amenity Center. At North amenity center both tennis courts are being striped for pickleball to play both tennis and pickleball.
Access Card System Upgrade	8/26/24	Sue O'lear	Complete	Look into options/costs to upgrade the current access card system. Consider systems that have phone scan capabilities.	Board approved Proposal from Dynamic Security for Aurora Management software for access control system NTE \$40,000
Pond Aeration	9/23/24	Zach Davidson	Complete	Workwith Solitude to revisit the possible need for aeration in Pond 48.	The Board approved proposal for fish to help with pond issues
Gym Age Policy	9/23/24	Sue O'lear	Complete	Look into Fitness 15 policy success: How many registrants, any problems, any information on whether to allow 14 year olds. Follow up with resident on current policy regarding whether the 18 year old that goes to the gym with them has to be in her household or just a resident.	The Board approved 6 month trial of "Fiteness 14". Will bring results back to the June meeting
Traffic Study Results Patriot Oaks	10/28/24	Mike Yuro/Zach Davidson	Complete	Get results of traffic study from the County.	Engineer contacted the County and was told this was a normal annual traffic study
Midge Fly Treatment	10/28/24	Zach Davidson	Complete	Look into options to remedy midge fly problems (are there fish that would help keep them under control)	The Board approved proposal from Solitude to stock pond 48 with 300 bluegill and 300 redear sunfish which eat midget fly larvae in the amount of \$3,140
Sod Phase III	8/26/24	Zach Davidson/Sue O'lear	Complete	Sod project was approved. Monitor Yellowstone to make sure everything is on track. Staff to create communications to residents regarding the project.	Sod project completed
Look Into Access Point for JEA Powerline Tract	10/28/24	Zach Davidson/Daniel Laughlin/Mike Eckert	Complete	Determine if the District is able to block off access points to prevent vehicles from entering the tract. Is the District able to put up a fence? Will a picture of a vehicle and license plate be enough to trespass	Counsel updated the Board on options. It was determined no action would be taken at this time to add fencing. Will continue to monitor
Tennis/Pickleball Court Reservation System	12/3/24	Sue O'lear	Complete	Look into reservation system for tennis/pickleball courts	Staff updated Board on options. After discussion and input from residents, the District will continue to mointor and paddle racks will be used to get into the line for court usage
Signs for Green Space	1/27/25	Sue O'lear	Complete	Add signage to green spaces in community to notify residents that organized sports cannot be help in those areas	Signs have been installed in the Green Spaces throughout the Community
Send E-Blast Regarding Trespassing on JEA Tract	1/27/25	Sue O'lear	Complete	Send e-blast to residents notifying them of issues of vehicles driving on the JEA tract and that it is trespassing. Police will be called	E-Blast was sent to the Communtiy

Petition County Regarding Updating Signs at Round-A-Bout (N Durbin & Sanctuary)	1/27/25	Mike Yuro	Complete	Engineer to contact County about outdated signage at round-a-bout and request new signs be installed that follow current code	County has sent employees to inspect the area. They will be updating the signage and adding other safety updates
Send Survey to Residents for Potential Future Improvements for the Community	1/27/25	Sue O'lear	Complete	Staff to send eblast to resident requesting input on potential capital projects for the upcoming fiscal year. The top three requests will be considered	Survey was sent. This will continue to be monitored for optimal participation
Tennis	9/23/24	Sue O'lear	Complete	Gather information on usage of tennis court to help plan next phase of pickleball conversions.	The current system appears to be working. Staff will continue to monitor
Post Age Policy	9/23/24	Sue O'lear	Complete	Create table of age policy summary for amenity usage and post in high visibility areas.	Posted
Draft Letter to Sheriff Hardick regarding Trespassing	2/24/25	Daniel Laughlin	Complete	Draft Letter to Sheriff Hardick regarding trespassing issue at the JEA tract	Letter was sent to Sherriff Hardwick. SJSO reached out and will be increasing patrols in the area.
Landscape Pricing for Years 4 & 5	2/24/25	Zach Davidson	Complete	Staff to get pricing from Yellowstone for years 4 & 5 of the contract	Yellowstone provided pricing for years 4 & 5. BOS approved Counsel to draft agreement
Write Letter to Commissioner Regarding Traffic Concerns	12/3/24	Daniel Laughlin	Complete	Draft letter to County Commissioner regarding traffic concerns at Longleaf and Islesbrook as well as Tollerton. Request response in 90 days.	Letter was drafted and sent to Commissioner; Continuing to monitor
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

Gym Equipment	4/28/25	Sue O'lear	In Progress	Bring Proposals with comparison for lease verses purchase options	Proposal approved for North and South Amenity Centers
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	
Communications	4/28/25	Kiki Jimenez	In Progress	Keep Residents informed of landscape/irrigation enhancements	
Look into Electronic payment options (Square) and update policy	6/23/25	Sue O'lear/Kiki Jimenez	In Progress	Look into options for resident to pay for items like access cards, rentals, etc through an electronic option such as Square	
Send Letter to JEA about out streetlights	6/23/25	Daniel Laughlin	In Progress	Send letter to JEA information them of multiple streetlights that are not functioning	JEA was sent the list of out lights to be put on notice
Monitor Preserve Encroachment Reported by SJRWMD on Leith Hall	7/28/25	Daniel Laughlin/Zach Davidson	In Progress	Cease and desist letter sent to residents.	

Update Sign at Entrance of South Amenity Center	7/28/25	Sue O'lear	In Progress	Update Message Board at entrance of South Amenity Center	
Beatification of Glen Laurel	7/28/25	Zach Davidson	In Progress	Look into landscape around pond off Glen Laurel	