

*Durbin Crossing Community
Development District*

NOVEMBER 17, 2025

AGENDA

Durbin Crossing Community Development District

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

November 10, 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, November 17, 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. Update from County Representatives
- V. Review of Action Items
- VI. Approval of Consent Agenda
 - A. Minutes of the October 27, 2025 Meeting
 - B. Financial Statements
 - C. Assessment Receipts Schedule
 - D. Check Register
- VII. Consideration of Resolution 2026-02, Authorizing Certain Actions in Connection with the Sale or Assignment of Impact Fee Credits
- VIII. Consideration of Resolution 2026-03, Amending the Fiscal Year 2025 Budget
- IX. Acceptance of the Fiscal Year 2024 Audit Report

- X. Discussion of the 2026 Updated Capital Reserve Study
- XI. Staff Reports
 - A. Landscape & Irrigation Maintenance Team
 - 1. Report
 - 2. Proposal for Wire Install on Islebrook
 - 3. Proposal for Centralus Irrigation Upgrade
 - 4. Proposal for Islebrook Sod Replacement
 - B. District Counsel
 - C. District Engineer
 - D. District Manager
 - E. General Manager – Report
 - F. Operations Manager – Field Operations and Pond Reports
 - G. Amenity Manager – Report
- XII. Supervisors’ Request and Audience Comments
- XIII. Review of Action Items
- XIV. Next Scheduled Meeting – December 15, 2025 at 6:00 p.m. at the Durbin South Amenity Center
- XV. 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

FIFTH 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. Commissioner will be attending
Write Letter to JEA Requesting Fence Installation on Powerline Utility Easement	10/27/25	Daniel Laughlin	In Progress	Send a letter to JEA requesting they install a fence to restrict vehicular traffic on the powerline utility easement	Letter was sent to JEA. They responded with an application and title search to install a fence.
Write Letter to SJSO Requesting Assistance in Monitoring Vehicular Traffic on JEA Powerline Utility Easement	10/27/25	Daniel Laughlin	In Progress	Send a letter to SJSO requesting they help patrol and respond to calls regarding vehicular traffic on the JEA powerline utility easement	Letter was sent to Sheriff Hardwick

SIXTH 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, October 27, 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
Jason Harrah	Supervisor
Shawna Berden	Supervisor

Also present were:

Daniel Laughlin	District Manager
Mike Eckert	District Counsel
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
Richard Craig	Yellowstone

The following is a summary of the discussions and actions taken at the October 27, 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. Dorey stated we moved in 11 years ago and we live on a preserve utility easement. When we moved in there were dirt bike riders and cars going up and down. I spoke to someone at the CDD years ago and he was able to get signs that said no trespassing. Now we are getting dirt bike riders every day and trucks in the middle of the night. There are no lights, it is hilly. What can we do to solve this issue?

Mr. Harrah stated the property is owned by Durbin Crossing CDD and JEA has an easement over that property. We can put up a gate but dirt bikes will go around it somehow. I don't want you to think if we put in a gate that it will solve the problem. You are still going to have the same issue.

Ms. Dorey stated you may not be able to stop the dirt bikes but with signs and a gate you will be able to stop the trucks and jeeps. They are only getting in by the lacrosse and soccer field. There is a gate at the other end.

Mr. Eckert stated we have looked at the issue of a gate before and it is not that we don't have the legal right to put in a gate but there are complications. You are putting up an impediment that wasn't there before. We have to make sure we don't interfere with JEA's use of its easement and having a gate there and open at the appropriate times. Then you have to maintain the gate when somebody breaks it down with their truck or whatever. From the coordination issue with JEA that may or may not work but that is something you have to make sure you get it right.

Ms. Estes stated as far as JEA you can make that happen, it just takes lots of coordination.

Mr. Harrah asked can we write them a letter and outline the issue, do they have any responsibility to protect that ingress egress?

Mr. Eckert stated they are going to say it is your land, take care of it. We have approached them a few times about this issue, not necessarily a gate but the access and use back there but we have not had any success getting any cooperation.

Mr. Harrah stated let's write a letter saying there are many concerned residents in the vicinity of your powerline easement with vehicles all hours of the night, we understand there is a gate preventing this from occurring by Ladybird that is owned and operated at JEA. We formally request you consider blocking the ingress/egress. Commissioner Whitehurst will be here in November and I suspect a deputy sheriff will also be here in November. Feel free to come back. Even if we put that up it is the sheriff's responsibility to go back there and stop it. You have to

continue to call the sheriff. We need to write a letter to the sheriff also and tell him we want the people trespassed.

Mr. Eckert stated in the first letter we will give them permission to put up a gate and request they do so to protect their own assets. To the extent you don't think you have that right under your easement, we are giving you that permission. There is nothing wrong with informing the sheriff when they catch somebody out here, do everything you can to prosecute them.

Mrr. Laughlin stated I will also follow-up on an email chain I already have going with them.

Mr. Goncalves stated there is a tree behind our fence in the preserve that started growing sideways and is lifting our fence and has been damaged. I met with Zach and he got permission to cut the tree then I was told the tree is alive and shouldn't be cut. It is damaging my property. How are you going to address this?

Mr. Eckert stated a person is entitled to cut the roots or the tree after the property line. Assuming the fence is probably within his property line and he can cut anything on his property. There is an obligation to do that.

Mr. Harrah stated call the water management district and send them pictures and ask for permission to cut the tree down.

Mr. Farland stated I am looking for permission to do an Eagle project to benefit my community. I would like to build two little free libraries, one at the north amenity center and one at the sanctuary crossing for Patriot Oaks. One option has a concrete base and the other option has a portable base.

Mr. Pollicino stated in the past we have had proposals for libraries onsite and the issue is the ongoing maintenance and the precedent.

The board discussed type of material, maintenance, one location only and work with Zach to see if a lending library is the best option for an Eagle Scout project.

Ms. Hall joined the meeting during this item.

FOURTH ORDER OF BUSINESS

Review of Action Items

Mr. Laughlin reviewed the action item list.

FIFTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Minutes of the September 22, 2025 Meeting**
- B. Financial Statements**
- C. Assessment Receipt Schedule**
- D. Check Register**

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

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2026-01
Classifying Surplus Tangible Property**

Mr. Laughlin stated Resolution 2026-01 declaring surplus property lists the old fitness equipment.

On MOTION by Mr. Harrah seconded by Ms. Estes with all in favor Resolution 2026-01 was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Landscape Maintenance Team

1. Report

Mr. Craig gave an overview of the Yellowstone Landscape report for October, copy of which was included in the agenda package.

2. Proposal for Enhancement of Tollerton Entrance

On MOTION by Ms. Hall seconded by Mr. Harrah with all in favor the proposal for landscape enhancement of the Tollerton Entrance in the amount of \$11,160.82 was approved.

B. District Counsel

Mr. Eckert stated I prepared an agreement for the Patriot Oaks use of the tennis facilities.

There is a first district court of appeals case that Florida's open carry ban was unconstitutional and we are trying to figure out what that means for government meetings, amenity centers, stormwater ponds and things like that and what authority this district has to regulate any of that. There are some lapses in how that ruling affects the actual statutes and perhaps they didn't

cover all the bases they needed to. We are looking at that and the district's insurance company is also looking at that issue. We will have something at your next meeting.

C. District Engineer

Mr. Yuro stated we are updating the yearly infrastructure inspection on the ponds, stormwater outfalls and hope to have that by the end of the week.

D. District Manager – Update on Fiscal Year 2025 Goals & Objectives

Mr. Laughlin stated we did achieve the fiscal year 2025 goals and objectives and will fill out the boxes and update it to the website.

I was asked to look into the impact fees about some of the changes. They are adding new conservation impact fees. As far as the increase, they are increasing them by 50% which is the maximum allowed by Florida Law. They are removing the current 40% subsidy provided to non-residential projects they will only provide 15% waiver of fees on certain affordable housing projects. We have \$8.4 million of roads at \$1 million parks. I had a meeting last month with a developer who is doing a project out here and they might be interested in buying some. I do get contacted from time to time but usually they are a week out and that is not enough time to come to the board. Maybe we can come up with a process of me working with a board member to approve these requests and set a minimum threshold.

Mr. Eckert stated we have done this somewhere else where the chairman was pre-authorized under a certain parameter and we did it by motion. We can do that at your next meeting understanding, of course, that is public information so you are not going to be able to negotiate higher than that.

On MOTION by Ms. Estes seconded by Ms. Berden with all in favor the chairman was authorized to sign the fiscal year 2025 goals and objectives and staff will post that to the website.
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E. General Manager

1. Report

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

2. Discussion of Proposed Amenity Policy Revisions

Ms. O’Lear reviewed in detail the proposed updates and revisions to the amenity facilities policies.

On MOTION by Ms. Estes seconded by Mr. Harrah with all in favor the proposed revisions to the amenity facilities policies were approved with the exception of the section on the swim attire and party coordinator fee that will be considered at a future meeting.

F. Operations Manager – Field Operations and Pond Reports

Mr. Davidson gave an overview of the field operation manager’s report, copy of which was included in the agenda package and presented proposals for tennis court and pool area shade structures.

On MOTION by Mr. Harrah seconded by Ms. Hall with all in favor the proposal from Thompson Awning and Shutter Co. in the amount of \$27,000.00 was approved and Supervisor Berden was authorized to work with staff on the final selection.

On MOTION by Ms. Hall seconded by Mr. Harrah with all in favor the proposal from First Coast Mulch for Terra seeding in the amount of \$6,688.80 was approved.

On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor staff was authorized to have the following monument placards refurbished for Durbin Crossing, Woodcross, Staplehurst and Cloister Reserve in an amount not to exceed \$3,500.

G. Amenity Manager – Report

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

EIGHTH ORDER OF BUSINESS

Supervisor’s Requests and Audience Comments

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Review of Action Items

Mr. Laughlin stated the only two new ones is the letters to JEA and the sheriff regarding the powerline tract and contacting the water management district about the tree.

TENTH ORDER OF BUSINESS

**Next Scheduled Meeting – November 17, 2025
at 6:00 p.m. at the Durbin South Amenity
Center**

Mr. Laughlin stated the next meeting will be held November 17, 2025 at 6:00 p.m. in the same location.

On MOTION by Mr. Harrah seconded by Ms. Hall with all in favor the meeting adjourned at 8:13 p.m.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Durbin Crossing
Community Development District

Unaudited Financial Reporting
October 31, 2025



Durbin Crossing
Community Development District
Combined Balance Sheet
October 31, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 80,962	\$ -	\$ 327,598	\$ 408,560
Assessment Receivable	12,107	12,480	-	24,588
Due from Other	1,223	-	-	1,223
<u>Investments:</u>				
State Board of Administration (SBA)	2,708	-	815,745	818,453
Custody	299,491	-	1,801	301,292
<u>Series 2017A1</u>				
Reserve	-	1,343,722	-	1,343,722
Revenue	-	1,317,084	-	1,317,084
Prepayment	-	4,120	-	4,120
<u>Series 2017A2 Term Bond 1</u>				
Reserve	-	132,938	-	132,938
Prepayment	-	931	-	931
<u>Series 2017A2 Term Bond 2</u>				
Reserve	-	40,000	-	40,000
Prepayment	-	1,842	-	1,842
Deposits	200	-	-	200
Total Assets	\$ 396,692	\$ 2,853,117	\$ 1,145,144	\$ 4,394,953
Liabilities:				
Accounts Payable	\$ 6,630	\$ -	\$ 8,800	\$ 15,430
Total Liabilities	\$ 6,630	\$ -	\$ 8,800	\$ 15,430
Fund Balance:				
Nonspendable:				
Deposits	\$ 200	\$ -	\$ -	\$ 200
Restricted for:				
Debt Service - Series	-	2,853,117	-	2,853,117
Assigned for:				
Capital Reserve Fund	-	-	1,136,344	1,136,344
Unassigned	389,862	-	-	389,862
Total Fund Balances	\$ 390,062	\$ 2,853,117	\$ 1,136,344	\$ 4,379,523
Total Liabilities & Fund Balance	\$ 396,692	\$ 2,853,117	\$ 1,145,144	\$ 4,394,953

Durbin Crossing
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/25	Thru 10/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 2,960,402	\$ 12,107	\$ 12,107	\$ -
Interest Income	20,000	1,667	1,424	(242)
Other Revenues	30,000	2,500	1,528	(973)
Total Revenues	\$ 3,010,402	\$ 16,274	\$ 15,059	\$ (1,215)

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 1,000	\$ 1,000	\$ -
FICA Taxes	918	77	77	-
Assessment Roll Administration	5,732	5,732	5,732	(0)
Engineering Fees	13,000	1,083	-	1,083
Dissemination Fees	8,253	688	688	0
Attorney Fees	50,000	4,167	-	4,167
Annual Audit	4,600	383	-	383
Trustee Fees	11,880	990	5,000	(4,010)
Arbitrage	1,200	100	-	100
Impact Fee Administration	17,196	1,433	1,433	(0)
Management Fees	58,837	4,903	4,903	(0)
Information Technology	1,720	143	143	(0)
Website Maintenance	1,146	96	96	0
Telephone	800	67	22	45
Postage	3,000	250	161	89
Printing & Binding	2,000	167	39	128
Insurance General Liability	9,550	8,997	8,997	-
Legal Advertising	2,000	167	86	80
Other Current Charges	700	58	-	58
Office Supplies	150	13	1	12
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 204,857	\$ 30,687	\$ 28,552	\$ 2,135

Operations & Maintenance

Amenity Center

Insurance	\$ 45,064	\$ 41,380	\$ 41,380	\$ -
Repairs & Replacements	110,000	9,167	1,478	7,688
Recreational Passes	2,000	167	-	167
Office Supplies	5,000	417	155	262
Permit Fees	4,500	375	-	375
Utilities				
Water & Sewer	38,900	3,242	2,899	343
Electric	28,600	2,383	3,130	(747)
Cable/Phone/Internet	22,000	1,833	2,339	(506)
Security System	1,000	83	-	83

Durbin Crossing

Community Development District General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending October 31, 2025

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
<u>Amenity Center Management Contracts</u>				
Managerial (Vesta)	263,168	21,931	21,931	0
Staffing (Vesta)	281,809	23,484	23,484	0
Lifeguards (Vesta)	101,135	8,428	-	8,428
Mobile App/Website (Vesta)	3,605	300	300	(0)
Refuse Service	11,500	958	1,003	(44)
Pool Chemicals	35,700	2,975	3,058	(83)
Special Events	50,000	4,167	8,119	(3,952)
Holiday Décor	20,000	1,667	8,948	(7,281)
Pest Control	8,000	667	470	197
Pressure Washing	9,000	750	-	750
Fitness Equip Maintenance	8,500	708	-	708
Subtotal Amenity Center	\$ 1,049,481	\$ 125,081	\$ 118,694	\$ 6,388
Grounds Maintenance				
Electric	\$ 10,000	\$ 833	\$ 660	\$ 173
Water & ReUse	325,000	27,083	19,735	7,348
Streetlighting	75,000	6,250	6,326	(76)
Lake Maintenance	57,289	4,774	4,699	75
Landscape Maintenance	579,135	48,261	48,261	0
Landscape Contingency	103,381	8,615	1,867	6,748
Mulch	65,000	5,417	-	5,417
Sod/Irrigation Replacement	450,000	37,500	-	37,500
Islesbrook Rd Sod Replacement	77,587	6,466	-	6,466
Fuel	900	75	90	(15)
Irrigation Repairs	35,000	2,917	4,562	(1,645)
Subtotal Ground Maintenance	\$ 1,778,292	\$ 148,191	\$ 86,201	\$ 61,990
Total Operations & Maintenance	\$ 2,827,773	\$ 273,272	\$ 204,895	\$ 68,378
Total Expenditures	\$ 3,032,629	\$ 303,960	\$ 233,447	\$ 70,513
Excess (Deficiency) of Revenues over Expenditures	\$ (22,227)	\$ (287,686)	\$ (218,388)	\$ 69,298
Net Change in Fund Balance	\$ (22,227)	\$ (287,686)	\$ (218,388)	\$ 69,298
Fund Balance - Beginning	\$ 22,227		\$ 608,449	
Fund Balance - Ending	\$ -		\$ 390,062	

Durbin Crossing
Community Development District
Month to Month

[illegible]

Expenditures:

General & Administrative:

[illegible]

Operations & Maintenance

Amenity Center

[illegible]

Durbin Crossing
Community Development District
Month to Month

[illegible]

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 October 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/25	Thru 10/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 3,054,876	\$ 12,480	\$ 12,480	\$ -
Interest Income	20,000	1,667	9,450	7,783
Total Revenues	\$ 3,074,876	\$ 14,147	\$ 21,930	\$ 7,783
Expenditures:				
<u>Series 2017 A-1</u>				
Interest -11/1	\$ 488,375	\$ -	\$ -	\$ -
Interest - 5/1	488,375	-	-	-
Principal - 5/1	1,695,000	-	-	-
<u>Series 2017 A-2</u>				
Interest -11/1	\$ 79,994	\$ -	\$ -	\$ -
Interest - 5/1	79,994	-	-	-
Principal - 5/1	175,000	-	-	-
Total Expenditures	\$ 3,006,738	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 68,139	\$ 14,147	\$ 21,930	\$ 7,783
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 68,139	\$ 14,147	\$ 21,930	\$ 7,783
Fund Balance - Beginning	\$ 1,252,781		\$ 2,831,187	
Fund Balance - Ending	\$ 1,320,919		\$ 2,853,117	

Durbin Crossing
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2025

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
Revenues				
Miscellaneous Revenue/Interest Income	\$ 32,075	\$ 2,673	\$ 2,966	\$ 293
Total Revenues	\$ 32,075	\$ 2,673	\$ 2,966	\$ 293
Expenditures:				
Capital Outlay	\$ 200,000	\$ 16,667	\$ -	\$ 16,667
Repair and Replacement	100,000	8,333	-	8,333
Irrigation Enhancement	43,487	3,624	-	3,624
Bollard/Rope Replacement	50,000	4,167	-	4,167
Exterior Door Enhancement	90,000	7,500	-	7,500
Other Current Charges	20,000	1,667	-	1,667
Total Expenditures	\$ 503,487	\$ 41,957	\$ -	\$ 41,957
Excess (Deficiency) of Revenues over Expenditures	\$ (471,412)		\$ 2,966	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (471,412)		\$ 2,966	
Fund Balance - Beginning	\$ 1,425,358		\$ 1,133,378	
Fund Balance - Ending	\$ 953,946		\$ 1,136,344	

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.

Fiscal Year 2026 Assessment Receipts

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

	RECEIVED			
ST JOHNS COUNTY DISTRIBUTION	DATE	DEBT	O&M	TOTAL AMOUNT RECEIVED
1	11/3/2025	12,480.41	12,107.42	24,587.83
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
TOTAL TAX ROLL RECEIPTS		12,480.41	12,107.42	24,587.83
TAX ROLL % COLLECTED		0.4%	0.4%	0.4%

D.

Durbin Crossing
Community Development District

Check Run Summary
October 31, 2025

Fund	Date	Check No.	Amount	
General Fund				
Payroll	10/29/25	50917-50921	\$	923.50
			Sub-Total	\$ 923.50
Accounts Payable				
	10/1/25	7371-7374	\$	51,073.62
	10/7/25	7375-7389		83,686.81
	10/15/25	7390-7402		60,377.91
	10/28/25	7403-7404		14,679.57
			Sub-Total	\$ 209,817.91
Wells Fargo Credit Card*				
	10/29/25	September Purchases	\$	1,620.86
			Sub-Total	\$ 1,620.86
Total				\$ 212,362.27

*Wells Fargo Credit Card Invoices available upon request

PR300R

PAYROLL CHECK REGISTER

RUN 10/29/25 PAGE 1

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50917	11	SARAH G HALL	184.70	10/29/2025
50918	13	JASON S HARRAH	184.70	10/29/2025
50919	8	PETER E POLLICINO	184.70	10/29/2025
50920	18	SHALENE B ESTES	184.70	10/29/2025
50921	19	SHAWNA R BERDEN	184.70	10/29/2025
TOTAL FOR REGISTER			923.50	

DURB DURBIN CROSS DLAUGHLIN

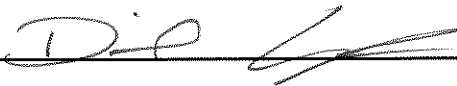
ATTENDANCE SHEET

District: **Durbin Crossing CDD**

Meeting Date: **October 27, 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>Assistant Secretary</i>	☒	\$200
4.	Shalene B. Estes <i>Assistant Secretary</i>	☒	\$200
5.	Jason Harrah <i>Vice Chairman</i>	☒	\$200

District Manager:



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 #
10/01/25	00109	10/01/25 13129563	202510 320-53800-45510 OCT POOL CHEMICALS NORTH	POOLSURE	*	1,062.09	1,062.09 007371
10/01/25	00109	10/01/25 13129563	202510 320-53800-45510 OCT POOL CHEMICALS SOUTH	POOLSURE	*	1,996.40	1,996.40 007372
10/01/25	00458	9/19/25 20250830	202510 320-53800-45511 HALLOWEEN EVENT 2025	KRISTEN SIECH	*	2,300.00	2,300.00 007373
10/01/25	00252	10/01/25 428640	202510 320-53800-45517 OCT FACILITY MANAGER		*	8,348.92	
		10/01/25 428640	202510 320-53800-46000 OCT OPERATIONS MANAGER		*	6,362.22	
		10/01/25 428640	202510 320-53800-45502 OCT GENERAL MANAGER		*	7,219.50	
		10/01/25 428640	202510 320-53800-45507 OCT JANITORIAL SERVICES		*	2,373.46	
		10/01/25 428640	202510 320-53800-45505 OCT POOL MAINTENANCE		*	3,244.65	
		10/01/25 428640	202510 320-53800-45518 OCT MAINTENANCE TECHS		*	4,617.26	
		10/01/25 428640	202510 320-53800-45503 OCT FACILITY ATTENDANTS		*	7,286.79	
		10/01/25 428640	202510 320-53800-45515 OCT FACILITY MONITORS		*	5,961.91	
		10/01/25 428640	202510 320-53800-45210 OCT MOBILE APP		*	300.42	
				VESTA PROPERTY SERVICES INC			45,715.13 007374
10/07/25	00452	9/17/25 42958-00	202510 320-53800-45511 HALLOWEEN EVENT 2025	DAVID E MCLNNIS	*	350.00	350.00 007375
10/07/25	00439	8/08/25 45940	202508 320-53800-44300 (50) ACCESS CARDS	DYNAMIC SECURITY PROFESSIONALS INC	*	400.00	400.00 007376
10/07/25	00439	8/08/25 46943	202508 320-53800-44300 (300)KEYSCAN MOBILE CREDS	DYNAMIC SECURITY PROFESSIONALS INC	*	3,000.00	3,000.00 007377
10/07/25	00439	9/24/25 46278	202509 320-53800-44300 (50) ACCESS CARDS	DYNAMIC SECURITY PROFESSIONALS INC	*	400.00	400.00 007378
				DURB DURBIN CROSS OKUZMUK			

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/07/25	00104	9/26/25	30240	202510 310-51300-45000		*	8,997.00		
			FY26 INSURANCE RENEWAL						
		9/26/25	30240	202510 320-53800-44000		*	41,380.00		
			FY26 INSURANCE RENEWAL						
					EGIS INSURANCE ADVISORS, LLC			50,377.00	007379
10/07/25	00378	9/30/25	7353041	202509 310-51300-48000		*	97.20		
			NOTICE OF FY26 MEETINGS						
		9/30/25	7353041	202509 310-51300-48000		*	86.32		
			NOTICE OF MEETING-9/22/25						
					GANNETT MEDIA CORP DBA GANNETT FL			183.52	007380
10/07/25	00021	10/01/25	540	202510 310-51300-34000		*	4,903.08		
			OCT MANAGEMENT FEES						
		10/01/25	540	202510 310-51300-55000		*	95.50		
			OCT WEBSITE ADMIN						
		10/01/25	540	202510 310-51300-35100		*	143.33		
			OCT INFORMATION TECH						
		10/01/25	540	202510 310-51300-32500		*	1,433.00		
			OCT IMPACT COLLECTION FEE						
		10/01/25	540	202510 310-51300-31300		*	687.75		
			OCT DISSEMINATION SVCS						
		10/01/25	540	202510 310-51300-51000		*	.51		
			OFFICE SUPPLIES						
		10/01/25	540	202510 310-51300-42000		*	161.39		
			POSTAGE						
		10/01/25	540	202510 310-51300-42500		*	39.00		
			COPIES						
		10/01/25	540	202510 310-51300-41000		*	21.88		
			TELEPHONE						
					GOVERNMENTAL MANAGEMENT SERVICES			7,485.44	007381
10/07/25	00410	9/22/25	543	202509 320-53800-45519		*	1,700.00		
			SOFT WASH TILE ROOF-SOUTH						
					JAMES M TETER			1,700.00	007382
10/07/25	00410	9/23/25	546	202509 320-53800-45519		*	1,350.00		
			SOFT WASH TILE ROOF-NORTH						
					JAMES M TETER			1,350.00	007383
10/07/25	00410	9/23/25	547	202509 320-53800-45519		*	1,700.00		
			P.WASH-ENTRANCE/TOWERS						
					JAMES M TETER			1,700.00	007384
10/07/25	00438	9/23/25	415879	202509 320-53800-44200		*	220.00		
			ON-SITE DESKTOP-N CAMERAS						
					MATRIX ITG INC DBA SECURESI			220.00	007385
					DURB DURBIN CROSS OKUZMUK				

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
10/07/25	00283	10/02/25 PSI21243	202510 320-53800-46800	OCT LAKE MAINTENANCE	*	4,698.73	
				SOLITUDE LAKE MANAGEMENT LLC			4,698.73 007386
10/07/25	00252	9/30/25 428867	202509 320-53800-45501	SEPTEMBER LIFEGUARDS	*	5,411.12	
				VESTA PROPERTY SERVICES INC			5,411.12 007387
10/07/25	00382	9/29/25 1001469	202509 320-53800-46210	TENNIS COURT-TREE TRIMING	*	1,161.00	
				YELLOWSTONE LANDSCAPE			1,161.00 007388
10/07/25	00382	9/29/25 1001470	202509 320-53800-46210	TREE CARE SERVICES	*	5,250.00	
				YELLOWSTONE LANDSCAPE			5,250.00 007389
10/15/25	00370	10/08/25 3639274	202508 310-51300-31500	AUG GENERAL COUNSEL	*	4,039.14	
				KUTAK ROCK LLP			4,039.14 007390
10/15/25	00436	10/14/25 36765-00	202510 320-53800-45511	MIRCO EVENT-OCT 25TH	*	466.10	
				DESTINY WHITEHEAD			466.10 007391
10/15/25	00338	9/16/25 1725	202510 320-53800-45511	CHRISTMAS EVENT 2025	*	1,350.00	
				PINTO CARRIAGE WORKS LLC			1,350.00 007392
10/15/25	00338	9/16/25 1726	202510 320-53800-45511	COWBOY/GIRL PETTING ZOO	*	2,050.00	
				PINTO CARRIAGE WORKS LLC			2,050.00 007393
10/15/25	00459	6/16/25 1	202505 320-53800-45511	MAY 18TH PERFORMANCE/EVT	*	350.00	
				KENSINGTON MOORE			350.00 007394
10/15/25	00447	10/09/25 102425B	202510 320-53800-45511	HALLOWEEN EVENT 2025	*	525.00	
				ERICA ANN G PETERS			525.00 007395
10/15/25	00066	10/06/25 62125247	202510 320-53800-45513	OCT PEST CONTROL SOUTH	*	102.93	
				TURNER PEST CONTROL			102.93 007396
10/15/25	00066	10/06/25 62125302	202510 320-53800-45513	OCT MOSQUITO SRVCS SOUTH	*	122.23	
				TURNER PEST CONTROL			122.23 007397

DURB DURBIN CROSS OKUZMUK

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
10/15/25	00066	10/07/25 62125247	202510 320-53800-45513 OCT PEST CONTROL NORTH	TURNER PEST CONTROL	*	83.63	83.63 007398
10/15/25	00066	10/07/25 62125302	202510 320-53800-45513 OCT MOSQUITO SRVCS NORTH	TURNER PEST CONTROL	*	160.82	160.82 007399
10/15/25	00382	10/01/25 1005845	202510 320-53800-46200 OCT LANDSCAPE MAINTENACE	YELLOWSTONE LANDSCAPE	*	48,261.23	48,261.23 007400
10/15/25	00382	10/06/25 1012478	202510 320-53800-46210 RPLMT OF CRAPE MYRTLES	YELLOWSTONE LANDSCAPE	*	1,866.83	1,866.83 007401
10/15/25	00460	10/13/25 252510DC	202510 320-53800-45511 HALLOWEEN EVENT 2025	EBONY HAMPTON	*	1,000.00	1,000.00 007402
10/28/25	00021	9/15/25 541	202510 310-51300-31000 FY26 ASSESSMENT ROLL CERT	GOVERNMENTAL MANAGEMENT SERVICES	*	5,732.00	5,732.00 007403
10/28/25	00275	9/23/25 1086	202510 320-53800-47100 HOLIDAY LIGHTS DEPOSIT	A BEAUTIFUL LIFE ENTERPRISES LLC	*	8,947.57	8,947.57 007404
TOTAL FOR BANK A						209,817.91	
TOTAL FOR REGISTER						209,817.91	

DURB DURBIN CROSS OKUZMUK



Invoice

Date
Invoice#

10/1/2025
131295632012

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

Terms	Net 20
Due Date	10/21/2025
PO #	

Bill To

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

Ship To

Durbin Crossing North
730 North Durbin Pkwy
Saint Johns FL 32259

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

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

RECEIVED

By Tara Lee at 9:42 am, Sep 17, 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](#)



131295632012



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

Invoice

Date
Invoice#

10/1/2025
131295632013

Terms	Net 20
Due Date	10/21/2025
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 9:42 am, Sep 17, 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](#)



131295632013

KRISTEN SIECH (KRISTEN SPARROW CIRCUS)



INVOICE
KRISTEN
SPARROW
CREEPY
CIRCUS
E THEMED
ENTERTAINM
ENT

Attention: Kaitlyn L. Smith
To: Durbin Crossing CDD
Email: klsmith@vestapropertyservices.com
Client Phone: (904) 230-2011
Event date: one day - Oct 25, 2025
Location: 730 N Durbin Pkwy, St Johns, FL 32259
Today's Date: September 19, 2025
Project Title: Halloween Community Event at Durbin Crossing Creepy Circus
Invoice number : 2025083057
Terms: 7 days
Payment terms for payment via check : Full payment of \$2300.00 sent out in mail
by October 01, 2025

(904)945-2243
KristenSparrowCircus@gmail.com

[https://
www.kristensparrowcircu
s.com/](https://www.kristensparrowcircus.com/)

12735 Dunns View Drive
Jacksonville Florida
32218

RECEIVED

By Tara Lee at 2:43 pm, Sep 23, 2025

Description	Quantity	Unit price	Cost
Performance details. Between 8-11pm exact time tbd Quote 4 Includes various entertainment by 2 performers (Kristen) - aerial, juggling, stilt walker combo in creepy carnival themed costumes and additional stilt walker Aerial performances by Kristen aerialists performance 3- 10 min sets * ambiance aerialists Suspended in mid-air, they create a captivating spectacle that adds a touch of elegance and thrill to any occasion. 8:30-8:40 10 minutes 9:30-9:40 10 minutes 10:30-10:40 10 minutes Stilt walking and juggling performances by Kristen 2- 30 minute sets A of variety of both stilts walking performances and roaming juggling performances by Kristen mingling with guests posing for video and pictures. 8:00-8:30 30 minutes stilts walking 9:00-9:30 30 minutes juggling 2nd Stilt walker roaming entertainment 3-(40-45 min sets) mingling with guests posing for video and pictures. Breaks as needed typically one 15-20 min break per hour in carnival themed costume 8:00-8:40 40 minutes 9:00-9:40 40 minutes 10:00-10:40 40 minutes Requirements Aerial Quad rig requirements- Quad rig Height: 610cm 20ft with Foot print of 525cm x 525cm 18ft x 18ft. Access to drinking water, Bathrooms, parking spaces near by for cars.	1	\$2,300.00	\$2,300.00
If Payment via check		Subtotal	\$2,300.00
		Total	\$2,300.00

Additional Requirements:

Green room with space to change and store props not in use, Access to drinking water, Bathrooms, parking spaces near by for cars.

Aerial Rigging Options & Setup Needs

Please let me know which aerial rig you'd like for your event. I will only bring one option.

◆ Option 1: Quad Aerial Rig (Full-size or Mini)

- Adjustable height options:
- 20 ft tall (needs 19 ft x 19 ft space, 21 ft ceiling)
- 16 ft tall (needs 14.5 ft x 14.5 ft space, 17 ft ceiling)
- 12 ft tall (needs 12 ft x 12 ft space, 14 ft ceiling)
- I'll need one assistant to help with setup and breakdown (takes ~15 minutes once laid out)

◆ Option 2: Cube Rig

- Footprint: 10 ft x 10 ft
- Height: Fits under ceilings 11 ft or taller
- I'll need a little help attaching/detaching the cube top
- Only for use of level solid surface to set up on such as hard floor ideally indoor only

◆ Option 3: Lollipop Rig

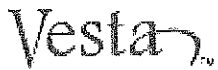
- Footprint: 10 ft x 10 ft
- Height: Fits under ceilings 11 ft or taller
- Freestanding rig with circular aerial hoop on top
- No assistance needed for setup
- Need level solid surface to set up on such as hard floor or smooth concrete

Let me know which rig fits your space and needs best!

Thank you for your interest in working with my company for your event ! The Full balance is to be paid by **October 01, 2025** before performing start time or sooner this can be sent in the mail to my address. 12735 Dunns View Dr., Jacksonville, FL 32218 and made out to Kristen Sparrow Circus. If you pay by Square, there are additional fees associated about 3.3% Please note once performers arrive onsite they are considered performing and the obligations are considered fulfilled. If unforeseen weather occurs, we will do our best to accommodate with either adjusting times if or providing alternative entertainment. Cheers!

Kristen Siech Owner of Kristen Sparrow

Print. _____ **X Sign.** _____ **X. Date.** _____ **X**



Invoice

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

Invoice # 428640
Date 10/01/2025

Terms Net 30
Due Date 10/31/2025
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	8,348.92	8,348.92
Field Operations Manager	1	6,362.22	6,362.22
General Manager	1	7,219.50	7,219.50
Janitorial	1	2,373.46	2,373.46
Pool maintenance	1	3,244.65	3,244.65
Maintenance Techs	1	4,617.26	4,617.26
Facility Attendants	1	7,286.79	7,286.79
Facility Monitors	1	5,961.91	5,961.91
Mobile App	1	300.42	300.42

Thank you for your business.

Total 45,715.13

RECEIVED

By Tara Lee at 9:45 am, Sep 29, 2025

Please go over the services and payment schedule—don't hesitate if you have any questions.



Dabbs Productions
(904) 206-8408 | dabbsthejd@aol.com
6530 Hannah Stables Drive, Jacksonville, FL, 32244

Invoice

Bill to

Durbing Crossing CDD

C/o Governmental Management Services

475 W. Town Place, Suite 114

St. Augustine, FL 32092

Invoice #

42958-000014

Date issued

Sep 17, 2025

PO #

DCCDDparty

Next payment due

Oct 28, 2025

SERVICE INFO	QTY	UNIT	UNIT PRICE	TAX	TOTAL
4 Private Party	1		\$350		\$350
Halloween Party					
Lighting effects			\$100		\$100
8 colored light and stand					
Discount \$100			-\$100		-\$100
Lighting Included					

RECEIVED

By Tara Lee at 1:19 pm, Oct 03, 2025

Subtotal

Tax

Total (USD)

\$350

\$0

\$350

PAYMENT SCHEDULE

AMOUNT	DUE DATE	PAYMENT DATE	PAYMENT ID	STATUS
\$350	Oct 28, 2025		#000014-001	* Upcoming

Dynamic Security Professionals, Inc.

Invoice

P.O. Box 23861
Jacksonville, FL 32241
EF0001108

Date	Invoice #
8/8/2025	45940

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

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

P.O. No.	Terms
Sue O'Lear	Due on receipt

Quantity	Description	Rate	Amount
50	26 Bit Proximity Cards-Dropped Off to Site	8.00	400.00

10/1/25
Recreational Passes
1.320.53800.44300

Thank you for your business.

Subtotal \$400.00

Sales Tax (6.5%) \$0.00

Total \$400.00

Payments/Credits \$0.00

Balance Due \$400.00

RECEIVED

By Tara Lee at 1:56 pm, Oct 01, 2025

Dynamic Security Professionals, Inc.

Invoice

P.O. Box 23861
Jacksonville, FL 32241
EF0001108

Date	Invoice #
8/8/2025	45943

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

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

P.O. No.	Terms
Sue O'Lear	Due on receipt

Quantity	Description	Rate	Amount
300	<i>10/1/25</i> <i>Repair + Replace</i> <i>1.320.53800.44200</i> Keyscan K Smart Mobile Credentials-Dropped Off to Site	10.00	3,000.00
Thank you for your business.		Subtotal	\$3,000.00
		Sales Tax (6.5%)	\$0.00
		Total	\$3,000.00
		Payments/Credits	\$0.00
		Balance Due	\$3,000.00

RECEIVED

By Tara Lee at 1:56 pm, Oct 01, 2025

Dynamic Security Professionals, Inc.

Invoice

P.O. Box 23861
Jacksonville, FL 32241
EF0001108

Date	Invoice #
9/24/2025	46278

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

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

P.O. No.	Terms
Sue O'Lear	Due on receipt

Quantity	Description	Rate	Amount
50	191125 80 Recreational Passes 1.320. 53800. 44300 26 Bit Proximity Access Control Cards-Dropped Off to Site	8.00	400.00
Thank you for your business.		Subtotal	\$400.00
		Sales Tax (6.5%)	\$0.00
		Total	\$400.00
		Payments/Credits	\$0.00
		Balance Due	\$400.00

RECEIVED

By Tara Lee at 1:55 pm, Oct 01, 2025

INVOICE



Durbin Crossing Community Development District
c/o Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092

Customer	Durbin Crossing Community Development District
Acct #	283
Date	09/26/2025
Customer Service	Kristina Rudez
Page	1 of 1

Payment Information	
Invoice Summary	\$ 50,377.00
Payment Amount	
Payment for:	Invoice#30240
100125545	

Thank You

Please detach and return with payment

Customer: Durbin Crossing Community Development District

Invoice	Effective	Transaction	Description	Amount
30240	10/01/2025	Renew policy	Policy #100125545 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/26/2025	50,377.00

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total
\$ 50,377.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accretive Global Insurance Services LLC
Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors
P.O. Box 748555
Atlanta, GA 30374-8555

(321)233-9939

accounting@egisadvisors.com

Date

09/26/2025

RECEIVED



ACCOUNT NAME Durbin Crossing / Gms		ACCOUNT # 764133	INV DATE 09/30/25
INVOICE # 0007353041	INVOICE PERIOD Sep 1- Sep 30, 2025	CURRENT INVOICE TOTAL \$183.52	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL CASH AMT DUE* \$183.52	

BILLING ACCOUNT NAME AND ADDRESS Durbin Crossing / Gms 475 W Town Place, Ste 114 Saint Augustine, FL 32092	PAYMENT DUE DATE: OCTOBER 31, 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
9/1/25	Balance Forward	\$398.96
9/19/25	PAYMENT - THANK YOU	-\$398.96

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
9/5/25	11615086	SAG St Augustine Record	PUBLIC NOTICE		\$97.20
9/11/25	11646910	SAG St Augustine Record	BOARD OF SUPERVISORS MEETING		\$86.32

RECEIVED*By Tara Lee at 9:34 am, Oct 06, 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	\$183.52
Service Fee 3.99%	\$7.32
*Cash/Check/ACH Discount	-\$7.32
*Payment Amount by Cash/Check/ACH	\$183.52
Payment Amount by Credit Card	\$190.84

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Durbin Crossing / Gms		ACCOUNT NUMBER 764133		INVOICE NUMBER 0007353041		AMOUNT PAID
CURRENT DUE \$183.52	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* \$183.52
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 \$190.84
				To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/		

0000764133000000000000073530410001835267175

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:

09/05/2025

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 09/05/2025

Legal Clerk

Notary, State of WI, County of Brown

825 76

My commission expires

Publication Cost: \$97.20

Tax Amount: \$0.00

Payment Cost: \$97.20

Order No: 11615086

of Copies:

Customer No: 764133

1

PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF MEETINGS DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT

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

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

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 or from the District's website, www.DurbinCrossingCDD.com.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meetings with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Daniel Laughlin
District Manager

LOCALIQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

Saint Augustine FL 32092

STATE OF WISCONSIN, COUNTY OF BROWN

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

SAG St Augustine Record 09/11/2025
SAG staugustine.com 09/11/2025

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 09/11/2025

Legal Clerk

Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost: \$86.32

Tax Amount: \$0.00

Payment Cost: \$86.32

Order No: 11646910

Customer No: 764133

of Copies:

1

PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

**DURBIN CROSSING COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF BOARD OF
SUPERVISORS MEETING**

Notice is hereby given that the Board of Supervisors ("Board") of the Durbin Crossing Community Development District ("District") will hold a regular meeting on Monday, September 22, 2025 at 6:00 p.m. at the Durbin Crossing South Amenity Center located at 145 South Durbin Parkway, St. Johns, Florida 32259, where the Board may consider any business that may properly come before it ("Meeting").

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

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

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

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

Daniel Laughlin
District Manager

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

Invoice

Invoice #: 540**Invoice Date:** 10/1/25

Due Date: 10/1/25

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 - October 2025		4,903.08	4,903.08
Website Administration - October 2025		95.50	95.50
Information Technology - October 2025		143.33	143.33
Impact Fee Collection Administration - October 2025		1,433.00	1,433.00
Dissemination Agent Services - October 2025		687.75	687.75
Office Supplies		0.51	0.51
Postage		161.39	161.39
Copies		39.00	39.00
Telephone		21.88	21.88

RECEIVED

By Tara Lee at 9:25 am, Oct 06, 2025

Total	\$7,485.44
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Payments/Credits	\$0.00
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Balance Due	\$7,485.44
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INVOICE

INVOICE #543

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

Date completed	Job	Payment Terms	Due Date
	Tile roof cleaning		

Amenity Building at 145 S Durbin Pkwy	\$1700.00
1) Soft-washed the tile roof	
Total	\$1700.00

Pressure washing 45519 TRL
1.320.53800. ~~45516~~

Make all checks payable to My Clean Roof

Thank you for your business!

My Clean Roof 4771 Harpers Ferry Lane Jax FL 32257 Phone: 904-210-6342 James@mycleanroof.us

RECEIVED

By Tara Lee at 10:28 am, Sep 30, 2025

INVOICE

INVOICE #546

Date completed	Job	Payment Terms	Due Date
	730 N Durbin Pkwy		

[illegible]

Pressure washing
1.320.53800.45519 TRL
~~45516~~

Thank you for your business!

RECEIVED

By Tara Lee at 10:28 am, Sep 30, 2025

INVOICE

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

Date completed	Job	Payment Terms	Due Date
	Pressure wash		

[illegible]

Pressure Washing 45519 TRL
1.320,538.00, ~~45516~~

Thank you for your business!

My Clean Roof 4771 Harpers Ferry Lane Jax FL 32257 Phone: 904-210-6342 James@mycleanroof.us

RECEIVED

Rv Tara Lee at 10:28 am Sep 30 2025



SecureSI
P.O. Box 600947
Saint Johns, FL 32260
(904) 854-9990

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

Date	Invoice
09/23/2025	415879
Account	
Durbin Crossing CDD	

Terms	Due Date	PO Number	Reference
Net 14 days	10/07/2025		

Services	Work Type	Hours	Rate	Amount
Billable Services				
Technician	On-Site - Desktop	2.00	110.00	\$220.00
Total Services:				\$220.00

New online payment portal available. Go to: https://securepay.securesi.net Make checks payable to SecureSI Please update our mailing address starting July 26, 2023 to: SecureSI P.O Box 600947 Saint Johns, FL 32260	Invoice Subtotal:	\$220.00
	Sales Tax:	\$0.00
	Invoice Total:	\$220.00
	Payments:	\$0.00
	Credits:	\$0.00
	Balance Due:	\$220.00

10/1/25
Repair + Replace
1.320.53800.44200

RECEIVED

By Tara Lee at 1:56 pm, Oct 01, 2025

Invoice Time Detail

Invoice Number: 415879
Company: Durbin Crossing CDD

Date: 8/15/2025 **Work Type:** On-Site - Desktop

Date	Staff	Notes	Bill	Hours	Rate	Ext Amt
08/15/2025	Allen, Matt	Service Ticket: 2715943 Sue messaged me about not being able to access the camera system at the North Amenities Center from her office at South. Went onsite to look into the issue. DVR at North is not showing up on the firewall as connected. Worked with Ike from Dynamic Security and found that a switch in the network closet had died. Ike had a replacement so we swapped that in. Tested connectivity to the camera system.	Y	2.00	110.00	\$220.00

Subtotal: \$220.00

Invoice Time Total:

Billable Hours: 2.00



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: PSI212437
Invoice Date: 10/2/2025

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 10/2/2025
Due Date 11/1/2025
Terms Net 30

Customer ID 5459
P.O. Number
P.O. Date 10/2/2025
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance October Billing 10/1/2025 - 10/31/2025 Durbin Crossing Cdd-Lake-ALL		1	1	4,698.73	4,698.73

RECEIVED

By Tara Lee at 9:04 am, Oct 02, 2025

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 4,698.73

Subtotal: 4,698.73
Invoice Discount: 0.00
Total Sales Tax: 0.00
Payment Amount: 0.00
Total: 4,698.73



Invoice

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

Invoice # 428867
Date 09/30/2025

Terms Net 30
Due Date 10/30/2025
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	228.8	23.65	5,411.12

Total 5,411.12

RECEIVED

By Tara Lee at 11:42 am, Oct 03, 2025



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

Billable Services Invoice

Invoice #:10022025

Date:10-2-2025

To:

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

For:

Non-contractual Billable Services
Lifeguard Hours

DESCRIPTION	HOURS	RATE	AMOUNT
Lifeguard Hours – September	228.8	\$23.65	\$5411.12
TOTAL			\$5411.12

RECEIVED

By Tara Lee at 11:51 am, Oct 03, 2025



Thank you for your business!



INVOICE

INVOICE #	INVOICE DATE
1001469	9/29/2025
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 29, 2025

Invoice Amount: \$1,161.00

Description	Current Amount
Amenity Tennis Court Trimming N and S Durbin	
Tree Care Services	\$1,161.00

Invoice Total **\$1,161.00**

LANDSCAPE CONTINGENCY

1.320.53800.46210

RECEIVED

By Tara Lee at 10:28 am, Sep 30, 2025

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



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
1001470	9/29/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: October 29, 2025

Invoice Amount: \$5,250.00

Description	Current Amount
Glen Laurel Pond Arbor Services	
Tree Care Services	\$5,250.00

Invoice Total \$5,250.00

Landscape Contingency

1.320.53800.46210

RECEIVED

By Tara Lee at 10:28 am, Sep 30, 2025

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

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 8, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

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

RECEIVED**By Tara Lee at 8:45 am, Oct 09, 2025**

Invoice No. 3639274
6123-1

Re: General

For Professional Legal Services Rendered

08/02/25	M. Rigoni	0.10	30.50	Review applicability of worker's compensation statute to supervisors
08/04/25	M. Eckert	0.10	38.00	Prepare for agenda call
08/04/25	K. Haber	0.20	54.00	Correspond with Davidson regarding status of landscape agreement extensions
08/08/25	K. Haber	0.60	162.00	Prepare agreement for swim team usage of pool facilities; correspond with O'Lear regarding the same
08/12/25	M. Eckert	0.20	76.00	Prepare for and attend agenda call
08/14/25	M. Eckert	0.10	38.00	Confer with Laughlin regarding preserve damage; review same
08/18/25	M. Eckert	0.20	76.00	Review child programming proposal
08/18/25	K. Haber	0.40	108.00	Correspond with O'Lear regarding robotic classes; correspond with Hogge regarding appropriation and assessment resolutions
08/19/25	K. Haber	0.90	243.00	Confer with O'Lear regarding robotic classes; research SA insurance and background screening requirements

KUTAK ROCK LLP

Durbin Crossing CDD
October 8, 2025
Client Matter No. 6123-1
Invoice No. 3639274
Page 2

08/22/25	M. Eckert	0.20	76.00	Prepare for board meeting
08/22/25	K. Haber	0.70	189.00	Correspond with Laughlin regarding Yellowstone agreement extension; prepare August board meeting agenda memorandum
08/25/25	M. Eckert	6.30	2,394.00	Prepare for, travel to and attend board meeting; return travel; meeting follow up
08/26/25	M. Eckert	0.20	76.00	Follow up from board meeting
08/28/25	K. Haber	0.70	189.00	Prepare monument roof services agreement; correspond with Davidson, Laughlin, and O'Lear regarding same
08/29/25	M. Eckert	0.30	114.00	Review draft minutes and provide comments; follow up from board meeting

TOTAL HOURS 11.20

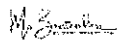
TOTAL FOR SERVICES RENDERED \$3,863.50

DISBURSEMENTS

Meals	19.00
Travel Expenses	156.64

TOTAL DISBURSEMENTS 175.64

TOTAL CURRENT AMOUNT DUE \$4,039.14



Mr.Barttenderr
(904) 521-5323 | mrbarttenderr@gmail.com
7189 South Beekman Lake Drive, Jacksonville, FL, 32222

Invoice

Bill to
Durbing Crossing CDD
C/o Governmental Management Services
475 W. Town Place Suite 114
St. Augustine, FL 32092

Invoice #	PO #
36765-000927	---
Date issued	Next payment due
Oct 14, 2025	Oct 14, 2025

SERVICE INFO	QTY	UNIT	UNIT PRICE	GRATUIT	TOTAL
--------------	-----	------	------------	---------	-------

Micro Event -1 Bartender	4	Hours	\$85	✓	\$340
---------------------------------	---	-------	------	---	-------

What's Included:

- 1 Licensed & Experienced Professional Bartender
- Bar Tools
- 60 minutes for Set Up

Outdoor Bar	\$55	✓	\$55
--------------------	------	---	------

Flat rate for serving outdoors

RECEIVED
By Tara Lee at 12:02 pm, Oct 14, 2025

Subtotal	\$395
Gratuity	\$71.10
Total (USD)	\$466.10

PAYMENT SCHEDULE

AMOUNT	DUE DATE	PAYMENT DATE	PAYMENT ID	STATUS
\$466.10	Oct 14, 2025		#000927-001	⁹⁹ Due



INVOICE

Pinto Carriage Works, LLC
1584 Dogwood Lane, Middleburg, FL 32068,
UNITED STATES
info@pintocarriageworks.com; Website:
www.pintocarriageworks.com

Invoice No#: 1725

Invoice Date: Sep 16, 2025

Due Date: Nov 28, 2025

\$1,350.00 USD

AMOUNT DUE

BILL TO

Durbin Crossing CDD, C/o Governmental
Management Services
475 W. Town Place, Suite 114, ST. AUGUSTINE, FL
32092, UNITED STATES
klsmith@vestapropertyservices.com

#	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT(\$)
1	Big Red Wagon 1 hour - 12/12/25	1	\$900.00	\$900.00
2	Add an Hour 1 additional hour(s) {2 hours total}	1	\$300.00	\$300.00
3	Add a Half-Hour 1 additional half- hour (2.5 hours total.)	1	\$150.00	\$150.00

RECEIVED

By Tara Lee at 8:57 am, Oct 09, 2025

Subtotal \$1,350.00

TOTAL \$1,350.00 USD

Minimum amount due \$0.00

NOTES TO CUSTOMER

Hi Durbin Crossing CDD and Governmental Management Services,

Here's the invoice for the balance for your carriage service. If you have any questions, please let me know.

Thank you,
~Nicole Pinto
Pinto Carriage Works, LLC

TERMS AND CONDITIONS

This pays your carriage service off in full and includes a retainer of \$100, which holds the date of your event and is non-refundable. Please have your balance paid by 11/28/25.



INVOICE

Pinto Carriage Works, LLC
1584 Dogwood Lane, Middleburg, FL 32068,
UNITED STATES
info@pintocarriageworks.com; Website:
www.pintocarriageworks.com

Invoice No#: 1726

Invoice Date: Sep 16, 2025

Due Date: Nov 1, 2025

\$2,050.00 USD

AMOUNT DUE

BILL TO

Durbin Crossing CDD, C/o Governmental
Management Services
475 W. Town Place, Suite 114, St. Augustine, FL
32092, UNITED STATES
klsmith@vestapropertyservices.com

#	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT(\$)
1	Cowboy/Cowgirl Petting Zoo Basic Petting Zoo + 2 Riding Ponies- 1 hour - 11/15/25	1	\$1,000.00	\$1,000.00
2	Add an Hour 2 additional hour(s) {3 hours total}	2	\$400.00	\$800.00
3	Horse Upgrade 1 Pony upgraded to 1 Horse	1	\$200.00	\$200.00
4	Hay Bale Rental 5 rental hay bales	5	\$10.00	\$50.00

Subtotal \$2,050.00

TOTAL \$2,050.00 USD

Minimum amount due \$0.00

RECEIVED

By Tara Lee at 8:57 am, Oct 09, 2025

NOTES TO CUSTOMER

Hi Durbin Crossing CDD and Governmental Management Services,

Here's the invoice for the balance for your petting zoo service. If you have any questions, please let me know.

Thank you,
~Nicole Pinto
Pinto Carriage Works, LLC

TERMS AND CONDITIONS

This pays your petting zoo service off in full and includes a retainer of \$100, which holds the date of your event and is non-refundable. Please have your balance paid by 11/1/25.



INVOICE

Invoice to :

Invoice No : 1

Date : 6/16/25

DURBIN CROSSING CDD

475 W. Town Place Suite 114

St. Augustine, FL 32092

904-230-2011

kjimenez@VestaPropertyServices.com

Description	Qty	Price	Total
May 18, 2025 Performance	1	\$350.00	\$350.00

Sub-total : \$350.00

RECEIVED

By Tara Lee at 10:09 am, Oct 13, 2025

Total : \$350.00

DUE UPON RECEIPT

ERICA PETERS
 (904) 625-2535
 stuckonyoubodyart@gmail.com
 1701 Manchester Ct. N. Saint Johns, FL 32259



INVOICE #: 102425B
 Invoice Date: 10/09/2025
 Event Date: 10/24/2025

EVENT NAME	EVENT DATE	EVENT TIME	# OF ATTENDEES
Durbin Crossing Halloween	10/24/25 (FRI)	5:00PM-8:00PM	

DESCRIPTION OF SERVICE(S)	
Mileage	~8 miles
Travel/Unloading/Setup/Breakdown/Loading	1 hour
Service Hours	3 hours
Setup Materials Required (10x10 canopy/weights, 6ft table, 6ft menu/books, chairs, lights as needed, etc.)	Included
Materials Required (Hygienic one-time use stencils, non-toxic/latex free glue, & cosmetic glitter)	Included
QUOTE TOTAL	2 Artists \$525

50% deposit required to secure event date. Remaining balance due the day of the event.
 All payments are non-refundable. With the exception of an unlikely cancellation by Stuck On You Body Art.

To accept this quote, please fill out and return the below sections.

EVENT INFORMATION		
Client Name: Durbin Cross CDD c/o Governmental Management Services 475 W Town Place Ste 114 St. Augustine, FL 32092	How did you hear about us?: Existing Client	
Day of Event Contact Name:	Day of Event Contact #:	
Date: 10/24/25	Day of Week: Friday	Onsite Timeframe: 4:30PM-8:30PM
Event Address: 145 South Durbin Pkwy, St. Johns, FL 32259	Indoor or Outdoor Setup?:	
Is there space for vendor to setup 6ft table and chair? Yes		
Type of Event/Theme: Fall/Halloween	Dress Code?: Fall/Halloween	
Any Special Designs, Color Preferences, or Requests?: Fall/Halloween		
Guest(s) of Honor Name & Age: N/A	Permission to Take Photos?: ☐ Yes ☐ Yes, but no faces ☐ No	
Age range of attendees at event: All ages	Estimated # of Attendees:	

THANK YOU FOR YOUR BUSINESS!

RECEIVED

By Tara Lee at 4:13 pm, Oct 10, 2025

DEPOSIT PAYMENT: \$ _____ PAID: _____
 REMAINING BALANCE: \$ _____ DUE: _____



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: 621252474
DATE: 10/06/2025
ORDER: 621252474

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
10/06/2025	10:21 AM			10:21 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	10/06/2025		10:40 AM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$102.93
RECEIVED By Tara Lee at 10:26 am, Oct 07, 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.

Flies by 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: 621253025
DATE: 10/06/2025
ORDER: 621253025

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
10/06/2025	10:21 AM	MOSQUITO		10:21 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	10/06/2025		10:41 AM

Service	Description	Price
CPCMOSULV	Commercial Mosquito Service	\$122.23
RECEIVED <i>By Tara Lee at 10:25 am, Oct 07, 2025</i>		SUBTOTAL \$122.23
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$122.23

AMOUNT DUE \$122.23

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.



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: 621252473
DATE: 10/07/2025
ORDER: 621252473

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
10/07/2025	01:12 PM			01:12 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	10/07/2025		01:27 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
		AMOUNT DUE \$83.63

RECEIVED

By Tara Lee at 11:01 am, Oct 08, 2025

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.



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: 621253026
DATE: 10/07/2025
ORDER: 621253026

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
10/07/2025	01:12 PM	MOSQUITO		01:12 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	10/07/2025		01:26 PM

Service	Description	Price
CPCMOSULV	Commercial Mosquito Service	\$160.82
RECEIVED <i>By Tara Lee at 11:05 am, Oct 08, 2025</i>		
SUBTOTAL		\$160.82
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$160.82

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.



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
1005845	10/1/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: October 31, 2025

Invoice Amount: \$48,261.23

Description	Current Amount
Monthly Landscape Maintenance October 2025	\$48,261.23

RECEIVED

By Tara Lee at 10:50 am, Oct 13, 2025

Invoice Total \$48,261.23

Landscape Maintenance

1.320.53200.46200

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



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
1012478	10/6/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: November 5, 2025

Invoice Amount: \$1,866.83

Description	Current Amount
Crape Myrtle Replacement on Longleaf Median	
Landscape Enhancement	\$1,866.83

RECEIVED

By Tara Lee at 10:50 am, Oct 13, 2025

Invoice Total \$1,866.83

Landscape Contingency

1.320.53800.46210

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

Issue date
Oct 13, 2025

Halloween

60-75 ppl

Staging and clean up of designated appetizer station.

Procurement of ready to eat items:

Vegan items- no dairy or egg
Charcuterie- fruit, nuts, bark bars
Cheese, meat, sauces, vegan and single serve items

Provided by customers:

Utensils
plates
drinks

Thank you for selecting my company for your event. I appreciate your business.

Customer

Durbin Crossing CDD, Board & Staff C/O
Governmental Management Services
Durbin Crossing CDD
klsmith@vestapropertyservices.com
(727) 418-9693
475 West Town Place
114
St. Augustine, FL 32092

Invoice Details

PDF created October 14, 2025
\$1,000.00
Service date October 25, 2025

Payment

Due October 13, 2025
\$1,000.00

Items	Quantity	Price	Amount
Halloween even	1	\$1,000.00	\$1,000.00
Subtotal			\$1,000.00

Total Due **\$1,000.00**

RECEIVED**By Tara Lee at 11:24 am, Oct 15, 2025**

Pay online

To pay your invoice go to <https://squareup.com/u/7Fz9Bp7g>

Or open the camera on your mobile device and place the QR code in the camera's view.

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

Invoice #: 541
Invoice Date: 9/15/25
Due Date: 9/15/25
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Assessment Roll Certification - FY 2026		5,732.00	5,732.00
Total			\$5,732.00
Payments/Credits			\$0.00
Balance Due			\$5,732.00

INVOICE

A Beautiful Life Enterprises LLC
52 Tuscan Way Ste 202-349
Saint Augustine, FL 32092

holidayandeventlights@gmail.com
+1 (904) 679-1150



Bill to

Sue O'lear
Durbin Crossing CDD
145 S. Durbin Parkway
St. Johns, FL 32259

RECEIVED

By Tara Lee at 9:52 am, Oct 17, 2025

Invoice details

Invoice no.: 1086
Terms: Net 30
Invoice date: 09/23/2025
Due date: 10/23/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Holiday Lighting Reinstall	Reinstall C7 WW LED lights on North Pole roof/gutter line	0.5	\$1,292.00	\$646.00
2.		Holiday Lighting Reinstall	Reinstall 9 palm trees wraps (11 feet high) around the entrance drive and curve entering parking lot of main building	0.5	\$750.00	\$375.00
3.		Holiday Lighting Reinstall	Reinstall 14 palm tree wraps (13 feet high) at the main intersection	0.5	\$1,300.00	\$650.00
4.		Holiday Lighting Reinstall	Reinstall C7 WW LED lights on South Pole roof/gutter line	0.5	\$2,244.00	\$1,122.00
5.		Holiday Lighting Reinstall	Reinstall WW mini lights to 2 palms in front of North Pole	0.5	\$125.00	\$62.50
6.		Holiday Lighting Reinstall	Reinstall 4 towers with, C7 WW lights, 3 wreaths and pre-lit garland	0.5	\$800.00	\$400.00
7.		Holiday Lighting Reinstall	Reinstall 5th tower with 1 wreath, C7 WW lights and pre-lit garland	0.5	\$200.00	\$100.00
8.		Holiday Lighting Reinstall	Reinstall C7 WW lights in nubbin	0.5	\$80.00	\$40.00
9.		Holiday Lighting Reinstall	Reinstall 4 palm tree wraps ground to husk at monument	0.5	\$250.00	\$125.00

10.	Holiday Lighting Reinstall	Reinstall 4 WW 5' snowflakes. 1 at each tower at main intersection, Includes refurbishment of snowflakes and poles.	0.5	\$1,700.00	\$850.00
11.	Holiday Lighting Reinstall	Reinstall pre-lit 72" wreath above archway at clubhouse	0.5	\$112.50	\$56.25
12.	Holiday Lighting Reinstall	Reinstall monument 4 wreaths and garland	0.5	\$225.00	\$112.50
13.	Holiday Lighting Reinstall	Reinstall 2 palm tree wrap to 11' on pool deck	0.5	\$150.00	\$75.00
14.	Equipment Charge	Boom rental for install and removal	0.5	\$600.00	\$300.00
15.	Miscellaneous Wire, Plugs, Supplies, Etc	Miscellaneous supplies	0.5	\$320.00	\$160.00
16.	Take Down	Removal of lights and decor at end of season	0.5	\$825.00	\$412.50
17.	Storage	Storage of product until season 2026	0.5	\$500.00	\$250.00
18.	Services	St Johns County Sheriff traffic safety service	0.5	\$210.00	\$105.00
19.	Product replacement	(1) 72" lit wreath for South Pole (13) 48" lit wreaths for five towers (4) 36" lit wreaths for monument at St Johns Pkwy	0.5	\$3,832.96	\$1,916.48
20.	Product replacement	(15) 9' lit strands of Colorado Pine garland. 3 per tower.	0.5	\$1,488.45	\$744.23
21.	Product replacement	(1) 36" red with gold trim bow (13) 18" red with gold time bow (4) 12" red with gold trim bow	0.5	\$890.21	\$445.11

Total

\$8,947.57

Ways to pay

VISA  DISCOVER BANK  PAYCOM  VENMO

[View and pay](#)

SEVENTH ORDER OF BUSINESS

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING CERTAIN ACTIONS IN CONNECTION WITH THE SALE OR ASSIGNMENT OF IMPACT FEE CREDITS, INCLUDING THE EXECUTION OF CONTRACTS, PAYMENTS, AND OTHER ACTIONS AS DESCRIBED HEREIN; APPROVING THE SCOPE AND TERMS OF SUCH AUTHORIZATION; 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 created and existing pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, acquiring, constructing, operating, and/or maintaining certain infrastructure in accordance with Chapter 190, Florida Statutes; and

WHEREAS, as part of its development activities, the District has financed and/or constructed certain improvements that have generated (“Credits”) issued by St. Johns County, Florida; and

WHEREAS, such Credits may be used to offset impact fees otherwise due in connection with future development within or outside the District’s boundaries, or may be transferred or assigned as permitted by applicable law and regulations, including but not limited to the Florida Impact Fee Act; and

WHEREAS, the District Board of Supervisors only meets once per month and many potential opportunities to sell the Credits are or may be lost because the Board cannot legally schedule, notice and hold a meeting before the opportunity to sell the Credits is lost; and

WHEREAS, to facilitate efficient future transactions involving the Credits, the District desires to authorize the Chair, to approve and execute documentation of the sale, transfer, or assignment of some or all of the Credits (“Documents”); and

WHEREAS, to facilitate the efficient sale, transfer, or assignment of the Credits, the District desires to authorize the Chair, to approve and execute any Documents, subject to the parameters set forth herein; and

WHEREAS, the Board of Supervisors finds that granting such authority is in the best interests of the District so that sale or assignment of the Credits may proceed expeditiously, subject to the terms and limitations imposed by this Resolution.

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

1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. AUTHORIZATION FOR DOCUMENTS. The Chair of the District’s Board of Supervisors is hereby authorized to sign, accept, reject, and/or execute the Documents, provided that each transaction meets the financial and procedural parameters set forth herein:

A. The Chair's authority shall be limited to transactions in which the cumulative value of the Credits to be sold does not exceed \$_____. The Chair's authority shall be limited to transactions in which the credits are sold at no more than a _____% discount, not including a broker commission. The Chair's authority shall be limited to transactions in which the broker's commission shall not exceed 6% of the purchase price of the credits.

B. Any exercise of authority granted hereunder is subject to review and concurrence by the District Manager.

C. The District Manager shall make reasonable efforts to bring any Documents back to the District's Board of Supervisors for ratification at the next scheduled Board meeting, but the failure to do so shall not invalidate any exercise of authority granted hereunder.

D. The Vice Chair, Secretary, and Assistant Secretaries of the District's Board of Supervisors are hereby authorized to counter-sign Documents. District Staff is also authorized to take such actions as are necessary to consummate the transactions approved by the Chair under this resolution and contemplated under any executed Documents.

3. SEVERABILITY. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 17th day of November, 2025.

ATTEST:

**DURBIN CROSSING COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EIGHTH ORDER OF BUSINESS

RESOLUTION 2026-03

WHEREAS, the Board of Supervisors, hereinafter referred to as the “Board”, of the Durbin Crossing Community Development District, hereinafter referred to as “District”, adopted General Fund and Capital Reserve Fund Budgets for Fiscal Year 2025, and

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

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

1. The General Fund Budget and Capital Reserve Fund Budget are hereby amended in accordance with Exhibit “A” attached.
2. This resolution shall become effective this 17th day of November, 2025 and be reflected in the monthly and Fiscal Year End 9/30/25 Financial Statements and Audit Report of the District.

*Durbin Crossing
Community Development District*

by: _____
Chairman / Vice Chairman

Attest:

by: _____
Secretary / Assistant Secretary

EXHIBIT A

Durbin Crossing
Community Development District
FY 2025 Budget Amendment

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

Description	Adopted FY 25 Budget	Increase/ (Decrease)	Amended FY 25 Budget	Actual 9/30/25
<u>Revenues</u>				
Special Assessments - Tax Roll	\$ 2,681,509	\$ 43,969	\$ 2,725,478	\$ 2,725,478
Interest Income	45,000	(8,104)	36,896	36,896
Other Revenues	30,000	(6,114)	23,886	23,886
Total Revenues	\$ 2,756,509	\$ 29,751	\$ 2,786,260	\$ 2,786,260
<u>Expenditures</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ -	\$ 12,000	\$ 11,000
FICA Taxes	918	-	918	842
Assessment Roll Administration	5,459	-	5,459	5,459
Engineering Fees	13,000	2,000	15,000	11,888
Dissemination Fees	7,860	500	8,360	8,360
Attorney Fees	50,000	30,000	80,000	74,730
Annual Audit	4,500	2,500	7,000	-
Trustee Fees	10,800	1,500	12,300	10,775
Arbitrage	1,200	-	1,200	1,200
Impact Fee Administration	16,377	-	16,377	16,377
Management Fees	56,035	-	56,035	56,035
Information Technology	1,638	-	1,638	1,638
Website Maintenance	1,092	-	1,092	1,092
Telephone	800	-	800	226
Postage	3,000	936	3,936	3,936
Printing & Binding	2,300	2,667	4,967	4,967
Insurance General Liability	9,461	(973)	8,488	8,488
Legal Advertising	2,000	-	2,000	1,618
Other Current Charges	500	-	500	561
Office Supplies	150	-	150	11
Dues, Licenses & Subscriptions	175	-	175	175
Total General & Administrative	\$ 199,265	\$ 39,130	\$ 238,395	\$ 219,377
<u>Operations & Maintenance</u>				
Amenity Center				
Insurance	\$ 46,680	\$ (4,513)	\$ 42,167	\$ 42,167
Repairs & Replacements	85,000	30,000	115,000	98,151
Recreational Passes	3,000	2,500	5,500	5,050
Office Supplies	5,000	-	5,000	3,358
Permit Fees	4,500	500	5,000	4,861
<u>Utilities</u>				
Water & Sewer	38,900	-	38,900	27,464
Electric	32,000	-	32,000	31,586
Cable/Phone/Internet	21,000	4,589	25,589	25,589
Security System	1,670	2,500	4,170	3,413

Durbin Crossing
Community Development District
FY 2025 Budget Amendment

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

Description	Adopted FY 25 Budget	Increase/ (Decrease)	Amended FY 25 Budget	Actual 9/30/25
<u>Amenity Center Management Contracts</u>				
Managerial (Vesta)	255,503	-	255,503	255,503
Staffing (Vesta)	273,601	-	273,601	273,601
Lifeguards (Vesta)	98,189	-	98,189	88,967
Mobile App/Website (Vesta)	3,500	-	3,500	3,500
Refuse Service	9,000	2,562	11,562	11,562
Pool Chemicals	35,700	1,277	36,977	36,977
Special Events	30,000	6,148	36,148	36,148
Holiday Décor	20,000	-	20,000	12,350
Pest Control	8,000	-	8,000	6,294
Pressure Washing	9,000	1,500	10,500	6,450
Fitness Equip Maintenance	8,500	1,500	10,000	2,436
Total Amenity Center	\$ 988,743	\$ 48,564	\$ 1,037,307	\$ 975,427
Ground Maintenance:				
Electric	\$ 10,000	\$ -	\$ 10,000	\$ 9,153
Water & ReUse	300,000	(100,000)	200,000	172,984
Streetlighting	75,000	-	75,000	73,423
Lake Maintenance	55,620	5,000	60,620	57,882
Landscape Maintenance	562,267	-	562,267	562,267
Landscape Contingency	82,000	20,000	102,000	66,610
Mulch	72,500	-	72,500	69,900
Sod Replacement	180,000	-	180,000	175,247
Fuel	900	-	900	783
Irrigation Repairs	15,000	15,000	30,000	22,574
Capital Reserve Funding	221,309	-	221,309	221,309
Total Ground Maintenance	\$ 1,574,595	\$ (60,000)	\$ 1,514,595	\$ 1,432,132
Total Expenses	\$ 2,762,603	\$ 27,694	\$ 2,790,297	\$ 2,626,936
Excess Revenues (Expenditures)	\$ (6,094)	\$ 2,057	\$ (4,037)	\$ 159,324
Fund Balance - Beginning	\$ 6,094	\$ (2,057)	\$ 4,037	\$ 449,126
Fund Balance - Ending	\$ -	\$ -	\$ -	\$ 608,449

Durbin Crossing
Community Development District
FY 2025 Budget Amendment

Statement of Revenues, Expenditures, and Changes in Fund Balance
Capital Reserve Fund

Description	Adopted FY 25 Budget	Increase/ (Decrease)	Amended FY 25 Budget	Actual 9/30/25
Revenues				
Capital Reserve Funding	\$ 221,309	\$ -	\$ 221,309	\$ 221,309
Miscellaneous Revenue/Interest Income	24,333	23,139	47,472	47,472
Settlement Proceeds	-	300,000	300,000	300,000
Total Revenues	\$ 245,642	\$ 323,139	\$ 568,781	\$ 568,781
Expenditures				
Capital Outlay	\$ 150,000	\$ 500,000	\$ 650,000	\$ 608,065
Repair and Replacement	23,881	90,000	113,881	83,938
Other Current Charges	-	40,000	40,000	33,384
Total General & Administrative Expenditures	\$ 173,881	\$ 630,000	\$ 803,881	\$ 725,387
Excess Revenues (Expenditures)	\$ 71,761	\$ (306,861)	\$ (235,100)	\$ (156,605)
Fund Balance - Beginning	\$ 1,243,030			\$ 1,289,984
Fund Balance - Ending	\$ 1,314,791			\$ 1,133,378

NINTH ORDER OF BUSINESS

DRAFT

**Durbin Crossing Community
Development District**

ANNUAL FINANCIAL REPORT

September 30, 2024

Durbin Crossing Community Development District

ANNUAL FINANCIAL REPORT

Fiscal Year Ended September 30, 2024

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REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Durbin Crossing Community Development District
St. Johns County, Florida

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of Durbin Crossing Community Development District (the "District"), as of and for the year ended September 30, 2024, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Durbin Crossing Community Development District as of September 30, 2024, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

To the Board of Supervisors
Durbin Crossing Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts, and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

To the Board of Supervisors
Durbin Crossing Community Development District

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated October XX, 2025 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Durbin Crossing Community Development District's internal control over financial reporting and compliance.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

October XX, 2025

**Durbin Crossing Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

Management's discussion and analysis of Durbin Crossing Community Development District (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities for the fiscal year ended September 30, 2024. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances. This report also contains other supplementary information in addition to the basic financial statements.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment, culture/recreation and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

Durbin Crossing Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets, are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long-lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as special assessment bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, a reconciliation is provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2024.

- ◆ The District's total assets were exceeded by total liabilities by \$(20,106,308) (net position). Unrestricted net position for governmental activities was \$(15,349,340). Net investment in capital assets was \$(6,651,816). Governmental activities restricted net position was \$1,894,848.
- ◆ Governmental activities revenues totaled \$6,565,896 while governmental activities expenses totaled \$4,888,653.

**Durbin Crossing Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2024	2023
Current assets	\$ 593,513	\$ 1,582,953
Restricted assets	3,838,860	2,588,943
Capital assets	5,697,934	6,118,458
Total Assets	<u>10,130,307</u>	<u>10,290,354</u>
Current liabilities	2,396,145	2,443,262
Non-current liabilities	27,840,470	29,630,643
Total Liabilities	<u>30,236,615</u>	<u>32,073,905</u>
Net Position		
Net investment in capital assets	(6,651,816)	(6,228,249)
Restricted	1,894,848	1,590,474
Unrestricted	(15,349,340)	(17,145,776)
Total Net Position	<u>\$ (20,106,308)</u>	<u>\$ (21,783,551)</u>

The overall increase in restricted assets and current assets is primarily due to revenues in excess of expenditures at the fund level.

The decrease in capital assets is primarily the result of current year depreciation.

The decrease in current liabilities is primarily related to the decrease in accounts payable in the current year.

The decrease in non-current liabilities is due to the principal payments on the bonds in the current year.

**Durbin Crossing Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes. It is not intended to be a complete presentation of District-wide financial activity.

Change in Net Position

	Governmental Activities	
	2024	2023
Program Revenues		
Charges for services	\$ 5,762,257	\$ 5,391,035
Operating grants and contributions	537,733	8,467
General Revenues		
Investment earnings	249,761	127,186
Miscellaneous	16,145	14,611
Total Revenues	<u>6,565,896</u>	<u>5,541,299</u>
Expenses		
General government	227,026	204,667
Physical environment	2,218,515	1,570,948
Culture/recreation	1,196,553	1,159,386
Interest and other charges	1,246,559	1,300,272
Total Expenses	<u>4,888,653</u>	<u>4,235,273</u>
Change in Net Position	1,677,243	1,306,026
Net Position - Beginning of Year	<u>(21,783,551)</u>	<u>(23,089,577)</u>
Net Position - End of Year	<u>\$ (20,106,308)</u>	<u>\$ (21,783,551)</u>

The increase in charges for services is the result of the increase in special assessments in the current year.

The increase in operating grants and contributions is related to the increase in impact fees received in the current year.

The increase in physical environment is related to increased landscape maintenance costs in the current year.

**Durbin Crossing Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2024 and 2023.

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2024</u>	<u>2023</u>
Buildings	\$ 6,741,826	\$ 6,741,826
Improvements other than buildings	5,512,712	5,509,669
Equipment	95,212	95,212
Accumulated depreciation	(6,651,816)	(6,228,249)
Total Capital Assets (Net)	<u>\$ 5,697,934</u>	<u>\$ 6,118,458</u>

The capital assets activity for the year consisted of depreciation, \$441,052, additions to improvements other than buildings, \$30,887, and net disposal of improvements other than buildings, \$10,359.

General Fund Budgetary Highlights

Actual expenditures exceeded budgeted expenditures because attorney fee expenditures were more than anticipated.

The September 30, 2024 budget was not amended.

Debt Management

Governmental Activities debt includes the following:

- ◆ In February 2017, the District issued \$37,825,000 Series 2017A-1 Senior Special Assessment Refunding Bonds and \$4,580,000 2017A-2 Subordinate Special Assessment Refunding Bonds. These bonds were issued to refund and redeem the outstanding Series 2005A Special Assessment Bonds. The balance outstanding of the Series 2017A-1 and Series 2017A-2 Bonds at September 30, 2024 was \$26,860,000 and \$3,035,000, respectively.

**Durbin Crossing Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Economic Factors and Next Year's Budget

Durbin Crossing Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2025.

Request for Information

The financial report is designed to provide a general overview of Durbin Crossing Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Durbin Crossing Community Development District, Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

Durbin Crossing Community Development District
STATEMENT OF NET POSITION
September 30, 2024

	<u>Governmental Activities</u>
ASSETS	
Current Assets	
Cash	\$ 518,928
Investments	5,707
Prepaid expenses	5,000
Deposits	200
Due from other	1,116
Assessments receivable	62,562
Total Current Assets	<u>593,513</u>
Non-current Assets	
Restricted assets	
Investments	3,838,860
Capital assets, being depreciated	
Buildings	6,741,826
Improvements other than buildings	5,512,712
Equipment	95,212
Less: accumulated depreciation	<u>(6,651,816)</u>
Total Non-current Assets	<u>9,536,794</u>
Total Assets	<u>10,130,307</u>
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	87,643
Accrued interest	498,502
Bonds payable	<u>1,810,000</u>
Total Current Liabilities	<u>2,396,145</u>
Non-current liabilities	
Bonds payable, net	<u>27,840,470</u>
Total Liabilities	<u>30,236,615</u>
NET POSITION	
Net investment in capital assets	(6,651,816)
Restricted for debt service	604,865
Restricted for capital projects	1,289,983
Unrestricted	<u>(15,349,340)</u>
Total Net Position	<u><u>\$ (20,106,308)</u></u>

See accompanying notes to financial statements.

Durbin Crossing Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2024

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>		<u>Net (Expense)</u> <u>Revenues and</u> <u>Changes in</u> <u>Net Position</u>
		<u>Charges for</u> <u>Services</u>	<u>Operating</u> <u>Grants and</u> <u>Contributions</u>	<u>Governmental</u> <u>Activities</u>
Governmental Activities				
General government	\$ (227,026)	\$ 235,478	\$ -	\$ 8,452
Physical environment	(2,218,515)	1,423,378	-	(795,137)
Culture/recreation	(1,196,553)	981,698	537,733	322,878
Interest and other charges	(1,246,559)	3,121,703	-	1,875,144
Total Governmental Activities	<u>\$ (4,888,653)</u>	<u>\$ 5,762,257</u>	<u>\$ 537,733</u>	<u>1,411,337</u>
General revenues:				
Investment earnings				249,761
Miscellaneous revenues				16,145
Total General Revenues				<u>265,906</u>
Change in Net Position				<u>1,677,243</u>
Net Position - October 1, 2023				<u>(21,783,551)</u>
Net Position - September 30, 2024				<u>\$ (20,106,308)</u>

See accompanying notes to financial statements.

Durbin Crossing Community Development District
BALANCE SHEET -
GOVERNMENTAL FUNDS
September 30, 2024

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash	\$ 480,029	\$ -	\$ 38,899	\$ 518,928
Investments	5,707	-	-	5,707
Assessments receivable	28,694	33,868	-	62,562
Prepaid items	5,000	-	-	5,000
Deposits	200	-	-	200
Due from other funds	7,224	-	-	7,224
Due from other	1,116	-	-	1,116
Restricted assets				
Investments	-	2,571,752	1,267,108	3,838,860
Total Assets	<u>\$ 527,970</u>	<u>\$ 2,605,620</u>	<u>\$ 1,306,007</u>	<u>\$ 4,439,597</u>
LIABILITIES AND FUND BALANCES				
LIABILITIES				
Accounts payable and accrued expenses	\$ 78,843	\$ -	\$ 8,800	\$ 87,643
Due to other funds	-	-	7,224	7,224
Total Liabilities	<u>78,843</u>	<u>-</u>	<u>16,024</u>	<u>94,867</u>
FUND BALANCES				
Nonspendable				
Prepaid expenses	5,000	-	-	5,000
Deposits	200	-	-	200
Restricted				
Debt service	-	2,605,620	-	2,605,620
Capital projects	-	-	1,289,983	1,289,983
Unassigned	<u>443,927</u>	<u>-</u>	<u>-</u>	<u>443,927</u>
Total Fund Balances	<u>449,127</u>	<u>2,605,620</u>	<u>1,289,983</u>	<u>4,344,730</u>
Total Liabilities and Fund Balances	<u>\$ 527,970</u>	<u>\$ 2,605,620</u>	<u>\$ 1,306,007</u>	<u>\$ 4,439,597</u>

See accompanying notes to financial statements.

Durbin Crossing Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2024

Total Governmental Fund Balances	\$ 4,344,730
Amounts reported for governmental activities in the statement of net position are different because:	
Capital assets being depreciated, buildings, \$6,741,826, improvements other than buildings, \$5,512,712, and equipment, \$95,212, net of accumulated depreciation, \$(6,651,816), used in governmental activities are not current financial resources and are not reported at the fund level.	5,697,934
Long-term liabilities, such as bonds payable, \$(29,895,000), net of bond discounts, net, \$244,530, are not due and payable in the current period, and therefore, are not reported at the fund level.	(29,650,470)
Accrued interest expense for long-term debt is not a current financial use, and therefore, is not reported at the funds statement level.	<u>(498,502)</u>
Net Position of Governmental Activities	<u><u>\$ (20,106,308)</u></u>

See accompanying notes to financial statements.

Durbin Crossing Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES -
GOVERNMENTAL FUNDS
For the Year Ended September 30, 2024

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Special assessments	\$ 2,633,489	\$ 3,121,703	\$ -	\$ 5,755,192
Impact fees	-	-	537,733	537,733
Charges for services	7,065	-	-	7,065
Miscellaneous	16,145	-	-	16,145
Investment earnings	45,485	160,299	43,977	249,761
Total Revenues	<u>2,702,184</u>	<u>3,282,002</u>	<u>581,710</u>	<u>6,565,896</u>
Expenditures				
Current				
General government	227,026	-	-	227,026
Physical environment	1,372,288	-	641,925	2,014,213
Culture/recreation	939,650	-	9,794	949,444
Capital outlay	-	-	30,887	30,887
Debt service				
Principal	-	1,750,000	-	1,750,000
Interest	-	1,248,394	-	1,248,394
Total Expenditures	<u>2,538,964</u>	<u>2,998,394</u>	<u>682,606</u>	<u>6,219,964</u>
Revenues over/(under) expenditures	<u>163,220</u>	<u>283,608</u>	<u>(100,896)</u>	<u>345,932</u>
Other Financing Sources/(Uses)				
Transfers in	-	-	100,000	100,000
Transfers out	<u>(100,000)</u>	<u>-</u>	<u>-</u>	<u>(100,000)</u>
Total Other Financing Sources/(Uses)	<u>(100,000)</u>	<u>-</u>	<u>100,000</u>	<u>-</u>
Net change in fund balances	63,220	283,608	(896)	345,932
Fund Balances - October 1, 2023	<u>385,907</u>	<u>2,322,012</u>	<u>1,290,879</u>	<u>3,998,798</u>
Fund Balances - September 30, 2024	<u>\$ 449,127</u>	<u>\$ 2,605,620</u>	<u>\$ 1,289,983</u>	<u>\$ 4,344,730</u>

See accompanying notes to financial statements.

Durbin Crossing Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2024

Net Change in Fund Balances - Total Governmental Funds	\$	345,932
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Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures; however, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount that depreciation, \$(441,052), and loss on disposal, \$(10,359), exceeded capital outlay, \$30,887, in the current period.		(420,524)
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Repayment of bond principal is an expenditure at the governmental fund level, but the repayment reduces long-term liabilities in the Statement of Net Position.		1,750,000
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At the fund level bond discounts are reported as expenditures. However, at the government-wide level, the cost is amortized as interest expense.		(19,827)
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In the Statement of Activities, interest is accrued on outstanding bonds; whereas at the governmental fund level, interest expenditures are reported when due. This is the net amount between the prior year and the current year accruals.		21,662
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Change in Net Position of Governmental Activities	\$	1,677,243
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**Durbin Crossing Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
GENERAL FUND**

For the Year Ended September 30, 2024

	Original Budget	Final Budget	Actual	Variance With Final Budget Positive (Negative)
Revenues				
Special assessments	\$ 2,588,202	\$ 2,588,202	\$ 2,633,489	\$ 45,287
Charges for services	-	-	7,065	7,065
Miscellaneous	30,000	30,000	16,145	(13,855)
Investment earnings	5,000	5,000	45,485	40,485
Total Revenues	<u>2,623,202</u>	<u>2,623,202</u>	<u>2,702,184</u>	<u>78,982</u>
Expenditures				
Current				
General government	194,794	194,794	227,026	(32,232)
Physical environment	1,376,772	1,376,772	1,372,288	4,484
Culture/recreation	951,636	951,636	939,650	11,986
Total Expenditures	<u>2,523,202</u>	<u>2,523,202</u>	<u>2,538,964</u>	<u>(15,762)</u>
Revenues over/(under) expenditures	<u>100,000</u>	<u>100,000</u>	<u>163,220</u>	<u>63,220</u>
Other Financing Sources/(Uses)				
Transfers out	<u>(100,000)</u>	<u>(100,000)</u>	<u>(100,000)</u>	<u>-</u>
Net change in fund balances	-	-	63,220	63,220
Fund Balances - October 1, 2023	<u>-</u>	<u>-</u>	<u>385,907</u>	<u>385,907</u>
Fund Balances - September 30, 2024	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 449,127</u>	<u>\$ 449,127</u>

See accompanying notes to financial statements.

Durbin Crossing Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of Durbin Crossing Community Development District (the District) have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on November 5, 2003 by Rule 42MM-1 by the Florida Land and Water Adjudicatory Commission, under the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is governed by a five-member Board of Supervisors, who is elected by the qualified electors within the District for terms of four years. The District operates within the criteria established by Chapter 190, Florida Statutes. The Board has the responsibility for allocating and levying assessments, approving budgets, exercising control over facilities and properties, controlling the use of funds generated by the District, approving the hiring and firing of key personnel, and financing improvements.

The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility. Oversight responsibility includes, but is not limited to, financial interdependency, designation of management, significant ability to influence operations and accountability for fiscal matters. As required by GAAP, these financial statements present the Durbin Crossing Community Development District (the primary government) as a stand-alone government.

Based upon the application of the above-mentioned criteria as set forth in principles established by the Governmental Accounting Standards Board, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

**Durbin Crossing Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are primarily supported by special assessments. Program revenues include charges for services, and payments made by parties outside of the reporting government's citizenry if that money is restricted to a particular program. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as another financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

**Durbin Crossing Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District classifies fund balance in accordance with the Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by the state constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Durbin Crossing Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period, or soon thereafter, to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of "available spendable resources". Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of "available spendable resources" during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources were expended, rather than as fund assets. The proceeds of long-term debt are recorded as another financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Durbin Crossing Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

Debt Service Fund – Accounts for debt service requirements to retire certain special assessment refunding bonds which were used to finance the construction of District infrastructure improvements and finance certain additional improvements. The bond series is secured by a pledge of debt service special assessment revenues in any fiscal year related to the improvements. A lien is placed on all benefited land in relationship to the debt outstanding.

Capital Projects Fund – The Capital Project Fund accounts for construction of infrastructure improvements within the boundaries of the District, which are funded by bond proceeds. A lien is placed on all benefited land in relationship to the debt outstanding.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as capital assets, and non-current governmental liabilities, such as special assessment bonds, be reported in the governmental activities column in the government-wide statement of net position.

4. Assets, Liabilities and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

**Durbin Crossing Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities and Net Position or Equity (Continued)

a. Cash and Investments (Continued)

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash equivalents include time deposits and certificates of deposit with original maturities of three months or less and held in a qualified public depository as defined by Florida Statute 280.02.

b. Receivables and Payables

Activities between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as "due to/from other funds". Any residual balances outstanding between the governmental activities and business-type activities are reported as "internal balances".

c. Restricted Assets

Certain assets of the District and a corresponding liability or portion of net position is classified as restricted assets on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted assets, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

d. Capital Assets

Capital assets, which include buildings, improvements other than buildings and equipment, are reported in the applicable governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Durbin Crossing Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities and Net Position or Equity (Continued)

d. Capital Assets (Continued)

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Buildings	30 years
Improvements other than buildings	10-30 years
Equipment	5-7 years

e. Budgets

Budgets are prepared and adopted after a public hearing for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget variance columns of the accompanying financial statements may occur.

f. Bond Discounts

Bond discounts are amortized over the life of the bonds using the straight-line method.

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

"Total fund balances" of the District's governmental funds, \$4,344,730, differs from "net position" of governmental activities, \$(20,106,308), reported in the statement of net position. This difference primarily results from the long-term economic focus of the statement of net position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated on the next page.

Durbin Crossing Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position (Continued)

Capital related items

When capital assets (building improvements and equipment that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures at the governmental fund level. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Buildings	\$ 6,741,826
Improvements other than buildings	5,512,712
Equipment	95,212
Accumulated depreciation	<u>(6,651,816)</u>
Total	<u>\$ 5,697,934</u>

Long-term debt transactions

Long-term liabilities applicable to the District's governmental activities are not due and payable in the current period and accordingly are not reported at the fund level. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2024 were:

Bonds payable	\$ (29,895,000)
Bond discount	<u>244,530</u>
Total	<u>\$ (29,650,470)</u>

Accrued interest

Accrued liabilities in the Statement of Net Position differ from the amount reported at the fund level due to accrued interest on bonds.

Accrued interest on bonds payable	<u>\$ (498,502)</u>
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Durbin Crossing Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The “net change in fund balances” for government funds, \$345,932, differs from the “change in net position” for governmental activities, \$1,677,243, reported in the statement of activities. The differences arise primarily from the long-term economic focus of the statement of activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures at the governmental fund level. However, in the Statement of Activities, the costs of those assets is allocated over their estimated useful lives and reported as depreciation. As a result, fund balances decreased by the amount of financial resources expended, whereas net position decreased by the amount of depreciation charged for the year.

Depreciation	\$ (441,052)
Loss on disposal	(10,359)
Capital outlay	<u>30,887</u>
Total	<u>\$ (420,524)</u>

Long-term debt transactions

Repayments of bond principal are reported as an expenditure at the governmental fund level and, thus, have the effect of reducing fund balance because current financial resources have been used.

Debt principal payments	<u>\$ 1,750,000</u>
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Some expenses reported in the Statement of Activities do not require the use of current financial resources, therefore, are not reported as expenditures at the governmental fund level.

Net change in accrued interest payable	<u>\$ 21,662</u>
Bond discount amortization	<u>\$ (19,827)</u>

Durbin Crossing Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE C – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2024, the District's bank balance was \$567,458 and carrying value was \$518,928. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2024, the District had the following investments and maturities:

Investment	Maturities	Fair Value
First American Treasury Obligations Fund	31 days*	\$ 1,719
Florida PRIME	39 days*	1,267,966
US Bank Money Market	N/A	2,574,882
Total Investments		<u>\$ 3,844,567</u>

* Weighted Average Maturity

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that use the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investments in First American Treasury Obligations Fund and US Bank Money Market are Level 1 assets.

**Durbin Crossing Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024**

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes. The investment in Florida PRIME is measured at amortized cost. Florida PRIME has established policies and guidelines regarding participant transactions and the authority to limit or restrict withdrawals or impose a penalty for an early withdrawal. As of September 30, 2024, there were no redemption fees, maximum transaction amounts, or any other requirements that would limit daily access to 100 percent of the account value.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2024, the District's investment in Florida PRIME and the First American Treasury Obligations Fund were rated AAAM by Standard & Poor's. The District's investment in US Bank Money Market was not rated.

Concentration of Credit Risk

The District places no limit on the amount it may invest. The investment in First American Treasury Obligations Fund represents less than 1% of the District's total investments. The investment in Florida PRIME represents 33% of the District's total investments. The investment in US Bank Money Market represents approximately 67% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2024 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

Durbin Crossing Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE D – CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2024 was as follows:

	Balance October 1, 2023	Additions	Deletions	Balance September 30, 2024
<u>Governmental Activities:</u>				
Capital assets, being depreciated:				
Buildings	\$ 6,741,826	\$ -	\$ -	\$ 6,741,826
Improvements other than buildings	5,509,669	30,887	(27,844)	5,512,712
Equipment	95,212	-	-	95,212
Total Capital Assets Depreciated	<u>12,346,707</u>	<u>30,887</u>	<u>(27,844)</u>	<u>12,349,750</u>
Less accumulated depreciation for:				
Buildings	(3,458,226)	(224,728)	-	(3,682,954)
Improvements other than buildings	(2,723,224)	(204,302)	17,485	(2,910,041)
Equipment	(46,799)	(12,022)	-	(58,821)
Total Accumulated Depreciation	<u>(6,228,249)</u>	<u>(441,052)</u>	<u>17,485</u>	<u>(6,651,816)</u>
Governmental Activities Capital Assets	<u>\$ 6,118,458</u>	<u>\$ (410,165)</u>	<u>\$ (10,359)</u>	<u>\$ 5,697,934</u>

Depreciation of \$441,052 was charged to physical environment, \$204,302, and culture and recreation, \$236,750.

NOTE E – LONG-TERM DEBT

The following is a summary of activity for long-term debt of the District for the year ended:

Long-term debt at October 1, 2023	\$ 31,645,000
Principal payments	<u>(1,750,000)</u>
Long-term debt at September 30, 2024	\$ 29,895,000
Less: bond discount, net	<u>(244,530)</u>
Bonds Payable, Net at September 30, 2024	<u>\$ 29,650,470</u>

**Durbin Crossing Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024**

NOTE E – LONG-TERM DEBT (CONTINUED)

Long-term debt for Governmental Activities is comprised of the following:

Special Assessment Refunding Bonds

\$37,825,000 Series 2017A-1 Senior Special Assessment Refunding Bonds are due in annual principal installments beginning May 2018 maturing May 2037. Interest at various rates between 2% and 5% is due May and November beginning November 2017. Current portion is \$1,645,000. \$ 26,860,000

\$4,580,000 Series 2017A-2 Subordinate Special Assessment Refunding Bonds are due in annual principal installments beginning May 2017 and maturing May 2037. Interest at various rates between 5% and 6.25% is due May and November beginning November 2017. Current portion is \$165,000. 3,035,000

Bonds Payable \$ 29,895,000

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2024 are as follows:

Year Ending September 30,	Principal	Interest	Total
2025	\$ 1,810,000	\$ 1,196,406	\$ 3,006,406
2026	1,870,000	1,138,369	3,008,369
2027	1,930,000	1,076,213	3,006,213
2028	2,005,000	1,009,900	3,014,900
2029	2,075,000	937,788	3,012,788
2030-2034	11,785,000	3,323,663	15,108,663
2035-2037	8,420,000	713,825	9,133,825
Totals	<u>\$ 29,895,000</u>	<u>\$ 9,396,164</u>	<u>\$ 39,291,164</u>

Durbin Crossing Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE E – LONG-TERM DEBT (CONTINUED)

Summary of Significant Bonds Resolution Terms and Covenants

Significant Bond Provisions

The Series 2017A-1 Bonds maturing after May 1, 2028, are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2027 at a redemption price set forth in the Trust Indenture. The Series 2017A-2 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2027 at a redemption price set forth in the Trust Indenture. The Series 2017 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Fund – The Series 2017A-1 Reserve Account was funded from the proceeds of the Series 2017A-1 Bonds in an amount equal to 50 percent of the maximum annual debt service of the Series 2017A-1 Bonds. The Series 2017A-2 Bond 1 Reserve Account was funded from the proceeds of the Series 2017A-2 Bond 1 Bonds in an amount equal to 50 percent of the maximum annual debt service of the Series 2017A-2 Bond 1 Bonds. The Series 2017A-2 Bond 2 Reserve Account was funded from the proceeds of the Series 2017A-2 Bond 2 Bonds in an amount equal to \$40,000. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

The following is a schedule of required reserve deposits as of September 30, 2024:

<u>Special Assessment Refunding Bonds</u>	<u>Reserve Balance</u>	<u>Reserve Requirement</u>
Series 2017A-1 (Senior Bond)	\$ 1,343,722	\$ 1,332,153
Series 2017A-2 (Subordinate Bond) Bond 1	\$ 132,938	\$ 130,100
Series 2017A-2 (Subordinate Bond) Bond 2	\$ 40,000	\$ 40,000

Durbin Crossing Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE F – SPECIAL ASSESSMENT REVENUES

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted budget and levied annually. Debt Service Assessments are levied when bonds are issued and collected annually. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the bond documents.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

NOTE G – RISK MANAGEMENT

The government is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. These risks are covered by commercial insurance from independent third parties. There were no claims or settled claims from these risks for each of the past three years.

NOTE H – INTERFUND TRANSFERS

Interfund transfers for the year ended September 30, 2024, consisted of the following:

		<u>Transfers Out</u>
		General
<u>Transfers In</u>		Fund
Capital Projects Fund		\$ 100,000

Interfund transfers between the General Fund and the Capital Projects Fund relate to budgeted capital reserve funding for the fiscal year.

NOTE I – SUBSEQUENT EVENTS

In November 2024, the District prepaid \$10,000 on the Series 2017A-1 Bonds and \$5,000 on the Series 2017A-2 Bonds.

In May 2025, the District prepaid \$15,000 on the Series 2017A-1 Bonds and \$15,000 on the Series 2017A-2 Bonds.

**Durbin Crossing Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024**

NOTE J – COMMITMENTS AND CONTINGENCIES

The District was engaged in litigation related to the resurfacing of the pool area. Although the improvements were under warranty, defects began to appear, and the original vendor failed to respond to the District's requests for remediation. The District subsequently retained another vendor to perform necessary repairs and initiated legal action against the original vendor to recover the associated costs.

Subsequent to fiscal year end, the District entered into a settlement agreement resulting in a settlement amount of \$300,000. In accordance with generally accepted accounting principles, no gain has been recognized as of September 30, 2024. The settlement will be recognized in fiscal year 2025 when the settlement is realized.

**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Durbin Crossing Community Development District
St. Johns County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Durbin Crossing Community Development District, as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated October XX, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered Durbin Crossing Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Durbin Crossing Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Durbin Crossing Community Development District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

To the Board of Supervisors
Durbin Crossing Community Development District

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Durbin Crossing Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

October XX, 2025

MANAGEMENT LETTER

To the Board of Supervisors
Durbin Crossing Community Development District
St. Johns County, Florida

Report on the Financial Statements

We have audited the financial statements of the Durbin Crossing Community Development District as of and for the year ended September 30, 2024, and have issued our report thereon dated October XX, 2025.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated October XX, 2025, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.

To the Board of Supervisors
Durbin Crossing Community Development District

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Durbin Crossing Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the Durbin Crossing Community Development District has not met one of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2024 for the Durbin Crossing Community Development District. It is management's responsibility to monitor the Durbin Crossing Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information below was provided by management and has not been audited by us; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, Durbin Crossing Community Development District reported:

- 1) The total number of District employees compensated in the last pay period of the District's fiscal year: 5
- 2) The total number of independent contractors, defined as individuals or entities that receive 1099s, to whom nonemployee compensation was paid in the last month of the District's fiscal year: 8
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$10,000
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$2,725,644.91
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2023, together with the total expenditures for such project: N/A
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The Board did not amend the General Fund budget.

To the Board of Supervisors
Durbin Crossing Community Development District

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, the Durbin Crossing Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District:
\$0.54 – \$1,648.47 for the General Fund and \$0.71 – \$2,164.34 for the Debt Service Fund.
- 2) The amount of special assessments collected by or on behalf of the District: Total special assessments collected was \$5,741,905.30.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds are as follows: \$26,860,000 Series 2017A-1 Bonds due on May 1, 2037 at various rates from 2% to 5%. \$3,035,000 Series 2017A-2 Bonds due on May 1, 2037 at various rates from 5% to 6.25%.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or fraud, waste, or abuse, that has occurred or is likely to have occurred, that has an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance. In connection with our audit, we noted the following:

Finding 2024-01

Finding: The actual expenditures in the General Fund exceeded the budget which is a violation of Section 189.016, Florida Statutes.

Recommendation: The District should monitor expenditures in the future to ensure that actual expenditures do not exceed the budget.

Management Response: Management will review spending to ensure that expenditures do not exceed appropriations in the future.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

October XX, 2025

**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
Durbin Crossing Community Development District
St. Johns County, Florida

We have examined Durbin Crossing Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2024. Management is responsible for Durbin Crossing Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Durbin Crossing Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Durbin Crossing Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Durbin Crossing Community Development District's compliance with the specified requirements.

In our opinion, Durbin Crossing Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2024.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

October XX, 2025

TENTH ORDER OF BUSINESS

Reserve Study Update Durbin Crossing Community Development District St. Johns, Florida



**Prepared for FY 2025
Report Date: November 7, 2025**





November 7, 2025

Board of Supervisors
C/O Governmental Management Services
475 West Town Place, Suite 111
St. Augustine Florida

Re: Reserve Study Report for Durbin Crossing Community Development District

Dear Supervisors:

Community Advisors is pleased to provide this Reserve Study report for the above referenced District. A site visit was conducted to determine the condition of your major components and provide an opinion of their remaining useful life.

We have developed a plan to fund future capital component replacements which is dependent on adequate funding, component maintenance, usage, weather and other factors. Component replacement cost is determined using local vendors and industry standard publications. This Reserve Study was prepared under the guidelines of the National Reserve Study Standards which is administrated by CAI and the Standards of Practice establish by APRA. Once you have reviewed this report and considered recent expenditures and any historic cost data, we will make necessary adjustments

Respectively submitted,

Charles R. Sheppard *RS PRA CCI*
Professional Reserve Analyst

10459 Hunters Creek Court
Jacksonville, FL 32256
(904) 303-3275
www.communityadvisors.com



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Durbin Crossing Community Development District
St. Johns, Florida
Executive Summary

Report Date	November 7, 2025
Account Number	2230
Version	1
Budget Year Beginning	October 1, 2025
Budget Year Ending	September 30, 2026
 Total Units	 2200

Report Parameters	
Inflation	3.00%
Annual Assessment Increase	3.00%
Interest Rate on Reserve Deposit	3.00%
 2025 Beginning Balance	 \$1,142,178

GENERAL INFORMATION

- Date of Completion: January 1, 2008
- Date of site visit: October 1, 2025
- Components Included: 124
- Current replacement cost: \$4,238,973
- Level of Service: Level II Update
- Funding Method: The Cash Flow Method
- Funding Goal: Adequate funding with moderate contributions

NOTES

- The required reserve contribution provides adequate funding with a moderate increase per unit from the previous year. Current level of funding does not provide for component replacement beginning in FY2037/2038.
- Component life projections and replacement cost have been updated.
- Recommend the stormwater system evaluation be completed due to the age of the district and the number of ponds and structures. An allowance for this evaluation is included in the component inventory.

Cash Flow Funding Plan Summary of Calculations

Required Annual Contribution	\$267,381.93
<i>\$121.54 per unit annually</i>	
Average Net Annual Interest Earned	<u>\$35,470.95</u>
Total Annual Allocation to Reserves	\$302,852.88
<i>\$137.66 per unit annually</i>	

**Durbin Crossing Community Development District
Required Funding Model Projection**

Beginning Balance: \$1,142,178

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves
25-26	4,238,973	267,382	35,471	227,195	1,217,836
26-27	4,338,457	275,403	41,510	109,567	1,425,182
27-28	4,430,467	283,665	39,769	383,231	1,365,385
28-29	4,354,270	292,175	42,446	242,679	1,457,328
29-30	4,484,898	300,941	42,821	330,900	1,470,190
30-31	4,619,445	309,969	48,702	156,773	1,672,087
31-32	4,758,028	319,268	48,537	373,445	1,666,448
32-33	4,900,769	328,846	44,061	526,588	1,512,767
33-34	4,845,109	338,711	40,331	507,098	1,384,712
34-35	4,990,462	348,873	48,720	109,601	1,672,703
35-36	5,140,176	359,339	36,865	803,205	1,265,702
36-37	5,294,382	370,119	44,341	157,803	1,522,359
37-38	5,453,213	381,223	16,160	1,364,927	554,815
38-39	5,429,582	392,659	21,716	223,593	745,598
39-40	5,592,469	404,439	25,841	288,678	887,200
40-41	5,760,243	416,572	29,125	332,938	999,960
41-42	5,933,050	429,070	36,916	198,502	1,267,443
42-43	6,111,042	441,942	16,635	1,154,898	571,122
43-44	6,294,373	455,200	23,247	251,408	798,161
44-45	6,483,204	468,856	20,213	593,236	693,994
45-46	6,677,700	482,922	26,297	300,349	902,864
46-47	6,878,031	497,409	35,646	212,074	1,223,845
47-48	7,084,372	512,331	17,297	1,159,626	593,847
48-49	7,296,904	527,701	28,194	181,740	968,003
49-50	7,515,811	543,532	37,223	270,768	1,277,991
50-51	7,741,285	559,838	50,374	158,708	1,729,494
51-52	7,973,524	576,634	57,225	398,611	1,964,742
52-53	8,212,729	593,933	59,811	564,967	2,053,519
53-54	8,459,111	611,751	61,861	603,240	2,123,890
54-55	8,712,884	630,103	69,240	445,980	2,377,254

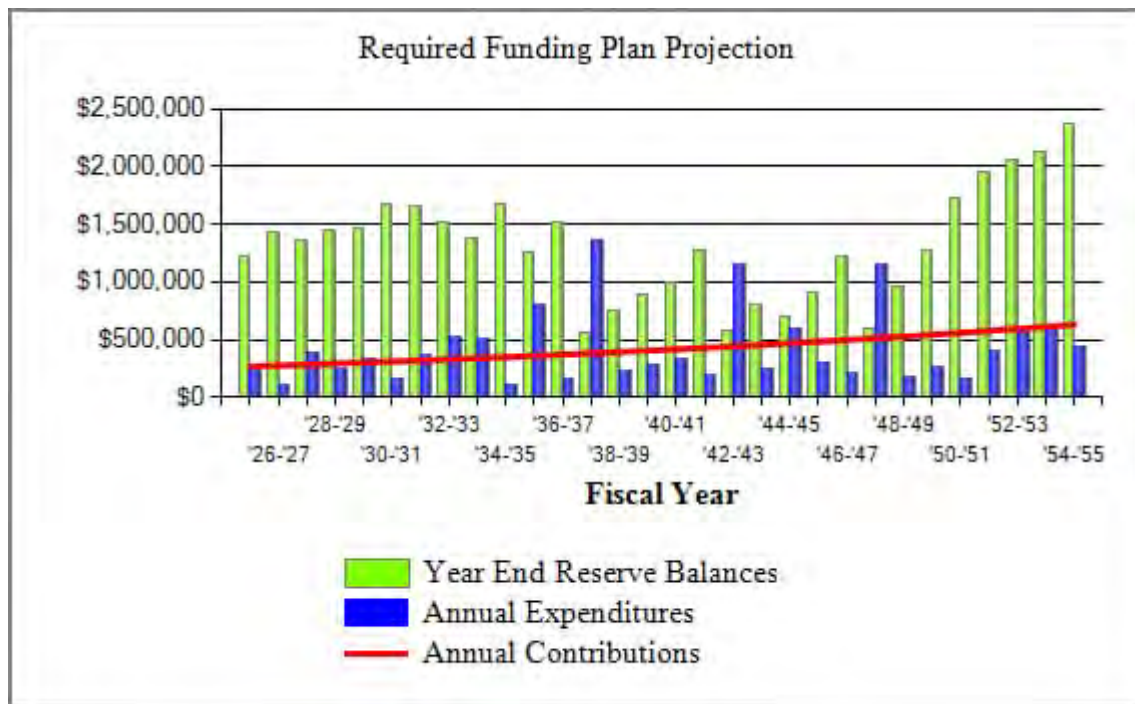
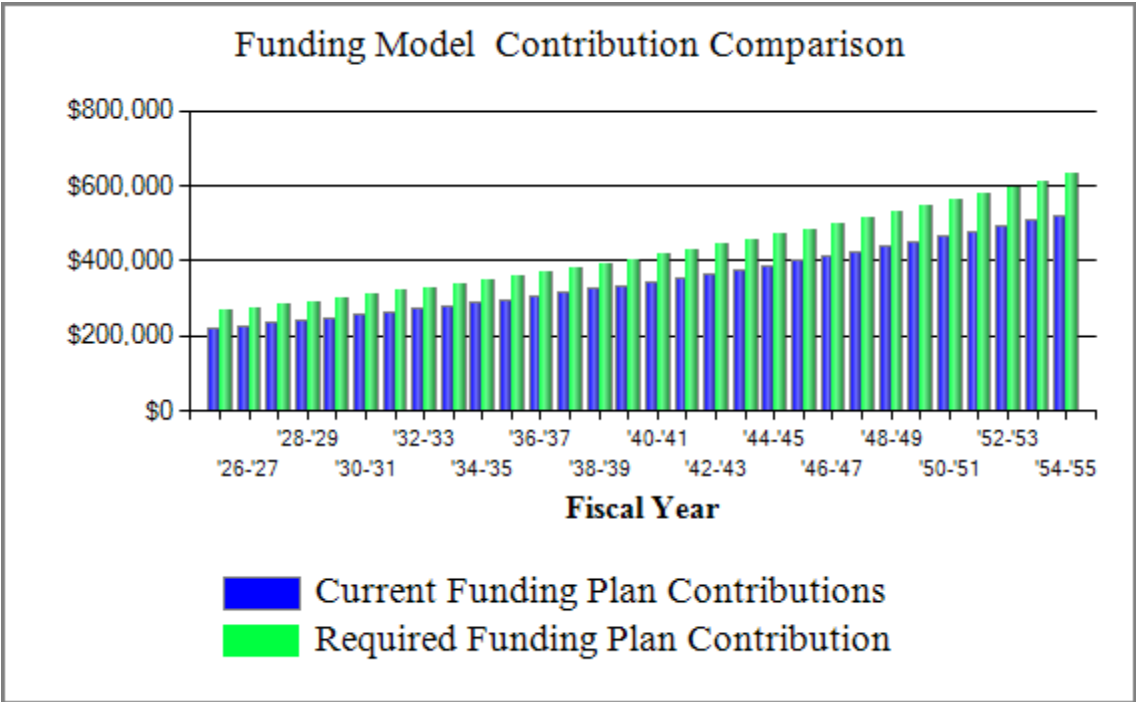


Chart illustrates year end balances and expenditures with the level of contributions necessary to maintain adequate funding.

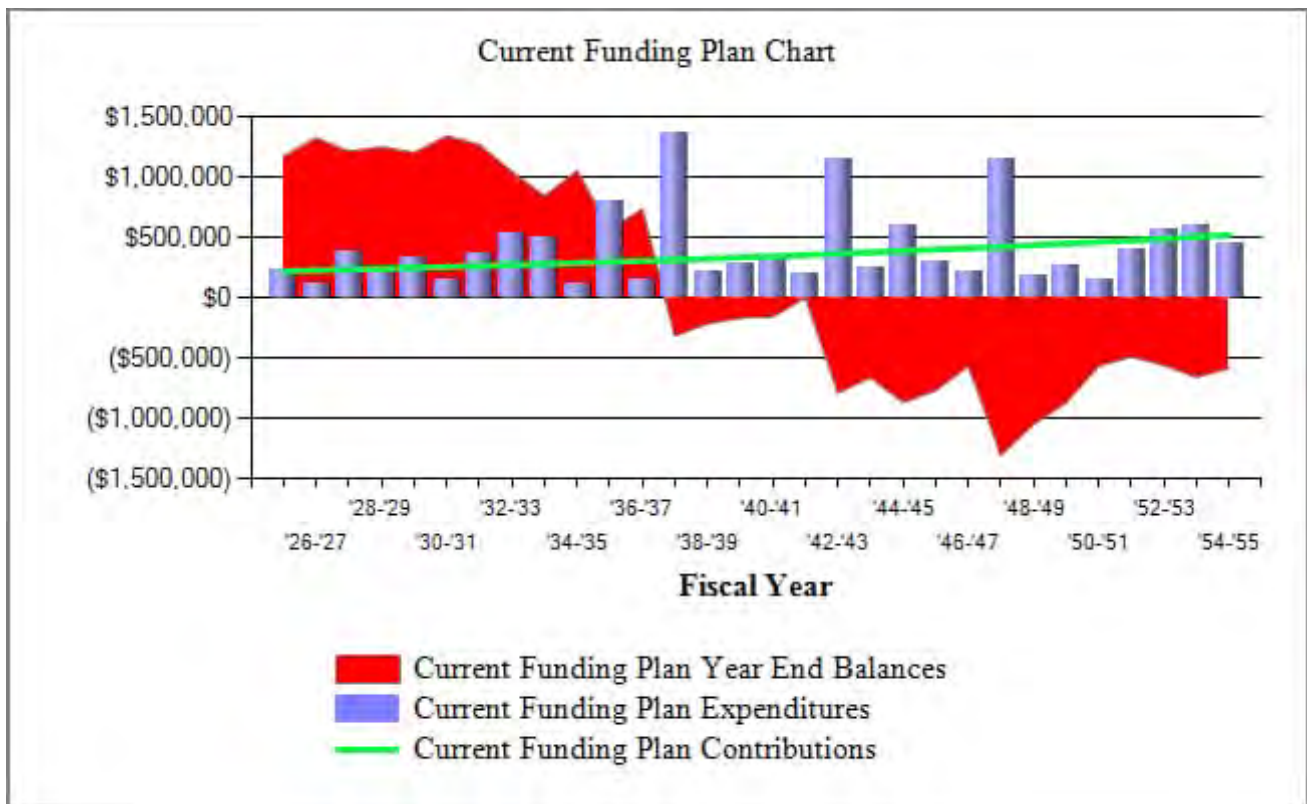


This chart illustrates annual expenditures and compares the current funding plan to the recommended funding plan.

**Durbin Crossing Community Development District
Current Funding Model Projection**

Beginning Balance: \$1,142,178

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves
25-26	4,238,973	221,309	34,089	227,195	1,170,381
26-27	4,338,457	227,948	38,663	109,567	1,327,425
27-28	4,430,467	234,787	35,369	383,231	1,214,350
28-29	4,354,270	241,830	36,405	242,679	1,249,906
29-30	4,484,898	249,085	35,043	330,900	1,203,134
30-31	4,619,445	256,558	39,088	156,773	1,342,006
31-32	4,758,028	264,255	36,984	373,445	1,269,801
32-33	4,900,769	272,182	30,462	526,588	1,045,857
33-34	4,845,109	280,348	24,573	507,098	843,680
34-35	4,990,462	288,758	30,685	109,601	1,053,522
35-36	5,140,176	297,421	16,432	803,205	564,170
36-37	5,294,382	306,343	21,381	157,803	734,092
37-38	5,453,213	315,534		1,364,927	-315,301
38-39	5,429,582	325,000		223,593	-213,894
39-40	5,592,469	334,750		288,678	-167,822
40-41	5,760,243	344,792		332,938	-155,968
41-42	5,933,050	355,136	20	198,502	686
42-43	6,111,042	365,790		1,154,898	-788,422
43-44	6,294,373	376,764		251,408	-663,066
44-45	6,483,204	388,067		593,236	-868,235
45-46	6,677,700	399,709		300,349	-768,876
46-47	6,878,031	411,700		212,074	-569,249
47-48	7,084,372	424,051		1,159,626	-1,304,824
48-49	7,296,904	436,772		181,740	-1,049,791
49-50	7,515,811	449,876		270,768	-870,684
50-51	7,741,285	463,372		158,708	-566,020
51-52	7,973,524	477,273		398,611	-487,359
52-53	8,212,729	491,591		564,967	-560,735
53-54	8,459,111	506,339		603,240	-657,635
54-55	8,712,884	521,529		445,980	-582,086



This chart illustrates how the CDD's current funding plan will perform over time.

**Durbin Crossing Community Development District
Income & Expense Spreadsheet**

	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35
Beginning Balance	1,142,178	1,217,836	1,425,182	1,365,385	1,457,328	1,470,190	1,672,087	1,666,448	1,512,767	1,384,712
Annual Assessment	267,382	275,403	283,665	292,175	300,941	309,969	319,268	328,846	338,711	348,873
Interest Earned	35,471	41,510	39,769	42,446	42,821	48,702	48,537	44,061	40,331	48,720
Expenditures	227,195	109,567	383,231	242,679	330,900	156,773	373,445	526,588	507,098	109,601
Ending Balance	1,217,836	1,425,182	1,365,385	1,457,328	1,470,190	1,672,087	1,666,448	1,512,767	1,384,712	1,672,703

Description										
Misc. Site Components										
Bench/Trash Cans Allowance (1 year cycle)	5,000	5,150	5,304	5,464	5,628	5,796	5,970	6,149	6,334	6,524
Cluster Mailboxes								68,873		
Dumpster Gates - North								3,936		
Dumpster Gates - South								3,936		
Irrigation Allowance (1 year cycle)	10,000	10,300	10,609	10,927	11,255	11,593	11,941	12,299	12,668	13,048
Landscaping Allowance (1 year cycle)	20,000	20,600	21,218	21,855	22,510	23,185	23,881	24,597	25,335	26,095
Mail Box Shade Structure Fabric	3,546									
Mail Box Shade Structure Replace										
Maintenance Shed										
Misc. Site Fence Allowance (1 year cycle)	4,000	4,120	4,244	4,371	4,502	4,637	4,776	4,919	5,067	5,219
Misc. Site Signage Allowance	20,000									
Monuments/Wall Lighting Allow			31,827							
Vinyl Ranch Fence										
Misc. Site Components Total:	62,546	40,170	73,202	42,616	43,895	45,212	46,568	124,709	49,404	50,886
Storm Water System										
System Evaluation Allowance			187,143							
Storm Water System Total:			187,143							
Monument Signs										
Concrete Tile Roof - Community Monuments										
Concrete Tile Roof - Main Monuments										
Refurbish Allowance - Community Monuments							33,433			
Refurbish Allowance - Main Monuments							25,075			
Monument Signs Total:							58,509			

**Durbin Crossing Community Development District
Income & Expense Spreadsheet**

Description	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35
South Amenity - Parking Lot										
Asphalt Mill & Overlay							73,506			
Asphalt Seal Coat			9,406							
Concrete Pavers - Sidewalks										
South Amenity - Parking Lot Total:			9,406				73,506			
South Amenity - Site Lighting										
Decorative Light Pole/Fixture Allowance									154,039	
Light Poles & LED Fixtures - Pool										
Light Poles - Tennis Courts				92,882						
South Amenity - Site Lighting Total:				92,882					154,039	
South Amenity - Fencing & Rails										
Aluminium Fence 4 Ft. - Baby Pool							6,534			
Aluminium Fence 4 Ft. - Tot Lot							10,431			
Aluminium Fence 5 Ft. - Pool							28,562			
Aluminium Hand Rails - Pool Ramps								6,386		
Chain Link Fence 4 Ft. - Tennis Courts										
Chain Link Fence 10 Ft. - Tennis Courts										
Entry Gate Allowance - Breezeway										
South Amenity - Fencing & Rails Total:							45,527	6,386		
South Amenity - Roofing										
Concrete Tile/Underlayment - Clubhouse										
Gutters & Downspouts		6,615								
Metal Roof - Field Pavilions										
South Amenity - Roofing Total:		6,615								
South Amenity - Painting										
Exterior Painting					22,510					
South Amenity - Painting Total:					22,510					
South Amenity - Building Components										
Door Replacement										
Door Replacement (Immediate)		26,075								

**Durbin Crossing Community Development District
Income & Expense Spreadsheet**

Description	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35
<i>South Amenity - Building Components continued...</i>										
Window Replacement Allowance										
South Amenity - Building Components Total:		26,075								
South Amenity - Interior Finishes										
Flooring - Clubroom										
Refurbish Allowance - Clubhouse Restrooms										
Refurbish Allowance - Pool Restrooms								73,792		
Rubber Floor - Fitness Room								6,297		
Wood Cabinets & Stone Tops - Kitchen										
South Amenity - Interior Finishes Total:								80,089		
South Amenity - Furniture Fixtures Equipment										
Access Control System - South										
Camera System - South										
Fitness Equip Allowance									63,587	
Furniture Allowance - Clubroom										
Pool Furniture Allowance (1 year cycle)	10,000	10,300	10,609	10,927	11,255	11,593	11,941	12,299	12,668	13,048
Service Vehicle										
South Amenity - Furniture Fixtures Equipment Total	10,000	10,300	10,609	10,927	11,255	11,593	11,941	12,299	76,254	13,048
South Amenity - Plumbing Components										
Water Coolers - South										
South Amenity - Plumbing Components Total:										
South Amenity - HVAC Equipment										
Heat Pump 1A 7.5 Ton									23,282	
Heat Pump 1B	6,400									
Heat Pump 2A	6,400									
Heat Pump 2B	6,400									
South Amenity - HVAC Equipment Total:	19,200								23,282	
South Amenity - Tennis Courts										
Asphalt Resurfacing (color Coat)						45,831				
Court Replacement										

**Durbin Crossing Community Development District
Income & Expense Spreadsheet**

	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35
Description										
<i>South Amenity - Tennis Courts continued...</i>										
Nets/Post										
Shade Structure Fabric	5,130									
Shade Structure Replace										
Windscreens	8,000					9,274				
South Amenity - Tennis Courts Total:	13,130					55,105				
<i>South Amenity - Swimming Pool</i>										
Concrete Coping										
Concrete Pavers - Pool Deck										
Filtration Enclosure Allowance			15,913							
Pool Filtration Allowance (1 year cycle)	5,000	5,150	5,304	5,464	5,628	5,796	5,970	6,149	6,334	6,524
Pool Lift										
Pool Lighting Allowance										
Pool Resurfacing/Tile - Family Pool										
Pool Resurfacing/Tile - Wading Pool										
Pool Slide Fiberglass Refurbishment							12,776			
Pool Slide Steel Replacement								196,780		
Shade Structure Fabric		10,957								
Shade Structure Replace										
Starting Block Allowance			22,915							
South Amenity - Swimming Pool Total:	5,000	16,107	44,133	5,464	5,628	5,796	18,747	202,929	6,334	6,524
<i>South Amenity - Playground</i>										
Play Equipment & Swing Allowance	60,000									
Shade Structure Replace										
South Amenity - Playground Total:	60,000									
<i>South Amenity - Basketball Court</i>										
Asphalt Resurfacing				15,523					17,996	
Poles & Goals			10,185							
South Amenity - Basketball Court Total:			10,185	15,523					17,996	

**Durbin Crossing Community Development District
Income & Expense Spreadsheet**

Description	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35
North Amenity - Parking Lot										
Asphalt Mill & Overlay							34,647			
Asphalt Seal Coat			6,471							
Concrete Pavers - Sidewalks										
North Amenity - Parking Lot Total:			6,471				34,647			
North Amenity - Site Lighting										
Decorative Light Poles & Fixtures									91,461	
Light Poles - Tennis Courts				49,173						
North Amenity - Site Lighting Total:			49,173						91,461	
North Amenity - Fencing & Rails										
Aluminium Fence 5 Ft. - Pool							33,529			
Chain Link Fence 4 Ft. - Tennis Courts										
Chain Link Fence 10 Ft. - Tennis Courts										
Entry Gate Allowance - Breezeway										
North Amenity - Fencing & Rails Total:							33,529			
North Amenity - Roofing										
Concrete Tile Roof/Underlayment										
Gutters & Downspouts			5,375							
North Amenity - Roofing Total:			5,375							
North Amenity - Painting										
Exterior Painting					11,255					
North Amenity - Painting Total:					11,255					
North Amenity - Building Components										
Door Replacement										
Door Replacement (immediate)	25,316									
Window Replacement Allowance										
North Amenity - Building Components Total:	25,316									

**Durbin Crossing Community Development District
Income & Expense Spreadsheet**

Description	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35
North Amenity - Interior Finishes										
Flooring - Club Room								8,058		
Refurbish Allowance - Restrooms								49,195		
Wood Cabinets & Laminate Top - Kitchen								6,026		
North Amenity - Interior Finishes Total:								63,279		
North Amenity - Furniture Fixtures Equipment										
Access Control System - North										
Camera System - North										
Fitness Equip Allowance							38,532			
Furniture Allowance										
Pool Furniture Allowance (1 year cycle)	5,000	5,150	5,304	5,464	5,628	5,796	5,970	6,149	6,334	6,524
North Amenity - Furniture Fixtures Equipment Total:	5,000	5,150	5,304	5,464	5,628	5,796	44,502	6,149	6,334	6,524
North Amenity - Plumbing Components										
Water Coolers - North										
North Amenity - Plumbing Components Total:										
North Amenity - HVAC Equipment										
Heat Pump 1 3.5 Ton									12,474	
North Amenity - HVAC Equipment Total:									12,474	
North Amenity - Tennis Courts										
Asphalt Resurfacing (color coat)						23,070				
Court Replacement										
Nets/Post										
Shade Structure Fabric	2,565									
Shade Structure Replace										
Windscreens - 10 Ft.	3,800					4,405				
North Amenity - Tennis Courts Total:	6,365					27,475				
North Amenity - Swimming Pool										
Concrete Coping										
Concrete Pavers - Pool Deck										
Filtration Enclosure Allowance			15,913							

**Durbin Crossing Community Development District
Income & Expense Spreadsheet**

	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35
Description										
<i>North Amenity - Swimming Pool continued...</i>										
Play Equipment Allowance					56,275					
Play Equipment Refurbish	5,000									
Pool Filtration Allowance (1 year cycle)	5,000	5,150	5,304	5,464	5,628	5,796	5,970	6,149	6,334	6,524
Pool Lift										
Pool Lighting Allowance								24,597		
Pool Resurfacing/Tile										
Shade Structure Fabric	10,638									
Shade Structure Replace									45,604	
North Amenity - Swimming Pool Total:	20,638	5,150	21,218	5,464	61,903	5,796	5,970	30,747	51,938	6,524
<i>North Amenity - Playground</i>										
Play Equipment & Swing Allowance					168,826					
Shade Structure Fabric										26,095
Shade Structure Replace										
North Amenity - Playground Total:					168,826					26,095
<i>North Amenity - Basketball Court</i>										
Asphalt Resurfacing				15,167					17,583	
Poles & Goals			10,185							
North Amenity - Basketball Court Total:			10,185	15,167					17,583	
Operating Expense										
Air Handler Rebuild										
Bike Racks										
Brick Perimter Wall Repair										
Fitness Equipment Repair										
Interior Painting										
Message Board										
Office Equipment										
Office Finishes/Furniture										
Pet Waste Stations										
Trash Enclosure Repair/Paint										

Durbin Crossing Community Development District
Income & Expense Spreadsheet

Description	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35
Long Life Components										
Brick Perimter Wall Repair Replace										
Building Foundations/Frames										
Pond Control Structures										
Pool Shells										
Not Included										
Pond Bank Rebuilding										
Year Total:	227,195	109,567	383,231	242,679	330,900	156,773	373,445	526,588	507,098	109,601

**Durbin Crossing Community Development District
Income & Expense Spreadsheet**

	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44	44-45
Beginning Balance	1,672,703	1,265,702	1,522,359	554,815	745,598	887,200	999,960	1,267,443	571,122	798,161
Annual Assessment	359,339	370,119	381,223	392,659	404,439	416,572	429,070	441,942	455,200	468,856
Interest Earned	36,865	44,341	16,160	21,716	25,841	29,125	36,916	16,635	23,247	20,213
Expenditures	803,205	157,803	1,364,927	223,593	288,678	332,938	198,502	1,154,898	251,408	593,236
Ending Balance	1,265,702	1,522,359	554,815	745,598	887,200	999,960	1,267,443	571,122	798,161	693,994

Description										
Misc. Site Components										
Bench/Trash Cans Allowance (1 year cycle)	6,720	6,921	7,129	7,343	7,563	7,790	8,024	8,264	8,512	8,768
Cluster Mailboxes										
Dumpster Gates - North										
Dumpster Gates - South										
Irrigation Allowance (1 year cycle)	13,439	13,842	14,258	14,685	15,126	15,580	16,047	16,528	17,024	17,535
Landscaping Allowance (1 year cycle)	26,878	27,685	28,515	29,371	30,252	31,159	32,094	33,057	34,049	35,070
Mail Box Shade Structure Fabric										
Mail Box Shade Structure Replace				18,944						
Maintenance Shed										
Misc. Site Fence Allowance (1 year cycle)	5,376	5,537	5,703	5,874	6,050	18,696	6,419	6,611	6,810	7,014
Misc. Site Signage Allowance						6,232				
Monuments/Wall Lighting Allow						31,159				
Vinyl Ranch Fence			9,695							
Misc. Site Components Total:	52,413	53,985	65,300	76,217	58,991	110,616	62,584	64,461	66,395	68,387
Storm Water System										
System Evaluation Allowance										
Storm Water System Total:										
Monument Signs										
Concrete Tile Roof - Community Monuments								130,906		
Concrete Tile Roof - Main Monuments								41,652		
Refurbish Allowance - Community Monuments							44,932			
Refurbish Allowance - Main Monuments							33,699			
Monument Signs Total:							78,631	172,557		

**Durbin Crossing Community Development District
Income & Expense Spreadsheet**

	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44	44-45
Description										
South Amenity - Parking Lot										
Asphalt Mill & Overlay										
Asphalt Seal Coat										
Concrete Pavers - Sidewalks			36,328							
South Amenity - Parking Lot Total:			36,328							
South Amenity - Site Lighting										
Decorative Light Pole/Fixture Allowance										
Light Poles & LED Fixtures - Pool						71,511				
Light Poles - Tennis Courts										
South Amenity - Site Lighting Total:						71,511				
South Amenity - Fencing & Rails										
Aluminium Fence 4 Ft. - Baby Pool										
Aluminium Fence 4 Ft. - Tot Lot										
Aluminium Fence 5 Ft. - Pool										
Aluminium Hand Rails - Pool Ramps										
Chain Link Fence 4 Ft. - Tennis Courts								5,236		
Chain Link Fence 10 Ft. - Tennis Courts								43,834		
Entry Gate Allowance - Breezeway			9,695							
South Amenity - Fencing & Rails Total:			9,695					49,070		
South Amenity - Roofing										
Concrete Tile/Underlayment - Clubhouse			168,867							
Gutters & Downspouts										
Metal Roof - Field Pavilions			18,250							
South Amenity - Roofing Total:			187,117							
South Amenity - Painting										
Exterior Painting			28,515							
South Amenity - Painting Total:			28,515							
South Amenity - Building Components										
Door Replacement			153,402							
Door Replacement (Immediate)										

**Durbin Crossing Community Development District
Income & Expense Spreadsheet**

	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44	44-45
Description										
<i>South Amenity - Building Components continued...</i>										
Window Replacement Allowance			88,967							
South Amenity - Building Components Total:			242,369							
South Amenity - Interior Finishes										
Flooring - Clubroom	31,394									
Refurbish Allowance - Clubhouse Restrooms			57,030							
Refurbish Allowance - Pool Restrooms										
Rubber Floor - Fitness Room										
Wood Cabinets & Stone Tops - Kitchen	11,826									
South Amenity - Interior Finishes Total:	43,220		57,030							
South Amenity - Furniture Fixtures Equipment										
Access Control System - South					23,445					
Camera System - South					54,453					
Fitness Equip Allowance										
Furniture Allowance - Clubroom		41,527								
Pool Furniture Allowance (1 year cycle)	13,439	13,842	14,258	14,685	15,126	15,580	16,047	16,528	17,024	17,535
Service Vehicle				22,028						
South Amenity - Furniture Fixtures Equipment Total	13,439	55,369	14,258	36,713	93,024	15,580	16,047	16,528	17,024	17,535
South Amenity - Plumbing Components										
Water Coolers - South			4,562							
South Amenity - Plumbing Components Total:			4,562							
South Amenity - HVAC Equipment										
Heat Pump 1A 7.5 Ton										
Heat Pump 1B			9,125							
Heat Pump 2A			9,125							
Heat Pump 2B			9,125							
South Amenity - HVAC Equipment Total:			27,375							
South Amenity - Tennis Courts										
Asphalt Resurfacing (color Coat)			56,366							69,323
Court Replacement								383,461		

**Durbin Crossing Community Development District
Income & Expense Spreadsheet**

	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44	44-45
Description										
<i>South Amenity - Tennis Courts continued...</i>										
Nets/Post									6,384	
Shade Structure Fabric										
Shade Structure Replace			12,119							
Windscreens	10,751					12,464				
South Amenity - Tennis Courts Total:	10,751		68,485			12,464		383,461	6,384	69,323
<i>South Amenity - Swimming Pool</i>										
Concrete Coping									45,710	
Concrete Pavers - Pool Deck			155,693							
Filtration Enclosure Allowance										
Pool Filtration Allowance (1 year cycle)	6,720	6,921	7,129	7,343	7,563	7,790	8,024	8,264	8,512	8,768
Pool Lift			7,129							
Pool Lighting Allowance									24,106	
Pool Resurfacing/Tile - Family Pool	427,903									
Pool Resurfacing/Tile - Wading Pool	31,582									
Pool Slide Fiberglass Refurbishment							17,170			
Pool Slide Steel Replacement										
Shade Structure Fabric										
Shade Structure Replace			51,327							
Starting Block Allowance					32,672					
South Amenity - Swimming Pool Total:	466,205	6,921	221,278	7,343	40,235	7,790	25,194	8,264	78,329	8,768
<i>South Amenity - Playground</i>										
Play Equipment & Swing Allowance						93,478				
Shade Structure Replace										46,959
South Amenity - Playground Total:						93,478				46,959
<i>South Amenity - Basketball Court</i>										
Asphalt Resurfacing				20,862					24,185	
Poles & Goals								15,867		
South Amenity - Basketball Court Total:				20,862				15,867	24,185	

**Durbin Crossing Community Development District
Income & Expense Spreadsheet**

Description	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44	44-45
North Amenity - Parking Lot										
Asphalt Mill & Overlay										
Asphalt Seal Coat										
Concrete Pavers - Sidewalks			18,034							
North Amenity - Parking Lot Total:			18,034							
North Amenity - Site Lighting										
Decorative Light Poles & Fixtures										
Light Poles - Tennis Courts										
North Amenity - Site Lighting Total:										
North Amenity - Fencing & Rails										
Aluminium Fence 5 Ft. - Pool										
Chain Link Fence 4 Ft. - Tennis Courts								1,745		
Chain Link Fence 10 Ft. - Tennis Courts								27,087		
Entry Gate Allowance - Breezeway			9,695							
North Amenity - Fencing & Rails Total:			9,695					28,832		
North Amenity - Roofing										
Concrete Tile Roof/Underlayment			88,685							
Gutters & Downspouts										
North Amenity - Roofing Total:			88,685							
North Amenity - Painting										
Exterior Painting			14,258							
North Amenity - Painting Total:			14,258							
North Amenity - Building Components										
Door Replacement			54,142							
Door Replacement (immediate)										
Window Replacement Allowance			25,949							
North Amenity - Building Components Total:			80,091							

**Durbin Crossing Community Development District
Income & Expense Spreadsheet**

Description	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44	44-45
North Amenity - Interior Finishes										
Flooring - Club Room										
Refurbish Allowance - Restrooms										
Wood Cabinets & Laminate Top - Kitchen										
North Amenity - Interior Finishes Total:										
North Amenity - Furniture Fixtures Equipment										
Access Control System - North					29,495					
Camera System - North					51,806					
Fitness Equip Allowance				47,390						
Furniture Allowance		27,685								
Pool Furniture Allowance (1 year cycle)	6,720	6,921	7,129	7,343	7,563	7,790	8,024	8,264	8,512	8,768
North Amenity - Furniture Fixtures Equipment Total:	6,720	34,606	7,129	54,732	88,865	7,790	8,024	8,264	8,512	8,768
North Amenity - Plumbing Components										
Water Coolers - North			4,562							
North Amenity - Plumbing Components Total:			4,562							
North Amenity - HVAC Equipment										
Heat Pump 1 3.5 Ton										
North Amenity - HVAC Equipment Total:										
North Amenity - Tennis Courts										
Asphalt Resurfacing (color coat)			28,373							
Court Replacement								383,461		
Nets/Post									6,384	
Shade Structure Fabric										
Shade Structure Replace	11,423									
Windscreens - 10 Ft.	5,107					5,920				
North Amenity - Tennis Courts Total:	16,530		28,373			5,920		383,461	6,384	
North Amenity - Swimming Pool										
Concrete Coping									12,053	
Concrete Pavers - Pool Deck			137,529							
Filtration Enclosure Allowance										

**Durbin Crossing Community Development District
Income & Expense Spreadsheet**

	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44	44-45
Description										
<i>North Amenity - Swimming Pool continued...</i>										
Play Equipment Allowance										
Play Equipment Refurbish										
Pool Filtration Allowance (1 year cycle)	6,720	6,921	7,129	7,343	7,563	7,790	8,024	8,264	8,512	8,768
Pool Lift			7,129							
Pool Lighting Allowance										
Pool Resurfacing/Tile	187,208									
Shade Structure Fabric										
Shade Structure Replace										
North Amenity - Swimming Pool Total:	193,927	6,921	151,787	7,343	7,563	7,790	8,024	8,264	20,565	8,768
<i>North Amenity - Playground</i>										
Play Equipment & Swing Allowance										263,026
Shade Structure Fabric										35,070
Shade Structure Replace										66,633
North Amenity - Playground Total:										364,729
<i>North Amenity - Basketball Court</i>										
Asphalt Resurfacing				20,383					23,630	
Poles & Goals								15,867		
North Amenity - Basketball Court Total:				20,383				15,867	23,630	
<i>Operating Expense</i>										
Air Handler Rebuild										
Bike Racks										
Brick Perimter Wall Repair										
Fitness Equipment Repair										
Interior Painting										
Message Board										
Office Equipment										
Office Finishes/Furniture										
Pet Waste Stations										
Trash Enclosure Repair/Paint										

**Durbin Crossing Community Development District
Income & Expense Spreadsheet**

Description	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44	44-45
Long Life Components										
Brick Perimter Wall Repair Replace										
Building Foundations/Frames										
Pond Control Structures										
Pool Shells										
Not Included										
Pond Bank Rebuilding										
Year Total:	803,205	157,803	1,364,927	223,593	288,678	332,938	198,502	1,154,898	251,408	593,236

**Durbin Crossing Community Development District
Income & Expense Spreadsheet**

	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54	54-55
Beginning Balance	693,994	902,864	1,223,845	593,847	968,003	1,277,991	1,729,494	1,964,742	2,053,519	2,123,890
Annual Assessment	482,922	497,409	512,331	527,701	543,532	559,838	576,634	593,933	611,751	630,103
Interest Earned	26,297	35,646	17,297	28,194	37,223	50,374	57,225	59,811	61,861	69,240
Expenditures	300,349	212,074	1,159,626	181,740	270,768	158,708	398,611	564,967	603,240	445,980
Ending Balance	902,864	1,223,845	593,847	968,003	1,277,991	1,729,494	1,964,742	2,053,519	2,123,890	2,377,254

Description

Misc. Site Components

Bench/Trash Cans Allowance (1 year cycle)	9,031	9,301	9,581	9,868	10,164	10,469	10,783	11,106	11,440	11,783
Cluster Mailboxes										
Dumpster Gates - North										
Dumpster Gates - South										
Irrigation Allowance (1 year cycle)	18,061	18,603	19,161	19,736	20,328	20,938	21,566	22,213	22,879	23,566
Landscaping Allowance (1 year cycle)	36,122	37,206	38,322	39,472	40,656	41,876	43,132	44,426	45,759	47,131
Mail Box Shade Structure Fabric										
Mail Box Shade Structure Replace										
Maintenance Shed										
Misc. Site Fence Allowance (1 year cycle)	7,224	7,441	7,664	7,894	8,131	8,375	8,626	8,885	9,152	9,426
Misc. Site Signage Allowance										
Monuments/Wall Lighting Allow			57,483							
Vinyl Ranch Fence										
Misc. Site Components Total:	70,438	72,551	132,211	76,970	79,279	81,657	84,107	86,630	89,229	91,906

Storm Water System

System Evaluation Allowance										
Storm Water System Total:										

Monument Signs

Concrete Tile Roof - Community Monuments										
Concrete Tile Roof - Main Monuments										
Refurbish Allowance - Community Monuments							60,385			
Refurbish Allowance - Main Monuments							45,288			
Monument Signs Total:							105,673			

**Durbin Crossing Community Development District
Income & Expense Spreadsheet**

Description	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54	54-55
South Amenity - Parking Lot										
Asphalt Mill & Overlay								140,845		
Asphalt Seal Coat										
Concrete Pavers - Sidewalks										
South Amenity - Parking Lot Total:									140,845	
South Amenity - Site Lighting										
Decorative Light Pole/Fixture Allowance										
Light Poles & LED Fixtures - Pool										
Light Poles - Tennis Courts								188,810		
South Amenity - Site Lighting Total:								188,810		
South Amenity - Fencing & Rails										
Aluminium Fence 4 Ft. - Baby Pool										
Aluminium Fence 4 Ft. - Tot Lot										
Aluminium Fence 5 Ft. - Pool										
Aluminium Hand Rails - Pool Ramps										
Chain Link Fence 4 Ft. - Tennis Courts										
Chain Link Fence 10 Ft. - Tennis Courts										
Entry Gate Allowance - Breezeway										
South Amenity - Fencing & Rails Total:										
South Amenity - Roofing										
Concrete Tile/Underlayment - Clubhouse										
Gutters & Downspouts										
Metal Roof - Field Pavilions										
South Amenity - Roofing Total:										
South Amenity - Painting										
Exterior Painting	36,122								45,759	
South Amenity - Painting Total:	36,122								45,759	
South Amenity - Building Components										
Door Replacement										
Door Replacement (Immediate)										

**Durbin Crossing Community Development District
Income & Expense Spreadsheet**

Description	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54	54-55
<i>South Amenity - Building Components continued...</i>										
Window Replacement Allowance										
South Amenity - Building Components Total:										
<i>South Amenity - Interior Finishes</i>										
Flooring - Clubroom										
Refurbish Allowance - Clubhouse Restrooms										
Refurbish Allowance - Pool Restrooms										
Rubber Floor - Fitness Room								11,373		
Wood Cabinets & Stone Tops - Kitchen										
South Amenity - Interior Finishes Total:								11,373		
<i>South Amenity - Furniture Fixtures Equipment</i>										
Access Control System - South										36,527
Camera System - South										84,836
Fitness Equip Allowance										
Furniture Allowance - Clubroom		55,809								
Pool Furniture Allowance (1 year cycle)	18,061	18,603	19,161	19,736	20,328	20,938	21,566	22,213	22,879	23,566
Service Vehicle									34,319	
South Amenity - Furniture Fixtures Equipment Total	18,061	74,412	19,161	19,736	20,328	20,938	21,566	22,213	57,198	144,929
<i>South Amenity - Plumbing Components</i>										
Water Coolers - South								7,108		
South Amenity - Plumbing Components Total:								7,108		
<i>South Amenity - HVAC Equipment</i>										
Heat Pump 1A 7.5 Ton	33,195									
Heat Pump 1B					13,010					
Heat Pump 2A					13,010					
Heat Pump 2B					13,010					
South Amenity - HVAC Equipment Total:	33,195				39,030					
<i>South Amenity - Tennis Courts</i>										
Asphalt Resurfacing (color Coat)							85,259			
Court Replacement										

**Durbin Crossing Community Development District
Income & Expense Spreadsheet**

	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54	54-55
Description										
<i>South Amenity - Tennis Courts continued...</i>										
Nets/Post										
Shade Structure Fabric										
Shade Structure Replace										
Windscreens	14,449					16,750				
South Amenity - Tennis Courts Total:	14,449					16,750	85,259			
<i>South Amenity - Swimming Pool</i>										
Concrete Coping										
Concrete Pavers - Pool Deck										
Filtration Enclosure Allowance			28,742							
Pool Filtration Allowance (1 year cycle)	9,031	9,301	9,581	9,868	10,164	10,469	10,783	11,106	11,440	11,783
Pool Lift								11,106		
Pool Lighting Allowance										
Pool Resurfacing/Tile - Family Pool			610,087							
Pool Resurfacing/Tile - Wading Pool			45,028							
Pool Slide Fiberglass Refurbishment							23,076			
Pool Slide Steel Replacement										
Shade Structure Fabric										
Shade Structure Replace										
Starting Block Allowance							46,582			
South Amenity - Swimming Pool Total:	9,031	9,301	693,438	9,868	10,164	10,469	80,441	22,213	11,440	11,783
<i>South Amenity - Playground</i>										
Play Equipment & Swing Allowance										
Shade Structure Replace										
South Amenity - Playground Total:										
<i>South Amenity - Basketball Court</i>										
Asphalt Resurfacing				28,037					32,502	
Poles & Goals										
South Amenity - Basketball Court Total:				28,037					32,502	

**Durbin Crossing Community Development District
Income & Expense Spreadsheet**

Description	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54	54-55
North Amenity - Parking Lot										
Asphalt Mill & Overlay									66,387	
Asphalt Seal Coat										
Concrete Pavers - Sidewalks										
North Amenity - Parking Lot Total:									66,387	
North Amenity - Site Lighting										
Decorative Light Poles & Fixtures										
Light Poles - Tennis Courts								99,958		
North Amenity - Site Lighting Total:								99,958		
North Amenity - Fencing & Rails										
Aluminium Fence 5 Ft. - Pool										
Chain Link Fence 4 Ft. - Tennis Courts										
Chain Link Fence 10 Ft. - Tennis Courts										
Entry Gate Allowance - Breezeway										
North Amenity - Fencing & Rails Total:										
North Amenity - Roofing										
Concrete Tile Roof/Underlayment										
Gutters & Downspouts										
North Amenity - Roofing Total:										
North Amenity - Painting										
Exterior Painting	18,061								22,879	
North Amenity - Painting Total:	18,061								22,879	
North Amenity - Building Components										
Door Replacement										
Door Replacement (immediate)										
Window Replacement Allowance										
North Amenity - Building Components Total:										

**Durbin Crossing Community Development District
Income & Expense Spreadsheet**

Description	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54	54-55
North Amenity - Interior Finishes										
Flooring - Club Room								14,554		
Refurbish Allowance - Restrooms										
Wood Cabinets & Laminate Top - Kitchen										
North Amenity - Interior Finishes Total:								14,554		
North Amenity - Furniture Fixtures Equipment										
Access Control System - North										45,953
Camera System - North										80,712
Fitness Equip Allowance	58,283							71,681		
Furniture Allowance		37,206								
Pool Furniture Allowance (1 year cycle)	9,031	9,301	9,581	9,868	10,164	10,469	10,783	11,106	11,440	11,783
North Amenity - Furniture Fixtures Equipment Total:	67,314	46,507	9,581	9,868	10,164	10,469	10,783	82,787	11,440	138,448
North Amenity - Plumbing Components										
Water Coolers - North								7,108		
North Amenity - Plumbing Components Total:								7,108		
North Amenity - HVAC Equipment										
Heat Pump 1 3.5 Ton	17,785									
North Amenity - HVAC Equipment Total:	17,785									
North Amenity - Tennis Courts										
Asphalt Resurfacing (color coat)										
Court Replacement										
Nets/Post										
Shade Structure Fabric										
Shade Structure Replace										
Windscreens - 10 Ft.	6,863					7,956				
North Amenity - Tennis Courts Total:	6,863					7,956				
North Amenity - Swimming Pool										
Concrete Coping										
Concrete Pavers - Pool Deck										
Filtration Enclosure Allowance			28,742							

**Durbin Crossing Community Development District
Income & Expense Spreadsheet**

	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54	54-55
Description										
<i>North Amenity - Swimming Pool continued...</i>										
Play Equipment Allowance					101,640					
Play Equipment Refurbish										
Pool Filtration Allowance (1 year cycle)	9,031	9,301	9,581	9,868	10,164	10,469	10,783	11,106	11,440	11,783
Pool Lift								11,106		
Pool Lighting Allowance										
Pool Resurfacing/Tile			266,913							
Shade Structure Fabric										
Shade Structure Replace									82,365	
North Amenity - Swimming Pool Total:	9,031	9,301	305,235	9,868	111,804	10,469	10,783	22,213	93,805	11,783
<i>North Amenity - Playground</i>										
Play Equipment & Swing Allowance										
Shade Structure Fabric										47,131
Shade Structure Replace										
North Amenity - Playground Total:										47,131
<i>North Amenity - Basketball Court</i>										
Asphalt Resurfacing				27,393					31,756	
Poles & Goals										
North Amenity - Basketball Court Total:				27,393					31,756	
<i>Operating Expense</i>										
Air Handler Rebuild										
Bike Racks										
Brick Perimter Wall Repair										
Fitness Equipment Repair										
Interior Painting										
Message Board										
Office Equipment										
Office Finishes/Furniture										
Pet Waste Stations										
Trash Enclosure Repair/Paint										

**Durbin Crossing Community Development District
Income & Expense Spreadsheet**

Description	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54	54-55
Long Life Components										
Brick Perimter Wall Repair Replace										
Building Foundations/Frames										
Pond Control Structures										
Pool Shells										
Not Included										
Pond Bank Rebuilding										
Year Total:	300,349	212,074	1,159,626	181,740	270,768	158,708	398,611	564,967	603,240	445,980

**Durbin Crossing Community Development District
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 25-26	
Misc. Site Components	
Bench/Trash Cans Allowance (1 year cycle)	5,000
Irrigation Allowance (1 year cycle)	10,000
Landscaping Allowance (1 year cycle)	20,000
Mail Box Shade Structure Fabric	3,546
Misc. Site Fence Allowance (1 year cycle)	4,000
Misc. Site Signage Allowance	20,000
South Amenity - Furniture Fixtures Equipment	
Pool Furniture Allowance (1 year cycle)	10,000
South Amenity - HVAC Equipment	
Heat Pump 1B	6,400
Heat Pump 2A	6,400
Heat Pump 2B	6,400
South Amenity - Tennis Courts	
Shade Structure Fabric	5,130
Windscreens	8,000
South Amenity - Swimming Pool	
Pool Filtration Allowance (1 year cycle)	5,000
South Amenity - Playground	
Play Equipment & Swing Allowance	60,000
North Amenity - Building Components	
Door Replacement (immediate)	25,316
North Amenity - Furniture Fixtures Equipment	
Pool Furniture Allowance (1 year cycle)	5,000
North Amenity - Tennis Courts	
Shade Structure Fabric	2,565
Windscreens - 10 Ft.	3,800
North Amenity - Swimming Pool	
Play Equipment Refurbish	5,000
Pool Filtration Allowance (1 year cycle)	5,000
Shade Structure Fabric	10,638
Total for 2025 - 2026	\$227,195
Replacement Year 26-27	
Misc. Site Components	
Bench/Trash Cans Allowance (1 year cycle)	5,150

**Durbin Crossing Community Development District
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 26-27 continued...</i>	
Irrigation Allowance (1 year cycle)	10,300
Landscaping Allowance (1 year cycle)	20,600
Misc. Site Fence Allowance (1 year cycle)	4,120
South Amenity - Roofing	
Gutters & Downspouts	6,615
South Amenity - Building Components	
Door Replacement (Immediate)	26,075
South Amenity - Furniture Fixtures Equipment	
Pool Furniture Allowance (1 year cycle)	10,300
South Amenity - Swimming Pool	
Pool Filtration Allowance (1 year cycle)	5,150
Shade Structure Fabric	10,957
North Amenity - Furniture Fixtures Equipment	
Pool Furniture Allowance (1 year cycle)	5,150
North Amenity - Swimming Pool	
Pool Filtration Allowance (1 year cycle)	5,150
Total for 2026 - 2027	\$109,567
 Replacement Year 27-28	
Misc. Site Components	
Bench/Trash Cans Allowance (1 year cycle)	5,304
Irrigation Allowance (1 year cycle)	10,609
Landscaping Allowance (1 year cycle)	21,218
Misc. Site Fence Allowance (1 year cycle)	4,244
Monuments/Wall Lighting Allow	31,827
Storm Water System	
System Evaluation Allowance	187,143
South Amenity - Parking Lot	
Asphalt Seal Coat	9,406
South Amenity - Furniture Fixtures Equipment	
Pool Furniture Allowance (1 year cycle)	10,609
South Amenity - Swimming Pool	
Filtration Enclosure Allowance	15,913

**Durbin Crossing Community Development District
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 27-28 continued...</i>	
Pool Filtration Allowance (1 year cycle)	5,304
Starting Block Allowance	22,915
South Amenity - Basketball Court	
Poles & Goals	10,185
North Amenity - Parking Lot	
Asphalt Seal Coat	6,471
North Amenity - Roofing	
Gutters & Downspouts	5,375
North Amenity - Furniture Fixtures Equipment	
Pool Furniture Allowance (1 year cycle)	5,304
North Amenity - Swimming Pool	
Filtration Enclosure Allowance	15,913
Pool Filtration Allowance (1 year cycle)	5,304
North Amenity - Basketball Court	
Poles & Goals	10,185
Total for 2027 - 2028	\$383,231
Replacement Year 28-29	
Misc. Site Components	
Bench/Trash Cans Allowance (1 year cycle)	5,464
Irrigation Allowance (1 year cycle)	10,927
Landscaping Allowance (1 year cycle)	21,855
Misc. Site Fence Allowance (1 year cycle)	4,371
South Amenity - Site Lighting	
Light Poles - Tennis Courts	92,882
South Amenity - Furniture Fixtures Equipment	
Pool Furniture Allowance (1 year cycle)	10,927
South Amenity - Swimming Pool	
Pool Filtration Allowance (1 year cycle)	5,464
South Amenity - Basketball Court	
Asphalt Resurfacing	15,523
North Amenity - Site Lighting	
Light Poles - Tennis Courts	49,173

**Durbin Crossing Community Development District
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 28-29 continued...</i>	
North Amenity - Furniture Fixtures Equipment	
Pool Furniture Allowance (1 year cycle)	5,464
North Amenity - Swimming Pool	
Pool Filtration Allowance (1 year cycle)	5,464
North Amenity - Basketball Court	
Asphalt Resurfacing	15,167
Total for 2028 - 2029	<u>\$242,679</u>
Replacement Year 29-30	
Misc. Site Components	
Bench/Trash Cans Allowance (1 year cycle)	5,628
Irrigation Allowance (1 year cycle)	11,255
Landscaping Allowance (1 year cycle)	22,510
Misc. Site Fence Allowance (1 year cycle)	4,502
South Amenity - Painting	
Exterior Painting	22,510
South Amenity - Furniture Fixtures Equipment	
Pool Furniture Allowance (1 year cycle)	11,255
South Amenity - Swimming Pool	
Pool Filtration Allowance (1 year cycle)	5,628
North Amenity - Painting	
Exterior Painting	11,255
North Amenity - Furniture Fixtures Equipment	
Pool Furniture Allowance (1 year cycle)	5,628
North Amenity - Swimming Pool	
Play Equipment Allowance	56,275
Pool Filtration Allowance (1 year cycle)	5,628
North Amenity - Playground	
Play Equipment & Swing Allowance	168,826
Total for 2029 - 2030	<u>\$330,900</u>
Replacement Year 30-31	
Misc. Site Components	
Bench/Trash Cans Allowance (1 year cycle)	5,796

**Durbin Crossing Community Development District
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 30-31 continued...</i>	
Irrigation Allowance (1 year cycle)	11,593
Landscaping Allowance (1 year cycle)	23,185
Misc. Site Fence Allowance (1 year cycle)	4,637
South Amenity - Furniture Fixtures Equipment	
Pool Furniture Allowance (1 year cycle)	11,593
South Amenity - Tennis Courts	
Asphalt Resurfacing (color Coat)	45,831
Windscreens	9,274
South Amenity - Swimming Pool	
Pool Filtration Allowance (1 year cycle)	5,796
North Amenity - Furniture Fixtures Equipment	
Pool Furniture Allowance (1 year cycle)	5,796
North Amenity - Tennis Courts	
Asphalt Resurfacing (color coat)	23,070
Windscreens - 10 Ft.	4,405
North Amenity - Swimming Pool	
Pool Filtration Allowance (1 year cycle)	5,796
Total for 2030 - 2031	\$156,773
 Replacement Year 31-32	
Misc. Site Components	
Bench/Trash Cans Allowance (1 year cycle)	5,970
Irrigation Allowance (1 year cycle)	11,941
Landscaping Allowance (1 year cycle)	23,881
Misc. Site Fence Allowance (1 year cycle)	4,776
Monument Signs	
Refurbish Allowance - Community Monuments	33,433
Refurbish Allowance - Main Monuments	25,075
South Amenity - Parking Lot	
Asphalt Mill & Overlay	73,506
South Amenity - Fencing & Rails	
Aluminium Fence 4 Ft. - Baby Pool	6,534
Aluminium Fence 4 Ft. - Tot Lot	10,431
Aluminium Fence 5 Ft. - Pool	28,562

**Durbin Crossing Community Development District
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 31-32 continued...</i>	
South Amenity - Furniture Fixtures Equipment	
Pool Furniture Allowance (1 year cycle)	11,941
South Amenity - Swimming Pool	
Pool Filtration Allowance (1 year cycle)	5,970
Pool Slide Fiberglass Refurbishment	12,776
North Amenity - Parking Lot	
Asphalt Mill & Overlay	34,647
North Amenity - Fencing & Rails	
Aluminium Fence 5 Ft. - Pool	33,529
North Amenity - Furniture Fixtures Equipment	
Fitness Equip Allowance	38,532
Pool Furniture Allowance (1 year cycle)	5,970
North Amenity - Swimming Pool	
Pool Filtration Allowance (1 year cycle)	5,970
Total for 2031 - 2032	<u>\$373,445</u>
Replacement Year 32-33	
Misc. Site Components	
Bench/Trash Cans Allowance (1 year cycle)	6,149
Cluster Mailboxes	68,873
Dumpster Gates - North	3,936
Dumpster Gates - South	3,936
Irrigation Allowance (1 year cycle)	12,299
Landscaping Allowance (1 year cycle)	24,597
Misc. Site Fence Allowance (1 year cycle)	4,919
South Amenity - Fencing & Rails	
Aluminium Hand Rails - Pool Ramps	6,386
South Amenity - Interior Finishes	
Refurbish Allowance - Pool Restrooms	73,792
Rubber Floor - Fitness Room	6,297
South Amenity - Furniture Fixtures Equipment	
Pool Furniture Allowance (1 year cycle)	12,299
South Amenity - Swimming Pool	
Pool Filtration Allowance (1 year cycle)	6,149

**Durbin Crossing Community Development District
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 32-33 continued...</i>	
Pool Slide Steel Replacement	196,780
North Amenity - Interior Finishes	
Flooring - Club Room	8,058
Refurbish Allowance - Restrooms	49,195
Wood Cabinets & Laminate Top - Kitchen	6,026
North Amenity - Furniture Fixtures Equipment	
Pool Furniture Allowance (1 year cycle)	6,149
North Amenity - Swimming Pool	
Pool Filtration Allowance (1 year cycle)	6,149
Pool Lighting Allowance	24,597
Total for 2032 - 2033	\$526,588
Replacement Year 33-34	
Misc. Site Components	
Bench/Trash Cans Allowance (1 year cycle)	6,334
Irrigation Allowance (1 year cycle)	12,668
Landscaping Allowance (1 year cycle)	25,335
Misc. Site Fence Allowance (1 year cycle)	5,067
South Amenity - Site Lighting	
Decorative Light Pole/Fixture Allowance	154,039
South Amenity - Furniture Fixtures Equipment	
Fitness Equip Allowance	63,587
Pool Furniture Allowance (1 year cycle)	12,668
South Amenity - HVAC Equipment	
Heat Pump 1A 7.5 Ton	23,282
South Amenity - Swimming Pool	
Pool Filtration Allowance (1 year cycle)	6,334
South Amenity - Basketball Court	
Asphalt Resurfacing	17,996
North Amenity - Site Lighting	
Decorative Light Poles & Fixtures	91,461
North Amenity - Furniture Fixtures Equipment	
Pool Furniture Allowance (1 year cycle)	6,334

**Durbin Crossing Community Development District
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 33-34 continued...</i>	
North Amenity - HVAC Equipment	
Heat Pump 1 3.5 Ton	12,474
North Amenity - Swimming Pool	
Pool Filtration Allowance (1 year cycle)	6,334
Shade Structure Replace	45,604
North Amenity - Basketball Court	
Asphalt Resurfacing	17,583
Total for 2033 - 2034	\$507,098
 Replacement Year 34-35	
Misc. Site Components	
Bench/Trash Cans Allowance (1 year cycle)	6,524
Irrigation Allowance (1 year cycle)	13,048
Landscaping Allowance (1 year cycle)	26,095
Misc. Site Fence Allowance (1 year cycle)	5,219
South Amenity - Furniture Fixtures Equipment	
Pool Furniture Allowance (1 year cycle)	13,048
South Amenity - Swimming Pool	
Pool Filtration Allowance (1 year cycle)	6,524
North Amenity - Furniture Fixtures Equipment	
Pool Furniture Allowance (1 year cycle)	6,524
North Amenity - Swimming Pool	
Pool Filtration Allowance (1 year cycle)	6,524
North Amenity - Playground	
Shade Structure Fabric	26,095
Total for 2034 - 2035	\$109,601
 Replacement Year 35-36	
Misc. Site Components	
Bench/Trash Cans Allowance (1 year cycle)	6,720
Irrigation Allowance (1 year cycle)	13,439
Landscaping Allowance (1 year cycle)	26,878
Misc. Site Fence Allowance (1 year cycle)	5,376

**Durbin Crossing Community Development District
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 35-36 continued...</i>	
South Amenity - Interior Finishes	
Flooring - Clubroom	31,394
Wood Cabinets & Stone Tops - Kitchen	11,826
South Amenity - Furniture Fixtures Equipment	
Pool Furniture Allowance (1 year cycle)	13,439
South Amenity - Tennis Courts	
Windscreens	10,751
South Amenity - Swimming Pool	
Pool Filtration Allowance (1 year cycle)	6,720
Pool Resurfacing/Tile - Family Pool	427,903
Pool Resurfacing/Tile - Wading Pool	31,582
North Amenity - Furniture Fixtures Equipment	
Pool Furniture Allowance (1 year cycle)	6,720
North Amenity - Tennis Courts	
Shade Structure Replace	11,423
Windscreens - 10 Ft.	5,107
North Amenity - Swimming Pool	
Pool Filtration Allowance (1 year cycle)	6,720
Pool Resurfacing/Tile	187,208
Total for 2035 - 2036	\$803,205
 Replacement Year 36-37	
Misc. Site Components	
Bench/Trash Cans Allowance (1 year cycle)	6,921
Irrigation Allowance (1 year cycle)	13,842
Landscaping Allowance (1 year cycle)	27,685
Misc. Site Fence Allowance (1 year cycle)	5,537
South Amenity - Furniture Fixtures Equipment	
Furniture Allowance - Clubroom	41,527
Pool Furniture Allowance (1 year cycle)	13,842
South Amenity - Swimming Pool	
Pool Filtration Allowance (1 year cycle)	6,921
North Amenity - Furniture Fixtures Equipment	
Furniture Allowance	27,685

**Durbin Crossing Community Development District
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 36-37 continued...</i>	
Pool Furniture Allowance (1 year cycle)	6,921
North Amenity - Swimming Pool	
Pool Filtration Allowance (1 year cycle)	6,921
Total for 2036 - 2037	\$157,803
Replacement Year 37-38	
Misc. Site Components	
Bench/Trash Cans Allowance (1 year cycle)	7,129
Irrigation Allowance (1 year cycle)	14,258
Landscaping Allowance (1 year cycle)	28,515
Misc. Site Fence Allowance (1 year cycle)	5,703
Vinyl Ranch Fence	9,695
South Amenity - Parking Lot	
Concrete Pavers - Sidewalks	36,328
South Amenity - Fencing & Rails	
Entry Gate Allowance - Breezeway	9,695
South Amenity - Roofing	
Concrete Tile/Underlayment - Clubhouse	168,867
Metal Roof - Field Pavilions	18,250
South Amenity - Painting	
Exterior Painting	28,515
South Amenity - Building Components	
Door Replacement	153,402
Window Replacement Allowance	88,967
South Amenity - Interior Finishes	
Refurbish Allowance - Clubhouse Restrooms	57,030
South Amenity - Furniture Fixtures Equipment	
Pool Furniture Allowance (1 year cycle)	14,258
South Amenity - Plumbing Components	
Water Coolers - South	4,562
South Amenity - HVAC Equipment	
Heat Pump 1B	9,125
Heat Pump 2A	9,125

**Durbin Crossing Community Development District
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 37-38 continued...</i>	
Heat Pump 2B	9,125
South Amenity - Tennis Courts	
Asphalt Resurfacing (color Coat)	56,366
Shade Structure Replace	12,119
South Amenity - Swimming Pool	
Concrete Pavers - Pool Deck	155,693
Pool Filtration Allowance (1 year cycle)	7,129
Pool Lift	7,129
Shade Structure Replace	51,327
North Amenity - Parking Lot	
Concrete Pavers - Sidewalks	18,034
North Amenity - Fencing & Rails	
Entry Gate Allowance - Breezeway	9,695
North Amenity - Roofing	
Concrete Tile Roof/Underlayment	88,685
North Amenity - Painting	
Exterior Painting	14,258
North Amenity - Building Components	
Door Replacement	54,142
Window Replacement Allowance	25,949
North Amenity - Furniture Fixtures Equipment	
Pool Furniture Allowance (1 year cycle)	7,129
North Amenity - Plumbing Components	
Water Coolers - North	4,562
North Amenity - Tennis Courts	
Asphalt Resurfacing (color coat)	28,373
North Amenity - Swimming Pool	
Concrete Pavers - Pool Deck	137,529
Pool Filtration Allowance (1 year cycle)	7,129
Pool Lift	7,129
Total for 2037 - 2038	<u>\$1,364,927</u>
Replacement Year 38-39	
Misc. Site Components	
Bench/Trash Cans Allowance (1 year cycle)	7,343

**Durbin Crossing Community Development District
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 38-39 continued...</i>	
Irrigation Allowance (1 year cycle)	14,685
Landscaping Allowance (1 year cycle)	29,371
Mail Box Shade Structure Replace	18,944
Misc. Site Fence Allowance (1 year cycle)	5,874
South Amenity - Furniture Fixtures Equipment	
Pool Furniture Allowance (1 year cycle)	14,685
Service Vehicle	22,028
South Amenity - Swimming Pool	
Pool Filtration Allowance (1 year cycle)	7,343
South Amenity - Basketball Court	
Asphalt Resurfacing	20,862
North Amenity - Furniture Fixtures Equipment	
Fitness Equip Allowance	47,390
Pool Furniture Allowance (1 year cycle)	7,343
North Amenity - Swimming Pool	
Pool Filtration Allowance (1 year cycle)	7,343
North Amenity - Basketball Court	
Asphalt Resurfacing	20,383
Total for 2038 - 2039	\$223,593
Replacement Year 39-40	
Misc. Site Components	
Bench/Trash Cans Allowance (1 year cycle)	7,563
Irrigation Allowance (1 year cycle)	15,126
Landscaping Allowance (1 year cycle)	30,252
Misc. Site Fence Allowance (1 year cycle)	6,050
South Amenity - Furniture Fixtures Equipment	
Access Control System - South	23,445
Camera System - South	54,453
Pool Furniture Allowance (1 year cycle)	15,126
South Amenity - Swimming Pool	
Pool Filtration Allowance (1 year cycle)	7,563
Starting Block Allowance	32,672
North Amenity - Furniture Fixtures Equipment	
Access Control System - North	29,495

**Durbin Crossing Community Development District
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 39-40 continued...</i>	
Camera System - North	51,806
Pool Furniture Allowance (1 year cycle)	7,563
North Amenity - Swimming Pool	
Pool Filtration Allowance (1 year cycle)	7,563
Total for 2039 - 2040	\$288,678
 Replacement Year 40-41	
Misc. Site Components	
Bench/Trash Cans Allowance (1 year cycle)	7,790
Irrigation Allowance (1 year cycle)	15,580
Landscaping Allowance (1 year cycle)	31,159
Maintenance Shed	18,696
Misc. Site Fence Allowance (1 year cycle)	6,232
Misc. Site Signage Allowance	31,159
South Amenity - Site Lighting	
Light Poles & LED Fixtures - Pool	71,511
South Amenity - Furniture Fixtures Equipment	
Pool Furniture Allowance (1 year cycle)	15,580
South Amenity - Tennis Courts	
Windscreens	12,464
South Amenity - Swimming Pool	
Pool Filtration Allowance (1 year cycle)	7,790
South Amenity - Playground	
Play Equipment & Swing Allowance	93,478
North Amenity - Furniture Fixtures Equipment	
Pool Furniture Allowance (1 year cycle)	7,790
North Amenity - Tennis Courts	
Windscreens - 10 Ft.	5,920
North Amenity - Swimming Pool	
Pool Filtration Allowance (1 year cycle)	7,790
Total for 2040 - 2041	\$332,938
 Replacement Year 41-42	
Misc. Site Components	
Bench/Trash Cans Allowance (1 year cycle)	8,024

**Durbin Crossing Community Development District
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 41-42 continued...</i>	
Irrigation Allowance (1 year cycle)	16,047
Landscaping Allowance (1 year cycle)	32,094
Misc. Site Fence Allowance (1 year cycle)	6,419
Monument Signs	
Refurbish Allowance - Community Monuments	44,932
Refurbish Allowance - Main Monuments	33,699
South Amenity - Furniture Fixtures Equipment	
Pool Furniture Allowance (1 year cycle)	16,047
South Amenity - Swimming Pool	
Pool Filtration Allowance (1 year cycle)	8,024
Pool Slide Fiberglass Refurbishment	17,170
North Amenity - Furniture Fixtures Equipment	
Pool Furniture Allowance (1 year cycle)	8,024
North Amenity - Swimming Pool	
Pool Filtration Allowance (1 year cycle)	8,024
Total for 2041 - 2042	<u>\$198,502</u>
 Replacement Year 42-43	
Misc. Site Components	
Bench/Trash Cans Allowance (1 year cycle)	8,264
Irrigation Allowance (1 year cycle)	16,528
Landscaping Allowance (1 year cycle)	33,057
Misc. Site Fence Allowance (1 year cycle)	6,611
Monument Signs	
Concrete Tile Roof - Community Monuments	130,906
Concrete Tile Roof - Main Monuments	41,652
South Amenity - Fencing & Rails	
Chain Link Fence 4 Ft. - Tennis Courts	5,236
Chain Link Fence 10 Ft. - Tennis Courts	43,834
South Amenity - Furniture Fixtures Equipment	
Pool Furniture Allowance (1 year cycle)	16,528
South Amenity - Tennis Courts	
Court Replacement	383,461
South Amenity - Swimming Pool	
Pool Filtration Allowance (1 year cycle)	8,264

**Durbin Crossing Community Development District
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 42-43 continued...</i>	
South Amenity - Basketball Court	
Poles & Goals	15,867
North Amenity - Fencing & Rails	
Chain Link Fence 4 Ft. - Tennis Courts	1,745
Chain Link Fence 10 Ft. - Tennis Courts	27,087
North Amenity - Furniture Fixtures Equipment	
Pool Furniture Allowance (1 year cycle)	8,264
North Amenity - Tennis Courts	
Court Replacement	383,461
North Amenity - Swimming Pool	
Pool Filtration Allowance (1 year cycle)	8,264
North Amenity - Basketball Court	
Poles & Goals	15,867
Total for 2042 - 2043	<u>\$1,154,898</u>
Replacement Year 43-44	
Misc. Site Components	
Bench/Trash Cans Allowance (1 year cycle)	8,512
Irrigation Allowance (1 year cycle)	17,024
Landscaping Allowance (1 year cycle)	34,049
Misc. Site Fence Allowance (1 year cycle)	6,810
South Amenity - Furniture Fixtures Equipment	
Pool Furniture Allowance (1 year cycle)	17,024
South Amenity - Tennis Courts	
Nets/Post	6,384
South Amenity - Swimming Pool	
Concrete Coping	45,710
Pool Filtration Allowance (1 year cycle)	8,512
Pool Lighting Allowance	24,106
South Amenity - Basketball Court	
Asphalt Resurfacing	24,185
North Amenity - Furniture Fixtures Equipment	
Pool Furniture Allowance (1 year cycle)	8,512

**Durbin Crossing Community Development District
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 43-44 continued...</i>	
North Amenity - Tennis Courts	
Nets/Post	6,384
North Amenity - Swimming Pool	
Concrete Coping	12,053
Pool Filtration Allowance (1 year cycle)	8,512
North Amenity - Basketball Court	
Asphalt Resurfacing	23,630
Total for 2043 - 2044	\$251,408
 Replacement Year 44-45	
Misc. Site Components	
Bench/Trash Cans Allowance (1 year cycle)	8,768
Irrigation Allowance (1 year cycle)	17,535
Landscaping Allowance (1 year cycle)	35,070
Misc. Site Fence Allowance (1 year cycle)	7,014
South Amenity - Furniture Fixtures Equipment	
Pool Furniture Allowance (1 year cycle)	17,535
South Amenity - Tennis Courts	
Asphalt Resurfacing (color Coat)	69,323
South Amenity - Swimming Pool	
Pool Filtration Allowance (1 year cycle)	8,768
South Amenity - Playground	
Shade Structure Replace	46,959
North Amenity - Furniture Fixtures Equipment	
Pool Furniture Allowance (1 year cycle)	8,768
North Amenity - Swimming Pool	
Pool Filtration Allowance (1 year cycle)	8,768
North Amenity - Playground	
Play Equipment & Swing Allowance	263,026
Shade Structure Fabric	35,070
Shade Structure Replace	66,633
Total for 2044 - 2045	\$593,236

**Durbin Crossing Community Development District
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 45-46	
Misc. Site Components	
Bench/Trash Cans Allowance (1 year cycle)	9,031
Irrigation Allowance (1 year cycle)	18,061
Landscaping Allowance (1 year cycle)	36,122
Misc. Site Fence Allowance (1 year cycle)	7,224
South Amenity - Painting	
Exterior Painting	36,122
South Amenity - Furniture Fixtures Equipment	
Pool Furniture Allowance (1 year cycle)	18,061
South Amenity - HVAC Equipment	
Heat Pump 1A 7.5 Ton	33,195
South Amenity - Tennis Courts	
Windscreens	14,449
South Amenity - Swimming Pool	
Pool Filtration Allowance (1 year cycle)	9,031
North Amenity - Painting	
Exterior Painting	18,061
North Amenity - Furniture Fixtures Equipment	
Fitness Equip Allowance	58,283
Pool Furniture Allowance (1 year cycle)	9,031
North Amenity - HVAC Equipment	
Heat Pump 1 3.5 Ton	17,785
North Amenity - Tennis Courts	
Windscreens - 10 Ft.	6,863
North Amenity - Swimming Pool	
Pool Filtration Allowance (1 year cycle)	9,031
Total for 2045 - 2046	\$300,349
Replacement Year 46-47	
Misc. Site Components	
Bench/Trash Cans Allowance (1 year cycle)	9,301
Irrigation Allowance (1 year cycle)	18,603
Landscaping Allowance (1 year cycle)	37,206

**Durbin Crossing Community Development District
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 46-47 continued...</i>	
Misc. Site Fence Allowance (1 year cycle)	7,441
South Amenity - Furniture Fixtures Equipment	
Furniture Allowance - Clubroom	55,809
Pool Furniture Allowance (1 year cycle)	18,603
South Amenity - Swimming Pool	
Pool Filtration Allowance (1 year cycle)	9,301
North Amenity - Furniture Fixtures Equipment	
Furniture Allowance	37,206
Pool Furniture Allowance (1 year cycle)	9,301
North Amenity - Swimming Pool	
Pool Filtration Allowance (1 year cycle)	9,301
Total for 2046 - 2047	\$212,074
 Replacement Year 47-48	
Misc. Site Components	
Bench/Trash Cans Allowance (1 year cycle)	9,581
Irrigation Allowance (1 year cycle)	19,161
Landscaping Allowance (1 year cycle)	38,322
Misc. Site Fence Allowance (1 year cycle)	7,664
Monuments/Wall Lighting Allow	57,483
South Amenity - Furniture Fixtures Equipment	
Pool Furniture Allowance (1 year cycle)	19,161
South Amenity - Swimming Pool	
Filtration Enclosure Allowance	28,742
Pool Filtration Allowance (1 year cycle)	9,581
Pool Resurfacing/Tile - Family Pool	610,087
Pool Resurfacing/Tile - Wading Pool	45,028
North Amenity - Furniture Fixtures Equipment	
Pool Furniture Allowance (1 year cycle)	9,581
North Amenity - Swimming Pool	
Filtration Enclosure Allowance	28,742
Pool Filtration Allowance (1 year cycle)	9,581
Pool Resurfacing/Tile	266,913
Total for 2047 - 2048	\$1,159,626

**Durbin Crossing Community Development District
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 48-49	
Misc. Site Components	
Bench/Trash Cans Allowance (1 year cycle)	9,868
Irrigation Allowance (1 year cycle)	19,736
Landscaping Allowance (1 year cycle)	39,472
Misc. Site Fence Allowance (1 year cycle)	7,894
South Amenity - Furniture Fixtures Equipment	
Pool Furniture Allowance (1 year cycle)	19,736
South Amenity - Swimming Pool	
Pool Filtration Allowance (1 year cycle)	9,868
South Amenity - Basketball Court	
Asphalt Resurfacing	28,037
North Amenity - Furniture Fixtures Equipment	
Pool Furniture Allowance (1 year cycle)	9,868
North Amenity - Swimming Pool	
Pool Filtration Allowance (1 year cycle)	9,868
North Amenity - Basketball Court	
Asphalt Resurfacing	27,393
Total for 2048 - 2049	\$181,740
Replacement Year 49-50	
Misc. Site Components	
Bench/Trash Cans Allowance (1 year cycle)	10,164
Irrigation Allowance (1 year cycle)	20,328
Landscaping Allowance (1 year cycle)	40,656
Misc. Site Fence Allowance (1 year cycle)	8,131
South Amenity - Furniture Fixtures Equipment	
Pool Furniture Allowance (1 year cycle)	20,328
South Amenity - HVAC Equipment	
Heat Pump 1B	13,010
Heat Pump 2A	13,010
Heat Pump 2B	13,010
South Amenity - Swimming Pool	
Pool Filtration Allowance (1 year cycle)	10,164

**Durbin Crossing Community Development District
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 49-50 continued...</i>	
North Amenity - Furniture Fixtures Equipment	
Pool Furniture Allowance (1 year cycle)	10,164
North Amenity - Swimming Pool	
Play Equipment Allowance	101,640
Pool Filtration Allowance (1 year cycle)	10,164
Total for 2049 - 2050	<u>\$270,768</u>
Replacement Year 50-51	
Misc. Site Components	
Bench/Trash Cans Allowance (1 year cycle)	10,469
Irrigation Allowance (1 year cycle)	20,938
Landscaping Allowance (1 year cycle)	41,876
Misc. Site Fence Allowance (1 year cycle)	8,375
South Amenity - Furniture Fixtures Equipment	
Pool Furniture Allowance (1 year cycle)	20,938
South Amenity - Tennis Courts	
Windscreens	16,750
South Amenity - Swimming Pool	
Pool Filtration Allowance (1 year cycle)	10,469
North Amenity - Furniture Fixtures Equipment	
Pool Furniture Allowance (1 year cycle)	10,469
North Amenity - Tennis Courts	
Windscreens - 10 Ft.	7,956
North Amenity - Swimming Pool	
Pool Filtration Allowance (1 year cycle)	10,469
Total for 2050 - 2051	<u>\$158,708</u>
Replacement Year 51-52	
Misc. Site Components	
Bench/Trash Cans Allowance (1 year cycle)	10,783
Irrigation Allowance (1 year cycle)	21,566
Landscaping Allowance (1 year cycle)	43,132
Misc. Site Fence Allowance (1 year cycle)	8,626

**Durbin Crossing Community Development District
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 51-52 continued...</i>	
Monument Signs	
Refurbish Allowance - Community Monuments	60,385
Refurbish Allowance - Main Monuments	45,288
South Amenity - Furniture Fixtures Equipment	
Pool Furniture Allowance (1 year cycle)	21,566
South Amenity - Tennis Courts	
Asphalt Resurfacing (color Coat)	85,259
South Amenity - Swimming Pool	
Pool Filtration Allowance (1 year cycle)	10,783
Pool Slide Fiberglass Refurbishment	23,076
Starting Block Allowance	46,582
North Amenity - Furniture Fixtures Equipment	
Pool Furniture Allowance (1 year cycle)	10,783
North Amenity - Swimming Pool	
Pool Filtration Allowance (1 year cycle)	10,783
Total for 2051 - 2052	<u>\$398,611</u>
Replacement Year 52-53	
Misc. Site Components	
Bench/Trash Cans Allowance (1 year cycle)	11,106
Irrigation Allowance (1 year cycle)	22,213
Landscaping Allowance (1 year cycle)	44,426
Misc. Site Fence Allowance (1 year cycle)	8,885
South Amenity - Site Lighting	
Light Poles - Tennis Courts	188,810
South Amenity - Interior Finishes	
Rubber Floor - Fitness Room	11,373
South Amenity - Furniture Fixtures Equipment	
Pool Furniture Allowance (1 year cycle)	22,213
South Amenity - Plumbing Components	
Water Coolers - South	7,108
South Amenity - Swimming Pool	
Pool Filtration Allowance (1 year cycle)	11,106

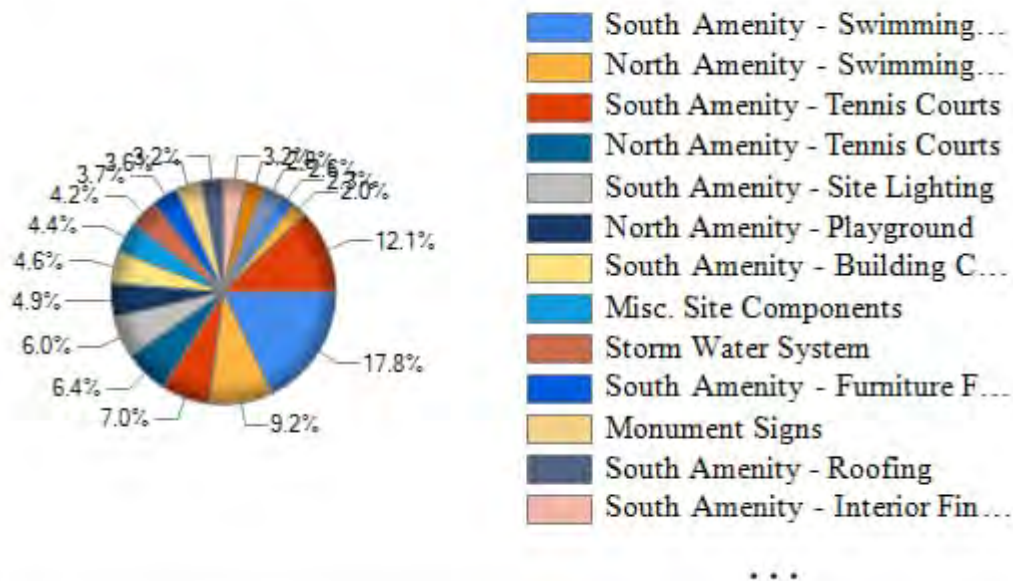
**Durbin Crossing Community Development District
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 52-53 continued...</i>	
Pool Lift	11,106
North Amenity - Site Lighting	
Light Poles - Tennis Courts	99,958
North Amenity - Interior Finishes	
Flooring - Club Room	14,554
North Amenity - Furniture Fixtures Equipment	
Fitness Equip Allowance	71,681
Pool Furniture Allowance (1 year cycle)	11,106
North Amenity - Plumbing Components	
Water Coolers - North	7,108
North Amenity - Swimming Pool	
Pool Filtration Allowance (1 year cycle)	11,106
Pool Lift	11,106
Total for 2052 - 2053	\$564,967
Replacement Year 53-54	
Misc. Site Components	
Bench/Trash Cans Allowance (1 year cycle)	11,440
Irrigation Allowance (1 year cycle)	22,879
Landscaping Allowance (1 year cycle)	45,759
Misc. Site Fence Allowance (1 year cycle)	9,152
South Amenity - Parking Lot	
Asphalt Mill & Overlay	140,845
South Amenity - Painting	
Exterior Painting	45,759
South Amenity - Furniture Fixtures Equipment	
Pool Furniture Allowance (1 year cycle)	22,879
Service Vehicle	34,319
South Amenity - Swimming Pool	
Pool Filtration Allowance (1 year cycle)	11,440
South Amenity - Basketball Court	
Asphalt Resurfacing	32,502
North Amenity - Parking Lot	
Asphalt Mill & Overlay	66,387

**Durbin Crossing Community Development District
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 53-54 continued...</i>	
North Amenity - Painting	
Exterior Painting	22,879
North Amenity - Furniture Fixtures Equipment	
Pool Furniture Allowance (1 year cycle)	11,440
North Amenity - Swimming Pool	
Pool Filtration Allowance (1 year cycle)	11,440
Shade Structure Replace	82,365
North Amenity - Basketball Court	
Asphalt Resurfacing	31,756
Total for 2053 - 2054	<u>\$603,240</u>
Replacement Year 54-55	
Misc. Site Components	
Bench/Trash Cans Allowance (1 year cycle)	11,783
Irrigation Allowance (1 year cycle)	23,566
Landscaping Allowance (1 year cycle)	47,131
Misc. Site Fence Allowance (1 year cycle)	9,426
South Amenity - Furniture Fixtures Equipment	
Access Control System - South	36,527
Camera System - South	84,836
Pool Furniture Allowance (1 year cycle)	23,566
South Amenity - Swimming Pool	
Pool Filtration Allowance (1 year cycle)	11,783
North Amenity - Furniture Fixtures Equipment	
Access Control System - North	45,953
Camera System - North	80,712
Pool Furniture Allowance (1 year cycle)	11,783
North Amenity - Swimming Pool	
Pool Filtration Allowance (1 year cycle)	11,783
North Amenity - Playground	
Shade Structure Fabric	47,131
Total for 2054 - 2055	<u>\$445,980</u>

Asset Current Cost by Category



Durbin Crossing Community Development District Component Inventory

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Misc. Site Components								
Bench/Trash Cans Allowance (1 year cycle)	2024	25-26	1	0	0	1 Lump Sum	5,000.00	5,000
Cluster Mailboxes	2008	32-33	25	0	7	20 Each	2,800.00	56,000
Dumpster Gates - North	2008	32-33	25	0	7	2 Each	1,600.00	3,200
Dumpster Gates - South	2008	32-33	25	0	7	2 Each	1,600.00	3,200
Irrigation Allowance (1 year cycle)	2024	25-26	1	0	0	1 Lump Sum	10,000.00	10,000
Landscaping Allowance (1 year cycle)	2025	25-26	1	0	0	1 Lump Sum	20,000.00	20,000
Mail Box Shade Structure Fabric	2014	25-26	10	0	0	1 Each	3,546.00	3,546
Mail Box Shade Structure Replace	2014	38-39	25	0	13	1 Lump Sum	12,900.00	12,900
Maintenance Shed	2016	40-41	25	0	15	1 Each	12,000.00	12,000
Misc. Site Fence Allowance (1 year cycle)	2008	25-26	1	0	0	1 Lump Sum	4,000.00	4,000
Misc. Site Signage Allowance	2008	25-26	15	0	0	1 Lump Sum	20,000.00	20,000
Monuments/Wall Lighting Allow	2008	27-28	20	0	2	1 Lump Sum	30,000.00	30,000
Vinyl Ranch Fence	2008	37-38	30	0	12	1 Lump Sum	6,800.00	<u>6,800</u>
Misc. Site Components - Total								\$186,646
Storm Water System								
System Evaluation Allowance	2008	27-28	20	0	2	90 Acres	1,960.00	<u>176,400</u>
Storm Water System - Total								\$176,400
Monument Signs								
Concrete Tile Roof - Community Monumen..	2008	42-43	35	0	17	33 Each	2,400.00	79,200
Concrete Tile Roof - Main Monuments	2008	42-43	35	0	17	1,800 Square Feet	14.00	25,200
Refurbish Allowance - Community Monume..	2022	31-32	10	0	6	28 Each	1,000.00	28,000
Refurbish Allowance - Main Monuments	2022	31-32	10	0	6	7 Each	3,000.00	<u>21,000</u>
Monument Signs - Total								\$153,400
South Amenity - Parking Lot								
Asphalt Mill & Overlay	2008	31-32	22	2	6	3,420 Square Yards	18.00	61,560
Asphalt Seal Coat	2023	27-28	5	0	2	1 Lump Sum	8,866.00	8,866
Concrete Pavers - Sidewalks	2008	37-38	30	0	12	2,800 Square Feet	9.10	<u>25,480</u>
South Amenity - Parking Lot - Total								\$95,906
South Amenity - Site Lighting								
Decorative Light Pole/Fixture Allowance	2008	33-34	26	0	8	32 Each	3,800.00	121,600
Light Poles & LED Fixtures - Pool	2016	40-41	25	0	15	9 Each	5,100.00	45,900
Light Poles - Tennis Courts	2008	28-29	24	-3	3	17 Each	5,000.00	<u>85,000</u>
South Amenity - Site Lighting - Total								\$252,500
South Amenity - Fencing & Rails								
Aluminium Fence 4 Ft. - Baby Pool	2008	31-32	24	0	6	114 Linear Feet	48.00	5,472
Aluminium Fence 4 Ft. - Tot Lot	2008	31-32	24	0	6	182 Linear Feet	48.00	8,736
Aluminium Fence 5 Ft. - Pool	2008	31-32	24	0	6	460 Linear Feet	52.00	23,920
Aluminium Hand Rails - Pool Ramps	2008	32-33	25	0	7	118 Linear Feet	44.00	5,192
Chain Link Fence 4 Ft. - Tennis Courts	2021	42-43	22	0	17	144 Linear Feet	22.00	3,168

Durbin Crossing Community Development District Component Inventory

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>South Amenity - Fencing & Rails continued...</i>								
Chain Link Fence 10 Ft. - Tennis Courts	2021	42-43	22	0	17	780 Linear Feet	34.00	26,520
Entry Gate Allowance - Breezeway	2008	37-38	30	0	12	1 Lump Sum	6,800.00	<u>6,800</u>
South Amenity - Fencing & Rails - Total								<u>\$79,808</u>
South Amenity - Roofing								
Concrete Tile/Underlayment - Clubhouse	2008	37-38	30	0	12	8,460 Square Feet	14.00	118,440
Gutters & Downspouts	2008	26-27	30	-11	1	431 Linear Feet	14.90	6,422
Metal Roof - Field Pavilions	2008	37-38	30	0	12	800 Square Feet	16.00	<u>12,800</u>
South Amenity - Roofing - Total								<u>\$137,662</u>
South Amenity - Painting								
Exterior Painting	2022	29-30	8	0	4	1 Lump Sum	20,000.00	<u>20,000</u>
South Amenity - Painting - Total								<u>\$20,000</u>
South Amenity - Building Components								
Door Replacement	2008	37-38	30	0	12	17 Each	6,329.00	107,593
Door Replacement (Immediate)	2008	26-27	30	-11	1	4 Each	6,329.00	25,316
Window Replacement Allowance	2008	37-38	30	0	12	24 Each	2,600.00	<u>62,400</u>
South Amenity - Building Components - Total								<u>\$195,309</u>
South Amenity - Interior Finishes								
Flooring - Clubroom	2016	35-36	20	0	10	1,460 Square Feet	16.00	23,360
Refurbish Allowance - Clubhouse Restrooms	2008	37-38	30	0	12	1 Lump Sum	40,000.00	40,000
Refurbish Allowance - Pool Restrooms	2008	32-33	25	0	7	1 Lump Sum	60,000.00	60,000
Rubber Floor - Fitness Room	2008	32-33	20	5	7	128 Square Yards	40.00	5,120
Wood Cabinets & Stone Tops - Kitchen	2008	35-36	25	3	10	22 Linear Feet	400.00	<u>8,800</u>
South Amenity - Interior Finishes - Total								<u>\$137,280</u>
South Amenity - Furniture Fixtures Equipment								
Access Control System - South	2025	39-40	15	0	14	1 Lump Sum	15,500.00	15,500
Camera System - South	2025	39-40	15	0	14	1 Lump Sum	36,000.00	36,000
Fitness Equip Allowance	2008	33-34	25	0	8	1 Lump Sum	50,196.00	50,196
Furniture Allowance - Clubroom	2017	36-37	10	10	11	1 Lump Sum	30,000.00	30,000
Pool Furniture Allowance (1 year cycle)	2017	25-26	1	1	0	1 Lump Sum	10,000.00	10,000
Service Vehicle	2024	38-39	15	0	13	1 Each	15,000.00	<u>15,000</u>
South Amenity - Furniture Fixtures Equipment - Total								<u>\$156,696</u>
South Amenity - Plumbing Components								
Water Coolers - South	2023	37-38	15	0	12	1 Set	3,200.00	<u>3,200</u>
South Amenity - Plumbing Components - Total								<u>\$3,200</u>
South Amenity - HVAC Equipment								
Heat Pump 1A 7.5 Ton	2022	33-34	12	0	8	1 Lump Sum	18,379.00	18,379
Heat Pump 1B	2008	25-26	12	0	0	4 Ton	1,600.00	6,400

Durbin Crossing Community Development District Component Inventory

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>South Amenity - HVAC Equipment continued...</i>								
Heat Pump 2A	2008	25-26	12	0	0	4 Ton	1,600.00	6,400
Heat Pump 2B	2008	25-26	12	0	0	4 Ton	1,600.00	<u>6,400</u>
South Amenity - HVAC Equipment - Total								\$37,579
South Amenity - Tennis Courts								
Asphalt Resurfacing (color Coat)	2024	30-31	7	0	5	1 Lump Sum	39,534.00	39,534
Court Replacement	2008	42-43	35	0	17	4 Each	58,000.00	232,000
Nets/Post	2024	43-44	20	0	18	1 Lump Sum	3,750.00	3,750
Shade Structure Fabric	2008	25-26	10	2	0	2 Each	2,565.00	5,130
Shade Structure Replace	2008	37-38	20	10	12	1 Each	8,500.00	8,500
Windscreens	2021	25-26	5	0	0	1 Lump Sum	8,000.00	<u>8,000</u>
South Amenity - Tennis Courts - Total								\$296,914
South Amenity - Swimming Pool								
Concrete Coping	2024	43-44	20	0	18	1 Lump Sum	26,850.00	26,850
Concrete Pavers - Pool Deck	2008	37-38	30	0	12	12,000 Square Feet	9.10	109,200
Filtration Enclosure Allowance	2008	27-28	20	0	2	1 Lump Sum	15,000.00	15,000
Pool Filtration Allowance (1 year cycle)	2017	25-26	1	0	0	1 Lump Sum	5,000.00	5,000
Pool Lift	2023	37-38	15	0	12	1 Each	5,000.00	5,000
Pool Lighting Allowance	2024	43-44	20	0	18	1 Lump Sum	14,160.00	14,160
Pool Resurfacing/Tile - Family Pool	2024	35-36	12	0	10	1 Lump Sum	318,400.00	318,400
Pool Resurfacing/Tile - Wading Pool	2024	35-36	12	0	10	1 Lump Sum	23,500.00	23,500
Pool Slide Fiberglass Refurbishment	2022	31-32	10	0	6	1 Lump Sum	10,700.00	10,700
Pool Slide Steel Replacement	2008	32-33	25	0	7	1 Lump Sum	160,000.00	160,000
Shade Structure Fabric	2008	26-27	10	9	1	3 Each	3,546.00	10,638
Shade Structure Replace	2008	37-38	20	10	12	3 Each	12,000.00	36,000
Starting Block Allowance	2008	27-28	12	8	2	6 Each	3,600.00	<u>21,600</u>
South Amenity - Swimming Pool - Total								\$756,048
South Amenity - Playground								
Play Equipment & Swing Allowance	2008	25-26	15	0	0	1 Lump Sum	60,000.00	60,000
Shade Structure Replace	2025	44-45	20	0	19	1 Each	26,780.00	<u>26,780</u>
South Amenity - Playground - Total								\$86,780
South Amenity - Basketball Court								
Asphalt Resurfacing	2024	28-29	5	0	3	1 Lump Sum	14,206.00	14,206
Poles & Goals	2008	27-28	15	5	2	6 Each	1,600.00	<u>9,600</u>
South Amenity - Basketball Court - Total								\$23,806
North Amenity - Parking Lot								
Asphalt Mill & Overlay	2008	31-32	22	2	6	1,560 Square Yards	18.60	29,016
Asphalt Seal Coat	2023	27-28	5	0	2	1 Lump Sum	6,100.00	6,100
Concrete Pavers - Sidewalks	2008	37-38	30	0	12	1,390 Square Feet	9.10	<u>12,649</u>
North Amenity - Parking Lot - Total								\$47,765

Durbin Crossing Community Development District Component Inventory

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
North Amenity - Site Lighting								
Decorative Light Poles & Fixtures	2008	33-34	26	0	8	19 Each	3,800.00	72,200
Light Poles - Tennis Courts	2008	28-29	24	-3	3	9 Each	5,000.00	<u>45,000</u>
North Amenity - Site Lighting - Total								\$117,200
North Amenity - Fencing & Rails								
Aluminium Fence 5 Ft. - Pool	2008	31-32	24	0	6	540 Linear Feet	52.00	28,080
Chain Link Fence 4 Ft. - Tennis Courts	2021	42-43	22	0	17	48 Linear Feet	22.00	1,056
Chain Link Fence 10 Ft. - Tennis Courts	2021	42-43	22	0	17	482 Linear Feet	34.00	16,388
Entry Gate Allowance - Breezeway	2008	37-38	30	0	12	1 Each	6,800.00	<u>6,800</u>
North Amenity - Fencing & Rails - Total								\$52,324
North Amenity - Roofing								
Concrete Tile Roof/Underlayment	2008	37-38	30	0	12	4,443 Square Feet	14.00	62,202
Gutters & Downspouts	2008	27-28	30	-10	2	340 Linear Feet	14.90	<u>5,066</u>
North Amenity - Roofing - Total								\$67,268
North Amenity - Painting								
Exterior Painting	2022	29-30	8	0	4	1 Lump Sum	10,000.00	<u>10,000</u>
North Amenity - Painting - Total								\$10,000
North Amenity - Building Components								
Door Replacement	2008	37-38	30	0	12	6 Each	6,329.00	37,974
Door Replacement (immediate)	2008	25-26	30	-12	0	4 Each	6,329.00	25,316
Window Replacement Allowance	2008	37-38	30	0	12	7 Each	2,600.00	<u>18,200</u>
North Amenity - Building Components - Total								\$81,490
North Amenity - Interior Finishes								
Flooring - Club Room	2008	32-33	20	5	7	468 Square Feet	14.00	6,552
Refurbish Allowance - Restrooms	2008	32-33	25	0	7	1 Lump Sum	40,000.00	40,000
Wood Cabinets & Laminate Top - Kitchen	2008	32-33	25	0	7	14 Linear Feet	350.00	<u>4,900</u>
North Amenity - Interior Finishes - Total								\$51,452
North Amenity - Furniture Fixtures Equipment								
Access Control System - North	2025	39-40	15	0	14	1 Lump Sum	19,500.00	19,500
Camera System - North	2025	39-40	15	0	14	1 Lump Sum	34,250.00	34,250
Fitness Equip Allowance	2025	31-32	7	0	6	1 Lump Sum	32,270.00	32,270
Furniture Allowance	2017	36-37	10	10	11	1 Lump Sum	20,000.00	20,000
Pool Furniture Allowance (1 year cycle)	2017	25-26	1	1	0	1 Lump Sum	5,000.00	<u>5,000</u>
North Amenity - Furniture Fixtures Equipment - Total								\$111,020
North Amenity - Plumbing Components								
Water Coolers - North	2023	37-38	15	0	12	1 Set	3,200.00	<u>3,200</u>
North Amenity - Plumbing Components - Total								\$3,200

Durbin Crossing Community Development District Component Inventory

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
North Amenity - HVAC Equipment								
Heat Pump 1 3.5 Ton	2022	33-34	12	0	8	1 Each	9,847.00	<u>9,847</u>
North Amenity - HVAC Equipment - Total								\$9,847
North Amenity - Tennis Courts								
Asphalt Resurfacing (color coat)	2024	30-31	7	0	5	1 Lump Sum	19,900.00	19,900
Court Replacement	2008	42-43	35	0	17	4 Each	58,000.00	232,000
Nets/Post	2024	43-44	20	0	18	1 Lump Sum	3,750.00	3,750
Shade Structure Fabric	2008	25-26	10	8	0	1 Each	2,565.00	2,565
Shade Structure Replace	2008	35-36	20	8	10	1 Each	8,500.00	8,500
Windscreens - 10 Ft.	2021	25-26	5	0	0	1 Lump Sum	3,800.00	<u>3,800</u>
North Amenity - Tennis Courts - Total								\$270,515
North Amenity - Swimming Pool								
Concrete Coping	2024	43-44	20	0	18	1 Lump Sum	7,080.00	7,080
Concrete Pavers - Pool Deck	2008	37-38	30	0	12	10,600 Square Feet	9.10	96,460
Filtration Enclosure Allowance	2008	27-28	20	0	2	1 Lump Sum	15,000.00	15,000
Play Equipment Allowance	2007	29-30	20	3	4	1 Lump Sum	50,000.00	50,000
Play Equipment Refurbish	2007	25-26	5	0	0	1 Lump Sum	5,000.00	5,000
Pool Filtration Allowance (1 year cycle)	2017	25-26	1	1	0	1 Lump Sum	5,000.00	5,000
Pool Lift	2023	37-38	15	0	12	1 Each	5,000.00	5,000
Pool Lighting Allowance	2008	32-33	25	0	7	1 Lump Sum	20,000.00	20,000
Pool Resurfacing/Tile	2024	35-36	12	0	10	1 Lump Sum	139,300.00	139,300
Shade Structure Fabric	2008	25-26	10	0	0	3 Each	3,546.00	10,638
Shade Structure Replace	2008	33-34	20	6	8	3 Each	12,000.00	<u>36,000</u>
North Amenity - Swimming Pool - Total								\$389,478
North Amenity - Playground								
Play Equipment & Swing Allowance	2008	29-30	15	7	4	1 Lump Sum	150,000.00	150,000
Shade Structure Fabric	2025	34-35	10	0	9	1 Each	20,000.00	20,000
Shade Structure Replace	2025	44-45	20	0	19	1 Each	38,000.00	<u>38,000</u>
North Amenity - Playground - Total								\$208,000
North Amenity - Basketball Court								
Asphalt Resurfacing	2024	28-29	5	0	3	1 Lump Sum	13,880.00	13,880
Poles & Goals	2008	27-28	15	5	2	6 Each	1,600.00	<u>9,600</u>
North Amenity - Basketball Court - Total								\$23,480
Operating Expense								
Air Handler Rebuild	Operating Expense						0.00	
Bike Racks	Operating Expense						0.00	
Brick Perimter Wall Repair	Operating Expense						0.00	
Fitness Equipment Repair	Operating Expense						0.00	
Interior Painting	Operating Expense						0.00	
Message Board	Operating Expense					2 Each	0.00	

Durbin Crossing Community Development District Component Inventory

Description	Date in Service	Replacement Year	Useful Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Operating Expense continued...</i>							
Office Equipment						0.00	
Office Finishes/Furniture						0.00	
Pet Waste Stations						0.00	
Trash Enclosure Repair/Paint						0.00	
Operating Expense - Total							
Long Life Components							
Brick Perimeter Wall Repair Replace						0.00	
Building Foundations/Frames						0.00	
Pond Control Structures						0.00	
Pool Shells						0.00	
Long Life Components - Total							
Not Included							
Pond Bank Rebuilding						0.00	
Not Included - Total							
Total Asset Summary							\$4,238,973

Durbin Crossing Community Development District Component Detail Index

Asset ID	Description	Replacement	Page
Misc. Site Components			
1103	Bench/Trash Cans Allowance (1 year cycle)	25-26	5-13
1021	Cluster Mailboxes	32-33	5-13
1135	Dumpster Gates - North	32-33	5-14
1136	Dumpster Gates - South	32-33	5-15
1023	Irrigation Allowance (1 year cycle)	25-26	5-16
1022	Landscaping Allowance (1 year cycle)	25-26	5-17
1106	Mail Box Shade Structure Fabric	25-26	5-17
1156	Mail Box Shade Structure Replace	38-39	5-18
1102	Maintenance Shed	40-41	5-18
1118	Misc. Site Fence Allowance (1 year cycle)	25-26	5-19
1098	Misc. Site Signage Allowance	25-26	5-20
1162	Monuments/Wall Lighting Allow	27-28	5-20
1019	Vinyl Ranch Fence	37-38	5-21
Storm Water System			
1027	System Evaluation Allowance	27-28	5-22
Monument Signs			
1101	Concrete Tile Roof - Community Monuments	42-43	5-23
1100	Concrete Tile Roof - Main Monuments	42-43	5-23
1017	Refurbish Allowance - Community Monuments	31-32	5-24
1018	Refurbish Allowance - Main Monuments	31-32	5-25
South Amenity - Parking Lot			
1001	Asphalt Mill & Overlay	31-32	5-27
1002	Asphalt Seal Coat	27-28	5-27
1003	Concrete Pavers - Sidewalks	37-38	5-28
South Amenity - Site Lighting			
1059	Decorative Light Pole/Fixture Allowance	33-34	5-30
1060	Light Poles & LED Fixtures - Pool	40-41	5-30
1077	Light Poles - Tennis Courts	28-29	5-31
South Amenity - Fencing & Rails			
1014	Aluminium Fence 4 Ft. - Baby Pool	31-32	5-33
1012	Aluminium Fence 4 Ft. - Tot Lot	31-32	5-33
1015	Aluminium Fence 5 Ft. - Pool	31-32	5-34

Durbin Crossing Community Development District Component Detail Index

Asset ID	Description	Replacement	Page
<i>South Amenity - Fencing & Rails Continued...</i>			
1013	Aluminium Hand Rails - Pool Ramps	32-33	5-34
1076	Chain Link Fence 4 Ft. - Tennis Courts	42-43	5-35
1075	Chain Link Fence 10 Ft. - Tennis Courts	42-43	5-35
1016	Entry Gate Allowance - Breezeway	37-38	5-36
South Amenity - Roofing			
1004	Concrete Tile/Underlayment - Clubhouse	37-38	5-38
1008	Gutters & Downspouts	26-27	5-38
1137	Metal Roof - Field Pavilions	37-38	5-39
South Amenity - Painting			
1005	Exterior Painting	29-30	5-41
South Amenity - Building Components			
1110	Door Replacement	37-38	5-42
1009	Door Replacement (Immediate)	26-27	5-42
1010	Window Replacement Allowance	37-38	5-43
South Amenity - Interior Finishes			
1062	Flooring - Clubroom	35-36	5-44
1140	Refurbish Allowance - Clubhouse Restrooms	37-38	5-44
1065	Refurbish Allowance - Pool Restrooms	32-33	5-45
1064	Rubber Floor - Fitness Room	32-33	5-46
1066	Wood Cabinets & Stone Tops - Kitchen	35-36	5-47
South Amenity - Furniture Fixtures Equipment			
1117	Access Control System - South	39-40	5-49
1116	Camera System - South	39-40	5-49
1097	Fitness Equip Allowance	33-34	5-49
1011	Furniture Allowance - Clubroom	36-37	5-50
1088	Pool Furniture Allowance (1 year cycle)	25-26	5-51
1141	Service Vehicle	38-39	5-51
South Amenity - Plumbing Components			
1113	Water Coolers - South	37-38	5-53
South Amenity - HVAC Equipment			
1071	Heat Pump 1A 7.5 Ton	33-34	5-54

**Durbin Crossing Community Development District
Component Detail Index**

Asset ID	Description	Replacement	Page
<i>South Amenity - HVAC Equipment Continued...</i>			
1072	Heat Pump 1B	25-26	5-54
1073	Heat Pump 2A	25-26	5-54
1074	Heat Pump 2B	25-26	5-54
South Amenity - Tennis Courts			
1078	Asphalt Resurfacing (color Coat)	30-31	5-55
1142	Court Replacement	42-43	5-55
1126	Nets/Post	43-44	5-56
1079	Shade Structure Fabric	25-26	5-57
1159	Shade Structure Replace	37-38	5-58
1107	Windscreens	25-26	5-59
South Amenity - Swimming Pool			
1128	Concrete Coping	43-44	5-61
1085	Concrete Pavers - Pool Deck	37-38	5-61
1120	Filtration Enclosure Allowance	27-28	5-62
1081	Pool Filtration Allowance (1 year cycle)	25-26	5-63
1122	Pool Lift	37-38	5-64
1131	Pool Lighting Allowance	43-44	5-65
1083	Pool Resurfacing/Tile - Family Pool	35-36	5-66
1132	Pool Resurfacing/Tile - Wading Pool	35-36	5-66
1087	Pool Slide Fiberglass Refurbishment	31-32	5-67
1086	Pool Slide Steel Replacement	32-33	5-68
1084	Shade Structure Fabric	26-27	5-69
1158	Shade Structure Replace	37-38	5-70
1080	Starting Block Allowance	27-28	5-71
South Amenity - Playground			
1090	Play Equipment & Swing Allowance	25-26	5-73
1133	Shade Structure Replace	44-45	5-73
South Amenity - Basketball Court			
1092	Asphalt Resurfacing	28-29	5-75
1093	Poles & Goals	27-28	5-75
North Amenity - Parking Lot			
1024	Asphalt Mill & Overlay	31-32	5-77

**Durbin Crossing Community Development District
Component Detail Index**

Asset ID	Description	Replacement	Page
<i>North Amenity - Parking Lot Continued...</i>			
1025	Asphalt Seal Coat	27-28	5-77
1026	Concrete Pavers - Sidewalks	37-38	5-77
North Amenity - Site Lighting			
1094	Decorative Light Poles & Fixtures	33-34	5-79
1049	Light Poles - Tennis Courts	28-29	5-79
North Amenity - Fencing & Rails			
1058	Aluminium Fence 5 Ft. - Pool	31-32	5-81
1048	Chain Link Fence 4 Ft. - Tennis Courts	42-43	5-81
1047	Chain Link Fence 10 Ft. - Tennis Courts	42-43	5-82
1057	Entry Gate Allowance - Breezeway	37-38	5-82
North Amenity - Roofing			
1028	Concrete Tile Roof/Underlayment	37-38	5-84
1030	Gutters & Downspouts	27-28	5-84
North Amenity - Painting			
1029	Exterior Painting	29-30	5-86
North Amenity - Building Components			
1134	Door Replacement	37-38	5-87
1032	Door Replacement (immediate)	25-26	5-87
1033	Window Replacement Allowance	37-38	5-88
North Amenity - Interior Finishes			
1039	Flooring - Club Room	32-33	5-89
1038	Refurbish Allowance - Restrooms	32-33	5-89
1037	Wood Cabinets & Laminate Top - Kitchen	32-33	5-90
North Amenity - Furniture Fixtures Equipment			
1114	Access Control System - North	39-40	5-92
1115	Camera System - North	39-40	5-92
1119	Fitness Equip Allowance	31-32	5-92
1035	Furniture Allowance	36-37	5-93
1046	Pool Furniture Allowance (1 year cycle)	25-26	5-94

**Durbin Crossing Community Development District
Component Detail Index**

Asset ID	Description	Replacement	Page
North Amenity - Plumbing Components			
1112	Water Coolers - North	37-38	5-96
North Amenity - HVAC Equipment			
1096	Heat Pump 1 3.5 Ton	33-34	5-97
North Amenity - Tennis Courts			
1050	Asphalt Resurfacing (color coat)	30-31	5-98
1143	Court Replacement	42-43	5-98
1125	Nets/Post	43-44	5-99
1051	Shade Structure Fabric	25-26	5-100
1160	Shade Structure Replace	35-36	5-101
1108	Windscreens - 10 Ft.	25-26	5-102
North Amenity - Swimming Pool			
1129	Concrete Coping	43-44	5-104
1044	Concrete Pavers - Pool Deck	37-38	5-104
1121	Filtration Enclosure Allowance	27-28	5-105
1045	Play Equipment Allowance	29-30	5-106
1127	Play Equipment Refurbish	25-26	5-107
1040	Pool Filtration Allowance (1 year cycle)	25-26	5-108
1123	Pool Lift	37-38	5-109
1130	Pool Lighting Allowance	32-33	5-110
1042	Pool Resurfacing/Tile	35-36	5-110
1043	Shade Structure Fabric	25-26	5-111
1157	Shade Structure Replace	33-34	5-112
North Amenity - Playground			
1053	Play Equipment & Swing Allowance	29-30	5-114
1161	Shade Structure Fabric	34-35	5-114
1144	Shade Structure Replace	44-45	5-115
North Amenity - Basketball Court			
1055	Asphalt Resurfacing	28-29	5-117
1056	Poles & Goals	27-28	5-117
Operating Expense			
	Air Handler Rebuild	25-26	5-119

**Durbin Crossing Community Development District
Component Detail Index**

Asset ID	Description	Replacement	Page
Operating Expense			
	Bike Racks	25-26	5-119
	Brick Perimter Wall Repair	25-26	5-120
1150	Fitness Equipment Repair	25-26	5-120
	Interior Painting	25-26	5-120
	Message Board	25-26	5-120
1151	Office Equipment	25-26	5-121
	Office Finishes/Furniture	25-26	5-121
1154	Pet Waste Stations	25-26	5-122
	Trash Enclosure Repair/Paint	25-26	5-122
Long Life Components			
	Brick Perimter Wall Repair Replace	25-26	5-123
1149	Building Foundations/Frames	25-26	5-123
1155	Pond Control Structures	25-26	5-123
1148	Pool Shells	25-26	5-123
Not Included			
	Pond Bank Rebuilding	25-26	5-124
	Total Funded Assets	124	
	Total Unfunded Assets	<u>0</u>	
	Total Assets	124	

**Durbin Crossing Community Development District
Component Detail**

Bench/Trash Cans Allowance (1 year cycle) - 2025

Asset ID	1103	1 Lump Sum	@ \$5,000.00
		Asset Actual Cost	\$5,000.00
		Percent Replacement	100%
Category	Misc. Site Components	Future Cost	\$5,000.00
Placed in Service	January 2024		
Useful Life	1		
Replacement Year	25-26		
Remaining Life	0		



Cluster Mailboxes - 2032

Asset ID	1021	20 Each	@ \$2,800.00
		Asset Actual Cost	\$56,000.00
		Percent Replacement	100%
Category	Misc. Site Components	Future Cost	\$68,872.94
Placed in Service	January 2008		
Useful Life	25		
Replacement Year	32-33		
Remaining Life	7		

Durbin Crossing Community Development District Component Detail

Cluster Mailboxes continued...



Dumpster Gates - North - 2032

Asset ID	1135	2 Each	@ \$1,600.00
		Asset Actual Cost	\$3,200.00
		Percent Replacement	100%
Category	Misc. Site Components	Future Cost	\$3,935.60
Placed in Service	January 2008		
Useful Life	25		
Replacement Year	32-33		
Remaining Life	7		

Durbin Crossing Community Development District Component Detail

Dumpster Gates - North continued...



Dumpster Gates - South - 2032

Asset ID	1136	2 Each	@ \$1,600.00
		Asset Actual Cost	\$3,200.00
		Percent Replacement	100%
Category	Misc. Site Components	Future Cost	\$3,935.60
Placed in Service	January 2008		
Useful Life	25		
Replacement Year	32-33		
Remaining Life	7		

Durbin Crossing Community Development District Component Detail

Dumpster Gates - South continued...



Irrigation Allowance (1 year cycle) - 2025

Asset ID	1023	1 Lump Sum	@ \$10,000.00
		Asset Actual Cost	\$10,000.00
		Percent Replacement	100%
		Future Cost	\$10,000.00
Category	Misc. Site Components		
Placed in Service	October 2024		
Useful Life	1		
Replacement Year	25-26		
Remaining Life	0		

Durbin Crossing Community Development District Component Detail

Landscaping Allowance (1 year cycle) - 2025

Asset ID	1022	1 Lump Sum	@ \$20,000.00
		Asset Actual Cost	\$20,000.00
		Percent Replacement	100%
Category	Misc. Site Components	Future Cost	\$20,000.00
Placed in Service	October 2025		
Useful Life	1		
Replacement Year	25-26		
Remaining Life	0		

Mail Box Shade Structure Fabric - 2025

Asset ID	1106	1 Each	@ \$3,546.00
		Asset Actual Cost	\$3,546.00
		Percent Replacement	100%
Category	Misc. Site Components	Future Cost	\$3,546.00
Placed in Service	January 2014		
Useful Life	10		
Replacement Year	25-26		
Remaining Life	0		



**Durbin Crossing Community Development District
Component Detail**

Mail Box Shade Structure Replace - 2038

Asset ID	1156	1 Lump Sum	@ \$12,900.00
		Asset Actual Cost	\$12,900.00
		Percent Replacement	100%
Category	Misc. Site Components	Future Cost	\$18,944.08
Placed in Service	January 2014		
Useful Life	25		
Replacement Year	38-39		
Remaining Life	13		



Maintenance Shed - 2040

Asset ID	1102	1 Each	@ \$12,000.00
		Asset Actual Cost	\$12,000.00
		Percent Replacement	100%
Category	Misc. Site Components	Future Cost	\$18,695.61
Placed in Service	January 2016		
Useful Life	25		
Replacement Year	40-41		
Remaining Life	15		

Durbin Crossing Community Development District Component Detail

Maintenance Shed continued...



Misc. Site Fence Allowance (1 year cycle) - 2025

Asset ID	1118	1 Lump Sum	@ \$4,000.00
		Asset Actual Cost	\$4,000.00
		Percent Replacement	100%
		Future Cost	\$4,000.00
Category	Misc. Site Components		
Placed in Service	January 2008		
Useful Life	1		
Replacement Year	25-26		
Remaining Life	0		

Durbin Crossing Community Development District Component Detail

Misc. Site Signage Allowance - 2025

Asset ID	1098	1 Lump Sum	@ \$20,000.00
		Asset Actual Cost	\$20,000.00
		Percent Replacement	100%
Category	Misc. Site Components	Future Cost	\$20,000.00
Placed in Service	January 2008		
Useful Life	15		
Replacement Year	25-26		
Remaining Life	0		



Monuments/Wall Lighting Allow - 2027

Asset ID	1162	1 Lump Sum	@ \$30,000.00
		Asset Actual Cost	\$30,000.00
		Percent Replacement	100%
Category	Misc. Site Components	Future Cost	\$31,827.00
Placed in Service	January 2008		
Useful Life	20		
Replacement Year	27-28		
Remaining Life	2		

Durbin Crossing Community Development District Component Detail

Vinyl Ranch Fence - 2037

Asset ID	1019	1 Lump Sum	@ \$6,800.00
		Asset Actual Cost	\$6,800.00
		Percent Replacement	100%
Category Misc. Site Components		Future Cost	\$9,695.17
Placed in Service	January 2008		
Useful Life	30		
Replacement Year	37-38		
Remaining Life	12		



**Durbin Crossing Community Development District
Component Detail**

System Evaluation Allowance - 2027

Asset ID	1027	90 Acres	@ \$1,960.00
		Asset Actual Cost	\$176,400.00
		Percent Replacement	100%
Category	Storm Water System	Future Cost	\$187,142.76
Placed in Service	January 2008		
Useful Life	20		
Replacement Year	27-28		
Remaining Life	2		

Durbin Crossing Community Development District Component Detail

Concrete Tile Roof - Community Monuments - 2042

Asset ID	1101	33 Each	@ \$2,400.00
		Asset Actual Cost	\$79,200.00
		Percent Replacement	100%
Category	Monument Signs	Future Cost	\$130,905.53
Placed in Service	January 2008		
Useful Life	35		
Replacement Year	42-43		
Remaining Life	17		



Concrete Tile Roof - Main Monuments - 2042

Asset ID	1100	1,800 Square Feet	@ \$14.00
		Asset Actual Cost	\$25,200.00
		Percent Replacement	100%
Category	Monument Signs	Future Cost	\$41,651.76
Placed in Service	January 2008		
Useful Life	35		
Replacement Year	42-43		
Remaining Life	17		

Durbin Crossing Community Development District Component Detail

Concrete Tile Roof - Main Monuments continued...



Refurbish Allowance - Community Monuments - 2031

Asset ID	1017	28 Each	@ \$1,000.00
		Asset Actual Cost	\$28,000.00
		Percent Replacement	100%
Category	Monument Signs	Future Cost	\$33,433.46
Placed in Service	January 2022		
Useful Life	10		
Replacement Year	31-32		
Remaining Life	6		

Durbin Crossing Community Development District Component Detail

Refurbish Allowance - Community Monuments continued...



Refurbish Allowance - Main Monuments - 2031

Asset ID	1018	7 Each	@ \$3,000.00
		Asset Actual Cost	\$21,000.00
		Percent Replacement	100%
Category	Monument Signs	Future Cost	\$25,075.10
Placed in Service	January 2022		
Useful Life	10		
Replacement Year	31-32		
Remaining Life	6		

Durbin Crossing Community Development District Component Detail

Refurbish Allowance - Main Monuments continued...



Durbin Crossing Community Development District Component Detail

Asphalt Mill & Overlay - 2031

Asset ID	1001	3,420 Square Yards	@ \$18.00
Category	South Amenities - Parking Lot	Asset Actual Cost	\$61,560.00
Placed in Service	January 2008	Percent Replacement	100%
Useful Life	22	Future Cost	\$73,505.86
Adjustment	2		
Replacement Year	31-32		
Remaining Life	6		



Asphalt Seal Coat - 2027

Asset ID	1002	1 Lump Sum	@ \$8,866.00
Category	South Amenities - Parking Lot	Asset Actual Cost	\$8,866.00
Placed in Service	January 2023	Percent Replacement	100%
Useful Life	5	Future Cost	\$9,405.94
Replacement Year	27-28		
Remaining Life	2		

Durbin Crossing Community Development District Component Detail

Asphalt Seal Coat continued...



Approx 3,420 SY

Concrete Pavers - Sidewalks - 2037

Asset ID	1003	2,800 Square Feet	@ \$9.10
		Asset Actual Cost	\$25,480.00
		Percent Replacement	100%
		Future Cost	\$36,328.39
Category	Amenity - Parking Lot		
Placed in Service	January 2008		
Useful Life	30		
Replacement Year	37-38		
Remaining Life	12		

**Durbin Crossing Community Development District
Component Detail**

Concrete Pavers - Sidewalks continued...



Durbin Crossing Community Development District Component Detail

Decorative Light Pole/Fixture Allowance - 2033

Asset ID	1059	32 Each	@ \$3,800.00
Category	Security	Asset Actual Cost	\$121,600.00
Amenity	Site Lighting	Percent Replacement	100%
Placed in Service	January 2008	Future Cost	\$154,039.24
Useful Life	26		
Replacement Year	33-34		
Remaining Life	8		



Light Poles & LED Fixtures - Pool - 2040

Asset ID	1060	9 Each	@ \$5,100.00
Category	Security	Asset Actual Cost	\$45,900.00
Amenity	Site Lighting	Percent Replacement	100%
Placed in Service	January 2016	Future Cost	\$71,510.70
Useful Life	25		
Replacement Year	40-41		
Remaining Life	15		

Durbin Crossing Community Development District Component Detail

Light Poles & LED Fixtures - Pool continued...



Light Poles - Tennis Courts - 2028

Asset ID	1077	17 Each	@ \$5,000.00
Category	Community Amenity - Site Lighting	Asset Actual Cost	\$85,000.00
Placed in Service	January 2008	Percent Replacement	100%
Useful Life	24	Future Cost	\$92,881.79
Adjustment	-3		
Replacement Year	28-29		
Remaining Life	3		

**Durbin Crossing Community Development District
Component Detail**

Light Poles - Tennis Courts continued...



Durbin Crossing Community Development District Component Detail

Aluminium Fence 4 Ft. - Baby Pool - 2031

Asset ID	1014	114 Linear Feet	@ \$48.00
		Asset Actual Cost	\$5,472.00
		Percent Replacement	100%
		Future Cost	\$6,533.85
Category Amenity - Fencing & Rails			
Placed in Service	January 2008		
Useful Life	24		
Replacement Year	31-32		
Remaining Life	6		



Aluminium Fence 4 Ft. - Tot Lot - 2031

Asset ID	1012	182 Linear Feet	@ \$48.00
		Asset Actual Cost	\$8,736.00
		Percent Replacement	100%
		Future Cost	\$10,431.24
Category Amenity - Fencing & Rails			
Placed in Service	January 2008		
Useful Life	24		
Replacement Year	31-32		
Remaining Life	6		

Durbin Crossing Community Development District Component Detail

Aluminium Fence 5 Ft. - Pool - 2031

Asset ID	1015	460 Linear Feet	@ \$52.00
Category	Community - Fencing & Rails	Asset Actual Cost	\$23,920.00
Placed in Service	January 2008	Percent Replacement	100%
Useful Life	24	Future Cost	\$28,561.73
Replacement Year	31-32		
Remaining Life	6		



Aluminium Hand Rails - Pool Ramps - 2032

Asset ID	1013	118 Linear Feet	@ \$44.00
Category	Community - Fencing & Rails	Asset Actual Cost	\$5,192.00
Placed in Service	January 2008	Percent Replacement	100%
Useful Life	25	Future Cost	\$6,385.50
Replacement Year	32-33		
Remaining Life	7		

Durbin Crossing Community Development District Component Detail

Chain Link Fence 4 Ft. - Tennis Courts - 2042

Asset ID	1076	144 Linear Feet	@ \$22.00
		Asset Actual Cost	\$3,168.00
		Percent Replacement	100%
		Future Cost	\$5,236.22
Category	Amenity - Fencing & Rails		
Placed in Service	January 2021		
Useful Life	22		
Replacement Year	42-43		
Remaining Life	17		



Chain Link Fence 10 Ft. - Tennis Courts - 2042

Asset ID	1075	780 Linear Feet	@ \$34.00
		Asset Actual Cost	\$26,520.00
		Percent Replacement	100%
		Future Cost	\$43,833.52
Category	Amenity - Fencing & Rails		
Placed in Service	January 2021		
Useful Life	22		
Replacement Year	42-43		
Remaining Life	17		

Durbin Crossing Community Development District Component Detail

Chain Link Fence 10 Ft. - Tennis Courts continued...



Entry Gate Allowance - Breezeway - 2037

Asset ID	1016	1 Lump Sum	@ \$6,800.00
		Asset Actual Cost	\$6,800.00
		Percent Replacement	100%
		Future Cost	\$9,695.17
Category - Fencing & Rails			
Placed in Service	January 2008		
Useful Life	30		
Replacement Year	37-38		
Remaining Life	12		

Durbin Crossing Community Development District Component Detail

Entry Gate Allowance - Breezeway continued...



Durbin Crossing Community Development District Component Detail

Concrete Tile/Underlayment - Clubhouse - 2037

Asset ID	1004	8,460 Square Feet	@ \$14.00
		Asset Actual Cost	\$118,440.00
		Percent Replacement	100%
Category	South Amenity - Roofing	Future Cost	\$168,867.12
Placed in Service	January 2008		
Useful Life	30		
Replacement Year	37-38		
Remaining Life	12		



Gutters & Downspouts - 2026

Asset ID	1008	431 Linear Feet	@ \$14.90
		Asset Actual Cost	\$6,421.90
		Percent Replacement	100%
Category	South Amenity - Roofing	Future Cost	\$6,614.56
Placed in Service	January 2008		
Useful Life	30		
Adjustment	-11		
Replacement Year	26-27		
Remaining Life	1		

Durbin Crossing Community Development District Component Detail

Gutters & Downspouts continued...



Metal Roof - Field Pavilions - 2037

Asset ID	1137	800 Square Feet	@ \$16.00
		Asset Actual Cost	\$12,800.00
		Percent Replacement	100%
Category	South Amenity - Roofing	Future Cost	\$18,249.74
Placed in Service	January 2008		
Useful Life	30		
Replacement Year	37-38		
Remaining Life	12		

Durbin Crossing Community Development District Component Detail

Metal Roof - Field Pavilions continued...



**Durbin Crossing Community Development District
Component Detail**

Exterior Painting - 2029

Asset ID	1005	1 Lump Sum	@ \$20,000.00
		Asset Actual Cost	\$20,000.00
		Percent Replacement	100%
Category	South Amenity - Painting	Future Cost	\$22,510.18
Placed in Service	January 2022		
Useful Life	8		
Replacement Year	29-30		
Remaining Life	4		

Durbin Crossing Community Development District Component Detail

Door Replacement - 2037

Asset ID	1110	17 Each	@ \$6,329.00
Category	Building Components	Asset Actual Cost	\$107,593.00
Placed in Service	January 2008	Percent Replacement	100%
Useful Life	30	Future Cost	\$153,401.89
Replacement Year	37-38		
Remaining Life	12		



Door Replacement (Immediate) - 2026

Asset ID	1009	4 Each	@ \$6,329.00
Category	Building Components	Asset Actual Cost	\$25,316.00
Placed in Service	January 2008	Percent Replacement	100%
Useful Life	30	Future Cost	\$26,075.48
Adjustment	-11		
Replacement Year	26-27		
Remaining Life	1		

Durbin Crossing Community Development District Component Detail

Door Replacement (Immediate) continued...



Window Replacement Allowance - 2037

Asset ID	1010	24 Each	@ \$2,600.00
		Asset Actual Cost	\$62,400.00
		Percent Replacement	100%
		Future Cost	\$88,967.48
Category - Building Components			
Placed in Service	January 2008		
Useful Life	30		
Replacement Year	37-38		
Remaining Life	12		

Durbin Crossing Community Development District Component Detail

Flooring - Clubroom - 2035

Asset ID	1062	1,460 Square Feet	@ \$16.00
Category	Category - Interior Finishes	Asset Actual Cost	\$23,360.00
Placed in Service	January 2016	Percent Replacement	100%
Useful Life	20	Future Cost	\$31,393.89
Replacement Year	35-36		
Remaining Life	10		



Refurbish Allowance - Clubhouse Restrooms - 2037

Asset ID	1140	1 Lump Sum	@ \$40,000.00
Category	Category - Interior Finishes	Asset Actual Cost	\$40,000.00
Placed in Service	January 2008	Percent Replacement	100%
Useful Life	30	Future Cost	\$57,030.43
Replacement Year	37-38		
Remaining Life	12		

Durbin Crossing Community Development District Component Detail

Refurbish Allowance - Clubhouse Restrooms continued...



Refurbish Allowance - Pool Restrooms - 2032

Asset ID	1065	1 Lump Sum	@ \$60,000.00
		Asset Actual Cost	\$60,000.00
		Percent Replacement	100%
		Future Cost	\$73,792.43
Category - Amenity - Interior Finishes			
Placed in Service	January 2008		
Useful Life	25		
Replacement Year	32-33		
Remaining Life	7		

Durbin Crossing Community Development District Component Detail

Refurbish Allowance - Pool Restrooms continued...



Rubber Floor - Fitness Room - 2032

Asset ID	1064	128 Square Yards	@ \$40.00
		Asset Actual Cost	\$5,120.00
		Percent Replacement	100%
		Future Cost	\$6,296.95
Category - Amenity - Interior Finishes			
Placed in Service	January 2008		
Useful Life	20		
Adjustment	5		
Replacement Year	32-33		
Remaining Life	7		

Durbin Crossing Community Development District Component Detail

Rubber Floor - Fitness Room continued...



Wood Cabinets & Stone Tops - Kitchen - 2035

Asset ID	1066	22 Linear Feet	@ \$400.00
		Asset Actual Cost	\$8,800.00
		Percent Replacement	100%
		Future Cost	\$11,826.46
Category - Interior Finishes			
Placed in Service	January 2008		
Useful Life	25		
Adjustment	3		
Replacement Year	35-36		
Remaining Life	10		

Durbin Crossing Community Development District Component Detail

Wood Cabinets & Stone Tops - Kitchen continued...



**Durbin Crossing Community Development District
Component Detail**

Access Control System - South - 2039

Asset ID	1117	1 Lump Sum	@ \$15,500.00
		Asset Actual Cost	\$15,500.00
		Percent Replacement	100%
South Amenity Category	Equipment	Future Cost	\$23,445.14
Placed in Service	January 2025		
Useful Life	15		
Replacement Year	39-40		
Remaining Life	14		

Camera System - South - 2039

Asset ID	1116	1 Lump Sum	@ \$36,000.00
		Asset Actual Cost	\$36,000.00
		Percent Replacement	100%
South Amenity Category	Equipment	Future Cost	\$54,453.23
Placed in Service	January 2025		
Useful Life	15		
Replacement Year	39-40		
Remaining Life	14		

Fitness Equip Allowance - 2033

Asset ID	1097	1 Lump Sum	@ \$50,196.00
		Asset Actual Cost	\$50,196.00
		Percent Replacement	100%
South Amenity Category	Equipment	Future Cost	\$63,586.79
Placed in Service	October 2008		
Useful Life	25		
Replacement Year	33-34		
Remaining Life	8		

Durbin Crossing Community Development District Component Detail

Fitness Equip Allowance continued...



Furniture Allowance - Clubroom - 2036

Asset ID	1011	1 Lump Sum	@ \$30,000.00
		Asset Actual Cost	\$30,000.00
		Percent Replacement	100%
		Future Cost	\$41,527.02
South Amenities Category Furniture Fixtures Equipment			
Placed in Service	January 2017		
Useful Life	10		
Adjustment	10		
Replacement Year	36-37		
Remaining Life	11		

Durbin Crossing Community Development District Component Detail

Pool Furniture Allowance (1 year cycle) - 2025

Asset ID	1088	1 Lump Sum	@ \$10,000.00
South Amenities Category	Equipment	Asset Actual Cost	\$10,000.00
Placed in Service	January 2017	Percent Replacement	100%
Useful Life	1	Future Cost	\$10,000.00
Adjustment	1		
Replacement Year	25-26		
Remaining Life	0		



Service Vehicle - 2038

Asset ID	1141	1 Each	@ \$15,000.00
South Amenities Category	Equipment	Asset Actual Cost	\$15,000.00
Placed in Service	January 2024	Percent Replacement	100%
Useful Life	15	Future Cost	\$22,028.01
Replacement Year	38-39		
Remaining Life	13		

**Durbin Crossing Community Development District
Component Detail**

Service Vehicle continued...



Durbin Crossing Community Development District Component Detail

Water Coolers - South - 2037

Asset ID	1113	1 Set	@ \$3,200.00
		Asset Actual Cost	\$3,200.00
		Percent Replacement	100%
		Future Cost	\$4,562.43
Category	Plumbing Components		
Placed in Service	January 2023		
Useful Life	15		
Replacement Year	37-38		
Remaining Life	12		



**Durbin Crossing Community Development District
Component Detail**

Heat Pump 1A 7.5 Ton - 2033

Asset ID	1071	1 Lump Sum	@ \$18,379.00
Category	Community - HVAC Equipment	Asset Actual Cost	\$18,379.00
Placed in Service	January 2022	Percent Replacement	100%
Useful Life	12	Future Cost	\$23,281.97
Replacement Year	33-34		
Remaining Life	8		

Heat Pump 1B - 2025

Asset ID	1072	4 Ton	@ \$1,600.00
Category	Community - HVAC Equipment	Asset Actual Cost	\$6,400.00
Placed in Service	January 2008	Percent Replacement	100%
Useful Life	12	Future Cost	\$6,400.00
Replacement Year	25-26		
Remaining Life	0		

Heat Pump 2A - 2025

Asset ID	1073	4 Ton	@ \$1,600.00
Category	Community - HVAC Equipment	Asset Actual Cost	\$6,400.00
Placed in Service	January 2008	Percent Replacement	100%
Useful Life	12	Future Cost	\$6,400.00
Replacement Year	25-26		
Remaining Life	0		

Heat Pump 2B - 2025

Asset ID	1074	4 Ton	@ \$1,600.00
Category	Community - HVAC Equipment	Asset Actual Cost	\$6,400.00
Placed in Service	January 2008	Percent Replacement	100%
Useful Life	12	Future Cost	\$6,400.00
Replacement Year	25-26		
Remaining Life	0		

Durbin Crossing Community Development District Component Detail

Asphalt Resurfacing (color Coat) - 2030

Asset ID	1078	1 Lump Sum	@ \$39,534.00
Category	CS - Parks & Recreation	Asset Actual Cost	\$39,534.00
Placed in Service	January 2024	Percent Replacement	100%
Useful Life	7	Future Cost	\$45,830.74
Replacement Year	30-31		
Remaining Life	5		



Court Replacement - 2042

Asset ID	1142	4 Each	@ \$58,000.00
Category	CS - Parks & Recreation	Asset Actual Cost	\$232,000.00
Placed in Service	January 2008	Percent Replacement	100%
Useful Life	35	Future Cost	\$383,460.65
Replacement Year	42-43		
Remaining Life	17		

Durbin Crossing Community Development District Component Detail

Court Replacement continued...



Nets/Post - 2043

Asset ID	1126	1 Lump Sum	@ \$3,750.00
		Asset Actual Cost	\$3,750.00
		Percent Replacement	100%
		Future Cost	\$6,384.12
Category	Community Amenity - Tennis Courts		
Placed in Service	January 2024		
Useful Life	20		
Replacement Year	43-44		
Remaining Life	18		

Durbin Crossing Community Development District Component Detail

Nets/Post continued...



Shade Structure Fabric - 2025

Asset ID	1079	2 Each	@ \$2,565.00
		Asset Actual Cost	\$5,130.00
		Percent Replacement	100%
		Future Cost	\$5,130.00
Category - Tennis Courts			
Placed in Service	January 2008		
Useful Life	10		
Adjustment	2		
Replacement Year	25-26		
Remaining Life	0		

Durbin Crossing Community Development District Component Detail

Shade Structure Fabric continued...



Shade Structure Replace - 2037

Asset ID	1159	1 Each	@ \$8,500.00
		Asset Actual Cost	\$8,500.00
		Percent Replacement	100%
		Future Cost	\$12,118.97
Category - Tennis Courts			
Placed in Service	January 2008		
Useful Life	20		
Adjustment	10		
Replacement Year	37-38		
Remaining Life	12		

Durbin Crossing Community Development District Component Detail

Shade Structure Replace continued...



Windscreens - 2025

Asset ID	1107	1 Lump Sum	@ \$8,000.00
		Asset Actual Cost	\$8,000.00
		Percent Replacement	100%
		Future Cost	\$8,000.00
Category - Tennis Courts			
Placed in Service	January 2021		
Useful Life	5		
Replacement Year	25-26		
Remaining Life	0		

**Durbin Crossing Community Development District
Component Detail**

Windscreens continued...



Durbin Crossing Community Development District Component Detail

Concrete Coping - 2043

Asset ID	1128	1 Lump Sum	@ \$26,850.00
Category	Swimming Pool	Asset Actual Cost	\$26,850.00
Placed in Service	January 2024	Percent Replacement	100%
Useful Life	20	Future Cost	\$45,710.33
Replacement Year	43-44		
Remaining Life	18		



Concrete Pavers - Pool Deck - 2037

Asset ID	1085	12,000 Square Feet	@ \$9.10
Category	Swimming Pool	Asset Actual Cost	\$109,200.00
Placed in Service	January 2008	Percent Replacement	100%
Useful Life	30	Future Cost	\$155,693.09
Replacement Year	37-38		
Remaining Life	12		

Durbin Crossing Community Development District Component Detail

Concrete Pavers - Pool Deck continued...



Filtration Enclosure Allowance - 2027

Asset ID	1120	1 Lump Sum	@ \$15,000.00
		Asset Actual Cost	\$15,000.00
		Percent Replacement	100%
		Future Cost	\$15,913.50
Category - Amenity - Swimming Pool			
Placed in Service	January 2008		
Useful Life	20		
Replacement Year	27-28		
Remaining Life	2		

Durbin Crossing Community Development District Component Detail

Filtration Enclosure Allowance continued...



Pool Filtration Allowance (1 year cycle) - 2025

Asset ID	1081	1 Lump Sum	@ \$5,000.00
		Asset Actual Cost	\$5,000.00
		Percent Replacement	100%
		Future Cost	\$5,000.00
Category - Swimming Pool			
Placed in Service	October 2017		
Useful Life	1		
Replacement Year	25-26		
Remaining Life	0		

Durbin Crossing Community Development District Component Detail

Pool Filtration Allowance (1 year cycle) continued...



Pool Lift - 2037

Asset ID	1122	1 Each	@ \$5,000.00
		Asset Actual Cost	\$5,000.00
		Percent Replacement	100%
		Future Cost	\$7,128.80
Category - Swimming Pool			
Placed in Service	January 2023		
Useful Life	15		
Replacement Year	37-38		
Remaining Life	12		

Durbin Crossing Community Development District Component Detail

Pool Lift continued...



Pool Lighting Allowance - 2043

Asset ID	1131	1 Lump Sum	@ \$14,160.00
		Asset Actual Cost	\$14,160.00
		Percent Replacement	100%
		Future Cost	\$24,106.45
Category - Swimming Pool			
Placed in Service	January 2024		
Useful Life	20		
Replacement Year	43-44		
Remaining Life	18		

Durbin Crossing Community Development District Component Detail

Pool Resurfacing/Tile - Family Pool - 2035

Asset ID	1083	1 Lump Sum @ \$318,400.00
Category	Swimming Pool	Asset Actual Cost \$318,400.00
Placed in Service	January 2024	Percent Replacement 100%
Useful Life	12	Future Cost \$427,902.97
Replacement Year	35-36	
Remaining Life	10	



Pool Resurfacing/Tile - Wading Pool - 2035

Asset ID	1132	1 Lump Sum @ \$23,500.00
Category	Swimming Pool	Asset Actual Cost \$23,500.00
Placed in Service	January 2024	Percent Replacement 100%
Useful Life	12	Future Cost \$31,582.03
Replacement Year	35-36	
Remaining Life	10	

Durbin Crossing Community Development District Component Detail

Pool Resurfacing/Tile - Wading Pool continued...



Pool Slide Fiberglass Refurbishment - 2031

Asset ID	1087	1 Lump Sum	@ \$10,700.00
		Asset Actual Cost	\$10,700.00
		Percent Replacement	100%
		Future Cost	\$12,776.36
Category - Swimming Pool			
Placed in Service	January 2022		
Useful Life	10		
Replacement Year	31-32		
Remaining Life	6		

Durbin Crossing Community Development District Component Detail

Pool Slide Fiberglass Refurbishment continued...



Pool Slide Steel Replacement - 2032

Asset ID	1086	1 Lump Sum	@ \$160,000.00
		Asset Actual Cost	\$160,000.00
		Percent Replacement	100%
		Future Cost	\$196,779.82
Category - Swimming Pool			
Placed in Service	January 2008		
Useful Life	25		
Replacement Year	32-33		
Remaining Life	7		

Durbin Crossing Community Development District Component Detail

Pool Slide Steel Replacement continued...



Shade Structure Fabric - 2026

Asset ID	1084	3 Each	@ \$3,546.00
		Asset Actual Cost	\$10,638.00
		Percent Replacement	100%
		Future Cost	\$10,957.14
Category - Amenity - Swimming Pool			
Placed in Service	January 2008		
Useful Life	10		
Adjustment	9		
Replacement Year	26-27		
Remaining Life	1		

Durbin Crossing Community Development District Component Detail

Shade Structure Fabric continued...



Shade Structure Replace - 2037

Asset ID	1158	3 Each	@ \$12,000.00
Category	Swimming Pool	Asset Actual Cost	\$36,000.00
Placed in Service	January 2008	Percent Replacement	100%
Useful Life	20	Future Cost	\$51,327.39
Adjustment	10		
Replacement Year	37-38		
Remaining Life	12		

Durbin Crossing Community Development District Component Detail

Shade Structure Replace continued...



Starting Block Allowance - 2027

Asset ID	1080	6 Each	@ \$3,600.00
		Asset Actual Cost	\$21,600.00
		Percent Replacement	100%
		Future Cost	\$22,915.44
Category - Swimming Pool			
Placed in Service	January 2008		
Useful Life	12		
Adjustment	8		
Replacement Year	27-28		
Remaining Life	2		

Durbin Crossing Community Development District Component Detail

Starting Block Allowance continued...



Durbin Crossing Community Development District Component Detail

Play Equipment & Swing Allowance - 2025

Asset ID	1090	1 Lump Sum	@ \$60,000.00
		Asset Actual Cost	\$60,000.00
		Percent Replacement	100%
Category	South Amenity - Playground	Future Cost	\$60,000.00
Placed in Service	January 2008		
Useful Life	15		
Replacement Year	25-26		
Remaining Life	0		



Shade Structure Replace - 2044

Asset ID	1133	1 Each	@ \$26,780.00
		Asset Actual Cost	\$26,780.00
		Percent Replacement	100%
Category	South Amenity - Playground	Future Cost	\$46,958.89
Placed in Service	January 2025		
Useful Life	20		
Replacement Year	44-45		
Remaining Life	19		

**Durbin Crossing Community Development District
Component Detail**

Shade Structure Replace continued...



Durbin Crossing Community Development District Component Detail

Asphalt Resurfacing - 2028

Asset ID	1092	1 Lump Sum	@ \$14,206.00
Category	Category - Basketball Court	Asset Actual Cost	\$14,206.00
Placed in Service	January 2024	Percent Replacement	100%
Useful Life	5	Future Cost	\$15,523.28
Replacement Year	28-29		
Remaining Life	3		



Poles & Goals - 2027

Asset ID	1093	6 Each	@ \$1,600.00
Category	Category - Basketball Court	Asset Actual Cost	\$9,600.00
Placed in Service	January 2008	Percent Replacement	100%
Useful Life	15	Future Cost	\$10,184.64
Adjustment	5		
Replacement Year	27-28		
Remaining Life	2		

**Durbin Crossing Community Development District
Component Detail**

Poles & Goals continued...



**Durbin Crossing Community Development District
Component Detail**

Asphalt Mill & Overlay - 2031

Asset ID	1024	1,560 Square Yards	@ \$18.60
		Asset Actual Cost	\$29,016.00
		Percent Replacement	100%
Category	North Amenity - Parking Lot	Future Cost	\$34,646.62
Placed in Service	January 2008		
Useful Life	22		
Adjustment	2		
Replacement Year	31-32		
Remaining Life	6		

Asphalt Seal Coat - 2027

Asset ID	1025	1 Lump Sum	@ \$6,100.00
		Asset Actual Cost	\$6,100.00
		Percent Replacement	100%
Category	North Amenity - Parking Lot	Future Cost	\$6,471.49
Placed in Service	January 2023		
Useful Life	5		
Replacement Year	27-28		
Remaining Life	2		

Approx 1,506 SY

Concrete Pavers - Sidewalks - 2037

Asset ID	1026	1,390 Square Feet	@ \$9.10
		Asset Actual Cost	\$12,649.00
		Percent Replacement	100%
Category	North Amenity - Parking Lot	Future Cost	\$18,034.45
Placed in Service	January 2008		
Useful Life	30		
Replacement Year	37-38		
Remaining Life	12		

**Durbin Crossing Community Development District
Component Detail**

Concrete Pavers - Sidewalks continued...



Durbin Crossing Community Development District Component Detail

Decorative Light Poles & Fixtures - 2033

Asset ID	1094	19 Each	@ \$3,800.00
Category	Non-Utility	Asset Actual Cost	\$72,200.00
Amenity	Site Lighting	Percent Replacement	100%
Placed in Service	January 2008	Future Cost	\$91,460.80
Useful Life	26		
Replacement Year	33-34		
Remaining Life	8		



Light Poles - Tennis Courts - 2028

Asset ID	1049	9 Each	@ \$5,000.00
Category	Non-Utility	Asset Actual Cost	\$45,000.00
Amenity	Site Lighting	Percent Replacement	100%
Placed in Service	January 2008	Future Cost	\$49,172.71
Useful Life	24		
Adjustment	-3		
Replacement Year	28-29		
Remaining Life	3		

**Durbin Crossing Community Development District
Component Detail**

Light Poles - Tennis Courts continued...



Durbin Crossing Community Development District Component Detail

Aluminium Fence 5 Ft. - Pool - 2031

Asset ID	1058	540 Linear Feet	@ \$52.00
		Asset Actual Cost	\$28,080.00
		Percent Replacement	100%
		Future Cost	\$33,528.99
Northway Amenity - Fencing & Rails			
Placed in Service	January 2008		
Useful Life	24		
Replacement Year	31-32		
Remaining Life	6		



Chain Link Fence 4 Ft. - Tennis Courts - 2042

Asset ID	1048	48 Linear Feet	@ \$22.00
		Asset Actual Cost	\$1,056.00
		Percent Replacement	100%
		Future Cost	\$1,745.41
Northway Amenity - Fencing & Rails			
Placed in Service	January 2021		
Useful Life	22		
Replacement Year	42-43		
Remaining Life	17		

Durbin Crossing Community Development District Component Detail

Chain Link Fence 10 Ft. - Tennis Courts - 2042

Asset ID	1047	482 Linear Feet	@ \$34.00
		Asset Actual Cost	\$16,388.00
		Percent Replacement	100%
		Future Cost	\$27,086.87
Northway Amenity - Fencing & Rails			
Placed in Service	January 2021		
Useful Life	22		
Replacement Year	42-43		
Remaining Life	17		

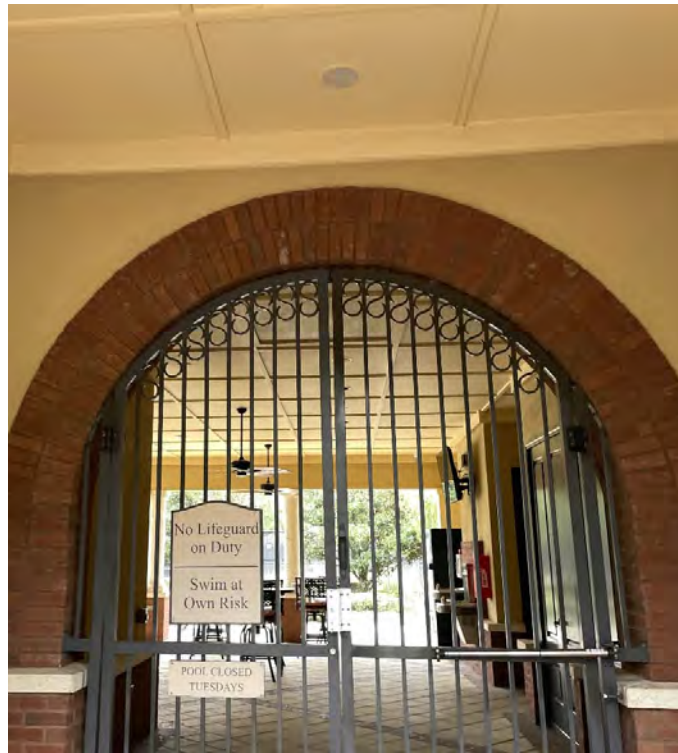


Entry Gate Allowance - Breezeway - 2037

Asset ID	1057	1 Each	@ \$6,800.00
		Asset Actual Cost	\$6,800.00
		Percent Replacement	100%
		Future Cost	\$9,695.17
Northway Amenity - Fencing & Rails			
Placed in Service	January 2008		
Useful Life	30		
Replacement Year	37-38		
Remaining Life	12		

Durbin Crossing Community Development District Component Detail

Entry Gate Allowance - Breezeway continued...



**Durbin Crossing Community Development District
Component Detail**

Concrete Tile Roof/Underlayment - 2037

Asset ID	1028	4,443 Square Feet	@ \$14.00
		Asset Actual Cost	\$62,202.00
		Percent Replacement	100%
Category	North Amenity - Roofing	Future Cost	\$88,685.18
Placed in Service	January 2008		
Useful Life	30		
Replacement Year	37-38		
Remaining Life	12		



Gutters & Downspouts - 2027

Asset ID	1030	340 Linear Feet	@ \$14.90
		Asset Actual Cost	\$5,066.00
		Percent Replacement	100%
Category	North Amenity - Roofing	Future Cost	\$5,374.52
Placed in Service	January 2008		
Useful Life	30		
Adjustment	-10		
Replacement Year	27-28		
Remaining Life	2		

Durbin Crossing Community Development District Component Detail

Gutters & Downspouts continued...



Durbin Crossing Community Development District Component Detail

Exterior Painting - 2029

Asset ID	1029	1 Lump Sum	@ \$10,000.00
Category	North Amenity - Painting	Asset Actual Cost	\$10,000.00
Placed in Service	January 2022	Percent Replacement	100%
Useful Life	8	Future Cost	\$11,255.09
Replacement Year	29-30		
Remaining Life	4		



Durbin Crossing Community Development District Component Detail

Door Replacement - 2037

Asset ID	1134	6 Each	@ \$6,329.00
Category	Building Components	Asset Actual Cost	\$37,974.00
Placed in Service	January 2008	Percent Replacement	100%
Useful Life	30	Future Cost	\$54,141.84
Replacement Year	37-38		
Remaining Life	12		



Door Replacement (immediate) - 2025

Asset ID	1032	4 Each	@ \$6,329.00
Category	Building Components	Asset Actual Cost	\$25,316.00
Placed in Service	January 2008	Percent Replacement	100%
Useful Life	30	Future Cost	\$25,316.00
Adjustment	-12		
Replacement Year	25-26		
Remaining Life	0		

**Durbin Crossing Community Development District
Component Detail**

Window Replacement Allowance - 2037

Asset ID	1033	7 Each	@ \$2,600.00
		Asset Actual Cost	\$18,200.00
		Percent Replacement	100%
		Future Cost	\$25,948.85
Category - Building Components			
Placed in Service	January 2008		
Useful Life	30		
Replacement Year	37-38		
Remaining Life	12		

**Durbin Crossing Community Development District
Component Detail**

Flooring - Club Room - 2032

Asset ID	1039	468 Square Feet	@ \$14.00
Category	Core Amenity - Interior Finishes	Asset Actual Cost	\$6,552.00
Placed in Service	January 2008	Percent Replacement	100%
Useful Life	20	Future Cost	\$8,058.13
Adjustment	5		
Replacement Year	32-33		
Remaining Life	7		



Refurbish Allowance - Restrooms - 2032

Asset ID	1038	1 Lump Sum	@ \$40,000.00
Category	Core Amenity - Interior Finishes	Asset Actual Cost	\$40,000.00
Placed in Service	January 2008	Percent Replacement	100%
Useful Life	25	Future Cost	\$49,194.95
Replacement Year	32-33		
Remaining Life	7		

Durbin Crossing Community Development District Component Detail

Refurbish Allowance - Restrooms continued...



Wood Cabinets & Laminate Top - Kitchen - 2032

Asset ID	1037	14 Linear Feet	@ \$350.00
		Asset Actual Cost	\$4,900.00
		Percent Replacement	100%
		Future Cost	\$6,026.38
North Amenity - Interior Finishes			
Placed in Service	January 2008		
Useful Life	25		
Replacement Year	32-33		
Remaining Life	7		

Durbin Crossing Community Development District Component Detail

Wood Cabinets & Laminate Top - Kitchen continued...



**Durbin Crossing Community Development District
Component Detail**

Access Control System - North - 2039

Asset ID	1114	1 Lump Sum	@ \$19,500.00
		Asset Actual Cost	\$19,500.00
		Percent Replacement	100%
North Amenity Category	Equipment	Future Cost	\$29,495.50
Placed in Service	January 2025		
Useful Life	15		
Replacement Year	39-40		
Remaining Life	14		

Camera System - North - 2039

Asset ID	1115	1 Lump Sum	@ \$34,250.00
		Asset Actual Cost	\$34,250.00
		Percent Replacement	100%
North Amenity Category	Equipment	Future Cost	\$51,806.20
Placed in Service	January 2025		
Useful Life	15		
Replacement Year	39-40		
Remaining Life	14		

Fitness Equip Allowance - 2031

Asset ID	1119	1 Lump Sum	@ \$32,270.00
		Asset Actual Cost	\$32,270.00
		Percent Replacement	100%
North Amenity Category	Equipment	Future Cost	\$38,532.07
Placed in Service	September 2025		
Useful Life	7		
Replacement Year	31-32		
Remaining Life	6		

Durbin Crossing Community Development District Component Detail

Fitness Equip Allowance continued...



Furniture Allowance - 2036

Asset ID	1035	1 Lump Sum	@ \$20,000.00
		Asset Actual Cost	\$20,000.00
		Percent Replacement	100%
		Future Cost	\$27,684.68
North Amenity Category Furniture Fixtures Equipment			
Placed in Service	January 2017		
Useful Life	10		
Adjustment	10		
Replacement Year	36-37		
Remaining Life	11		

Durbin Crossing Community Development District Component Detail

Furniture Allowance continued...



Pool Furniture Allowance (1 year cycle) - 2025

Asset ID	1046	1 Lump Sum	@ \$5,000.00
		Asset Actual Cost	\$5,000.00
		Percent Replacement	100%
		Future Cost	\$5,000.00
North Amenity Category Furniture Fixtures Equipment			
Placed in Service	January 2017		
Useful Life	1		
Adjustment	1		
Replacement Year	25-26		
Remaining Life	0		

Durbin Crossing Community Development District Component Detail

Pool Furniture Allowance (1 year cycle) continued...



Durbin Crossing Community Development District Component Detail

Water Coolers - North - 2037

Asset ID	1112	1 Set	@ \$3,200.00
		Asset Actual Cost	\$3,200.00
		Percent Replacement	100%
Category	Plumbing Components	Future Cost	\$4,562.43
Placed in Service	January 2023		
Useful Life	15		
Replacement Year	37-38		
Remaining Life	12		



**Durbin Crossing Community Development District
Component Detail**

Heat Pump 1 3.5 Ton - 2033

Asset ID	1096	1 Each	@ \$9,847.00
		Asset Actual Cost	\$9,847.00
		Percent Replacement	100%
Category - HVAC Equipment		Future Cost	\$12,473.88
Placed in Service	January 2022		
Useful Life	12		
Replacement Year	33-34		
Remaining Life	8		

Durbin Crossing Community Development District Component Detail

Asphalt Resurfacing (color coat) - 2030

Asset ID	1050	1 Lump Sum	@ \$19,900.00
		Asset Actual Cost	\$19,900.00
		Percent Replacement	100%
		Future Cost	\$23,069.55
Category	Amenity - Tennis Courts		
Placed in Service	January 2024		
Useful Life	7		
Replacement Year	30-31		
Remaining Life	5		



Court Replacement - 2042

Asset ID	1143	4 Each	@ \$58,000.00
		Asset Actual Cost	\$232,000.00
		Percent Replacement	100%
		Future Cost	\$383,460.65
Category	Amenity - Tennis Courts		
Placed in Service	January 2008		
Useful Life	35		
Replacement Year	42-43		
Remaining Life	17		

Durbin Crossing Community Development District Component Detail

Court Replacement continued...



Nets/Post - 2043

Asset ID	1125	1 Lump Sum	@ \$3,750.00
		Asset Actual Cost	\$3,750.00
		Percent Replacement	100%
		Future Cost	\$6,384.12
Category	Community Amenity - Tennis Courts		
Placed in Service	January 2024		
Useful Life	20		
Replacement Year	43-44		
Remaining Life	18		

Durbin Crossing Community Development District Component Detail

Nets/Post continued...



Shade Structure Fabric - 2025

Asset ID	1051	1 Each	@ \$2,565.00
		Asset Actual Cost	\$2,565.00
		Percent Replacement	100%
		Future Cost	\$2,565.00
Neighborhood Amenity - Tennis Courts			
Placed in Service	January 2008		
Useful Life	10		
Adjustment	8		
Replacement Year	25-26		
Remaining Life	0		

Durbin Crossing Community Development District Component Detail

Shade Structure Fabric continued...



Shade Structure Replace - 2035

Asset ID	1160	1 Each	@ \$8,500.00
		Asset Actual Cost	\$8,500.00
		Percent Replacement	100%
		Future Cost	\$11,423.29
Category	Amenity - Tennis Courts		
Placed in Service	January 2008		
Useful Life	20		
Adjustment	8		
Replacement Year	35-36		
Remaining Life	10		

Durbin Crossing Community Development District Component Detail

Shade Structure Replace continued...



Windscreens - 10 Ft. - 2025

Asset ID	1108	1 Lump Sum	@ \$3,800.00
		Asset Actual Cost	\$3,800.00
		Percent Replacement	100%
		Future Cost	\$3,800.00
Category - Neighborhood Amenity - Tennis Courts			
Placed in Service	January 2021		
Useful Life	5		
Replacement Year	25-26		
Remaining Life	0		

Durbin Crossing Community Development District Component Detail

Windscreens - 10 Ft. continued...



Durbin Crossing Community Development District Component Detail

Concrete Coping - 2043

Asset ID	1129	1 Lump Sum	@ \$7,080.00
		Asset Actual Cost	\$7,080.00
		Percent Replacement	100%
		Future Cost	\$12,053.23
Note: Amenity - Swimming Pool			
Placed in Service	January 2024		
Useful Life	20		
Replacement Year	43-44		
Remaining Life	18		



Concrete Pavers - Pool Deck - 2037

Asset ID	1044	10,600 Square Feet	@ \$9.10
		Asset Actual Cost	\$96,460.00
		Percent Replacement	100%
		Future Cost	\$137,528.89
Note: Amenity - Swimming Pool			
Placed in Service	January 2008		
Useful Life	30		
Replacement Year	37-38		
Remaining Life	12		

Durbin Crossing Community Development District Component Detail

Concrete Pavers - Pool Deck continued...



Filtration Enclosure Allowance - 2027

Asset ID	1121	1 Lump Sum	@ \$15,000.00
		Asset Actual Cost	\$15,000.00
		Percent Replacement	100%
		Future Cost	\$15,913.50
Northway Amenity - Swimming Pool			
Placed in Service	January 2008		
Useful Life	20		
Replacement Year	27-28		
Remaining Life	2		

Durbin Crossing Community Development District Component Detail

Filtration Enclosure Allowance continued...



Play Equipment Allowance - 2029

Asset ID	1045	1 Lump Sum	@ \$50,000.00
		Asset Actual Cost	\$50,000.00
		Percent Replacement	100%
		Future Cost	\$56,275.44
Name - Amenity - Swimming Pool			
Placed in Service	January 2007		
Useful Life	20		
Adjustment	3		
Replacement Year	29-30		
Remaining Life	4		

Durbin Crossing Community Development District Component Detail

Play Equipment Allowance continued...



Play Equipment Refurbish - 2025

Asset ID	1127	1 Lump Sum	@ \$5,000.00
		Asset Actual Cost	\$5,000.00
		Percent Replacement	100%
		Future Cost	\$5,000.00
Category - Swimming Pool			
Placed in Service	January 2007		
Useful Life	5		
Replacement Year	25-26		
Remaining Life	0		

Durbin Crossing Community Development District Component Detail

Play Equipment Refurbish continued...



Pool Filtration Allowance (1 year cycle) - 2025

Asset ID	1040	1 Lump Sum	@ \$5,000.00
		Asset Actual Cost	\$5,000.00
		Percent Replacement	100%
		Future Cost	\$5,000.00
Not a Pool			
Amenity - Swimming Pool			
Placed in Service	January 2017		
Useful Life	1		
Adjustment	1		
Replacement Year	25-26		
Remaining Life	0		

Durbin Crossing Community Development District Component Detail

Pool Filtration Allowance (1 year cycle) continued...



Pool Lift - 2037

Asset ID	1123	1 Each	@ \$5,000.00
		Asset Actual Cost	\$5,000.00
		Percent Replacement	100%
		Future Cost	\$7,128.80
Name/Category - Swimming Pool			
Placed in Service	January 2023		
Useful Life	15		
Replacement Year	37-38		
Remaining Life	12		

Durbin Crossing Community Development District Component Detail

Pool Lift continued...



Pool Lighting Allowance - 2032

Asset ID	1130	1 Lump Sum	@ \$20,000.00
		Asset Actual Cost	\$20,000.00
		Percent Replacement	100%
		Future Cost	\$24,597.48
Not an Asset			
Category	Amenity - Swimming Pool		
Placed in Service	January 2008		
Useful Life	25		
Replacement Year	32-33		
Remaining Life	7		

Pool Resurfacing/Tile - 2035

Asset ID	1042	1 Lump Sum	@ \$139,300.00
		Asset Actual Cost	\$139,300.00
		Percent Replacement	100%
		Future Cost	\$187,207.55
Not an Asset			
Category	Amenity - Swimming Pool		
Placed in Service	January 2024		
Useful Life	12		
Replacement Year	35-36		
Remaining Life	10		

Durbin Crossing Community Development District Component Detail

Pool Resurfacing/Tile continued...



Shade Structure Fabric - 2025

Asset ID	1043	3 Each	@ \$3,546.00
		Asset Actual Cost	\$10,638.00
		Percent Replacement	100%
		Future Cost	\$10,638.00
Name/Category - Swimming Pool			
Placed in Service	October 2008		
Useful Life	10		
Replacement Year	25-26		
Remaining Life	0		

Durbin Crossing Community Development District Component Detail

Shade Structure Fabric continued...



Shade Structure Replace - 2033

Asset ID	1157	3 Each	@ \$12,000.00
		Asset Actual Cost	\$36,000.00
		Percent Replacement	100%
		Future Cost	\$45,603.72
Note: Amenity - Swimming Pool			
Placed in Service	January 2008		
Useful Life	20		
Adjustment	6		
Replacement Year	33-34		
Remaining Life	8		

**Durbin Crossing Community Development District
Component Detail**

Shade Structure Replace continued...



Durbin Crossing Community Development District Component Detail

Play Equipment & Swing Allowance - 2029

Asset ID	1053	1 Lump Sum	@ \$150,000.00
		Asset Actual Cost	\$150,000.00
		Percent Replacement	100%
		Future Cost	\$168,826.32
Category	North Amenity - Playground		
Placed in Service	January 2008		
Useful Life	15		
Adjustment	7		
Replacement Year	29-30		
Remaining Life	4		



Shade Structure Fabric - 2034

Asset ID	1161	1 Each	@ \$20,000.00
		Asset Actual Cost	\$20,000.00
		Percent Replacement	100%
		Future Cost	\$26,095.46
Category	North Amenity - Playground		
Placed in Service	January 2025		
Useful Life	10		
Replacement Year	34-35		
Remaining Life	9		

Durbin Crossing Community Development District Component Detail

Shade Structure Fabric continued...



Shade Structure Replace - 2044

Asset ID	1144	1 Each	@ \$38,000.00
		Asset Actual Cost	\$38,000.00
		Percent Replacement	100%
		Future Cost	\$66,633.23
Category - North Amenity - Playground			
Placed in Service	January 2025		
Useful Life	20		
Replacement Year	44-45		
Remaining Life	19		

**Durbin Crossing Community Development District
Component Detail**

Shade Structure Replace continued...



Durbin Crossing Community Development District Component Detail

Asphalt Resurfacing - 2028

Asset ID	1055	1 Lump Sum	@ \$13,880.00
Category	Northway - Basketball Court	Asset Actual Cost	\$13,880.00
Placed in Service	January 2024	Percent Replacement	100%
Useful Life	5	Future Cost	\$15,167.05
Replacement Year	28-29		
Remaining Life	3		



Poles & Goals - 2027

Asset ID	1056	6 Each	@ \$1,600.00
Category	Northway - Basketball Court	Asset Actual Cost	\$9,600.00
Placed in Service	January 2008	Percent Replacement	100%
Useful Life	15	Future Cost	\$10,184.64
Adjustment	5		
Replacement Year	27-28		
Remaining Life	2		

**Durbin Crossing Community Development District
Component Detail**

Poles & Goals continued...



Durbin Crossing Community Development District Component Detail

Air Handler Rebuild

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2008	Future Cost	
No Useful Life			



Operating Expense

Bike Racks

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2008	Future Cost	
No Useful Life			

Operating Expense

**Durbin Crossing Community Development District
Component Detail**

Brick Perimter Wall Repair

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2008	Future Cost	
No Useful Life			

Operating Expense

Fitness Equipment Repair

Asset ID	1150	Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2008	Future Cost	
No Useful Life			

Operating Expense

Interior Painting

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2008	Future Cost	
No Useful Life			

Operating Expense

Message Board

Asset ID		2 Each Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2008	Future Cost	
No Useful Life			

Operating Expense

**Durbin Crossing Community Development District
Component Detail**

Office Equipment

Asset ID	1151	Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2008	Future Cost	
No Useful Life			

Operating Expense

Office Finishes/Furniture

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2008	Future Cost	
No Useful Life			



Operating Expense

**Durbin Crossing Community Development District
Component Detail**

Pet Waste Stations

Asset ID	1154	Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2008	Future Cost	
No Useful Life			
Operating Expense			

Trash Enclosure Repair/Paint

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2008	Future Cost	
No Useful Life			
Operating Expense			

**Durbin Crossing Community Development District
Component Detail**

Brick Perimter Wall Repair Replace

Asset ID		Asset Actual Cost	
Category Long Life Components		Percent Replacement	100%
Placed in Service	January 2008	Future Cost	
No Useful Life			

Long Life Components

Building Foundations/Frames

Asset ID	1149	Asset Actual Cost	
Category Long Life Components		Percent Replacement	100%
Placed in Service	January 2008	Future Cost	
No Useful Life			

Long Life Components

Pond Control Structures

Asset ID	1155	Asset Actual Cost	
Category Long Life Components		Percent Replacement	100%
Placed in Service	January 2008	Future Cost	
No Useful Life			

Long Life Components

Pool Shells

Asset ID	1148	Asset Actual Cost	
Category Long Life Components		Percent Replacement	100%
Placed in Service	January 2008	Future Cost	
No Useful Life			

Long Life Components

**Durbin Crossing Community Development District
Component Detail**

Pond Bank Rebuilding

Asset ID	Asset Actual Cost	
Category	Percent Replacement	100%
Placed in Service	Future Cost	
No Useful Life		
Not Included		

SPECIAL NOTICE

THIS RESERVE ANALYSIS INCLUDED A VISUAL OBSERVATION OF MAJOR COMPONENTS FOR YOUR PROPERTY. NO DESTRUCTIVE TESTING OR OTHER TESTING WAS CONDUCTED TO DETERMINE COMPONENT CONDITION. OUR ANALYSIS INCLUDES COMPONENTS WITH REPLACEMENT COST AND USEFUL LIFE PROJECTIONS THAT ARE TYPICAL FOR THIS TYPE OF FACILITY.

THIS ANALYSIS IS NOT A SAFETY INSPECTION OR STRUCTURAL INSPECTION AND WE RECOMMEND THE ASSOCIATION CONDUCT THOSE INSPECTIONS ON A REGULAR BASIS WITH QUALIFIED CONSULTANTS.

METHODOLOGY

Reserve Analysis is a process that identifies capital expenses the district can expect and creates a plan to fund them. This is accomplished by a site visit to visually evaluate components to measure quantities and determine their remaining life. Component Selection Process is based on the Community Associations Institute (CAI) standards for reserve studies and selection of components.

Components must be commonly owned, have a limited and predictable life, replacement cost must be above a minimum threshold cost. Useful life and replacement cost are obtained from site inspection by experienced inspectors and our database of information, historical information, local Vendors, and comparison of similar component cost found at other properties.

The funding plan we develop includes adequate cash balances, even contributions so all owners pay their fair share over time and moderate contributions with acceptable increases. Threshold Funding maintains reserves above a “Threshold” level providing adequate funding with moderate risk; using this method requires regular analysis updates.

CREDENTIALS

Community Advisors, LLC provides capital reserve planning, property inspection, and construction oversight for a broad base of clients including High-rise Condominiums, Homeowner Associations, Churches, Private Schools, Time Shares, Active Adult, Municipal Utility Plants, Marinas, Historic Buildings & Museums, and commercial investment properties.

Personal Service attention to detail, quick response, and valued client relationships.

The range of Experience includes a broad selection of building types, ages, and uses, from protected historic structures to new communities ready for developer turnover. As commercial general contractors we have experience building many of the types of structures we now provide reserve analysis for, so we understand potential problem areas. As commercial inspectors we have experienced a variety of structural and cosmetic conditions offering solutions for repair. Areas of expertise include MEP systems, energy management, life safety systems, building envelope and roof components, marine structures, street, and other site improvements.

Detailed Site Evaluation is Conducted to make sure we know your property and include all your assets in our analysis. With our years of experience with community development and commercial construction projects we understand both horizontal and vertical construction and utilize realistic replacement cost and useful life projections in our analysis. *Financial Plan Meets CAI & APRA Standards* with information obtained during the site visit we build a custom-made financial plan to ensure adequate funding for future component replacement which equates to maintaining community value.

Reserve Analyst Credentials: Mr. Charles Sheppard is the owner of Community Advisors responsible for field inspection oversight and day-to-day operations. Mr. Sheppard hold a BS degree from VA Tech and has conducted building evaluations for over 30 years. He is a licensed Florida General Contractor, Home Inspector and earned the professional designations of Certified Construction Inspector (CCI), Professional Reserve Analyst (PRA) and Reserve Specialist (RS).

TERMS OF SERVICE

We have completed an analysis of your capital components that serve as a budgeting tool. This reserve study reflects the information provided by this client and is not for the purpose of performing an audit or estimating construction projects. Our site visit includes visual observation of components that are accessible and safe for our inspectors to evaluate. Roof evaluation is limited to ground observation for sloped roofs and roof top inspection for flat roofs if safe and stable access is available that meets our safety standards.

We are not responsible for any hidden defects or determining the condition of hidden or underground components or systems. Observing environmental conditions, hazardous materials or determine compliance with building codes or other regulations is not included in our scope of work. Our site visit is not a safety inspection and we are not responsible for any hazards that exist. Destructive testing is not conducted. It has been assumed, unless otherwise noted in this report, that all assets have been designed and constructed properly and that each estimated useful life will approximate that of the norm per industry standards and/or manufacturer's specifications.

Projections of component remaining useful life assumes this client will perform necessary preventative maintenance and repair per industry standards. This reserve analysis study and the parameters under which it has been completed are based upon information provided to us in part by the Client and its contractors, assorted vendors, specialist, and independent contractors. Reserving fund balances and contribution amounts for use in our analysis is furnished by the client and deemed accurate. Useful life projections are determined by historical records, component conditions and our opinion based on evaluating similar components on other projects. These life projections are changed by weather conditions, use, maintenance procedures and other factors out of our control therefore regular updates to this analysis are needed to maintain funding accuracy. Replacement cost is determined by our experience with similar projects, local vendor pricing and client historical records and should not be considered suitable for budgeting repair or replacement projects. Local contractor proposals must be obtained for this work. No liability is assumed as the result of changing market prices or inaccurate estimates or projections of remaining useful life of components.

Component replacement cost and interest rates constantly change. To maintain accuracy of your funding plan, updates to this analysis should be conducted annually with a site visit every 2-3 years unless conditions warrant annual visits. Community Advisors, LLC shall not be required to participate in any legal action taken by or against our clients for any reason and shall also not be required to give testimony in depositions or in court. In all cases the liability of Community Advisors, LLC and its Principals, Employees, contractors, and Vendors shall be limited to the consulting fee agreed upon to produce this report. Client financial information is considered confidential and is not disclosed to third parties without your approval. We do use your name for our list of valued clients and when submitting proposals for new projects that request references or recent projects. That request may include the size of property, number of units or major components. We also use photos from time to time of components as an example for educational and marketing efforts. Community Advisors and the analyst who prepared this study do not have any relationship that can be considered a conflict of interest. From time to time our clients ask that we manage repair or replacement of components due to our experience in construction management. We do so with the understanding that full disclosure of both parties is completed.

DEFINITIONS

Adjustment to Useful Life: Typical useful life projections are used for each component. The adjustment is used to modify that life projection for earlier or later replacement. It only applies to the current replacement cycle.

Cash Flow Method: A method of determining reserve contributions that are “pooled” to fund replacement cost as needed without restricting funds to any one component.

Component Method: A funding method that fully funds each reserve component then sums those for the annual contribution.

Current Funding Plan: The funding plan currently used at the time of this analysis with updated component inventory and financial assumptions. This allows you to see how the current contribution level funds future component replacement.

Effective Age: Difference of useful and remaining useful life.

Fully Funded Balance: Represents the cost of used component life represented by the formula.

$$\text{FFB} = (\text{Current Cost} \times \text{Effective Age}) / \text{Useful Life}$$

Interest Contribution: The interest that should be earned on invested reserves.

Percent Funded: Ratio of reserve balance to fully funded balance.

Remaining Life: Number of years a component is projected to continue to function.

Threshold Funding: This plan maintains fund balance above a predetermined threshold dollar or percent funded amount.

Useful Life: The estimated useful life of an asset based upon industry standards, manufacturer specification, visual inspection, location, usage, association standards and prior history.

ELEVENTH ORDER OF BUSINESS

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Durbin Crossing CDD

Landscape Update for November 2025:

- **General Maintenance**
 - The crew has transitioned into the Fall/Winter activities and schedule as of 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**
 - Nighttime temperatures have cooled into the range where turf fungus may begin to appear. It will be treated whenever it surfaces.
- **Projects**
 - Next annual rotation to be installed in December
 - Longleaf Pine Pkwy Wiring Project - **Completed**
 - Proposal and rendering for the Tollerton entry have been submitted and approved – scheduling to take place in the Spring
 - Sod replacement proposals for Islesbrook and Longleaf Pine have been submitted
 - 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 **Completed**
 - Demo and prep work - will begin the week of 10/6 **Completed**
 - Sod Installation – **Completed**

- Magnolia replacements on Longleaf – scheduled for the week of 11/10
- Castlegate Roses – installation scheduled for the week of 11/10
- Variegated Ginger on South Durbin – scheduled for the week of 11/10
- Remaining Centralus Upgrades – In Progress

2.

CLIENT

3.



Proposal #: 629547

Date: 11/7/2025

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

Centralus Irrigation Upgrade and Installation

DESCRIPTION	QTY	AMOUNT
Leith Hall	1	\$4,618.63
North Amenities	1	\$1,843.76
Averley Park	1	\$7,777.47
Cantley Estates	1	\$1,832.95
Wellwood Preserve	1	\$1,832.95
N Durbin Pkwy Roundabout	1	\$5,652.91
South Durbin Pkwy	1	\$2,652.43
South Amenities	1	\$7,384.47
Staplehurst Place	1	\$1,832.95
Woodcross Manor	1	\$1,832.95
Cloister Reserve	1	\$1,832.95
Islesbrook Ballfields	1	\$2,196.19
St. Andrews	1	\$2,196.19

Irrigation system upgrade to Centralus network, Cost breakdowns for each are attached.

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

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

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Durbin Crossing CDD

Subtotal	\$43,486.80
Sales Tax	\$0.00
Proposal Total	\$43,486.80

THIS IS NOT AN INVOICE

4.



Proposal #: 558084

Date: 11/7/2025

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

Islesbrook Sod Replacement

DESCRIPTION	QTY	AMOUNT
Mobilization, demo, site prep and debris disposal	200	\$17,171.17
Irrigation Labor		\$957.13
Sod Installation	54,000	\$42,165.36

Replace 54,000 square feet of St. Augustine sod. Areas where Bermuda is present will be chemically treated before demo. Irrigation heads will be flagged as well.

PAYMENT SCHEDULE

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

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

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

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Durbin Crossing CDD

Subtotal	\$60,293.66
Sales Tax	\$0.00
Proposal Total	\$60,293.66

THIS IS NOT AN INVOICE

E.

DURBIN CROSSING
General Manager's Report

Date: 11 – 17 - 2025

Submitted by: Sue O'Lear

UPDATES – Board Action Required

At the October meeting, we discussed updating the swimwear policy to use more clarifying language and a visual aid.

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: The Pool Area is an all-ages, family environment; approved swimwear only is permitted in the Pool and Pool Area.

- **APPROVED ATTIRE:** Articles made from non-absorbent, quick drying material, including the following: Bathing Suit, Board Shorts, Rash Guard, Swim Skirt, Wetsuit, Aqua Socks.
- **EXCLUDED ATTIRE:** Street Clothes, Jeans/Denim, Thong/Brazilian/Micro Bikinis.

PROPOSED GRAPHIC ATTACHED

UPDATES – No Board Action Required

LANDSCAPE RECOGNITION: We are working with Richard on delivering certificates of recognition to the teams involved in the recent sod replacement. Additionally, Zach and I wanted to express our gratitude to the Yellowstone team that is onsite each day, so we are coordinating with Richard to do a breakfast in the social hall to thank them for everything they have done over the last year to keep the community looking so beautiful.

GYM EQUIPMENT: Delivery took place as scheduled on both 10/28 and 11/4. Both gyms were also deep cleaned. So far response to the new equipment has been extremely favorable.

HOLIDAY LIGHTING: Install began on Monday, November 10! Lights will turn on Friday, November 28th.



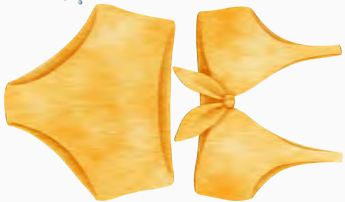
Durbin Crossing

APPROVED SWIM ATTIRE

AS PER CDD POLICY, ONLY APPROVED SWIMWEAR MAY BE
WORN AT DURBIN CROSSING CDD POOLS



ONE PIECE
SWIMSUITS



TWO PIECE
SWIMSUITS



SWIM/SURF
SHIRTS



SWIM TRUNKS



SWIM BRIEFS

SWIM DIAPERS

EXCLUDED SWIM ATTIRE



THONG
BOTTOMS



BRAZILIAN
BOTTOMS



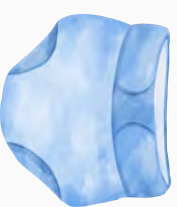
LEOTARDS



JEANS/
CUTOFFS



BOXERS



NON-SWIM
DIAPERS

THANK YOU!

-DURBIN CROSSING AMENITIES TEAM

F.

DURBIN CROSSING
Field Operations Manager's Report

Date of report 11-17-2025

Submitted by: Zach Davidson

Tennis and pool pavilion canvas replacements/Board action required: Thompson Awning and Shutters have ordered the selected material for the replacement of the pool and tennis court canvases. I worked with supervisor Shawna; we decided on the colors and patterns below. This selection pulls colors from the pool deck pavers and bricks along with the pool coping. Once material arrives in 6-8 weeks installation will be scheduled. Spoke with vendor for installation, South will be done on Monday and North will be done on Tuesday work will take 3-4 days.



Westfield Mushroom

JEA light poles/fading/cleaning/ No board action required: Reached out to JEA regarding the faded and dirty light poles throughout the neighbor. A ticket has been submitted and these will be addressed on a first come first serve. I will continue to follow up with JEA.

Terra seeding test area/No board action required: The remaining sections of the Terra seeding project are scheduled to start on November 24th. Vendor wants to do installation during warmer weather to make sure the seeds properly germinate. I will continue to keep the board posted on progress of this project.

Community mulching/ board action required: Community mulching has begun, project scheduled to be done by or before September 21st.

Durbin Crossing monument plaques/Board action required: Requested plaques to be replaced and locations have been sent to vendor. Information has been sent to district for agreement. Once agreement is signed plaques at WoodCross, Orchid Way, Staplehurst and Cloister Reserve (8) will be removed and refurbished and reinstalled. We will let the community know when this work is scheduled to begin.

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.

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: Longleaf pine and Veteran, monuments and signs on 5 entrance towers/roofs have been completed. Tollerton, Harbury, Orchid way and Heron monuments and roofs are to be completed at the end of 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:

- Did a drain stain treatment on the North and South pool.
- Playground inspection performed at North and South week of 11/03; all equipment is safe and functioning properly.
- 3 tennis court lights have been replaced at South courts. 2 out of the 3 are working. Ballast needs to be replaced in 3rd on, electrician has been contacted.
- Removed dive block and stored them in the designated area in the pump room at South.
- Nonfunctional GFI was replaced at Lauriston for the irrigation clock.
- Adjusted all timers and clock for time change.
- Couple of raised pavers and bricks at south pool deck have been addressed.
- All power for Christmas lights has been checked and are ready for installation.

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

zdavidson@vestapropertyservices.com



G.

Lifestyle + Amenities Report

November 19, 2025

PAST EVENTS



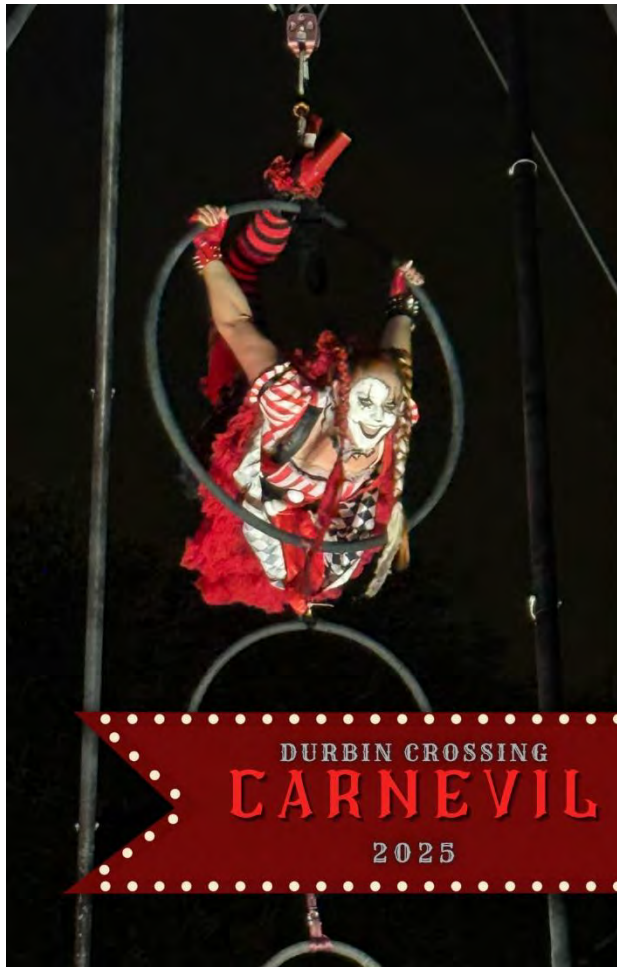
Boo Bash Block Party

Budget: \$3,500

Actual: \$2,849.56

Variance: \$650.44

We turned the South Pool into a Spooky Trick or Treat Trail for our Boo Bash Block Party! Featuring a Live DJ, six spooky candy stations, food trucks, and a dance floor, this event was a smashing success. We saw approximately 600 attendees of all ages at this event and had plenty of candy for everyone to enjoy. Each tent around the Trail was decorated with a different Halloween theme, and the music played all night! Things to keep in mind next year are that this time of year is windy and can interfere with décor, and to secure food trucks and entertainment early! This is the busiest weekend of October for events.



21+ CarnEVIL Party

Budget: \$4,500

Actual: \$4,492.63

Variance: \$7.37

We put on a spectacular show for residents 21 and older! Featuring live circus performances by Kristen Sparrow Circus, 60 attendees enjoyed a variety of juggling, stilt-walking, and high-flying aerial acts, a bar stocked with BOOze, a spooky spread of delicious appetizers, and fun games to take part in (including lawn pong, “death charades” and cornhole). This event would be a great fit to expand next year, potentially held at the South Pool to increase maximum capacity. Overall, it was a big hit.

Spooky Movie on the Lawn

Budget: \$0

Actual: \$0

A rain-check from last fiscal year covered the cost of this event. Unfortunately, weather was not on our side and Halloween night was exceptionally cold. We had about 5 attendees stay for the whole movie, with many others coming and going to stop at the food trucks or hang out for a few minutes before seeking warmer places. Halloween Night moving forward may benefit from food trucks only.



UPCOMING EVENTS

Veteran's Day

Budget: \$200

Previous Year: N/A

We will be honoring those who served to protect our country on Veterans Day, November 11th with a morning of coffee and pastries. Durbin Crossing Resident Freddy Grande has graciously offered to donate donuts for this event, and we will be providing coffee, cream + sugars, and additional pastries.

Happy Harvest Festival

Budget: \$4,500

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 a craft fair and delicious dining experiences for our attendees.

Thankful Hands: Kids Craft Night

Budget: \$150

Previous Year: N/A

Revenue: \$10 per Household

This event is a hand-on craft night for kids of all ages. We will be working on 3 different Fall-themed crafts that are fun for any age group. This is not a drop-off event and will require the parent or guardian to stay with their children. We are charging \$10 per household to cover the cost of materials for this event.

Christmas Events

Budget: \$10,000

Previous Year: \$6,741.76

Stagelight Cabaret: Holiday Encore (Dec 6th) \$700

Holiday Musical Performance by Stagelight Cabaret and Opening Number by Office Staff Norah!

Ancient City Designs Craft Workshop (Dec 7th) Free!

Winter Wonderland Spectacular (Dec 12th) \$4500

REAL snow, horse drawn carriage, DJ and dancing, 360 photo booth, ornament creation for the Community Tree lighting, hot cocoa and more!

Snapshots with Santa (Dec. 13th – 14th) \$2500

After all the excitement of the Spectacular, Durbin Crossing families will get to have a more intimate meet and greet experience in our North Pole Studio at Snapshots with Santa. We will have elves available to snap photos for families using their own phone or camera. After meeting Santa, families can write a letter to Santa, enjoy hot cocoa, play holiday-themed mini golf around the pool, and other games and activities.

21+ "Ugly Sweater" Murder Mystery Party (Dec. 19th) \$2000

Hosted by Murder Mystery Co., residents will be challenged to solve a Holiday murder mystery! Featuring appetizers and a beer + wine + eggnog bar.



Deck the Halls Competition + Neighborhood Drive-thru (Dec 20th) \$200

Featuring a Drive-Thru Hot Cocoa Café at the South Amenity Center's front drive

Letters from Santa \$150

Returning this year, our Durbin Crossing Elves will assist Santa in answering letters from neighborhood children, providing a Special Delivery by December 19.

THIRTEENTH 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. Commissioner will be attending
Write Letter to JEA Requesting Fence Installation on Powerline Utility Easement	10/27/25	Daniel Laughlin	In Progress	Send a letter to JEA requesting they install a fence to restrict vehicular traffic on the powerline utility easement	Letter was sent to JEA. They responded with an application and title search to install a fence.
Write Letter to SJSO Requesting Assistance in Monitoring Vehicular Traffic on JEA Powerline Utility Easement	10/27/25	Daniel Laughlin	In Progress	Send a letter to SJSO requesting they help patrol and respond to calls regarding vehicular traffic on the JEA powerline utility easement	Letter was sent to Sheriff Hardwick