

*Durbin Crossing Community
Development District*

OCTOBER 27, 2025

AGENDA

Durbin Crossing Community Development District

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

October 20, 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, October 27, 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 September 22, 2025 Meeting
 - B. Financial Statements
 - C. Assessment Receipts Schedule
 - D. Check Register
- VI. Consideration of Resolution 2026-01, Classifying Surplus Tangible Property
- VII. Staff Reports
 - A. Landscape & Irrigation Maintenance Team
 1. Report
 2. Proposal for Enhancement of Tollerton Entrance

- B. District Counsel
- C. District Engineer
- D. District Manager – Update on the Fiscal Year 2025 Goals & Objectives
- E. General Manager
 - 1. Report
 - 2. Discussion of Proposed Amenity Policy Revisions
- F. Operations Manager – Field Operations and Pond Reports
- G. Amenity Manager – Report
- VIII. Supervisors’ Request and Audience Comments
- IX. Review of Action Items
- X. Next Scheduled Meeting – November 17, 2025 at 6:00 p.m. at the Durbin South Amenity Center
- XI. Adjournment

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

Sincerely,

Daniel Laughlin

Daniel Laughlin
District Manager

FOURTH ORDER OF BUSINESS

Durbin Crossing Action Items					
Item	Date	Responsibility	Status	Description	Resolution
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 & Sanctuary. 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 Marshal 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	
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 and options for sod	Proposal approved to terra seed an area of the pond bank as a test area to confirm it works before doing the entire pond bank
Contact County Regarding Parking on Islesbrook	9/22/25	Daniel Laughlin	In Progress	Send letter to County regarding parking issues on Islesbrook by the baseball field as well as sod replacement that has been discussed	Letter was sent to the County. They responded that they will be looking into the matter
Request Commissioner Attend November Meeting to Discuss the Results of Traffic Studies in the Area	9/22/25	Daniel Laughlin	In Progress	Contact Commissioner Whitehurst and ask him to attend November meeting.	E-mail has been sent to Commissioner Whitehurst asking his attendance at the November meeting.

FIFTH ORDER OF BUSINESS

A.

Minutes of Meeting
Durbin Crossing
Community Development District

The regular meeting of the Board of Supervisors of the Durbin Crossing Community Development District was held Monday, September 22, 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
Jason Harrah	Supervisor
Shawna Berden	Supervisor

Also present were:

Daniel Laughlin	District Manager
Mike Eckert	District Counsel by telephone
Mike Yuro	District Engineer
Sue O'Lear	Vesta/Amenity Services Group
Kate Smith	Vesta/Amenity Services Group
Zach Davidson	Vesta/Amenity Services Group
Jason Davidson	Vesta/Amenity Services Group
Blake Dougherty	Yellowstone
Richard Craig	Yellowstone
Garrett Cannady	Yellowstone
Evan Clark	Solitude Lake Management

The following is a summary of the discussions and actions taken at the September 22, 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.

THIRD ORDER OF BUSINESS

Audience Comments

Ms. Barrett stated they are still working on North Durbin, and I would like to know when it will be done. What is the plan? More people out of the community go to that baseball field and it looks terrible. I don't feel it is up to the community's standards. What is the long-range plan for that section of the road?

Mr. Davidson stated we had a reconnection issue when the city was allowed to drill a well, we had numerous issues related to connecting to the water line, the meter and getting an easement approved. The board asked me to go back to the county and talk about possibly putting up barriers or a fence to keep everyone from parking on that grass but that would put traffic into the community, which will cause more issues. We brought up a total number of four places for sod, the board looked at it and said we are not going to pay this amount to put new sod down for cars to destroy.

Mr. Harrah stated our solution is we are going to put sod on Durbin property and the baseball field we are going to do natural grasses and ask the county to come up with a solution due to residents' complaints.

Ms. Hall joined the meeting by phone during this item.

FOURTH ORDER OF BUSINESS

Review of Action Items

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

FIFTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Minutes of the August 25, 2025 Meeting**
- B. Financial Statements**
- C. Assessment Receipt Schedule**
- D. Check Register**

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

SIXTH ORDER OF BUSINESS

**Consideration of Easement Encroachment
Request (105 Baxterly Way)**

This item was tabled.

SEVENTH ORDER OF BUSINESS

**Consideration of Terra Seeding Proposal for
the Glen Laurel Pond**

Mr. Davidson reviewed the proposal for seeding of the Glen Laurel Pond that consists of compost mixed with Rye seed and Bahia seed that will help stabilize the bank and help with erosion.

On MOTION by Mr. Harrah seconded by Ms. Estes with all in favor staff was authorized to do a test section in the worst area in an amount not to exceed \$2,000.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Landscape Maintenance Team - Report

A copy of the Yellowstone landscape maintenance report for September was included in the agenda package.

Mr. Clark gave an overview on the condition of the ponds.

B. District Counsel

There being none, the next item followed.

C. District Engineer

There being none, the next item followed.

D. District Manager

There being none, the next item followed.

E. General Manager - Report

Ms. O'Lear gave an overview of the general manager's report, a copy of which was included in the agenda package and presented a request from the Patriots Oaks tennis team to use the tennis courts.

On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor the request of St. Johns Middle School Atlantic Association to use the tennis courts for Patriots Oaks tennis team for the payment of \$500 was approved.

F. Operations Manager - Report

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

G. Amenity Manager – Report

Ms. Smith reviewed the lifestyle and amenities report, a copy of which was included in the agenda package.

NINTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Review of Action Items

Mr. Laughlin stated I will add the few items from today to the action items list and ask Commissioner Whitehurst to attend the next meeting with the results of the traffic study.

ELEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – October 27, 2025 at 6:00 p.m. at the Durbin South Amenity Center

Mr. Laughlin stated the next meeting will be held October 27, 2025 at 6:00 p.m. in the same location.

On MOTION by Mr. Harrah seconded by Ms. Estes with all in favor the meeting adjourned at 7:32 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Durbin Crossing
Community Development District

Unaudited Financial Reporting
September 30, 2025



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

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 328,218	\$ -	\$ 327,598	\$ 655,815
Due from Other	1,223	-	-	1,223
Investments:				
State Board of Administration (SBA)	2,698	-	812,785	815,484
Custody	269,111	-	1,795	270,907
Series 2017A1				
Reserve	-	1,343,722	-	1,343,722
Revenue	-	1,274,651	-	1,274,651
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	\$ 606,450	\$ 2,798,203	\$ 1,142,178	\$ 4,546,832
Liabilities:				
Accounts Payable	\$ 25,165	\$ -	\$ 8,800	\$ 33,965
Total Liabilities	\$ 25,165	\$ -	\$ 8,800	\$ 33,965
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 5,000	\$ -	\$ -	\$ 5,000
Deposits	200	-	-	200
Restricted for:				
Debt Service - Series	-	2,798,203	-	2,798,203
Assigned for:				
Capital Reserve Fund	-	-	1,133,378	1,133,378
Unassigned	576,086	-	-	576,086
Total Fund Balances	\$ 581,286	\$ 2,798,203	\$ 1,133,378	\$ 4,512,867
Total Liabilities & Fund Balance	\$ 606,450	\$ 2,798,203	\$ 1,142,178	\$ 4,546,832

Durbin Crossing
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 2,681,509	\$ 2,681,509	\$ 2,696,513	\$ 15,003
Interest Income	45,000	45,000	36,896	(8,104)
Other Revenues	30,000	30,000	23,886	(6,114)
Total Revenues	\$ 2,756,509	\$ 2,756,509	\$ 2,757,295	\$ 785

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 12,000	\$ 11,000	\$ 1,000
FICA Taxes	918	918	842	77
Assessment Roll Administration	5,459	5,459	5,459	-
Engineering Fees	13,000	13,000	11,888	1,113
Dissemination Fees	7,860	7,860	8,360	(500)
Attorney Fees	50,000	50,000	73,180	(23,180)
Annual Audit	4,500	4,500	-	4,500
Trustee Fees	10,800	10,800	10,775	25
Arbitrage	1,200	1,200	1,200	-
Impact Fee Administration	16,377	16,377	16,377	-
Management Fees	56,035	56,035	56,035	0
Information Technology	1,638	1,638	1,638	(0)
Website Maintenance	1,092	1,092	1,092	(0)
Telephone	800	800	226	574
Postage	3,000	3,000	3,936	(936)
Printing & Binding	2,300	2,300	4,967	(2,667)
Insurance General Liability	9,461	9,461	8,488	973
Legal Advertising	2,000	2,000	1,618	382
Other Current Charges	500	500	561	(61)
Office Supplies	150	150	11	139
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 199,265	\$ 199,265	\$ 217,827	\$ (18,563)

Operations & Maintenance

Amenity Center

Insurance	\$ 46,680	\$ 46,680	\$ 42,167	\$ 4,513
Repairs & Replacements	85,000	85,000	97,899	(12,899)
Recreational Passes	3,000	3,000	5,050	(2,050)
Office Supplies	5,000	5,000	3,358	1,642
Permit Fees	4,500	4,500	4,861	(361)
Utilities				
Water & Sewer	38,900	38,900	27,464	11,436
Electric	32,000	32,000	31,586	415
Cable/Phone/Internet	21,000	21,000	25,589	(4,589)
Security System	1,670	1,670	3,413	(1,743)

Durbin Crossing
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
<u>Amenity Center Management Contracts</u>				
Managerial (Vesta)	255,503	255,503	255,503	0
Staffing (Vesta)	273,601	273,601	273,601	0
Lifeguards (Vesta)	98,189	98,189	88,967	9,222
Mobile App/Website (Vesta)	3,500	3,500	3,500	(0)
Refuse Service	9,000	9,000	11,562	(2,562)
Pool Chemicals	35,700	35,700	36,977	(1,277)
Special Events	30,000	30,000	36,148	(6,148)
Holiday Décor	20,000	20,000	12,350	7,650
Pest Control	8,000	8,000	6,294	1,705
Pressure Washing	9,000	9,000	6,450	2,550
Fitness Equip Maintenance	8,500	8,500	2,436	6,064
Subtotal Amenity Center	\$ 988,743	\$ 988,743	\$ 975,175	\$ 13,568
Grounds Maintenance				
Electric	\$ 10,000	\$ 10,000	\$ 9,153	\$ 847
Water & ReUse	300,000	300,000	172,984	127,016
Streetlighting	75,000	75,000	73,423	1,577
Lake Maintenance	55,620	55,620	57,882	(2,262)
Landscape Maintenance	562,267	562,267	562,267	0
Landscape Contingency	82,000	82,000	66,610	15,390
Mulch	72,500	72,500	69,900	2,600
Sod Replacement	180,000	180,000	175,247	4,753
Fuel	900	900	783	117
Irrigation Repairs	15,000	15,000	22,574	(7,574)
Capital Reserve Funding	221,309	221,309	221,309	-
Subtotal Ground Maintenance	\$ 1,574,595	\$ 1,574,595	\$ 1,432,132	\$ 142,463
Total Operations & Maintenance	\$ 2,563,338	\$ 2,563,338	\$ 2,407,307	\$ 156,031
Total Expenditures	\$ 2,762,603	\$ 2,762,603	\$ 2,625,135	\$ 137,468
Excess (Deficiency) of Revenues over Expenditures	\$ (6,094)	\$ (6,094)	\$ 132,160	\$ 138,254
Net Change in Fund Balance	\$ (6,094)	\$ (6,094)	\$ 132,160	\$ 138,254
Fund Balance - Beginning	\$ 6,094		\$ 449,126	
Fund Balance - Ending	\$ 0		\$ 581,286	

Durbin Crossing
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	3,452	3,072	36,896
Other Revenues	7,613	369	523	112	5,107	-	319	329	1,079	2,523	5,914	-	23,886
Total Revenues	\$ 7,790	\$ 186,656	\$ 2,194,823	\$ 6,195	\$ 238,894	\$ 57,072	\$ 6,226	\$ 5,591	\$ 34,782	\$ 6,829	\$ 9,366	\$ 3,072	\$ 2,757,295

Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 11,000
FICA Taxes	77	-	77	77	77	77	77	77	77	77	77	77	842
Assessment Roll Administration	5,459	-	-	-	-	-	-	-	-	-	-	-	5,459
Engineering Fees	2,975	825	990	1,115	1,198	908	743	-	1,155	743	1,238	-	11,888
Dissemination Fees	855	655	655	655	655	655	955	655	655	655	655	655	8,360
Attorney Fees	3,420	9,613	3,537	4,843	5,985	3,219	11,896	16,251	1,852	4,477	4,049	4,039	73,180
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	1,365	1,365	16,377
Management Fees	4,670	4,670	4,670	4,670	4,670	4,670	4,670	4,670	4,670	4,670	4,670	4,670	56,035
Information Technology	137	137	137	137	137	137	137	137	137	137	137	137	1,638
Website Maintenance	91	91	91	91	91	91	91	91	91	91	91	91	1,092
Telephone	20	7	15	5	14	26	19	13	16	31	47	13	226
Postage	50	588	169	189	125	69	104	68	151	2,110	115	196	3,936
Printing & Binding	27	1,243	16	19	11	1,403	10	22	54	2,054	11	99	4,967
Insurance General Liability	8,488	-	-	-	-	-	-	-	-	-	-	-	8,488
Legal Advertising	86	171	-	-	85	85	127	120	178	182	399	184	1,618
Other Current Charges	-	145	10	10	251	145	-	-	-	-	-	-	561
Office Supplies	1	1	1	1	1	1	1	1	1	1	1	1	11
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	\$ 13,853	\$ 12,525	\$ 217,827

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	4,842	1,986	97,899
Recreational Passes	-	-	-	-	200	400	-	250	400	-	-	3,800	5,050
Office Supplies	393	250	494	139	509	602	57	57	155	285	211	207	3,358
Permit Fees	446	-	500	2,064	-	-	-	925	-	-	-	925	4,861
Utilities	-	-	-	-	-	-	-	-	-	-	-	-	-
Water & Sewer	1,114	1,182	1,479	2,268	2,404	1,800	2,007	2,644	3,622	3,722	2,975	2,248	27,464
Electric	2,502	2,378	2,208	1,820	2,551	2,376	2,667	2,703	2,718	3,256	3,218	3,189	31,586
Cable/Phone/Internet	1,841	1,841	1,841	1,935	1,988	2,111	2,339	2,339	2,339	2,339	2,339	2,339	25,589
Security System	-	135	-	2,718	-	-	-	-	-	280	280	-	3,413

Durbin Crossing
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Center Management Contracts													
Managerial (Vesta)	21,292	21,292	21,292	21,292	21,292	21,292	21,292	21,292	21,292	21,292	21,292	21,292	255,503
Staffing (Vesta)	22,800	22,800	22,800	22,800	22,800	22,800	22,800	22,800	22,800	22,800	22,800	22,800	273,601
Lifeguards (Vesta)	-	-	-	-	-	10,372	7,991	9,495	20,150	20,884	14,662	5,411	88,967
Mobile App/Website (Vesta)	292	292	292	292	292	292	292	292	292	292	292	292	3,500
Refuse Service	879	1,158	869	877	872	978	985	985	980	991	989	1,000	11,562
Pool Chemicals	2,936	3,146	2,936	3,058	3,058	3,058	3,058	3,058	3,058	3,058	3,492	3,058	36,977
Special Events	4,035	7,899	7,660	5,175	862	737	2,081	1,032	1,306	2,978	849	1,534	36,148
Holiday Décor	-	6,387	375	5,587	-	-	-	-	-	-	-	-	12,350
Pest Control	456	456	456	470	470	470	470	470	820	820	470	470	6,294
Pressure Washing	-	-	1,700	-	-	-	-	-	-	-	-	4,750	6,450
Fitness Equip Maintenance	-	-	-	-	525	363	-	-	680	295	-	573	2,436
Subtotal Amenity Center	\$ 111,214	\$ 76,938	\$ 72,816	\$ 71,665	\$ 69,890	\$ 76,565	\$ 72,786	\$ 83,043	\$ 86,163	\$ 99,512	\$ 78,710	\$ 75,874	\$ 975,175
Grounds Maintenance													
Electric	\$ 614	\$ 2,126	\$ 622	\$ 654	\$ 705	\$ 638	\$ 444	\$ 683	\$ 673	\$ 675	\$ 675	\$ 642	\$ 9,153
Water & ReUse	16,969	7,196	18,539	20,774	14,227	11,172	11,270	11,582	14,283	15,798	15,913	15,261	172,984
Streetlighting	5,918	5,939	5,877	5,787	6,064	6,017	6,300	6,450	6,361	6,126	6,315	6,270	73,423
Lake Maintenance	4,562	4,562	4,562	4,562	4,562	7,702	4,562	4,562	4,562	4,562	4,562	4,562	57,882
Landscape Maintenance	46,856	46,856	46,856	46,856	46,856	46,856	46,856	46,856	46,856	46,856	46,856	46,856	562,267
Landscape Contingency	12,436	6,752	12,460	-	3,000	-	2,400	15,211	5,139	-	-	9,211	66,610
Mulch	-	63,000	-	-	-	-	-	-	6,900	-	-	-	69,900
Sod Replacement	-	175,247	-	-	-	-	-	-	-	-	-	-	175,247
Fuel	36	-	29	29	133	61	118	59	89	86	58	85	783
Irrigation Repairs	-	-	1,463	-	5,018	963	1,094	4,639	-	5,144	3,190	1,063	22,574
Capital Reserve Funding	-	-	-	-	-	-	-	-	-	-	-	221,309	221,309
Subtotal Ground Maintenance	\$ 87,391	\$ 311,678	\$ 90,407	\$ 78,662	\$ 80,564	\$ 73,408	\$ 73,043	\$ 90,042	\$ 84,863	\$ 79,246	\$ 77,569	\$ 305,259	\$ 1,432,132
Total Operations & Maintenance	\$ 198,605	\$ 388,617	\$ 163,223	\$ 150,326	\$ 150,454	\$ 149,973	\$ 145,829	\$ 173,086	\$ 171,026	\$ 178,758	\$ 156,279	\$ 381,133	\$ 2,407,307
Total Expenditures	\$ 232,499	\$ 408,126	\$ 175,954	\$ 164,501	\$ 166,118	\$ 163,821	\$ 173,997	\$ 197,553	\$ 182,427	\$ 196,349	\$ 170,132	\$ 393,658	\$ 2,625,135
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)	\$ (160,766)	\$ (390,585)	\$ 132,160
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)	\$ (160,766)	\$ (390,585)	\$ 132,160

Durbin Crossing
Community Development District
Debt Service Fund Series 2017 A1 & A2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 3,054,876	\$ 3,054,876	\$ 3,070,639	\$ 15,763
Interest Income	5,000	5,000	144,301	139,301
Total Revenues	\$ 3,059,876	\$ 3,059,876	\$ 3,233,674	\$ 173,798
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	513,416	513,256	159
Principal - 5/1	1,645,000	1,645,000	1,645,000	-
Principal Prepayment - 5/1	-	-	10,000	(10,000)
<u>Series 2017 A-2</u>				
Interest -11/1	\$ 84,788	\$ 84,788	\$ 84,788	\$ -
Principal Prepayment - 11/1	-	-	5,000	(5,000)
Interest - 5/1	84,788	84,788	84,631	156
Principal - 5/1	165,000	165,000	165,000	-
Principal Prepayment - 5/1	-	-	10,000	(10,000)
Total Expenditures	\$ 3,006,406	\$ 3,006,406	\$ 3,041,091	\$ (34,684)
Excess (Deficiency) of Revenues over Expenditures	\$ 53,470	\$ 53,470	\$ 192,584	\$ 139,114
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 53,470	\$ 53,470	\$ 192,584	\$ 139,114
Fund Balance - Beginning	\$ 1,029,219		\$ 2,605,619	
Fund Balance - Ending	\$ 1,082,689		\$ 2,798,203	

Durbin Crossing
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
Revenues				
Capital Reserve Funding	\$ 221,309	\$ 221,309	\$ 221,309	\$ -
Miscellaneous Revenue/Interest Income	24,333	24,333	47,472	23,139
Settlement Proceeds	-	-	300,000	
Total Revenues	\$ 245,642	\$ 245,642	\$ 568,781	\$ 23,139
Expenditures:				
Capital Outlay	\$ 150,000	\$ 150,000	\$ 608,065	\$ (458,065)
Repair and Replacement	23,881	23,881	83,938	(60,057)
Other Current Charges	-	-	33,384	(33,384)
Total Expenditures	\$ 173,881	\$ 173,881	\$ 725,387	\$ (551,506)
Excess (Deficiency) of Revenues over Expenditures	\$ 71,761		\$ (156,605)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 71,761		\$ (156,605)	
Fund Balance - Beginning	\$ 1,243,030		\$ 1,289,984	
Fund Balance - Ending	\$ 1,314,791		\$ 1,133,378	

Durbin Crossing
Community Development District
Long Term Debt Report

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

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

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

	RECEIVED			
ST JOHNS COUNTY DISTRIBUTION	DATE	DEBT	O&M	TOTAL AMOUNT RECEIVED
1	11/5/2024	12,161.97	10,680.15	22,842.12
2	11/15/2024	93,657.36	82,246.14	175,903.50
3	11/20/2024	106,253.57	93,307.63	199,561.20
4	12/6/2024	262,499.56	230,516.61	493,016.17
5	12/19/2024	168,010.17	147,539.81	315,549.98
6	1/9/2025	2,067,967.13	1,816,005.97	3,883,973.10
INTEREST	1/13/2025	6,594.31	5,790.85	12,385.16
7	2/20/2025	261,281.33	229,446.80	490,728.13
8	4/8/2025	55,815.54	49,014.97	104,830.51
INTEREST	4/14/2025	3,257.66	2,860.74	6,118.40
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%
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D.

Durbin Crossing
Community Development District

Check Run Summary
September 30, 2025

Fund	Date	Check No.	Amount
General Fund			
Payroll	9/23/25	50912-50916	\$ 923.50
			Sub-Total \$ 923.50
Accounts Payable			
	9/3/25	7352-7354	\$ 47,442.11
	9/10/25	7355-7362	17,986.90
	9/16/25	7363-7367	62,164.08
	9/23/25	7368-7370	869.45
			Sub-Total \$ 128,462.54
Capital Reserve Fund			
	9/3/25	288-289	\$ 25,690.00
	9/8/25	290	248,758.01
	9/23/25	291	9,980.00
			Sub-Total \$ 284,428.01
Wells Fargo Credit Card*			
	9/29/25	August Purchases	\$ 2,068.99
			Sub-Total \$ 2,068.99
Total			\$ 415,883.04

*Wells Fargo Credit Card Invoices available upon request

PR300R

PAYROLL CHECK REGISTER

RUN 9/23/25 PAGE 1

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50912	11	SARAH G HALL	184.70	9/23/2025
50913	13	JASON S HARRAH	184.70	9/23/2025
50914	8	PETER E POLLICINO	184.70	9/23/2025
50915	18	SHALENE B ESTES	184.70	9/23/2025
50916	19	SHAWNA R BERDEN	184.70	9/23/2025
TOTAL FOR REGISTER			923.50	

DURB DURBIN CROSS DLAUGHLIN

ATTENDANCE SHEET

District: Durbin Crossing CDD

Meeting Date: September 22, 2025

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

District Manager:

Did

PLEASE RETURN COMPLETED FORM TO BERNADETTE PEREGRINO

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
9/03/25	00109	9/01/25 13129563	202509 320-53800-45510 SEP POOL CHEMICALS NORTH		*	1,062.09	
			POOLSURE				1,062.09 007352
9/03/25	00109	9/01/25 13129563	202509 320-53800-45510 SEP POOL CHEMICALS SOUTH		*	1,996.40	
			POOLSURE				1,996.40 007353
9/03/25	00252	9/01/25 428156	202509 320-53800-45517 SEP FACILITY MANAGER		*	8,105.75	
		9/01/25 428156	202509 320-53800-46000 SEP OPERATIONS MANAGER		*	6,176.91	
		9/01/25 428156	202509 320-53800-45502 SEP GENERAL MANAGER		*	7,009.22	
		9/01/25 428156	202509 320-53800-45507 SEP JANITORIAL SERVICES		*	2,304.33	
		9/01/25 428156	202509 320-53800-45505 SEP POOL MAINTENANCE		*	3,150.15	
		9/01/25 428156	202509 320-53800-45518 SEP MAINTENANCE TECHS		*	4,482.78	
		9/01/25 428156	202509 320-53800-45503 SEP FACILITY ATTENDANTS		*	7,074.55	
		9/01/25 428156	202509 320-53800-45515 SEP FACILITY MONITORS		*	5,788.26	
		9/01/25 428156	202509 320-53800-45210 SEP MOBILE APP		*	291.67	
			VESTA PROPERTY SERVICES INC				44,383.62 007354
9/10/25	00378	8/31/25 7301326	202508 310-51300-48000 NOTICE OF BUDGET HEARING		*	289.52	
		8/31/25 7301326	202508 310-51300-48000 NOTICE OF MEETING-8/25/25		*	109.44	
			GANNETT MEDIA CORP DBA GANNETT FL				398.96 007355
9/10/25	00021	9/01/25 539	202509 310-51300-34000 SEP MANAGEMENT FEES		*	4,669.58	
		9/01/25 539	202509 310-51300-55000 SEP WEBSITE ADMIN		*	91.00	
		9/01/25 539	202509 310-51300-35100 SEP INFORMATON TECH		*	136.50	
		9/01/25 539	202509 310-51300-32500 SEP IMPACT COLLECTION FEE		*	1,364.75	
		9/01/25 539	202509 310-51300-31300 SEP DISSEMINATION SVCS		*	655.00	
		9/01/25 539	202509 310-51300-51000 OFFICE SUPPLIES		*	.69	

DURB DURBIN CROSS OKUZMUK

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
		9/01/25 539	202509 310-51300-42000		*	196.39	
		POSTAGE					
		9/01/25 539	202509 310-51300-42500		*	98.55	
		COPIES					
		9/01/25 539	202509 310-51300-41000		*	13.16	
		TELEPHONE					
				GOVERNMENTAL MANAGEMENT SERVICES			7,225.62 007356
9/10/25 00283		9/01/25 PSI19749	202509 320-53800-46800		*	4,561.87	
		SEP LAKE MAINTENANCE					
				SOLITUDE LAKE MANAGEMENT LLC			4,561.87 007357
9/10/25 00457		8/28/25 001	202509 320-53800-45511		*	700.00	
		LUAU SHOW-GOLDEN SUNSET					
				JERLY DRYSDALE			700.00 007358
9/10/25 00243		9/04/25 14176	202509 320-53800-46210		*	2,800.00	
		TREE REMOVAL (12)					
				TREE TECH TREE SERVICE INC			2,800.00 007359
9/10/25 00382		9/03/25 989486	202509 320-53800-46400		*	1,062.95	
		REROUTE MAINLINE-SOUTH					
				YELLOWSTONE LANDSCAPE			1,062.95 007360
9/10/25 00402		9/05/25 3876	202507 310-51300-31100		*	330.00	
		JUL ENGINEERING SERVICES					
				YURO & ASSOCIATES LLC			330.00 007361
9/10/25 00402		9/05/25 3877	202508 310-51300-31100		*	907.50	
		AUG ENGINEERING SERVICES					
				YURO & ASSOCIATES LLC			907.50 007362
9/16/25 00314		9/08/25 156314	202509 320-53800-44200		*	421.05	
		TENNIS CT GATE REPAIR					
				HARDWICK FENCE LLC			421.05 007363
9/16/25 00066		9/08/25 62112602	202509 320-53800-45513		*	102.93	
		SEP PEST CONTROL SOUTH					
				TURNER PEST CONTROL			102.93 007364
9/16/25 00066		9/08/25 62112660	202509 320-53800-45513		*	122.23	
		SEP MOSQUITO SRVCS SOUTH					
				TURNER PEST CONTROL			122.23 007365
9/16/25 00252		8/31/25 428576	202508 320-53800-45501		*	14,662.29	
		AUGUST LIFGUARDS					
				VESTA PROPERTY SERVICES INC			14,662.29 007366
				DURB DURBIN CROSS OKUZMUK			

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/16/25	00382	9/01/25 991007	202509 320-53800-46200	SEP LANDSCAPE MAINTENACE	*	46,855.58	
				YELLOWSTONE LANDSCAPE			46,855.58 007367
9/23/25	00086	8/19/25 15508	202508 320-53800-44200	SPECIALTY SIGN-PRVT POND	*	625.00	
				SUNDANCER SIGN GRAPHICS, INC			625.00 007368
9/23/25	00066	9/16/25 62112602	202509 320-53800-45513	SEP PEST CONTROL NORTH	*	83.63	
				TURNER PEST CONTROL			83.63 007369
9/23/25	00066	9/16/25 62112661	202509 320-53800-45513	SEP MOSQUITO SRVCS NORTH	*	160.82	
				TURNER PEST CONTROL			160.82 007370
TOTAL FOR BANK A						128,462.54	
TOTAL FOR REGISTER						128,462.54	

DURB DURBIN CROSS OKUZMUK



Invoice

Date
Invoice#

9/1/2025
131295631342

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

Terms	Net 20
Due Date	9/21/2025
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 3:31 pm, Aug 19, 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](#)



131295631342



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

Invoice

Date
Invoice#

9/1/2025
131295631343

Terms	Net 20
Due Date	9/21/2025
PO #	

Bill To

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

Ship To

Durbin Crossing South
145 South Durbin Pkwy
Jacksonville FL 32259

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

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

RECEIVED

By Tara Lee at 11:41 am, Aug 20, 2025

Subtotal \$1,996.40

Tax \$0.00

Total \$1,996.40

Amount Paid/Credit Applied \$0.00

Balance Due \$1,996.40

[Click Here to Pay Now](#)



131295631343



Invoice

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

Invoice # 428156
Date 09/01/2025

Terms Net 30
Due Date 10/01/2025
Memo Monthly Fees

Bill To

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

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

Thank you for your business.

Total 44,383.62

RECEIVED

By Tara Lee at 10:48 am, Aug 28, 2025



ACCOUNT NAME Durbin Crossing / Gms		ACCOUNT # 764133	INV DATE 08/31/25
INVOICE # 0007301326	INVOICE PERIOD Aug 1- Aug 31, 2025	CURRENT INVOICE TOTAL \$398.96	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL CASH AMT DUE* \$398.96	

BILLING ACCOUNT NAME AND ADDRESS Durbin Crossing / Gms 475 W Town Place, Ste 114 Saint Augustine, FL 32092	PAYMENT DUE DATE: SEPTEMBER 30, 2025 Legal Entity: Gannett Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.
---	--

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com	FEDERAL ID 47-2390983
---	-----------------------

Save A Tree! Gannett is going paperless. Enjoy the convenience of accessing your billing information anytime and pay online. To avoid missing an invoice, sign up today by going to <https://gcil.my.site.com/financialservicesportal/s/>.

Date	Description	Amount
8/1/25	Balance Forward	\$84.96
8/19/25	PAYMENT - THANK YOU	-\$84.96

Legal Advertising:

Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
8/4/25	SAG St Augustine Record	11532485	Durbin Crossing Budget Hearing 1st pub		1	2.0000 x 12 in	\$289.52

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
8/11/25	11531538	SAG St Augustine Record	PUBLIC NOTICE		\$109.44

RECEIVED

By Tara Lee at 3:33 pm, Sep 05, 2025

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	\$398.96
Service Fee 3.99%	\$15.92
*Cash/Check/ACH Discount	-\$15.92
*Payment Amount by Cash/Check/ACH	\$398.96
Payment Amount by Credit Card	\$414.88

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Durbin Crossing / Gms		ACCOUNT NUMBER 764133		INVOICE NUMBER 0007301326		AMOUNT PAID
CURRENT DUE \$398.96	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$398.96
REMITTANCE ADDRESS (Include Account# & Invoice# on check) Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				TO PAY BY PHONE PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$414.88
				To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/		

000076413300000000000000073013260003989667179

LOCALIQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

Saint Augustine FL 32092

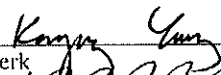
STATE OF WISCONSIN, COUNTY OF BROWN

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

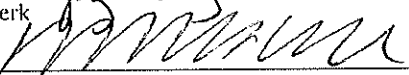
08/04/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/04/2025



Legal Clerk



Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:	\$289.52	
Tax Amount:	\$0.00	
Payment Cost:	\$289.52	
Order No:	11532485	# of Copies:
Customer No:	764133	1
PO #:	Durbin Crossing Budget Hearing 1st	
	pub	

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 PUBLIC HEARING TO CONSIDER THE ADOPTION OF
THE FY 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER
THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL
ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE
LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND
NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") for the Durbin Crossing Community Development District ("District") will hold the following public hearings and regular meeting:

DATE: August 25, 2025
TIME: 6:00 p.m.
LOCATION: Durbin Crossing South Amenity Center
145 South Durbin Parkway
St. Johns, Florida 32259

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"). The second public hearing is being held pursuant to Chapters 190, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District to fund the Proposed Budget for FY 2026; to consider the adoption of an assessment roll, and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units	ERU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
43' Lot	206	.85	\$1,045.58
53' Lot	468	1.00	\$1,230.10
63' Lot	482	1.19	\$1,462.19
70'-73' Lot	319	1.35	\$1,662.49
80'-83' Lot	339	1.53	\$1,885.53
Townhome (TH)	510	.63	\$774.96
Retail / Commercial / Office (Sq Ft)	144,153	1 / 2,000 sq ft	\$0.62

*includes collection costs and early payment discounts

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the St. Johns County ("County") Tax Collector on the tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2026, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

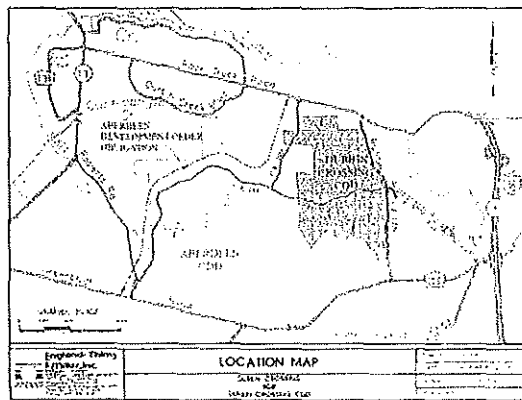
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, FL 32092, (904) 940-5850 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://durbincrossingdcd.com>. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager



LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

Saint Augustine FL 32092

STATE OF WISCONSIN, COUNTY OF BROWN

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

08/11/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/11/2025

Legal Clerk Kerilyn Gray

Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:	\$109.44	
Tax Amount:	\$0.00	
Payment Cost:	\$109.44	
Order No:	11531538	# of Copies:
Customer No:	764133	1
PO #:		

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Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

DURBIN CROSSING COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO
CONSIDER THE ADOPTION OF THE
FISCAL YEAR 2026 PROPOSED
BUDGET(S); AND NOTICE OF
REGULAR BOARD OF SUPERVI-
SORS' MEETING.

The Board of Supervisors ("Board") of the Durbin Crossing Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: August 25, 2025

TIME: 6:00 p.m.

LOCATION: Durbin Crossing South

Amenity Center

145 South Durbin Parkway

St. Johns, Florida 32259

The purpose of the public hearing

is to receive comments and objec-

tions on the adoption of the

District's proposed budget(s) for

the fiscal year beginning October 1,

2025, and ending September 30,

2026 ("Proposed Budget"). A regu-

lar Board meeting of the District

will also be held at the above time

where the Board may consider any

other business that may properly

come before it. A copy of the

agenda and Proposed Budget may

be obtained at the offices of the

District Manager, Governmental

Management Services, 475 West

Town Place, Suite 114, St. Augus-

tine, FL 32092, (904) 940-5850

("District Manager's Office"), during

normal business hours, or by visit-

ing the District's website at

<https://durbincrossingdd.com>.

The public hearing and meeting are

open to the public and will be

conducted in accordance with the

provisions of Florida law. The public

hearing and/or meeting may be

continued in progress to a date,

time certain, and place to be speci-

fied on the record at the public

hearing and/or meeting. There may

be occasions when Board Supervi-

sors or District Staff may partici-

pate by speaker telephone.

Any person requiring special

accommodations at the public

hearing or meeting because of a

disability or physical impairment

should contact the District

Manager's Office at least forty-

eight (48) hours prior to the public

hearing and meeting. If you are

hearing or speech impaired, please

contact the Florida Relay Service by

dialing 7-1-1, or 1-800-955-8771

(TTY) / 1-800-955-8770 (Voice), for

aid in contacting the District

Manager's Office.

Each person who decides to appeal

any decision made by the Board

with respect to any matter consid-

ered at the public hearing or meet-

ing is advised that person will need

a record of proceedings and that

accordingly, the person may need

to ensure that a verbatim record of

the proceedings is made, including

the testimony and evidence upon

which such appeal is to be based.

District Manager

Governmental Management Services, LLC

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

Invoice**Invoice #:** 539**Invoice Date:** 9/1/25**Due Date:** 9/1/25**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 - September 2025		4,669.58	4,669.58
Website Administration - September 2025		91.00	91.00
Information Technology - September 2025		136.50	136.50
Impact Fee Collection Administration - September 2025		1,364.75	1,364.75
Dissemination Agent Services - September 2025		655.00	655.00
Office Supplies		0.69	0.69
Postage		196.39	196.39
Copies		98.55	98.55
Telephone		13.16	13.16

Total \$7,225.62**Payments/Credits** \$0.00**Balance Due** \$7,225.62**RECEIVED***By Tara Lee at 10:40 am, Sep 04, 2025*



INVOICE

Page: 1

Please Remit Payment to:

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

Invoice Number: PSI197495
Invoice Date: 9/1/2025

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

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

Ship Via
Ship Date 9/1/2025
Due Date 10/1/2025
Terms Net 30

Customer ID 5459
P.O. Number
P.O. Date 9/1/2025
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance September Billing 9/1/2025 - 9/30/2025 Durbin Crossing Cdd-Lake-ALL		1	1	4,561.87	4,561.87

RECEIVED

By Tara Lee at 12:15 pm, Sep 03, 2025

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

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



TE HERE A HURA LLC

Phone

904-903-8524

Mail

tehereahura@gmail.com

Address

7043 Butterfly Ct Jacksonville, FL 32258

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

INVOICE

Date : August 28, 2025

Invoice #: 001

Event Details

Name: Labor Day Luau Party

Date: Monday, September 1, 2025 from 5PM - 8PM

DESCRIPTION	QTY	PRICE	TOTAL
1 Hour Luau Show Golden Sunset Luau Show Package	1	\$700.00	\$700.00

Term and Conditions :

The Fee in Full shall be required upon receipt of this Invoice. Outstanding Balance must be paid by September 1, 2025, prior to service start. Please provide in the form of Cashier's Check or Company/Personal Check.

Sub Total : \$700.00

Tax Exempt : \$0

GRAND TOTAL : \$700.00


Jerly Drysdale
Owner/CEO

THANK YOU FOR BUSINESS!



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

Invoice

Durbin Crossing

145 South Durbin Parkway
 Jacksonville FL 32259

DATE	INVOICE #
9/4/2025	14176

Due	Terms
9/4/2025	0 Days

Job Name	Job Site	Phone	Salesperson	Total Due
Durbin Crossing 250718-1	Various Locations	904-230-2011	AJ Aldridge	\$2,800.00

#	Item	Service Description	Completed	Tax	Qty	Price
1	Tree(s)	Tree Removal (1) preserve tree @ 108 Stonebrook Court. (1) preserve tree @ 111 Averley Way. (1) perserve tree @ 21 Glen Laurel Drive. (1) preserve tree leaning towards home @ 105 Tollerton Avenue. (1) dead palm with stump grinding @ entrance to Woodcross Manor (woodcross drive & north durbin parkway). (1) dead palmwith stump grinding @ entrance to St. Andrews Place (cresthaven place & veterans parkway). (2) marked trees @ 240 Huntston Way. (2) trees @ 125 Cantley Way. (1) tree @ 121 Cantley Way. (1) tree along right-side woodline @ 321 Glen Laurel Drive.	8/16/2025	0.00 %	0.00	\$2,800.00

Landscape Contingency

1.320.53800.46210

Thank you,
 AJ Aldridge

Subtotal:	\$2,800.00
Discount:	\$0.00
Tax:	\$0.00
Total:	\$2,800.00
Credit:	\$0.00
Balance:	\$2,800.00

RECEIVED

By Tara Lee at 12:15 pm, Sep 05, 2025

Customer
Durbin Crossing 145 South Durbin Parkway Jacksonville FL 32259

Invoice Remit Payment

DATE	INVOICE #
9/4/2025	14176
Total Amount Due:	\$2,800.00



YELLOWSTONE

LANDSCAPE

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
989486	9/3/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: October 3, 2025

Invoice Amount: \$1,062.95

Description	Current Amount
Reroute mainline at south amenities	
Irrigation Repairs	\$1,062.95

RECEIVED

By Tara Lee at 12:16 pm, Sep 05, 2025

Invoice Total \$1,062.95

Irrigation Repairs

1.320.53800.46400

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



**Civil Engineering
Land Surveying & Mapping
Permitting
ADA Consulting**

Invoice

Date	Invoice #
9/5/25	3877

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

Yuro & Asssoc. - Job ...
Y23-1310

Item	Date	Description	Hours	Rate	Amount
		DURBIN CROSSING - AUGUST ENGINEERING			
CDD Durbin...	8/11/25	coordinate with County on roundabout improvements	0.5	165.00	82.50
CDD Durbin...	8/12/25	agenda call	0.5	165.00	82.50
CDD Durbin...	8/14/25	1258 Leith Drive emails	0.5	165.00	82.50
CDD Durbin...	8/19/25	review agenda pkg	0.5	165.00	82.50
CDD Durbin...	8/25/25	CDD meeting	2.5	165.00	412.50
CDD Durbin...	8/26/25	coordinate with County re: Longleaf Pine traffic study	1	165.00	165.00

RECEIVED

By Tara Lee at 10:56 am, Sep 08, 2025

Total \$907.50



INVOICE

Hardwick Fence LLC

PO Box 3043

St Augustine, FL 32085

(904) 599-8644

accounting@hardwickfence.com

BILL TO:

Durbin Crossing CDD
C/O Vesta Properties
475 West Town Place suite
114
St. Augustine, FL 32092

SHIP TO:

Durbin Crossing CDD
45 S Durbin Pkwy
St. Johns, FL 32259

P.O. Number: **Initial- Job
#3053**

Sales Rep: **Mitch**

sales3:

Invoice No: **156314**

Status: **Open**

Invoice Date: **9/08/2025**

Due Date: **9/08/2025**

Total Card: **\$433.47**

Total ACH: **\$421.05**

Product/Service	Quantity	Unit Price CARD / ACH	Total CARD / ACH
-----------------	----------	--------------------------	---------------------

Initial Invoice:

Job #3053 (Tennis Court Chain
Link Gate Repair)

- Repair 6'H x 4'W Black Chain Link Gate	0.70	\$619.24 / \$601.50	\$433.47 / \$421.05
1 - 3" Boulevard			
3 - 1-5/8" Rail Ends			
1 - 2" x 1-5/8" Piece of Top Rail			

Repairs + Replacement

1.320.53200.44200

	Card	ACH
Subtotal:	\$433.47	\$421.05
Tax:	\$0.00	\$0.00
Invoice Amount:	\$433.47	\$421.05
Previous Payment(s):	\$0.00	
Amount Due (USD)	\$433.47	\$421.05

RECEIVED

By Tara Lee at 2:39 pm, Sep 10, 2025

Thank you for doing business with us!



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

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

Service Slip/Invoice

INVOICE: 621126021
DATE: 09/08/2025
ORDER: 621126021

Bill To: [176599]

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

Work

Location: [176602] 904-230-2011

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

Work Date	Time	Target Pest	Technician	Time In
09/08/2025	11:24 AM			11:24 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	09/08/2025		11:50 AM

Service

Description

Price

CPCM

Commercial Pest Control - Monthly Service

\$102.93

RECEIVED

By Tara Lee at 10:16 am, Sep 10, 2025

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

AMOUNT DUE \$102.93


TECHNICIAN SIGNATURE


Sue
CUSTOMER SIGNATURE

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

Hereby acknowledging the satisfactory completion of all services rendered and agree to pay the cost of services as specified above.



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

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

Service Slip/Invoice

INVOICE: 621126609
DATE: 09/08/2025
ORDER: 621126609

Bill To: [137801]

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

Work

Location:

[137801] 904-230-2011

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

Work Date	Time	Target Pest	Technician	Time In
09/08/2025	11:24 AM	MOSQUITO		11:24 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	09/08/2025		11:51 AM

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

RECEIVED

By Tara Lee at 10:18 am, Sep 10, 2025

AMOUNT DUE \$122.23

TECHNICIAN SIGNATURE

Sue
CUSTOMER SIGNATURE

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

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



Invoice

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

Invoice # 428576
Date 08/31/2025

Terms Net 30
Due Date 09/30/2025
Memo Lifeguard Hours

Bill To

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

Description	Quantity	Rate	Amount
Lifeguards	619.97	23.65	14,662.29

Total 14,662.29

RECEIVED

By Tara Lee at 2:28 pm, Sep 11, 2025



Vested in your community.

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

Billable Services Invoice

Invoice #:952025

Date: 9/5/2025

To:

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

For:

Non-contractual Billable Services
Lifeguard Hours

DESCRIPTION	HOURS	RATE	AMOUNT
Lifeguard hours for August	619.97	\$23.65	\$14,662.29
TOTAL			\$14,662.29



Vested in your community.

Thank you for your business!



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
991007	9/1/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Durbin Crossing CDD

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: October 1, 2025

Invoice Amount: \$46,855.58

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

RECEIVED

By Tara Lee at 12:15 pm, Sep 05, 2025

Invoice Total

\$46,855.58

Landscape Maintenance

1.320.53800.46200

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



SUNDANCER-SIGN GRAPHICS
11259 Business Park Blvd, Suite 3
Jacksonville, FL 32256
904-287-4949
info@sundsg.com

INVOICE

BILL TO

Durbin Crossing CDD c/o GMS
GMS
475 West Town Place, Suite
114
St Augustine, FL 32092

SHIP TO

Durbin Crossing CDD c/o
GMS
145 South Durbin Parkway
St Johns, FL 32259

INVOICE # 15508**DATE** 08/19/2025**DUE DATE** 09/18/2025**TERMS** Net 30**ACTIVITY****Specialty-Sign**

3mm Black ACM with Digital Print and Black Post for Private Pond Property

QTY	RATE	AMOUNT
5	125.00	625.00T

SUBTOTAL	625.00
TAX	0.00
TOTAL	625.00
BALANCE DUE	\$625.00

RECEIVED

By Tara Lee at 11:32 am, Sep 19, 2025

9-19-25 [Signature]
Repair & Replace
1.320.53800.44200



Turner Pest Control

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

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

Service Slip/Invoice

INVOICE: 621126020
DATE: 09/16/2025
ORDER: 621126020

Bill To: [176599]

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

Work Location: [176599] 904-230-2011

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

Work Date	Time	Target Pest	Technician	Time In
09/16/2025	12:58 PM			12:58 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	09/16/2025		01:12 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$83.63
SUBTOTAL		\$83.63
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$83.63

RECEIVED

By Tara Lee at 11:32 am, Sep 19, 2025

AMOUNT DUE \$83.63

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE



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

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

Service Slip/Invoice

INVOICE: 621126610
DATE: 09/16/2025
ORDER: 621126610

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

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

Work Date	Time	Target Pest	Technician	Time In
09/16/2025	12:59 PM	MOSQUITO		12:59 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	09/16/2025		01:12 PM

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

RECEIVED

By Tara Lee at 11:32 am, Sep 19, 2025

AMOUNT DUE \$160.82


TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

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

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/03/25	00083	8/21/25 45956	202508 600-53800-61000	RPL BLOWN SWITCH/PANEL	*	4,090.00	
				DYNAMIC SECURITY PROFESSIONALS INC			4,090.00 000288
9/03/25	00083	8/29/25 45968	202508 600-53800-60000	FNL PMT-CAMERA INSTAL-S	*	21,600.00	
				DYNAMIC SECURITY PROFESSIONALS INC			21,600.00 000289
9/08/25	00070	9/03/25 989333	202509 600-53800-60000	IRRIGATION WIRING UPGRADE	*	248,758.01	
				YELLOWSTONE LANDSCAPE			248,758.01 000290
9/23/25	00216	9/18/25 201281	202509 600-53800-60000	RE-FRAME TOP MONUMENT	*	9,980.00	
				ALL WEATHER CONTRACTORS INC			9,980.00 000291
TOTAL FOR BANK B						284,428.01	
TOTAL FOR REGISTER						284,428.01	

DURB DURBIN CROSS OKUZMUK

Dynamic Security Professionals, Inc.

Invoice

P.O. Box 23861
Jacksonville, FL 32241
EF0001108

Date	Invoice #
8/21/2025	45956

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

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

P.O. No.	Terms
	Due on receipt

Quantity	Description	Rate	Amount
4	After lightning storm, front gate to pool area stopped working and employees could not see North Amenity on the software at South. Went to North and had to trouble shoot network and access system. Found 8 Port PoE network switch blown. Replaced switch with new Trendnet Poe switch. Also, Keyscan processor, network card and gate card reader were all blown as well. Ordered new equipment and returned to site and replaced all devices. Programmed new network card for setup and downloaded all programming back into the panel from the Aurora Software. Tested system and checked that unit was reporting back at South.	85.00	340.00

Thank you for your business.

Subtotal

Sales Tax (6.5%)

Total

Payments/Credits

Balance Due

RECEIVED

By Tara Lee at 12:47 pm, Aug 28, 2025

Dynamic Security Professionals, Inc.

Invoice

P.O. Box 23861
Jacksonville, FL 32241
EF0001108

Date	Invoice #
8/21/2025	45956

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

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

P.O. No.	Terms
	Due on receipt

Quantity	Description	Rate	Amount
1	Keyscan CA4500 4-Door Processor	2,800.00	2,800.00
1	Keyscan Netcom2P Network Interface Card	450.00	450.00
1	Keyscan K-Prox card Reader	325.00	325.00
1	8 Port PoE Network Switch	175.00	175.00

Thank you for your business.

Subtotal	\$4,090.00
Sales Tax (6.5%)	\$0.00
Total	\$4,090.00
Payments/Credits	\$0.00
Balance Due	\$4,090.00

Dynamic Security Professionals, Inc.

Invoice

P.O. Box 23861
Jacksonville, FL 32241
EF0001108

Date	Invoice #
8/29/2025	45968

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

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

P.O. No.	Terms
South Amenity	Due on receipt

Quantity	Description	Rate	Amount
1	Installation of IP Camera System Completion-Balance Due	21,600.00	21,600.00

Thank you for your business.	Subtotal	\$21,600.00
	Sales Tax (6.5%)	\$0.00
	Total	\$21,600.00
	Payments/Credits	\$0.00
	Balance Due	\$21,600.00

RECEIVED
By Tara Lee at 10:11 am, Sep 02, 2025



YELLOWSTONE

LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
989333	9/3/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Durbin Crossing CDD

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: October 3, 2025

Invoice Amount: \$248,758.01

Description	Current Amount
Longleaf Pine Pkwy - Irrigation Wiring Upgrade	
Irrigation Repairs	\$168,258.01
Boring Work	\$80,500.00

RECEIVED

By Tara Lee at 12:26 pm, Sep 05, 2025

Invoice Total \$248,758.01

Capital Reserve

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



Invoice

Date:	Invoice #:
9/18/2025	201281

1702 Lindsey Road
Jacksonville, FL 32221-6791
Office 904-781-7060

Bill To	
Durbin Crossing CDD 475 West Town Place Vesta Property Services Suite 114 St Augustine, FL 32092	
Email	Terms
Zdavidson@vestapropertyservices.com	Due Upon Receipt

Work Performed At		
Durbin Crossing CDD 100 Islesbrook Parkway Monument Entrance St Johns, FL 32259 Zach 904-230-2011		
Purchase Order	Rep	Work Order
-	PM BRIAN LEONARD	267275

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

ALL WORK WAS INSPECTED AND PERFORMED IN A PROFESSIONAL MANNER. All material is guaranteed to be as specified, and the above work was completed in a substantial workmanlike manner. This is a full invoice due and payable by above due date in accordance with our agreement. Late charges will be assessed thereafter due date listed above at a rate of 1.5% per month. All disputes are to be submitted in writing by mail, fax or email within 30 days from invoice date. You further agree to waive any right to jury trial in any action relating to these services or the payment thereof. In any action to collect past due amounts, customer shall pay all reasonable attorney's fees incurred.

Subtotal:	\$9,980.00
Sales Tax:	\$0.00
Invoice Total:	\$9,980.00
Payments and Credits:	\$0.00
Total Due:	\$9,980.00

SIXTH ORDER OF BUSINESS

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT CLASSIFYING SURPLUS TANGIBLE PERSONAL PROPERTY; AUTHORIZING DISPOSITION OF SURPLUS TANGIBLE PERSONAL PROPERTY PURSUANT TO F.S. § 274.06; 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; and

WHEREAS, as such, the District is a governmental unit within the meaning of Chapter 274, *Florida Statutes* (“Governmental Unit”); and

WHEREAS, the District has purchased and owns fitness equipment as listed in more detail in the attached **Exhibit A** (“Property”); and

WHEREAS, the District desires to classify the Property as surplus tangible personal property, and to determine that the Property is obsolete and that continued use of the Property is uneconomical, inefficient to maintain, and/or serves no useful function; and

WHEREAS, the District has considered the best interests of the District, and the value and condition of the Property, and

WHEREAS, the District desires to dispose of the Property for value to any person, or for value without bids to the state, to any Governmental Unit, or to any political subdivision as defined in Section 1.01, *Florida Statutes*; or, if neither sale nor donation can reasonably be accomplished, the District hereby determines that the Property is without commercial value and desires to destroy or abandon it, all in accordance with the provisions of Chapter 274, *Florida Statutes*; and

WHEREAS, the District believes that disposing of the Property in this fashion is the most efficient and cost-effective means of disposing of the Property; and

WHEREAS, the District has estimated the value of the Property to be less than Five Thousand Dollars (\$5,000), or without commercial value; and

WHEREAS, the District believes that it is in its best interests to dispose of the Property in this fashion.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MARSHALL CREEK COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. INCORPORATION OF RECITALS. All of the representations, findings, and determinations contained within the recitals stated above are recognized as true and accurate and are expressly incorporated into this Resolution.

SECTION 2. CLASSIFICATION OF SURPLUS TANGIBLE PERSONAL PROPERTY. The District hereby classifies the Property as surplus tangible personal property, and hereby determines that the continued use of the Property is uneconomical, inefficient to maintain, and/or serves no useful function.

SECTION 3. DISPOSITION OF SURPLUS TANGIBLE PERSONAL PROPERTY. The District hereby directs and authorizes staff to dispose of the Property for value to any person, or for value without bids to the state, to any Governmental Unit, or to any political subdivision as defined in Section 1.01, *Florida Statutes*; or, if neither sale nor donation can reasonably be accomplished, by destroying or abandoning it, all in accordance with the provisions of Chapter 274, *Florida Statutes*. Staff may dispose of the respective pieces of Property to different persons, at different times. Although referenced jointly, it is the intent of the District to dispose of the Property separately to the extent it is in the best interest of the District.

SECTION 4. 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.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect immediately upon the passage and adoption of this Resolution by the Board of Supervisors of the District.

PASSED AND ADOPTED this 27th day of October 2025.

ATTEST:

**DURBIN CROSSING COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A
Surplus Property

Reason for disposal: The property as listed below is no longer operable and/or no longer serves a useful function for the Durbin Crossing CDD.

Estimated value of the surplus property: \$4,450

North Durbin Amenity Facility					
Type	Brand	Serial Number	Manufacturer Date	Condition	Estimated Value
Treadmill	Matrix	TM747C2106C00300	June 2021	No longer serves useful purpose	\$650
Elliptical	Matrix	EP719C2102C00038	February 2021	No longer serves useful purpose	\$400
Elliptical	Matrix	EP719C2102C00039	February 2021	No longer serves useful purpose	\$400
Recumbent Bike	Matrix	RB209C2105C00008	May 2021	No longer serves useful purpose	\$250
Total					\$1,700

South Durbin Amenity Facility					
Type	Brand	Serial Number	Manufacturer Date	Condition	Estimated Value
Elliptical	True	XC4000455H		No longer serves useful purpose	\$400
Elliptical	True	XC4000466H		No longer serves useful purpose	\$400
Treadmill	Matrix	TM747C2109C00146	September 2021	No longer serves useful purpose	\$650
Treadmill	Matrix	TM747C2109C00145	September 2021	No longer serves useful purpose	\$650
Treadmill	Matrix			No longer serves useful purpose	\$650
Hybrid Stair Elliptical				Inoperable	\$0
Total					\$2,750

SEVENTH ORDER OF BUSINESS

A.

1.



Durbin Crossing CDD

Landscape Update for October 2025:

- **General Maintenance**
 - The team continues to perform summer maintenance activities.
 - We will be transitioning into the Fall/Winter activities and schedule in November.
- **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**
 - Granular turf application to begin the week of 9/15 – Completed
 - Tree and shrub application - Completed
- **Projects**
 - Next annual rotation to be installed in September – Completed 9/11
 - Longleaf Pine Pkwy Wiring Project - Completed
 - Proposal and rendering for the Tollerton entry have been submitted
 - Sod replacement proposals for Islesbrook and Longleaf Pine have been submitted
 - Islesbrook irrigation clock has been installed
 - Replacement Crape Myrtle on Longleaf median has been approved and is being scheduled - Completed
 - North Durbin Sod Project Phase IV
 - First chemical application in Bermuda – week of 9/15 Completed
 - Second chemical application in Bermuda – week of 9/29 Completed
 - Irrigation install/upgrade – will begin on 10/3 In-Progress
 - Demo and prep work - will begin the week of 10/6 In-Progress
 - Sod Installation – In-Progress

2.



Proposal #: 518764

Date: 2/14/2025

From: Richard Craig

Proposal for
Durbin Crossing CDD

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

LOCATION OF PROPERTY

145 South Durbin Parkway
St. Johns, FL 32259

Landscape Enhancement - Tollerton Entrance

DESCRIPTION	QTY
Landscape Enhancement - Entry Side	
Mobilization, demo, site prep and installation	1
Dwarf Oleander, 3 GAL	40
Pringle Podocarpus, 3 GAL	29
Flax Lily, 1 GAL	11
Blue My Mind, 1 GAL	33
Brown Mulch, Bag	42
Irrigation check and modifications to ensure proper coverage of newly installed plant material	1
Landscape Enhancement - Exit Side	
Mobilization, demo, site prep and installation	1
Dwarf Oleander, 3 GAL	40
Pringle Podocarpus, 3 GAL	29
Flax Lily, 1 GAL	11
Blue My Mind, 1 GAL	33
Brown Mulch, Bag	42
Irrigation check and modifications to ensure proper coverage of newly installed plant material	1

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

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

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Durbin Crossing CDD

Subtotal	\$11,160.82
Sales Tax	\$0.00
Proposal Total	\$11,160.82

THIS IS NOT AN INVOICE

Durbin Crossing- Tollerton Ave

January, 2025

Jacksonville, FL

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

- Fill in Jack Frost Ligustrum
- Remove Italian Cypress
- Dwarf Oleander (DO)
- Dianella Flax Lily (DL)
- Blue My Mind (BM)
- Pringle Podocarpus (PP)
- Mulch

(DO)

(DL)

(BM)

(PP)



Potential

D.

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

October 1, 2024 – September 30, 2025

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

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:_____

Date:_____

Print Name:_____

Durbin Crossing Community Development District

District Manager:_____

Date:_____

Print Name:_____

Durbin Crossing Community Development District

E.

1.

DURBIN CROSSING
General Manager's Report

Date: 10 – 27 - 2025

Submitted by: Sue O'Leary

UPDATES – Board Action Required

- Requested Board action on the Policies Regarding District Amenity Facilities included under separate cover on the agenda.
- Requested Board action on the update of signage at the entrance of both Amenity Facilities included under separate cover on the agenda.

UPDATES – No Board Action Required

GYM EQUIPMENT: Delivery has been scheduled for the new gym equipment. Below is our execution plan.

- **Durbin NORTH equipment will arrive on 10/29/2025**
 - Signage posted 10/20/25 on gym doors alerting residents of the project and impending closures
 - Signage posted on 10/20/25 on applicable equipment (which is assigned a number) denoting that piece of equipment as available for purchase.
 - Information will be included in 2 dedicated eblasts/eblast reminders, one Friday blast, and on Facebook and Instagram beginning the week of October 20.
 - The North Gym will close at 4PM on 10/28/2025, and residents who have purchased equipment from the North Gym will be able to pick it up between 5PM and 8PM.
 - The gym will be deep cleaned by our janitorial employee that night.
 - LifeFitness will arrive between 9AM – 10AM on 10/29/2025 to remove any existing surplus equipment, and to install everything new.
 - We anticipate reopening the North Gym at 6AM on 10/20/2025 at the latest.
- **Durbin SOUTH equipment will arrive on 11/4/2025**
 - Signage posted 10/20/25 on gym doors alerting residents of the project and impending closures
 - Signage posted on 10/20/25 on applicable equipment (which is assigned a number) denoting that piece of equipment as available for purchase.
 - Information will be included in additional eblasts/eblast reminders, one Friday blast, and on Facebook and Instagram continuing through the week of 10/27/2025.
 - The South Gym will close at 4PM on 11/3/2025, and residents who have purchased equipment from the South Gym will be able to pick it up between 5PM and 8PM.
 - The gym will be deep cleaned by our janitorial employee that night.
 - LifeFitness will arrive between 9AM – 10AM on 11/4/2025 to remove any existing surplus equipment, and to install everything new.
 - We anticipate reopening the South Gym at 6AM on 11/5/2025 at the latest.

PATRIOT OAKS TENNIS: Agreement has been signed by all parties, and we are ready to kick off with tryouts in December.

HOLIDAY LIGHTING: Agreement has been signed by all parties, and I am still awaiting a date, though we do know we will be able to turn the lights on the day after Thanksgiving.

2.



Proposal Summary for Board Consideration

Project Title: Updates – Policies Regarding Amenity Facilities

Date: October , 2025

Background: At the July meeting, there was a supervisor request to update policy signage at the Amenity Center entrances, and it was decided to bring those updates to the October meeting, while also completing a comprehensive policy review.

Project Scope: A comprehensive review of the entire policy document to correct inconsistencies and to reflect updated amenities, and to establish policy for Pickleball, E-Scooters and E-Bikes, Youth Fitness, and Fishing.

Update Summary:

PART ONE: Policy Corrections and Simple Updates

SECTION	PAGE	ISSUE	RECOMMENDATION
Definitions	2	Add “Fitness Center” to the description of the North Durbin Amenity Center.	
Definitions	3	Add “Pickleball Facilities” to the list.	Add “and Pickleball” to Tennis, or create a separate entry
Service Animal Policy	7	Add Pickleball to areas where animals are not permitted	“...including but not limited to the Fitness Center, Pool, Tennis & Pickleball Facilities, and Basketball Facilities.”
General Swimming Pool Rules	8 (1)	Requires all who enter for the pool to sign in. In practice, Patrons who don’t have their ID, or Patrons with guests sign in.	(1) All Patrons must present their Access Card upon entry of the pool area. Guests must be accompanied by a Patron at all times, and both must be signed in upon entry of the Pool Area. . .
General Swimming Pool Rules	9 (8)	Add Mermaid Tails to the list of prohibited items.	“...The following items are generally prohibited: large rafts and inflatable pool toys, mermaid tails , boogie boards, hard toys, water guns not intended for pool use...”

General Swimming Pool Rules	9 (10)	Add E-Bikes and E-Scooters anywhere that bikes and scooters are listed as prohibited.	"...Pets ... Bicycles, E-Bikes, scooters, E-scooters, skateboards, rollerblades..."
General Swimming Pool Rules	9 (18)	Add Vaping to the No Smoking language	"Smoking and/or Vaping are not permitted in the Pool Area."
Fitness Center General Policies Basketball Facilities General Policies Tennis Facilities General Policies Pickleball Facilities General Policies	12 (6) 13 (7) 14 (8)	Add E-Bikes and E-Scooters anywhere that bikes and scooters are listed as prohibited.	" Skateboards, scooters, E-scooters, bicycles, E-Bikes, and sporting equipment are not permitted."
Tennis Facilities Policies	14 (3) 14 (7)	Correct typographical errors	Correct District Phone Number Change "Basketball Facilities" to "Tennis Facilities"
Facility Rental Policies	19 (5)	Party Coordinator Rate Discussion	

PART TWO: Policy Updates

Swim Attire: The current policy focuses on women only and utilizes language that makes the policy difficult to enforce. I suggest modernizing the policy, using language that would move the focus to functional requirements for safety and hygiene rather than specific clothing types associated with a particular gender.

- **Current Language:** "The Pool Area is considered a family friendly environment. Proper swim attire must be worn at all times in the Pool Area. Swimwear such as thongs, low cut bikinis, and overly revealing clothing is prohibited. Patrons and/or their Guests may be asked to leave the Pool Area in the event Amenity Center Staff determines their attire is in violation of this section."
- **Proposed Language:** "For safety and hygiene, only approved swimwear is permitted in the Pool and Pool Area. Approved swimwear includes articles made from non-absorbent, quick drying materials, and swimwear that is fitted and not baggy. Street clothes and undergarments are not allowed in the pool."

- **Approved Swimwear:** Swimsuit, Board Shorts, Rash Guard, Burkini, Swim Skirt, Wetsuit, Aqua Socks, Polyester/Nylon/Spandex
- **Excluded Attire:** Jeans/Denim, Street Clothes, Clothing that becomes see-through when wet, Visibly Dirty/Soiled Items, Regular Diapers

Youth Fitness: For about 18 months we have been piloting a program called “Fitness 15” allowing 15 year olds to have unaccompanied access to the gym upon completion of a policy/procedure orientation with a parent. The program has been hugely successful and popular, to the point that the Board voted to allow us to extend the status to qualifying 14 year olds as well. I recommend changing the name of the status to a “Youth Fitness Pass” and including policy language in the Fitness Center Policies under Eligible Users:

- Patrons who are fourteen (14) or fifteen (15) are eligible for a Youth Fitness pass once the following conditions are met:
 - The young person and their parent/guardian schedule and complete an orientation with an Amenity Manager to review the terms of the program and fitness center policy.
 - Both the parent/guardian and young person complete and sign applicable waivers and policy acknowledgements and update the young person’s photo in the access control system.
 - The young person is assigned an access card that allows them to be identified as a Youth Fitness enrollee every time they badge in to the Amenity Center.
- This is a provisional status that can be revoked if there are repeated policy infractions.

PART THREE: Policy Additions

Pickleball: This policy mirrors the Tennis policy except where there is discussion of the paddle rack system (**in BOLD**):

PICKLEBALL FACILITIES POLICY

The Pickleball Facilities are unattended facilities and persons using the Pickleball Facilities do so at their own risk. Persons interested in using the Pickleball Facilities are encouraged to consult with a physician prior to use.

(1) *Eligible Users.* Patrons and Guests fourteen (14) years of age and older are permitted to

use the Pickleball Facilities during designated operating hours. Children who are under fourteen (14) years of age must be accompanied by an adult eighteen (18) years of age or older in order to use the Pickleball Facilities.

(2) *Hours.* The pickleball courts at the North Durbin Amenity Facility shall be available from sunrise until 9 p.m. daily. The pickleball courts at the South Durbin Amenity Facility shall be available from sunrise until 10:00 p.m. daily.

(3) *Emergencies:* For all emergencies, call 911 immediately. All emergencies and injuries must also be reported to Amenity Center Staff as well as the District Manager at 904-940-5850

(4) *Proper Attire:* Proper tennis shoes and tennis attire are required at all times while using the pickleball courts.

(5) Pickleball court play should be suspended when courts are wet or during rainy conditions. Courts are considered wet when puddles or standing water is visible.

(6) The Pickleball Facilities are open play and utilize a paddle rack system when courts are fully occupied. Waiting players will place their paddle from left to right in the designated paddle racks. Court time is limited to 1 game to 11, winning by 2. Players will limit their warm up time to no more than 5 minutes. Players will exit the court after their game. To play again, players will place their paddle in the rack at the back of the queue.

(7) The Pickleball Facilities are for recreational use by Patrons and their Guests only. Private lessons or classes may not be conducted at the Pickleball Facilities absent written approval from the Amenity Manager.

(8) *General Policies:*

- Proper pickleball etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
- Persons using the Pickleball Facilities must supply their own equipment (rackets, balls, etc.).
- The Pickleball Facilities are for the play of pickleball only. Pets (with the exception of Service Animals), roller blades, bikes and e-bikes, skates, skateboards, and scooters and e-scooters are prohibited from the Pickleball Facilities.
- Alcoholic beverages, glass containers and other breakable items are prohibited at the Pickleball Facilities. Non-alcoholic beverages, however, are permitted at the Pickleball Facilities if contained in non-breakable containers with screw top or sealed lids.
- No chairs other than those provided by the District are permitted on the pickleball courts.
- Lights at the Pickleball Facilities must be turned off after use.
- Any pickleball program operated, established, and run by the District may have priority over other users of the Pickleball Facilities.

- Gates to the Pickleball Facilities are NOT to be propped open at any time, under any circumstances.
- Approved and organized play is listed on the South Durbin Tennis/Pickleball Facility bulletin board. The board is located to your right as you enter through the gate, for your reference and planning purposes.

F.



Field Operations Manager's Report

Date of report 10-27-2025

Submitted by: Zach Davidson

Pool pumps and stand replacements/Board action required: Below are quotes from two vendors for replacement of the (3) pool pump family pool, lap pool and slide (3) motor stands at South. **Vak Pak proposal to be brought to meeting.**

<u>Vendor</u>	<u>Scope of work</u>	<u>Warranties</u>
Compac	(3) 10hp Epoxy coated pump with polyester finish and stainless-steel impeller, high Eff. TEFC motor with a max 10:1 turndown (2) 5x6 Epoxy coated steel pump stand (1) 5x8 Epoxy coated steel pump stand	3 years on pump motor and stands
		<u>Total \$25,861.77</u>

<u>Vendor</u>	<u>Scope of work</u>	<u>Warranties</u>
Compac	<u>South pool</u> (4) 4" flow meters (<u>numbers on flow meters are fading hard to read</u>) (4) 2.5" liquid filled pressure gauge (<u>non-functional</u>) (4) 2.5" liquid filled vacuum gauge (<u>non-functional</u>) (1) 4" Cepex true union ball valve (<u>leaking from handle</u>)	
Compac	<u>North Play feature</u> (1) 4" Cepex true union ball valve (<u>leaking when feature is running, from worn out fittings</u>)	
		<u>Total \$1,782.66</u>

Tennis and pool pavilion canvas replacements/Board action required: During inspections of the pool and tennis court canvases we found holes in 2 out of 3 on North and south pool deck with, along with a ripped canvas on the south tennis courts 4 & 5 and holes in the canvas on courts 1 & 2 and holes in the canvas on north tennis canvas. Below are quotes from 3 vendors for consideration for replacements.

Capital Reserve budget 2027-2028

North pool deck canvas (3) \$10,262.00

South pool deck canvas (3) \$10,262.00

North Tennis court canvas (1) \$2,712.00

South Tennis court canvas (2) \$5,422

Total \$28,658.00

<u>Vendor</u>	<u>Scope of work</u>	<u>Warranties/payment</u>
<u>Boree canvas unlimited Inc</u>	• (3) Recovers for tennis court 14' X 8' • (6) Recovers for pool area North and South 17' x 14'	• 10-year manufacturers for Sunbrella fabric • 1-year workmanship • 50% deposit required • 6-8- week lead time
		<u>Total \$28,975.00</u>

<u>Vendor</u>	<u>Scope of work</u>	<u>Warranties/payment</u>
<u>Thompson awning & shutter Co.</u>	• 3) Recovers for tennis court 14' X 8' • (6) Recovers for pool area North and South 17' x 14'	• 10-year manufacturers for Sunbrella fabric • 2-year workmanship • 50% deposit required • 6–8-week lead time
		<u>Total \$27,000.00</u>

<u>Vendor</u>	<u>Scope of work</u>	<u>Warranties/payment</u>
<u>Advanced Awning Design LLC</u>	• 3) Recovers for tennis court 14' X 8' • (6) Recovers for pool area North and South 17' x 14'	• 10-year manufacturers for Sunbrella fabric • 2-year workmanship • 50% deposit required • 4-6-week lead time
		<u>Total \$35,340.00</u>



Sunbrella® Mayfield Collection® Awning 46" Hartwell/Fiesta 4973-0000

Item # 674973

Suggested Replacements



Sunbrella® Awning / Marine 46"
Eastland Redwood 4813-0000



Sunbrella® Awning / Marine 46"
Havelock Brick 4985-0000

Terra seeding test area/No board action required: On Thursday 10/9, First Coast mulch was out and the Terra seeding test area (NTE 2,000.00) was installed on pond 38. The vendor provided 4 temporary irrigation heads that use a 12v water pump and solar panel with a car battery for back up for cloudy days. Water is being pulled from the pond, Solitude has been contacted to not treat the pond while this test is being done. We have sent out to blast to let the resident know. Seed was mixed in the dirt when it was loaded into the truck. When installed the process was dirt, seed, dirt and then another top lay of seed. Seed mix is Millet and Bahia. Millet seed will germinate in 3-5 days and Bahia in 30 days. If we decide to move forward with the original proposal for the project of **\$6,688.80** the vendor will cover charge for the watering for this project.

Warranties- No warranty as there is no irrigation on the pond bank.

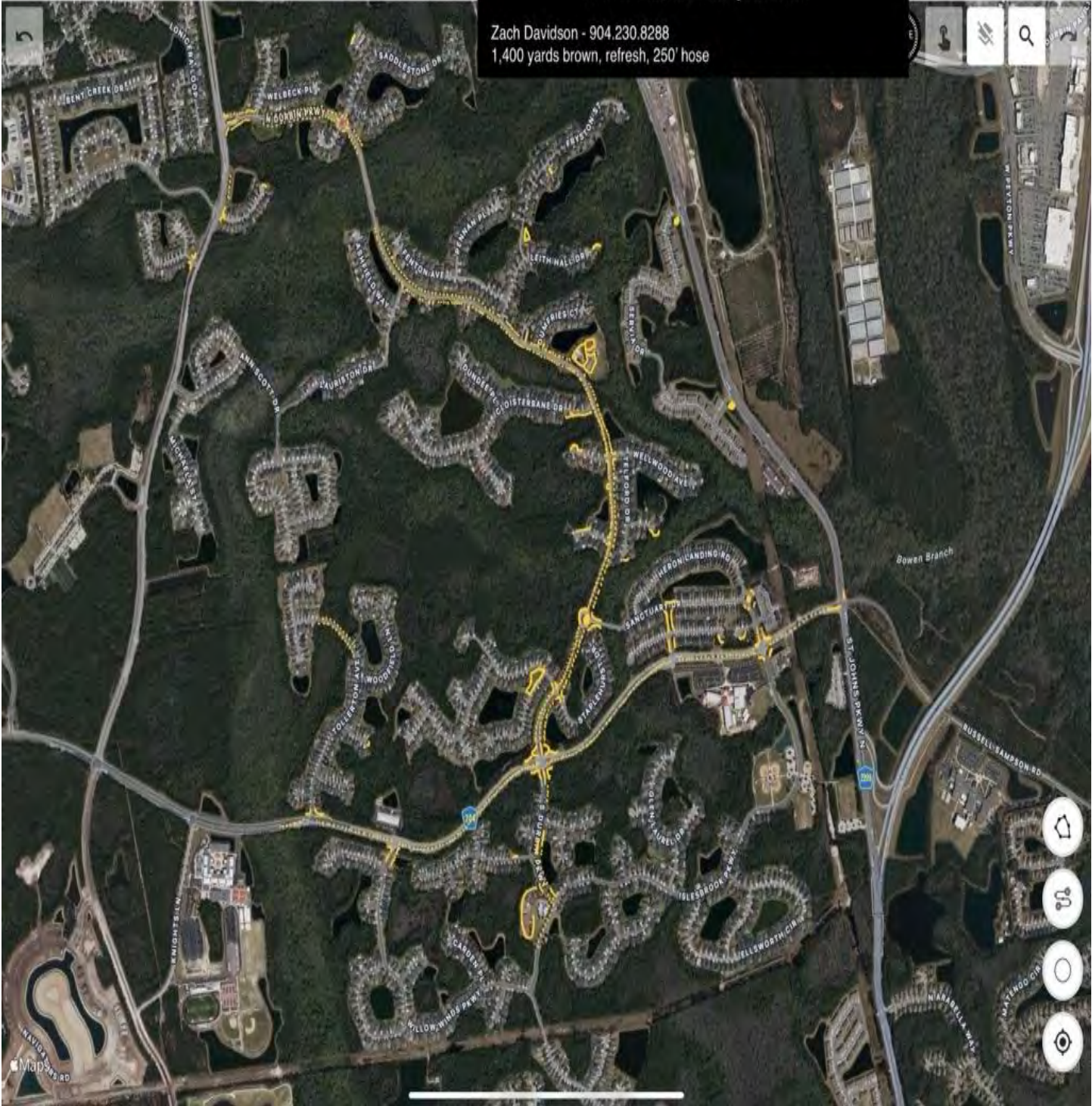
Compost smell- No, use a super high nutrient-rich soil, just smells like dirt.



Updated pictures of Terra seeding 10/16/2025



An aerial satellite map of a residential neighborhood. A yellow dashed line highlights a path that winds through the area, starting from the top left, passing through several clusters of houses, and ending near the bottom center. The path is surrounded by green grass and some trees. In the top right corner, there is a black rectangular box with white text. The text reads: "Durbin Crossing", "145 S. Durbin Pkwy. 32259", "Zach Davidson - 904.230.8288", and "1,400 yards brown, refresh, 250' hose". The map shows various streets, including "Durbin Pkwy", "S. Durbin Pkwy", and "St. Johns Pkwy". There are also some commercial buildings and a large parking lot visible on the right side of the map. The bottom right corner of the map has several circular icons for navigation and zooming.



Durbin Crossing monument plaques/Board action required: Below are pictures of all plaques on all the monuments. I have color coded each entrance plaque with years projected on when we need to reevaluate into possible replacements/refurbishments.

Monument plaque inspections

- Replace immediately
- 2-3 years
- 4-5 years



Orchid Way entrance plaques



WoodCross Manor plaques



Staplehurst plaques



Averly Park plaques



Wellwood Preserve plaques



Cantley Estates plaques



Cloister Reserve plaques



Crestwood Park platues



Leith Hall plaques



Laurel Estates plaques



Saddlestone Park palques



Buckhead Manor plaques



Huntston Place plaques



Castlegate plaques



St Andrews Place plaques



West end monument plaque

Longleaf accident 10/11/No board action required: An accident occurred early morning on Longleaf on the east end. Three Magnolias were destroyed, Yellowstone did the cleanup and they are working on getting a proposal for the replacement of these trees. I am working to get all the information sent over to district for insurance. Below are pictures of the damaged trees.



Monument Cap repair Tollerton/Board action required: Completed.

North and South replacement doors/ stripping staining, sealing existing doors/No Board action required: Ace door updated that the doors will be in their warehouse March 23rd, once they arrive, they will schedule install date. Working with investment paint and keeping in contact on the dates as well. We will continue to keep the board posted

Durbin Crossing entrance sign at Longleaf and St. Parkway/No Board action required: The Durbin Crossing entrance sign at Longleaf and St. Johns parkway is still waiting to be scheduled for stucco repairs and painting, as it's been pushed back due to weather, the sign has been pressure washed for prep.

Community palm tree trimming/No Board action required: Palm tree trimming for the community is scheduled for November 24, 25 and 26th. The crew will be addressing the amenities on the closure days of Monday and Tuesday.

Pressure washing monuments/No Board action required: North and South amenity roofs and monuments on North Durbin are done. Towers to 5 main entrances, monuments and signs on Longleaf are scheduled for November.

Solitude lake maintenance / No Board action required: Solitude was out this month and treated all ponds. All concerns were reported to Solitude, and they were treated within 24-48 hours. Solitude is working to get all 58 carp barriers inspected with updated pictures to send over to FWC to add carp to the permit.

FIELD OPERATIONS UPDATES / No Board action required:

- Monthly playground inspection was performed 10/10 no items needed attention.
- Streetlight ride was performed on 10/10, all outages were reported to JEA.
- Light inspection was performed on both amenities inside and out including parking lot lights. Two lights were replaced in the South Gym.
- Painted conduit on tennis court from camera install.
- Pressure washed and cleaned canvas pool covers North and South amenities.
- Scraped gum off pool decks and sidewalks at North and South amenities.
- Replaced keypad lock on North office door.
- Replaced photocell on North Durbin entrance tower on Longleaf.
- Replaced broken ground light and post on North/Veteran entrance and non-functioning light and light post on Leith Hall monument.

North/Veteran entrance



Before



After

Leith Hall monument light



Before



After

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

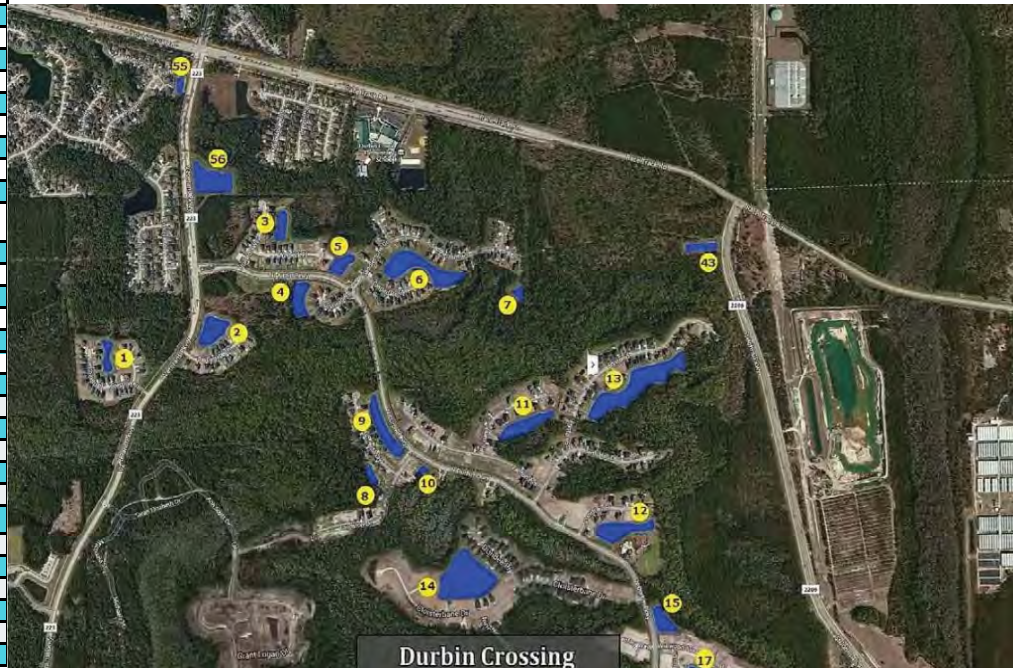
zdavidson@vestapropertyservices.com



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Durbin Crossing pond map

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G.



Lifestyle + Amenities Report

October 27, 2025

UPCOMING EVENTS

Boo Bash Block Party

Budget: \$3,500 Previous Year: \$1,123.21

We've made the decision to split our Halloween event over 2 days! October 24th will now be our Boo Bash Block Party, featuring a live DJ, a trick or treat trail, food trucks, costume contests, and more!

21+ CarnEVIL Party

Budget: \$4,500 Previous Year: \$2,949.85

We will start Spooky Season off with a 21+ event at North. This Spooky Carnival-themed party will feature aerial acts by Kristen Sparrow Circus, stilt walkers, and jugglers. Carnival-goers will enjoy light appetizers and a selection of thematic cocktails and mocktails.

Spooky Movie on the Lawn

Budget: \$0 Previous Year: N/A

We will be showing Hocus Pocus on the South Field this Halloween evening! Due to a rained out event over summer, we have a movie credit with the vendor, so this event was covered in last year's budget!

Happy Harvest Festival

Budget: \$4,000 Previous Year: \$3,492.62

After the success of last year's Fall Festival, I would like to bring it back better than ever. Pinto Carriage Works will provide a petting zoo & pony rides, and we will bring back bounce houses, carnival games, and delicious food. I am working with local vendors to provide even more exciting dining + activities, and more information will come soon.

Christmas Events

Budget: \$10,000 Previous Year: \$6,741.76

- Starlight Cabaret: Holiday Encore (Dec 6th)
- Winter Wonderland (Dec 12th)
- Pictures with Santa (Dec. 13th)
- 21+ "Ugly Sweater" Murder Mystery Party (Dec. 19th)
- Holiday Movies on the Lawn
- Deck the Halls Competition + Neighborhood Drive-thru
 - o Featuring a Drive-Thru Hot Cocoa Café!

NINTH ORDER OF BUSINESS

Durbin Crossing Action Items					
Item	Date	Responsibility	Status	Description	Resolution
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 & Sanctuary. 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 Marshal 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	
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 and options for sod	Proposal approved to terra seed an area of the pond bank as a test area to confirm it works before doing the entire pond bank
Contact County Regarding Parking on Islesbrook	9/22/25	Daniel Laughlin	In Progress	Send letter to County regarding parking issues on Islesbrook by the baseball field as well as sod replacement that has been discussed	Letter was sent to the County. They responded that they will be looking into the matter
Request Commissioner Attend November Meeting to Discuss the Results of Traffic Studies in the Area	9/22/25	Daniel Laughlin	In Progress	Contact Commissioner Whitehurst and ask him to attend November meeting.	E-mail has been sent to Commissioner Whitehurst asking his attendance at the November meeting.