

*Durbin Crossing Community  
Development District*

*DECEMBER 15, 2025*

# *AGENDA*

# Durbin Crossing Community Development District

475 West Town Place, Suite 114  
St. Augustine, Florida 32092  
[www.durbincrossingcdd.com](http://www.durbincrossingcdd.com)

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December 8, 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, December 15, 2025 at 6:00 p.m.** at the Durbin Crossing South Amenity Center, 145 South Durbin Parkway, St. Johns, Florida 32259.

Following is the agenda for the meeting:

- I. Pledge of Allegiance
- II. Roll Call
- III. Audience Comments
- IV. Review of Action Items
- V. Discussion of Amenity Suspension
- VI. Approval of Consent Agenda
  - A. Minutes of the November 17, 2025 Meeting
  - B. Financial Statements
  - C. Assessment Receipts Schedule
  - D. Check Register
- VII. Consideration of Easement Encroachment (167 Staplehurst Drive)
- VIII. Discussion of Impact Fee Sale Authorization
- IX. Staff Reports
  - A. Landscape & Irrigation Maintenance Team – Report

- 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
  
- X. Supervisors’ Request and Audience Comments
- XI. Review of Action Items
- XII. Next Scheduled Meeting – January 26, 2026 at 6:00 p.m. at the Durbin South Amenity Center
- XIII. Adjournment

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

Sincerely,

*Daniel Laughlin*

Daniel Laughlin  
District Manager

*FOURTH ORDER OF BUSINESS*

Durbin Crossing Action Items					
Item	Date	Responsibility	Status	Description	Resolution
Continue to Follow up With the County Regarding Round-A-Bout at North Durbin & Sanctuary and Monitor Traffic Study	2/24/25	Mike Yuro	In Progress	Engineer to follow up with County for updates on their plans for the round-a-bout at North Durbin & Sanctuary. Monitor traffic study that may take place on Longleaf Pine. Update Board at August meeting	Continue to monitor. Revisit on October
Follow Up with County on Park Improvements in the Area	2/24/25	Daniel Laughlin	In Progress	Get status/update from the County regarding their park projects in the area	
Continue to Contact JEA to Replace Out Streetlights	2/24/25	Zach Davidson	In Progress	Continue to monitor/put in tickets to replace out streetlights in the community.	Draft letter if no change occurs after the June 1 ride through check
Monitor Trespass Signage at JEA Easement	2/24/25	Zach Davidson	In Progress	Monitor No Trespassing signed at JEA Easement for 3-4 months.	
Monitor Traffic Study	3/24/25	Mike Yuro/Zach Davidson/Daniel Laughlin	In Progress	Monitor traffic study that may take place on Longleaf Pine. Update Board at August meeting	
Update Amenity Doors	4/28/25	Zach Davidson	In Progress	Convert Doors to Windows/ Quote for any door that needs replacement/ Painter to see what can be done with remaining/ Confirm with Fire Marshal on which doors can be eliminated	Repair/Replacement of doors was approved at June 2025 meeting.
Bollards	4/28/25	Zach Davidson	In Progress	Ensure numbers are correct for bollard replacement	
Pool Pumps	4/28/25	Zach Davidson	In Progress	Confirm pool pumps to be replacement in November	
Communications	4/28/25	Kiki Jimenez	In Progress	Keep Residents informed of landscape/irrigation enhancements	
Update Sign at Entrance of South Amenity Center	7/28/25	Sue O'lear	In Progress	Update Message Board at entrance of South Amenity Center	
Beatification of Glen Laurel	7/28/25	Zach Davidson	In Progress	Look into landscape around pond off Glen Laurel and options for sod	Proposal approved to terra seed an area of the pond bank as a test area to confirm it works before doing the entire pond bank
Contact County Regarding Parking on Islesbrook	9/22/25	Daniel Laughlin	In Progress	Send letter to County regarding parking issues on Islesbrook by the baseball field as well as sod replacement that has been discussed	Letter was sent to the County. They responded that they will be looking into the matter
Request Commissioner Attend November Meeting to Discuss the Results of Traffic Studies in the Area	9/22/25	Daniel Laughlin	In Progress	Contact Commissioner Whitehurst and ask him to attend November meeting	E-mail has been sent to Commissioner Whitehurst asking his attendance at the November meeting. 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
Research the Process to Widen the Sidewalks Along North & South Durbin Pkwy	11/17/25	Daniel Laughlin/Zach Davidson/Mike Yuro	In Progress	See what the process and cost would be to widen the sidewalk along North & South Durbin Pkwy	

*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, November 17, 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
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
Scott Smith	Vesta/Amenity Services Group
Blake Dougherty	Yellowstone
Richard Craig	Yellowstone
Commissioner Whitehurst	St. Johns County Commissioner
Several Residents	

The following is a summary of the discussions and actions taken at the November 17, 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.

The next item taken out of order.

**FOURTH ORDER OF BUSINESS****Update from County Representatives**

Commissioner Whitehurst read a statement from Duane Kent, public works department, about the potential safety improvements that St. Johns made to certain parts of Longleaf Parkway.

As a result of inquiries from the community, the county has performed two different studies, I have looked at the area around Patriot Oaks Academy. Traffic engineering staff has also made several site visits in the areas for observation of school traffic and to make adjustments to the signal timing at St. Johns Parkway and Longleaf Pine Parkway. The first study was to determine if school zone signage and layout was consistent with that FDOT speed zone manual SZM, and a manual on uniform traffic control devices. Based on the observations the existing conditions at Patriot Oaks generally meets the guidance from both SZM and UTCD. The traffic consultant did note that the speed of drivers was not always consistent when the reduced speed zones during drop off and pick up, which means people are breaking the law. Laws are only good if you enforce them. Obviously, you don't have Director Beaver from the St. Johns Sheriff's Office. I am in constant contact on the patrols of the sheriff's office and always ask to up the traffic enforcement. People are breaking the law, driving too fast through the school zones. Several options were presented and we are reviewing those at this time. We are reviewing some of the options that were presented as a result of these studies. The general safety study for Longleaf Pine Parkway included the operation of Longleaf Pine Parkway between Queen Victoria Avenue and St. Johns Parkway. Field observations included collection of turning counts at each intersection, collection of speed data, review of crash data and field observations. Several recommendations were made and county staff is developing a plan for implementation. One of the suggestions out of the safety study was to have a signal warrant study initiated for the intersection of Longleaf Pine Parkway and Islebrook. County staff is working to engage an engineering traffic consultant to begin that study.

Commissioner Whitehurst stated our staff is constantly monitoring traffic flow, constantly looking for ways to improve safety around the county.

Mr. Harrah stated we are slowly turning Longleaf Pine Parkway into a commercial area and as such you drive 50 mph. The way to control speeders is to have stoplights and I'm glad to see we are doing something. It sounds like that is occurring. The traffic study takes about six months.

Commissioner Whitehurst stated our staff takes the results of the study and follows the conclusion of the study. Assuming the signal is warranted it's all about getting the parts, the mast arms take about a year.

Mr. Harrah stated Jun 2026 the action item is to check back in with the county for the results of the study and assuming it is a green light, July, August, September 2027 maybe have a potential stoplight under construction.

Commissioner Whitehurst stated activated, worst-case scenario first quarter 2028.

Ms. Lafferty stated we have small sidewalks and no bike lane on Durbin Parkway. Is there a priority for widening sidewalks and making bike lane.

Mr. Harrah stated the sidewalks are the county property. If we wanted to widen the sidewalks that would be a request to the county.

Ms. Lafferty stated even Durbin Parkway where kids are riding their bikes and all the e-bikes and people walking dogs.

Mr. Harrah stated we can make a request to the county to discuss it and see what the financial ramifications are.

Commissioner Whitehurst stated we get requests, we have sidewalk lists. St. Johns County is one of the only counties in the state that does not have a local option sales tax or local option gas tax and we have the lowest millage rate in northeast Florida. Our budget for sidewalk improvements, repairs, expansions is \$1 million and that doesn't go very far.

Mr. Harrah stated we could have our engineer work with the county and find out how far we can widen them and the magnitude of cost to do that. Then we reach out to the county and if the county doesn't have the money then we reach out to our residents and see if they will approve an assessment increase for one year to pay for that. We can do that in the spring 2026 if that is something you want to consider.

Commissioner Whitehurst stated St. Johns County has a citizen’s academy for our most skeptical residents, we want the people who have issues or questions. You will walk into every department and ask as many questions as you want to. If you want to make informed complaints this is a great way to do that.

Mr. Harrah stated we have a utility easement in the back, and it is a continuous problem with dirt bikes, side by sides, trespassing. We wrote letters to JEA and the sheriff’s office asking for help.

Mr. Eckert stated we told JEA they have our complete permission to put up a fence or gate on the two access points and requested they do that.

Mr. Laughlin stated I have not received a response from the sheriff, I did get a response from JEA, they sent an application to fill out and they said that is the procedure to have a fence installed. They said they don’t normally do it on private property. I’m working on the application, and they require a title search.

**THIRD ORDER OF BUSINESS**

**Audience Comments**

Mr. McFarland stated I’m from Troop 474 and was here last month and since then I met with Mr. Davidson, and we talked about putting in permanent concrete cornhole boards in a grassy area in the north amenity center.

On MOTION by Mr. Harrah seconded by Ms. Berden with all in favor the request to install a cornhole game at the north amenity center for their eagle scout project was approved.

**FIFTH ORDER OF BUSINESS**

**Review of Action Items**

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

**SIXTH ORDER OF BUSINESS**

**Approval of Consent Agenda**

- A. Minutes of the October 27, 2025 Meeting**
- B. Financial Statements**
- C. Assessment Receipt Schedule**
- D. Check Register**

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

**SEVENTH ORDER OF BUSINESS****Consideration of Resolution 2026-02  
Authorizing Certain Actions in Connection  
with the Sale or Assignment of Impact Fee  
Credits**

Mr. Eckert stated we talked about this a little bit at the last meeting and Daniel related to me that the broker working this area had informed him that there were potentially some sales we weren't able to negotiate from a timing standpoint. We put together this resolution that will provide some authority to the chair. There are some blanks that we need to discuss because these are business decisions for you. There was another concern about you are putting your cards on the table as to what you might accept so you may choose to not do this resolution at all. I did want to highlight in section 2A on page 2, we have the chair's authority shall be limited to transactions in which the cumulative value of credits to be sold does not exceed blank dollars, so you have to put that dollar amount in. The chair's authority shall be limited to transactions in which the credits are sold at no more than a blank percent discount. I think we did one before around 78%. Including the broker commission the chairman's authority will be limited to transactions over the brokers commission shall not exceed 6%. One of the things you could include in this resolution if you wanted to is the chair would only have the authority if the transaction would be lost before your next board meeting or the board could take no action.

Ms. Berden asked what value are we talking about?

Mr. Eckert stated you have impact fee credits that is a bank in dollars, nothing we can spend but let's say it is \$1 million in impact fee credits. A builder or developer says I want to buy your impact fee credits for 80¢ on the dollar, that is a 20% discount. In my \$1 million example they would be pay the district \$800,000, we would receive \$800,000 less the 6% commission. As I understand it, how the county looks at it is they look at it dollar for dollar, it is not a per unit credit that was fixed some time in the past. If impact fees have gone up and a developer buys \$800,000 from us, now versus five years ago that is going to pay the impact fees for a smaller number of homes.

I have done this resolution before and we had \$2 million as the authorization, if it is over \$2 million it had to come to the board. We can put something in there that says the chair has the

authority to do this between meetings but only once. We will get with Mike and the number he came up with that and say provided however the chair has no authority to sell the impact fee credits below these thresholds. As to the 80%, it is usually lower than that, it is usually between 70% and 78%. We can approve it and ratify it at the next meeting. Any resolution the board adopts you can change at the next meeting.

On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor Resolution 2026-02 was approved in substantial form with the parameters discussed by the Board.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-03  
Amending the Fiscal Year 2025 Budget**

On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor Resolution 2026-03 was approved.

**NINTH ORDER OF BUSINESS**

**Acceptance of the Fiscal Year 2024 Audit**

Mr. Laughlin stated in the management letter it says in our opinion Durbin Crossing CDD complied in all material respects with the aforementioned requirements during the year ending September 30, 2024. This audit has been provided to the state.

Mr. Eckert stated there was one finding on page 128, of the audit and it says additional matters, the actual expenditures in the general fund exceeded the budget, which is a violation of 189.016 and the recommendation was the district should monitor expenditures in the future to ensure the actual expenditures do not exceed the budget. The management response is, the manager will review spending to ensure expenditures do not exceed appropriations in the future. My understanding is what happened is you didn't amend your budget within 60 days of the end of the fiscal year. If I recall correctly, we did amend the budget we amended the capital reserve budget but not the operation and maintenance budget. Mr. Laughlin confirmed that is what happened.

On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor the fiscal year 2024 audit was accepted.

**TENTH ORDER OF BUSINESS**

**Discussion of the 2026 Updated Capital Reserve Study**

Mr. Laughlin stated we have the draft in the agenda package. Charlie Sheppard, the owner of Community Advisors came on site and met with staff and they went through everything to make sure we have what we wanted covered.

Mr. Harrah stated I would like to go through it in more detail.

Mr. Pollicino stated I would like someone to spot check a few of the items.

Mr. Eckert stated once you verify that you are okay with it, the time for you to really look hard at this is probably April and May when you start looking at your budget and what you should be putting back for capital reserve for next year.

Mr. Laughlin stated I will get back to him about the payment and see if he is willing to wait until we are finalized. He has always worked with us for as long as it takes to get what the district is satisfied with.

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Landscape Maintenance Team**

**1. Report**

A copy of the Yellowstone Landscape update for November 2025 was included in the agenda package.

**2. Proposal for Wire Install on Islebrook**

On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor the proposal from Yellowstone in the amount of \$2,550 was approved.

**3. Proposal for Centralus Irrigation Upgrade**

On MOTION by Mr. Pollicino seconded by Mr. Harrah with all in favor the proposal in the amount of \$43,486.80 was approved.

**4. Proposal for Islebrook Sod Replacement**

On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor the proposal from Yellowstone in the amount of \$60,293.66 was approved.

**B. District Counsel**

Mr. Eckert stated back to the Resolution regarding the impact fee credits, I added section A the chair's authority shall be limited to a cumulative value of \$2 million in credits to be sold in between board meetings, proposed sale where there is no risk that sale opportunity will be lost by waiting for a board meeting then chair shall wait for board approval. I added a new section C, the chair and district manager shall have no authority to approve any sales which would cause the district's impact fee credit balances to fall below blank for road impact fees or blank for park impact fees. We will get with the District Engineer and get the numbers in there and you will see that again.

Karin in my office was busy between meetings, we drafted that letter to the joint legislative auditing committee, which we will send when they request it. We provided work authorizations for Yellowstone to do some work, we provided the agreement for Thompson Awning for repairs and installation of awnings, an agreement with Sundancer for monument signs and we negotiated with First Coast Mulch and I think that is done at this point. We also prepared the suspension letter that was recent that we will deal with at the next meeting.

We did reach out to ATF enforcement agent Maurice Wilcox with myfloridalicense and we asked all different scenarios that we came up with in our office and proposed at the board meeting in terms of how can we facilitate having alcohol at the events.

Mr. Eckert read into the record the various questions and answers on the serving of alcohol and stated I think Karen and Sue have followed up on this.

I promised an update on the open carry law and what we can and cannot do in relation to that. The first district court of appeals ruled a few months ago that Florida's open carry prohibition was unconstitutional. Traditionally, there is a statute that says you can't bring a firearm to certain locations, and those are schools, bars, government meetings and things like that. However, the way it worked out when the court overruled the open carry law, it created what a lot of people are calling the long gun loophole. Before, you couldn't have weapons in government meetings but now because of that ruling there may be a loophole that allows people to bring long guns. There is a bill introduced to the Florida legislature that closes that loophole. The attorney general has

said the intent is they are still prohibited but that is not how a lot of people are interpreting that. Different counties, sheriffs and prosecuting attorneys are taking different positions on whether or not those sorts of things are allowed in government meetings. We will update the board in the event that legislation goes forward. We can reach out to the local sheriff and state attorney and find out how they are interpreting it.

Mr. Harrah asked do we have a policy on panhandling on CDD property?

Mr. Eckert stated I don't believe so.

Mr. Harrah stated we had a situation because that person was arrested at a City of Flagler Beach meeting and he is suing. We have new staff and I want to make sure we have a clear policy.

Mr. Eckert stated we will set aside 10 or 15 minutes on our next agenda call and have that conversation with staff.

**C. District Engineer**

Mr. Yuro stated I was asked to follow-up on road resurfacing. It is not in the 2026 budget. I have asked to have it in the 2027 budget and have not had a response back.

**D. District Manager**

There being none, the next item followed.

**E. General Manager - Report**

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

On MOTION by Mr. Harrah seconded by Ms. Berden with all in favor the policy changes to swimwear policy were approved.

On MOTION by Ms. Berden seconded by Mr. Harrah with all in favor the request from Champion Swim to use the pool for the upcoming season was approved and staff was authorized to finalize an agreement.

**F. Operations Manager – Field Operations and Pond Report**

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

On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor the proposal from C Buss to rebuild pool filters & stands in the amount of \$30,147.15 was approved.

**G. Amenity Manager – Report**

Ms. Smith reviewed the special events that took place since the last meeting and upcoming special events.

**TWELFTH ORDER OF BUSINESS                      Supervisor’s Requests and Audience Comments**

There being none, the next item followed.

**THIRTEENTH ORDER OF BUSINESS              Review of Action Items**

Mr. Laughlin stated we are adding for the June 2026 traffic warrant study, look into the process and cost of widening the sidewalks and follow-up with Islebrook parking and sod issue,

**FOURTEENTH ORDER OF BUSINESS              Next Scheduled Meeting – December 15, 2025 at 6:00 p.m. at the Durbin South Amenity Center**

Mr. Laughlin stated the next meeting is scheduled for December 15, 2025 at 6:00 p.m. in the same location.

On MOTION by Mr. Harrah seconded by Ms. Berden with all in favor the meeting adjourned at 8:00 p.m.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

*B.*

***Durbin Crossing***  
***Community Development District***

***Unaudited Financial Reporting***  
***November 30, 2025***



**Durbin Crossing**  
**Community Development District**  
**Combined Balance Sheet**  
**November 30, 2025**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<b>Cash:</b>				
Operating Account	\$ 216,111	\$ -	\$ 305,298	\$ 521,409
Due from Other	1,223	-	-	1,223
<b>Investments:</b>				
State Board of Administration (SBA)	2,718	-	818,526	821,243
Custody	230,275	-	1,807	232,082
<b>Series 2017A1</b>				
Reserve	-	1,343,722	-	1,343,722
Revenue	-	995,158	-	995,158
Prepayment	-	4,120	-	4,120
<b>Series 2017A2 Term Bond 1</b>				
Reserve	-	132,938	-	132,938
Prepayment	-	931	-	931
<b>Series 2017A2 Term Bond 2</b>				
Reserve	-	40,000	-	40,000
Prepayment	-	1,842	-	1,842
Deposits	200	-	-	200
<b>Total Assets</b>	<b>\$ 450,527</b>	<b>\$ 2,518,710</b>	<b>\$ 1,125,631</b>	<b>\$ 4,094,868</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 84,647	\$ -	\$ -	\$ 84,647
<b>Total Liabilities</b>	<b>\$ 84,647</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 84,647</b>
<b>Fund Balance:</b>				
Nonspendable:				
Deposits	\$ 200	\$ -	\$ -	\$ 200
Restricted for:				
Debt Service - Series	-	2,518,710	-	2,518,710
Assigned for:				
Capital Reserve Fund	-	-	1,125,631	1,125,631
Unassigned	365,680	-	-	365,680
<b>Total Fund Balances</b>	<b>\$ 365,880</b>	<b>\$ 2,518,710</b>	<b>\$ 1,125,631</b>	<b>\$ 4,010,221</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 450,527</b>	<b>\$ 2,518,710</b>	<b>\$ 1,125,631</b>	<b>\$ 4,094,868</b>

# Durbin Crossing

## Community Development District

### General Fund

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

For The Period Ending November 30, 2025

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 2,960,402	\$ 229,860	\$ 229,860	\$ -
Interest Income	20,000	3,333	2,358	(976)
Insurance Proceeds	-	-	10,760	10,760
Other Revenues	30,000	5,000	1,528	(3,473)
<b>Total Revenues</b>	<b>\$ 3,010,402</b>	<b>\$ 238,193</b>	<b>\$ 244,505</b>	<b>\$ 6,312</b>

#### **Expenditures:**

##### **General & Administrative:**

Supervisor Fees	\$ 12,000	\$ 2,000	\$ 1,600	\$ 400
FICA Taxes	918	153	122	31
Assessment Roll Administration	5,732	5,732	5,732	(0)
Engineering Fees	13,000	2,167	3,075	(908)
Dissemination Fees	8,253	1,376	1,376	0
Attorney Fees	50,000	8,333	5,457	2,876
Annual Audit	4,600	767	-	767
Trustee Fees	11,880	1,980	5,000	(3,020)
Arbitrage	1,200	200	-	200
Impact Fee Administration	17,196	2,866	2,866	(0)
Management Fees	58,837	9,806	9,806	(0)
Information Technology	1,720	287	287	(0)
Website Maintenance	1,146	191	191	0
Telephone	800	133	65	68
Postage	3,000	500	773	(273)
Printing & Binding	2,000	333	54	279
Insurance General Liability	9,550	8,997	8,997	-
Legal Advertising	2,000	333	86	247
Other Current Charges	700	117	-	117
Office Supplies	150	25	1	24
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total General &amp; Administrative</b>	<b>\$ 204,857</b>	<b>\$ 46,471</b>	<b>\$ 45,664</b>	<b>\$ 807</b>

##### **Operations & Maintenance**

##### **Amenity Center**

Insurance	\$ 45,064	\$ 41,380	\$ 41,380	\$ -
Repairs & Replacements	110,000	18,333	4,874	13,459
Recreational Passes	2,000	333	-	333
Office Supplies	5,000	833	787	46
Permit Fees	4,500	750	-	750
<b>Utilities</b>				
Water & Sewer	38,900	6,483	5,680	804
Electric	28,600	4,767	6,353	(1,586)
Cable/Phone/Internet	22,000	3,667	4,680	(1,013)
Security System	1,000	167	-	167

# Durbin Crossing

## Community Development District

### General Fund

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

For The Period Ending November 30, 2025

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
<b><u>Amenity Center Management Contracts</u></b>				
Managerial (Vesta)	263,168	43,861	43,861	0
Staffing (Vesta)	281,809	46,968	46,968	0
Lifeguards (Vesta)	101,135	16,856	828	16,027
Mobile App/Website (Vesta)	3,605	601	601	(0)
Refuse Service	11,500	1,917	2,293	(376)
Pool Chemicals	35,700	5,950	6,117	(167)
Special Events	50,000	8,333	11,263	(2,930)
Holiday Décor	20,000	3,333	8,948	(5,614)
Pest Control	8,000	1,333	1,539	(206)
Pressure Washing	9,000	1,500	630	870
Fitness Equip Maintenance	8,500	1,417	401	1,015
<b>Subtotal Amenity Center</b>	<b>\$ 1,049,481</b>	<b>\$ 208,783</b>	<b>\$ 187,203</b>	<b>\$ 21,580</b>
<b>Grounds Maintenance</b>				
Electric	\$ 10,000	\$ 1,667	\$ 1,378	\$ 288
Water & ReUse	325,000	54,167	38,228	15,938
Streetlighting	75,000	12,500	12,977	(477)
Lake Maintenance	57,289	9,548	9,397	151
Landscape Maintenance	579,135	96,523	96,522	0
Landscape Contingency	103,381	17,230	17,543	(313)
Mulch	65,000	67,200	67,200	-
Sod/Irrigation Replacement	450,000	75,000	-	75,000
Islesbrook Rd Sod Replacement	77,587	12,931	-	12,931
Fuel	900	150	152	(2)
Irrigation Repairs	35,000	5,833	4,562	1,271
<b>Subtotal Ground Maintenance</b>	<b>\$ 1,778,292</b>	<b>\$ 352,749</b>	<b>\$ 247,961</b>	<b>\$ 104,788</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 2,827,773</b>	<b>\$ 561,531</b>	<b>\$ 435,164</b>	<b>\$ 126,368</b>
<b>Total Expenditures</b>	<b>\$ 3,032,629</b>	<b>\$ 608,002</b>	<b>\$ 480,828</b>	<b>\$ 127,174</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (22,227)</b>	<b>\$ (369,809)</b>	<b>\$ (236,323)</b>	<b>\$ 133,486</b>
<b>Net Change in Fund Balance</b>	<b>\$ (22,227)</b>	<b>\$ (369,809)</b>	<b>\$ (236,323)</b>	<b>\$ 133,486</b>
<b>Fund Balance - Beginning</b>	<b>\$ 22,227</b>		<b>\$ 602,202</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 365,880</b>	





**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 November 30, 2025**

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 3,054,876	\$ 236,941	\$ 236,941	\$ -
Interest Income	20,000	3,333	18,951	15,618
<b>Total Revenues</b>	<b>\$ 3,074,876</b>	<b>\$ 240,275</b>	<b>\$ 255,892</b>	<b>\$ 15,618</b>
<b>Expenditures:</b>				
<u>Series 2017 A-1</u>				
Interest -11/1	\$ 488,375	\$ 488,375	\$ 488,375	\$ -
Interest - 5/1	488,375	-	-	-
Principal - 5/1	1,695,000	-	-	-
<u>Series 2017 A-2</u>				
Interest -11/1	\$ 79,994	\$ 79,994	\$ 79,994	\$ -
Interest - 5/1	79,994	-	-	-
Principal - 5/1	175,000	-	-	-
<b>Total Expenditures</b>	<b>\$ 3,006,738</b>	<b>\$ 568,369</b>	<b>\$ 568,369</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 68,139</b>	<b>\$ (328,094)</b>	<b>\$ (312,476)</b>	<b>\$ 15,618</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 68,139</b>	<b>\$ (328,094)</b>	<b>\$ (312,476)</b>	<b>\$ 15,618</b>
<b>Fund Balance - Beginning</b>	<b>\$ 1,252,781</b>		<b>\$ 2,831,187</b>	
<b>Fund Balance - Ending</b>	<b>\$ 1,320,919</b>		<b>\$ 2,518,710</b>	

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

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
<b>Revenues</b>				
Capital Reserve Funding	\$ -	\$ -	\$ -	\$ -
Miscellaneous Revenue/Interest Income	\$ 32,075	\$ 5,346	\$ 5,752	\$ 406
Settlement Proceeds	-	-	-	-
Impact Fees	-	-	-	-
<b>Total Revenues</b>	<b>\$ 32,075</b>	<b>\$ 5,346</b>	<b>\$ 5,752</b>	<b>\$ 406</b>
<b>Expenditures:</b>				
Capital Outlay	\$ 200,000	\$ 33,333	\$ 13,500	\$ 19,833
Repair and Replacement	100,000	16,667	-	16,667
Irrigation Enhancement	43,487	7,248	-	7,248
Bollard/Rope Replacement	50,000	8,333	-	8,333
Exterior Door Enhancement	90,000	15,000	-	15,000
Other Current Charges	20,000	3,333	-	3,333
<b>Total Expenditures</b>	<b>\$ 503,487</b>	<b>\$ 83,914</b>	<b>\$ 13,500</b>	<b>\$ 70,414</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (471,412)</b>		<b>\$ (7,748)</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (471,412)</b>		<b>\$ (7,748)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 1,425,358</b>		<b>\$ 1,133,378</b>	
<b>Fund Balance - Ending</b>	<b>\$ 953,946</b>		<b>\$ 1,125,631</b>	

**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)	
<b>Current Bonds Outstanding</b>	<b>\$ 25,195,000</b>	

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)	
<b>Current Bonds Outstanding</b>	<b>\$ 2,855,000</b>	

*C.*



*D.*

**Durbin Crossing**  
Community Development District

**Check Run Summary**  
**November 30, 2025**

<b>Fund</b>	<b>Date</b>	<b>Check No.</b>	<b>Amount</b>
<b>General Fund</b>			
Payroll	11/17/25	50922	\$ 184.70
	11/19/25	50923-50925	554.10
			<b>Sub-Total \$ 738.80</b>
Accounts Payable	11/5/25	7405-7414	\$ 55,403.89
	11/12/25	7415-7430	77,579.50
	11/18/25	7431-7434	1,031.33
			<b>Sub-Total \$ 134,014.72</b>
<b>Capital Reserve Fund</b>	11/5/25	292	\$ 13,500.00
			<b>Sub-Total \$ 13,500.00</b>
<b>Wells Fargo Credit Card*</b>	11/25/25	October Purchases	\$ 5,455.07
			<b>Sub-Total \$ 5,455.07</b>
<b>Total</b>			<b>\$ 153,708.59</b>

\*Wells Fargo Credit Card Invoices available upon request

PR300R                    PAYROLL CHECK REGISTER                    RUN 11/17/25    PAGE 1

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50922	11	SARAH G HALL	184.70	11/17/2025
TOTAL FOR REGISTER			184.70	

DURB DURBIN CROSS    DLAUGHLIN

PR300R

PAYROLL CHECK REGISTER

RUN 11/19/25 PAGE 1

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50923	13	JASON S HARRAH	184.70	11/19/2025
50924	8	PETER E POLLICINO	184.70	11/19/2025
50925	19	SHAWNA R BERDEN	184.70	11/19/2025
TOTAL FOR REGISTER			554.10	

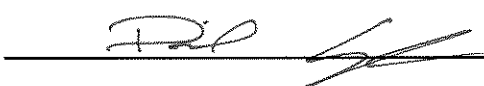
DURB DURBIN CROSS DLAUGHLIN

# ATTENDANCE SHEET

District: Durbin Crossing CDD

Meeting Date: November 17, 2025

	Supervisor	In Attendance	Fees
1.	<b>Shawna Berden</b> <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	\$200
2.	<b>Peter Pollicino</b> <i>Chairman</i>	<input checked="" type="checkbox"/>	\$200
3.	<b>Sarah Gabel Hall</b> <i>Assistant Secretary</i>	<input type="checkbox"/> NO <sup>x</sup>	\$200
4.	<b>Shalene B. Estes</b> <i>Assistant Secretary</i>	<input checked="" type="checkbox"/> NO	\$200
5.	<b>Jason Harrah</b> <i>Vice Chairman</i>	<input checked="" type="checkbox"/>	\$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	CHECK #
11/05/25	00378	10/31/25	7405125	202510	310	51300	48000		NOTICE OF MEETING-10/27	*	86.32		
									GANNETT MEDIA CORP DBA GANNETT FL			86.32	007405
11/05/25	00314	10/13/25	156596	202510	320	53800	44200		TENNIS CT CHAIN LINK REPR	*	180.45		
									HARDWICK FENCE LLC			180.45	007406
11/05/25	00370	10/28/25	3642917	202509	310	51300	31500		SEP GENERAL COUNSEL	*	1,549.50		
									KUTAK ROCK LLP			1,549.50	007407
11/05/25	00109	11/01/25	13129563	202511	320	53800	45510		NOV POOL CHEMICALS NORTH	*	1,062.09		
									POOLSURE			1,062.09	007408
11/05/25	00109	11/01/25	13129563	202511	320	53800	45510		NOV POOL CHEMICALS SOUTH	*	1,996.40		
									POOLSURE			1,996.40	007409
11/05/25	00252	11/01/25	429100	202511	320	53800	45517		NOV FACILITY MANAGER	*	8,348.92		
		11/01/25	429100	202511	320	53800	46000		NOV OPERATIONS MANAGER	*	6,362.22		
		11/01/25	429100	202511	320	53800	45502		NOV GENERAL MANAGER	*	7,219.50		
		11/01/25	429100	202511	320	53800	45507		NOV JANITORIAL SERVICES	*	2,373.46		
		11/01/25	429100	202511	320	53800	45505		NOV POOL MAINTENANCE	*	3,244.65		
		11/01/25	429100	202511	320	53800	45518		NOV MAINTENANCE TECHS	*	4,617.26		
		11/01/25	429100	202511	320	53800	45503		NOV FACILITY ATTENDANTS	*	7,286.79		
		11/01/25	429100	202511	320	53800	45515		NOV FACILITY MONITORS	*	5,961.91		
		11/01/25	429100	202511	320	53800	45210		NOV MOBILE APP	*	300.42		
									VESTA PROPERTY SERVICES INC			45,715.13	007410
11/05/25	00354	8/26/25	C51171	202508	320	53800	44200		REPLACED AIR FLITERS	*	252.00		
									WEATHER ENGINEERS INC			252.00	007411
11/05/25	00382	10/14/25	1015051	202510	320	53800	46400		MAINLINE REPR-LAURISTON	*	1,486.00		
									YELLOWSTONE LANDSCAPE			1,486.00	007412

DURB DURBIN CROSS OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/05/25	00382	10/14/25	1015052	202510	320	53800	46400		MAINLINNE REPR-LONGLEAF YELLOWSTONE LANDSCAPE	*	1,536.00	1,536.00	007413
11/05/25	00382	10/14/25	1015053	202510	320	53800	46400		MAINLINE REPR-N.DURBIN YELLOWSTONE LANDSCAPE	*	1,540.00	1,540.00	007414
11/12/25	00226	11/04/25	373991	202509	310	51300	32200		AUDIT FYE 9/30/24 BERGER TOOMBS ELAM GAINES & FRANK	*	3,945.00	3,945.00	007415
11/12/25	00241	10/28/25	788794	202510	320	53800	44200		DOG STATION LINERS/BAGS DOG WASTE DEPOT	*	1,450.96	1,450.96	007416
11/12/25	00021	11/01/25	542	202511	310	51300	34000		NOV MANAGEMENT FEES	*	4,903.08		
		11/01/25	542	202511	310	51300	55000		NOV WEBSITE ADMIN	*	95.50		
		11/01/25	542	202511	310	51300	35100		NOV INFORMATION TECH	*	143.33		
		11/01/25	542	202511	310	51300	32500		NOV IMPACT COLLECTION FEE	*	1,433.00		
		11/01/25	542	202511	310	51300	31300		NOV DISSEMINATION SVCS	*	687.75		
		11/01/25	542	202511	310	51300	51000		OFFICE SUPPLIES	*	.57		
		11/01/25	542	202511	310	51300	42000		POSTAGE	*	92.40		
		11/01/25	542	202511	310	51300	42500		COPIES	*	15.45		
		11/01/25	542	202511	310	51300	41000		TELEPHONE	*	43.26		
									GOVERNMENTAL MANAGEMENT SERVICES			7,414.34	007417
11/12/25	00094	8/26/25	5029	202508	320	53800	44200		MOVED IRRIGATION TIMER KAD ELECTRIC COMPANY	*	1,800.00	1,800.00	007418
11/12/25	00283	11/02/25	PSI21919	202511	320	53800	46800		NOV LAKE MAINTENANCE SOLITUDE LAKE MANAGEMENT LLC	*	4,698.73	4,698.73	007419
11/12/25	00066	11/03/25	62137556	202511	320	53800	45513		NOV PEST CONTROL SOUTH TURNER PEST CONTROL	*	102.93	102.93	007420

DURB DURBIN CROSS OKUZMUK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/12/25	00066	11/03/25 62137613	202511 320-53800-45513	NOV MOSQUITO SRVCS SOUTH TURNER PEST CONTROL	*	122.23	122.23 007421
11/12/25	00066	11/04/25 62137556	202511 320-53800-45513	NOV PEST CONTROL NORTH TURNER PEST CONTROL	*	83.63	83.63 007422
11/12/25	00066	11/04/25 62137613	202511 320-53800-45513	NOV MOSQUITO SRVCS NORTH TURNER PEST CONTROL	*	160.82	160.82 007423
11/12/25	00252	10/31/25 429273	202510 320-53800-45501	OCTOBER LIFEGUARDS VESTA PROPERTY SERVICES INC	*	828.46	828.46 007424
11/12/25	00252	10/31/25 429318	202510 320-53800-45511	EXTRA STAFF-BOO BASH VESTA PROPERTY SERVICES INC	*	307.46	307.46 007425
11/12/25	00382	10/28/25 1019788	202510 320-53800-46210	ENHANCEMENTS @ CULLAIG CT YELLOWSTONE LANDSCAPE	*	2,425.53	2,425.53 007426
11/12/25	00382	10/28/25 1019789	202510 320-53800-46210	LIGUSTRUM REPLACEMENT YELLOWSTONE LANDSCAPE	*	933.42	933.42 007427
11/12/25	00382	10/28/25 1019790	202510 320-53800-46210	HOLLY TREE REMOVALS YELLOWSTONE LANDSCAPE	*	1,557.26	1,557.26 007428
11/12/25	00382	11/01/25 1030960	202511 320-53800-46200	NOV LANDSCAPE MAINTENANCE YELLOWSTONE LANDSCAPE	*	48,261.23	48,261.23 007429
11/12/25	00402	11/06/25 3909	202509 310-51300-31100	SEP ENGINEERING SERVICES	*	412.50	
		11/06/25 3909.OCT	202510 310-51300-31100	OCT ENGINEERING SERVICES YURO & ASSOCIATES LLC	*	3,075.00	3,487.50 007430
11/18/25	00288	11/07/25 INV03107	202511 320-53800-44200	(4) 10000W MHL MOG/BASE LAMP SALES UNLIMITED, INC.	*	170.00	170.00 007431

DURB DURBIN CROSS OKUZMUK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/18/25	00101	11/17/25 11172025	202511 310-51300-42000 2025 REAL ESTATE POSTAGE	ST. JOHNS COUNTY TAX COLLECTOR	*	519.58	519.58 007432
11/18/25	00252	10/31/25 429010	202509 320-53800-45511 SNACKS FOR LABOR DAY EVNT	VESTA PROPERTY SERVICES INC	*	89.75	89.75 007433
11/18/25	00354	11/06/25 C52294	202511 320-53800-44200 REPLACED AIR FILTERS	WEATHER ENGINEERS INC	*	252.00	252.00 007434
TOTAL FOR BANK A						134,014.72	
TOTAL FOR REGISTER						134,014.72	



ACCOUNT NAME Durbin Crossing / Gms		ACCOUNT # 764133	INV DATE 10/31/25
INVOICE # 0007405125	INVOICE PERIOD Oct 1- Oct 31, 2025	CURRENT INVOICE TOTAL \$86.32	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL CASH AMT DUE* \$86.32	

BILLING ACCOUNT NAME AND ADDRESS  Durbin Crossing / Gms 475 W Town Place, Ste 114 Saint Augustine, FL 32092	PAYMENT DUE DATE: NOVEMBER 30, 2025  Legal Entity: Gannett Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.
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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
10/1/25	Balance Forward	\$183.52
10/16/25	PAYMENT - THANK YOU	-\$183.52

**Package Advertising:**

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
10/16/25	11726043	SAG St Augustine Record	PUBLIC NOTICE		\$86.32

**RECEIVED**  
By Tara Lee at 1:38 pm, Nov 03, 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	\$86.32
Service Fee 3.99%	\$3.44
*Cash/Check/ACH Discount	-\$3.44
*Payment Amount by Cash/Check/ACH	\$86.32
Payment Amount by Credit Card	\$89.76

**PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT**

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Durbin Crossing / Gms		764133		0007405125		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$86.32	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$86.32
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY BY PHONE PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$89.76
				To sign up for E-mailed invoices and online payments please go to <a href="https://gcil.my.site.com/financialservicesportal/s/">https://gcil.my.site.com/financialservicesportal/s/</a>		

0000764133000000000000000074051250000863267175

# LOCALIQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

## AFFIDAVIT OF PUBLICATION

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

Saint Augustine FL 32092

STATE OF WISCONSIN, COUNTY OF BROWN

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

SAG St Augustine Record 10/16/2025  
SAG staugustine.com 10/16/2025

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/16/2025

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:	11726043	# of Copies:
Customer No:	764133	1
PO #:		

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

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

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, October 27, 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](http://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



# INVOICE

**Hardwick Fence LLC**

PO Box 3043

St Augustine, FL 32085

(904) 599-8644

accounting@hardwickfence.com

BILL TO:

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

SHIP TO:

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

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

**Final**

Sales Rep: **Mitch**

sales3:

Invoice No: **156596**

Status: **Open**

Invoice Date: **10/13/2025**

Due Date: **10/13/2025**

Total Card: **\$185.77**

Total ACH: **\$180.45**

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

Job #3053 (Tennis Court Chain  
 Link Repair)

Final Invoice

- Repair 6'H x 4'W Black Chain Link Gate	0.30	\$619.24 / \$601.50	\$185.77 / \$180.45
1 - 3" Boulevard			
3 - 1-5/8" Rail Ends			
1 - 2" x 1-5/8" Piece of Top Rail			

	Card	ACH
<b>Subtotal:</b>	\$185.77	\$180.45
<b>Tax:</b>	\$0.00	\$0.00
<b>Invoice Amount:</b>	\$185.77	\$180.45
<b>Previous Payment(s):</b>	\$0.00	
<b>Amount Due (USD)</b>	<b>\$185.77</b>	<b>\$180.45</b>

*Repairs + Replacements*

*1.320.53800.44200*

**RECEIVED**  
 By Tara Lee at 3:31 pm, Oct 28, 2025

Thank you for doing business with us!

**KUTAK ROCK LLP**  
**TALLAHASSEE, FLORIDA**  
Telephone 404-222-4600  
Facsimile 404-222-4654

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

Federal ID 47-0597598

October 28, 2025



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 3:29 pm, Oct 28, 2025*

Invoice No. 3642917  
6123-1

Re: General

For Professional Legal Services Rendered

09/06/25	L. Whelan	0.10	38.50	Review effect of legislative changes on District Rules of Procedure and prepare proposed revisions regarding same
09/10/25	M. Eckert	0.10	38.00	Follow up from board meeting
09/11/25	K. Haber	1.20	324.00	Prepare robotic instruction services agreement; correspond with O'Lear regarding same
09/12/25	M. Eckert	0.20	76.00	Attend agenda call
09/15/25	M. Eckert	0.10	38.00	Review agenda and prepare for board meeting
09/19/25	K. Haber	0.90	243.00	Prepare board meeting agenda memorandum; prepare holiday lighting agreement and correspond with O'Lear regarding same
09/22/25	M. Eckert	1.80	684.00	Prepare for and attend board meeting; follow up from board meeting
09/23/25	K. Haber	0.40	108.00	Prepare agreement for use of tennis facilities; correspond with O'Lear regarding same

**KUTAK ROCK LLP**

Durbin Crossing CDD

October 28, 2025

Client Matter No. 6123-1

Invoice No. 3642917

Page 2

TOTAL HOURS 4.80

TOTAL FOR SERVICES RENDERED \$1,549.50

TOTAL CURRENT AMOUNT DUE \$1,549.50



# Invoice

Date Invoice#

11/1/2025  
131295632575

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

Terms	Net 20
Due Date	11/21/2025
PO #	

<b>Bill To</b>
Attn: Office Durbin Crossing North 475 West Town Place, Suite 114 St. Augustine FL 32092

<b>Ship To</b>
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 10:35 am, Oct 26, 2025

Subtotal	\$1,062.09
Tax	\$0.00
<b>Total</b>	<b>\$1,062.09</b>
Amount Paid/Credit Applied	\$0.00
<b>Balance Due</b>	<b>\$1,062.09</b>

[Click Here to Pay Now](#)



131295632575



# Invoice

Date Invoice#

11/1/2025  
131295632576

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

Terms	Net 20
Due Date	11/21/2025
PO #	

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

<b>Ship To</b>
Durbin Crossing South 145 South Durbin Pkwy Jacksonville FL 32259

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

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

**RECEIVED**  
*By Tara Lee at 10:35 am, Oct 26, 2025*

Subtotal	\$1,996.40
Tax	\$0.00
<b>Total</b>	<b>\$1,996.40</b>
Amount Paid/Credit Applied	\$0.00
<b>Balance Due</b>	<b>\$1,996.40</b>

[Click Here to Pay Now](#)



131295632576



# Invoice

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

Invoice # 429100  
Date 11/01/2025  
Terms Net 30  
Due Date 12/01/2025  
Memo Monthly Fees

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

Description	Quantity	Rate	Amount
Facility Manager / Lifestyle	1	8,348.92	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 3:36 pm, Oct 28, 2025

# Weather Engineers, Inc.

Air Conditioning • Heating • Refrigeration • Clean Air Professionals



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

## Invoice

Number	Date
C51171	08/26/25

**BILL TO: #104602**  
**DURBIN CROSSING CDD**  
 145 S DURBIN PARKWAY  
 ST. JOHNS FL 32259

**SERVICE PERFORMED AT:**  
 DURBIN CROSSING CDD  
 145 S DURBIN PKWY  
 730 N DURBIN PKWY  
 MAINTENANCE BILLING ONLY  
 ST. JOHNS FL 32259  
 Site Number: 104602-003  
 Amount Paid: \_\_\_\_\_

Return this portion with payment

Invoice Date	Customer #	P.O. Number	Salesman	Terms	Contract #
08/26/25	104602			30	

DESCRIPTION

Service Date: 08/25/25

Replaced the air filters for your HVAC equipment as per agreement.

*10/28/25*  
*[Signature]*  
 Repair & Replace  
 1.320.52000.44200

TOTAL : \$ 252.00

**RECEIVED**

By Tara Lee at 3:29 pm, Oct 28, 2025

Thank you for your business!  
 Please make all checks payable to Weather Engineers, Inc.  
 Remit To: PO Box 37068 Jacksonville, FL 32236  
 Phone: (904)356-3963 \* Fax (904) 356-4969



# YELLOWSTONE LANDSCAPE

## INVOICE

INVOICE #	INVOICE DATE
1015051	10/14/2025
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:** November 13, 2025

**Invoice Amount:** \$1,486.00

Description	Current Amount
Mainline repair*****Lauriston Dr.***** Irrigation Repairs	\$1,486.00

**RECEIVED**  
By Tara Lee at 3:31 pm, Oct 28, 2025

Invoice Total \$1,486.00

*Irrigation Repairs*  
1,320.53700, 464.00

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



# YELLOWSTONE LANDSCAPE

## INVOICE

INVOICE #	INVOICE DATE
1015052	10/14/2025
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:** November 13, 2025

**Invoice Amount:** \$1,536.00

Description	Current Amount
Mainline repair on Longleaf near Borland Groover	
Irrigation Repairs	\$1,536.00

**RECEIVED**  
 By Tara Lee at 3:31 pm, Oct 28, 2025

**Invoice Total** \$1,536.00

*Irrigation Repairs*

*1.320.53800.46400*

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



INVOICE

INVOICE #	INVOICE DATE
1015053	10/14/2025
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Durbin Crossing CDD  
**Address:** 145 South Durbin Parkway  
St. Johns, FL 32259

**Invoice Due Date:** November 13, 2025  
**Invoice Amount:** \$1,540.00

Description	Current Amount
Mainline repair*****North Durbin near Sanctuary***** Irrigation Repairs	\$1,540.00

**RECEIVED**  
By Tara Lee at 3:31 pm, Oct 28, 2025

Invoice Total \$1,540.00

*Irrigation Repairs*  
1.320.53800.46400

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



**Berger, Toombs, Elam,  
Gaines & Frank**

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120  
FAX: 772/468-9278

*DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT  
475 WEST TOWN PLACE  
SUITE 114  
ST. AUGUSTINE, FL 32092*

*Invoice No. 373991  
Date 11/04/2025  
Client No. 21680*

Services rendered in connection with the audit of the Basic Financial Statements  
as of and for the year ended September 30, 2024.

Total Invoice Amount \$ 3,945.00

**RECEIVED**

**By Tara Lee at 12:08 pm, Nov 10, 2025**

You can pay online at: <https://treasurecoastcpas.com> or

**Scan to Pay**

Berger, Toombs, Elam, Gaines, Frank,  
McGuire & Gonano CPAs PL  
Invoice Payment



POWERED BY  
CPACHARGE

We accept major credit cards.  
A 3% fee will be applied.

Please enter client number on your check.

Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%.

**DOG WASTE DEPOT**  
 12316 World Trade Dr. #102  
 San Diego, CA 92128  
 TEL: 800-678-1612  
 www.DogWasteDepot.com

# Invoice

Date	Invoice #
10/28/2025	788794

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

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

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

ORDER#:	Rep	Ship Date	Via	Terms	PO#:	3RD Party Payment C...
B phone-Zak	DWD	10/28/2025	FEDEX	Net 30		

Quantity	Item Code	Description	Price Each	Amount
4	DEPOT-001-30	Dog Waste Roll Bag 30 roll case (6000 bags)	268.77	1,075.08T
4	DEPOT-002	DOG STATION CAN LINERS <u>CASE 200</u>	93.97	375.88T
	Shipping	Shipping	0.00	0.00
		FedEx Package 1 Tracking #: 394735717342 FedEx Package 2 Tracking #: 394735720886 FedEx Package 3 Tracking #: 394735722113 FedEx Package 4 Tracking #: 394735723922 FedEx Package 5 Tracking #: 394735724377 FedEx Package 6 Tracking #: 394735727001		
		<i>Repairs + Replacements</i>		
		<i>1,320,538.00, 442.00</i>		

**RECEIVED**  
 By Tara Lee at 2:14 pm, Nov 07, 2025

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<b>REMIT PAYMENT TO:</b> Dog Waste Depot 12316 World Trade Drive #102 San Diego, CA 92128  <b>FED ID# 27-4523962</b>	<b>Subtotal</b>	\$1,450.96
	<b>Sales Tax (0.0%)</b>	\$0.00
	<b>Total</b>	\$1,450.96
	<b>Payments</b>	\$0.00
	<b>Balance Due</b>	\$1,450.96

**Governmental Management Services, LLC**

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

**Invoice**

**Invoice #:** 542  
**Invoice Date:** 11/1/25  
**Due Date:** 11/1/25  
**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 - November 2025		4,903.08	4,903.08
Website Administration - November 2025		95.50	95.50
Information Technology - November 2025		143.33	143.33
Impact Fee Collection Administration - November 2025		1,433.00	1,433.00
Dissemination Agent Services - November 2025		687.75	687.75
Office Supplies		0.57	0.57
Postage		92.40	92.40
Copies		15.45	15.45
Telephone		43.26	43.26

**Total** \$7,414.34

**Payments/Credits** \$0.00

**Balance Due** \$7,414.34

**RECEIVED**

*By Tara Lee at 10:04 am, Nov 06, 2025*

**KAD ELECTRIC COMPANY**  
**P.O. BOX 8567**  
**FLEMING ISLAND FL 32006-0014**

**Invoice**

DATE	INVOICE #
8/26/2025	5029

**PAST DUE**

<b>BILL TO</b>					
Durbin Crossing CDD 475 West Town Place, Suite 114 St. Augustine FL 32092		P.O. NO.	TERMS	JOB	
			Due on receipt	25-965	
ITEM	QUANTITY	DESCRIPTION		RATE	AMOUNT
Elec. Labor	1	and material. Moved panel for irrigation timer.		1,800.00	1,800.00
<i>Repairs + Replacements</i>					
<i>1,320.53200.44200</i>					
Thank you for your business. We appreciate it very much.				<b>Total</b>	\$1,800.00
				<b>Payments/Credits</b>	\$0.00
				<b>Balance Due</b>	\$1,800.00
Phone #	Fax #	E-mail			
904-541-1000	904-215-3475	LDEASE@AOL.COM			

**RECEIVED**  
 By Tara Lee at 2:14 pm, Nov 07, 2025



**INVOICE**

Page: 1

**Please Remit Payment to:**

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

Invoice Number: PSI219192  
Invoice Date: 11/2/2025

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 11/2/2025  
Due Date 12/2/2025  
Terms Net 30

Customer ID 5459  
P.O. Number  
P.O. Date 11/2/2025  
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance November Billing 11/1/2025 - 11/30/2025 Durbin Crossing Cdd-Lake-ALL		1	1	4,698.73	4,698.73

**RECEIVED**  
*By Tara Lee at 10:04 am, Nov 03, 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**

# Service Slip/Invoice



**PAYMENT ADDRESS:**  
Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323  
904-365-6300 • Toll Free: 800-225-6305 • turnerpest.com

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

<b>INVOICE:</b>	621375561
<b>DATE:</b>	11/03/2025
<b>ORDER:</b>	621375561

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
11/03/2025	08:28 AM			08:28 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	11/03/2025		08:53 AM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$102.93

**RECEIVED**  
By Tara Lee at 10:49 am, Nov 04, 2025

SUBTOTAL	\$102.93
TAX	\$0.00
AMT. PAID	\$0.00
<b>TOTAL</b>	<b>\$102.93</b>

AMOUNT DUE \$102.93

TECHNICIAN SIGNATURE

Justin  
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.

PLEASE PAY FROM THIS INVOICE

# Service Slip/Invoice



**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

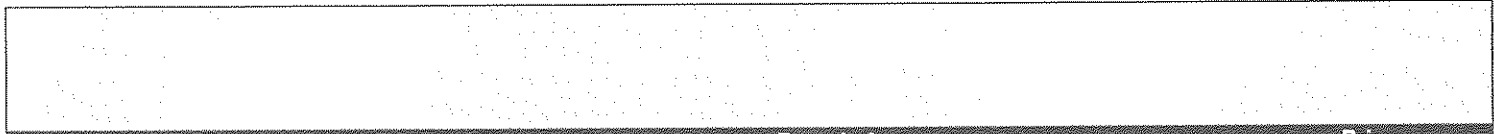
**INVOICE:** 621376131  
**DATE:** 11/03/2025  
**ORDER:** 621376131

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
11/03/2025	08:28 AM	MOSQUITO		08:28 AM

Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	11/03/2025		08:52 AM



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

**RECEIVED**  
By Tara Lee at 10:50 am, Nov 04, 2025

**AMOUNT DUE \$122.23**

TECHNICIAN SIGNATURE

Justin  
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.

**PLEASE PAY FROM THIS INVOICE**



# Service Slip/Invoice



**PAYMENT ADDRESS:**  
 Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323  
 904-355-5300 • Toll Free: 800-226-5306 • turnerpest.com

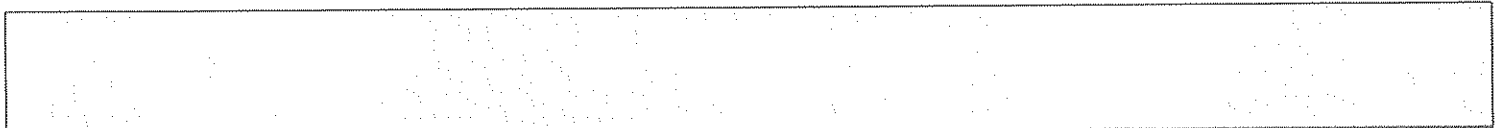
Turner Pest Control LLC  
 PO Box 600323  
 Jacksonville, FL 32260-0323  
 904-355-5300

**INVOICE:** 621376132  
**DATE:** 11/04/2025  
**ORDER:** 621376132

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
11/04/2025	08:55 AM	MOSQUITO		08:55 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	11/04/2025		09:12 AM



Service	Description	Price
CPCMOSULV	Commercial Mosquito Service	\$160.82
		<b>SUBTOTAL</b> \$160.82
		<b>TAX</b> \$0.00
		<b>AMT. PAID</b> \$0.00
		<b>TOTAL</b> \$160.82
		<b>AMOUNT DUE</b> \$160.82

**RECEIVED**  
 By Tara Lee at 10:24 am, Nov 05, 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.

**PLEASE PAY FROM THIS INVOICE**

502400002 11/04/2025 09:12 AM 137299 621376132 904-355-5300



# Invoice

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

Invoice # 429273  
Date 10/31/2025  
Terms Net 30  
Due Date 11/30/2025  
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	35.03	23.65	828.46

**Total** 828.46

**RECEIVED**  
*By Tara Lee at 10:05 am, Nov 03, 2025*



Vested in your community.

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

# Billable Services Invoice

Invoice #:10312025

Date:10-31-2025

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 - October	35.03	\$23.65	\$828.46
		TOTAL	\$828.46



Vested in your community.

Thank you for your business!



*Invoice*

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

Invoice # 429318  
Date 10/31/2025  
  
Terms  
Due Date 11/30/2025  
Memo

**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
Boo Bash extra staff	8.82	23.65	208.60
CarnEvil extra staff	4.18	23.65	98.86

**Total** 307.46

**RECEIVED**  
By Tara Lee at 10:48 am, Nov 04, 2025



Vested in your community.

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

# Billable Services Invoice

Invoice #:11-3-2025  
Date: November 3, 2025

To:

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

For:

Non-contractual Billable Services  
Event Staff

DESCRIPTION	HOURS	RATE	AMOUNT
Boo Bash Extra Staff (Rekamp, Capling)	8.82	\$23.65	\$208.60
CarnEVIL Extra Staff (Hammond)	4.18	\$23.65	\$98.86
TOTAL			\$307.46



Vested in your community.

Thank you for your business!



# YELLOWSTONE

LANDSCAPE

## INVOICE

INVOICE #	INVOICE DATE
1019788	10/28/2025
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Durbin Crossing CDD

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

**Invoice Due Date:** November 27, 2025

**Invoice Amount:** \$2,425.53

Description	Current Amount
Enhancements at Cullaig Court	
Landscape Enhancement	\$2,425.53

**RECEIVED**

By Tara Lee at 2:13 pm, Nov 07, 2025

Invoice Total \$2,425.53

*Landscape Contingency*

*1.320.53200.46210*

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



# YELLOWSTONE LANDSCAPE

## INVOICE

INVOICE #	INVOICE DATE
1019789	10/28/2025
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Durbin Crossing CDD

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

**Invoice Due Date:** November 27, 2025

**Invoice Amount:** \$933.42

Description	Current Amount
Ligustrum Replacement at Staplehurst	
Landscape Enhancement	\$933.42

**RECEIVED**

By Tara Lee at 2:13 pm, Nov 07, 2025

Invoice Total \$933.42

*Landscape Contingency*

*1.320.53800.46200*

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



INVOICE

INVOICE #	INVOICE DATE
1019790	10/28/2025
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:** November 27, 2025

**Invoice Amount:** \$1,557.26

Description	Current Amount
Holly Tree Removals at South Pool	
Landscape Enhancement	\$1,557.26

**RECEIVED**  
By Tara Lee at 2:13 pm, Nov 07, 2025

**Invoice Total** \$1,557.26

*LANDSCAPING Contingency*

*1.320, 53200, 46210*

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



INVOICE

INVOICE #	INVOICE DATE
1030960	11/1/2025
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Property Name:** Durbin Crossing CDD

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** December 1, 2025

**Invoice Amount:** \$48,261.23

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

**Invoice Total** \$48,261.23

**RECEIVED**

By Tara Lee at 2:13 pm, Nov 07, 2025

*Landscape Maintenance*

*1.320.53200.46200*

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



Civil Engineering  
 Land Surveying & Mapping  
 Permitting  
 ADA Consulting

# Invoice

Date	Invoice #
11/6/25	3909

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

**RECEIVED**  
 By Tara Lee at 9:21 am, Nov 07, 2025

Yuro & Assoc. - Job No.
Y23-1310

Item	Date	Description	Hours	Rate	Amount
Durbin Crossing CDD - Engineering					
CDD Durbin...	9/22/25	CDD meeting	2.5	165.00	412.50
CDD Durbin...	10/16/25	resident sinkhole complaint	0.5	165.00	82.50
CDD Durbin...	10/27/25	CDD meeting	3	165.00	495.00
CDD Durbin...	10/28/25	check County capital improvement plan & coord with county on pavement resurfacing schedule	1.5	165.00	247.50
CDD Durbin...		District Engineering Services (PE) - Annual Goals Inspection (Lump Sum)	1	2,250.00	2,250.00

<b>Total</b>	<b>\$3,487.50</b>
--------------	-------------------



LAMP SALES UNLIMITED, INC.

Always on

# Invoice

**Remit To:**

Lamp Sales Unlimited  
PO Box 10606  
Jacksonville FL  
32247-0606

**Jacksonville**

4580 St Augustine Rd  
Jacksonville FL 32207-7244  
PH(904)737-9292  
FX(904)737-4333

**Orlando**

4210 LB McLeod RD 5TE118  
Orlando FL 32811-5682  
PH(407)859-1515  
FX(407)859-2423

#INV0310727

11/07/2025

**Bill To**

Durbin Crossing CDD  
145 S. Durbin Parkway  
Jacksonville FL 32259  
United States

**Ship To**


Durbin Crossing CDD  
145 S. Durbin Parkway  
Jacksonville FL 32259  
United States

<b>Terms</b>	<b>Due Date</b>	<b>PO #</b>	<b>Sales Rep</b>	<b>Ship Date-Method</b>	<b>Account</b>	<b>Inside Sales Rep</b>	<b>Created From</b>
Net 30	12/07/2025	Zach	EMP018 Rix, Clayton	11/07/2025 LSU Delivery	CUS393	Hope Humphreys	Sales Order #SO16625

Item	Type	Quantity	Rate	Amount	SOI
M1000/U M1000/U---1000W MHL MOG/BASE CLEAR BT56 #64468 6/CS SYLVANIA		4	\$42.50	\$170.00	No

<b>Subtotal</b>	\$170.00
<b>Tax (%)</b>	\$0.00
<b>Shipping</b>	\$0.00
<b>Total</b>	\$170.00
<b>Amount Due</b>	\$170.00
<b>Status</b>	Open

[Click Here to Pay Now](#)

REPAIR + REPLACE  
1.320.53800.44200  
  
11/13/25

**RECEIVED**

By Tara Lee at 2:32 pm, Nov 13, 2025

Prices are valid only for the quantities listed. Quotes expire on Expiration date above. if no Expiration date is listed, the quote expires 30 days from issue. Lamp Sales Unlimited, Inc. reserves the right to refuse the return of Special-Order Items. Any Special-Order Items (SOI) returned are subject to restocking, return freight, and handling fees. Quote approval, commencing with the purchase or ordering of the material listed in this quote constitutes customer acceptance of these outlined terms.

November 17, 2025

Durbin Creek

## INVOICE

In accordance with Florida Statute 197.322(3): "Postage shall be paid out of the general fund of each local governing board, upon statement thereof by the tax collector".

Your share of the postage for the mailing of the 2025 Real Estate, Tangible Personal Property, Railroad and Non Ad Valorem notices is as follows:

**Postage Due:                      \$        519.58**

If you have any questions, please contact me or Christopher Swanson at 209-2251.

Sincerely,

Jennifer Ravan, C.F.C.  
St. Johns County Tax Collector

**RECEIVED**  
**By Tara Lee at 12:49 pm, Nov 17, 2025**



*Invoice*

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

Invoice # 429010  
Date 09/30/2025  
  
Terms  
Due Date 10/31/2025  
Memo

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

**RECEIVED**  
**By Tara Lee at 3:20 pm, Nov 12, 2025**

Description	Quantity	Rate	Amount
Billable Expenses			
Vegetable, Fruit and Sandwich platters for Labor Day Luau			89.75
Total Billable Expenses			89.75
		<b>Total</b>	89.75

TRAVEL

Sep 01

@ Dashboard

Walmart Supercenter

Walmart Superc  
3:28 PM EDT

\$89.75  
Meals f...

Sue Olear  
District Services

@ Analysis

B Reports

Safety

@ Approvals

@ Settings

Advanced analytics

EXPENSE

\$\$\$ Activity

Transactions

Repayments

Flexible reimburs

Accounting review

@ Analysis

Trips

iD Purchase cards

@ Budgets

@ Statements

@ Company

CONFIGURATION

@ Users

Policy

@ Organization

Fields

@ Integrations

Required Optional

Give us feedback @ survey.walmart.com  
Thank you! ID #:7VQMW4B1N95

Participants **Walmart**  
Sue Olear Supercenter  
904-417-9688 Mgr. JOHN  
845 DURBIN PAVILION DR  
SAINT JOHNS FL 32259  
ST# 00928 OP# 004549 TE# 05 TR# 04505

# ITEMS SOLD 17  
TC# 3171 2613 2167 3329 3688



70CT PLT GRN 011179220000	2.77 X
70CT PLT PNK 011179905960	2.77 X
70CT PT TEAL 011179220110	2.77 X
FS GOLD DUST 810076662720 F	8.98 N
FS MG DUST 810026662710 F	8.98 N
FORKS WHITE 011179886430	1.00 X
FORKS WHITE 011179886430	1.00 X
FORKS WHITE 011179886430	1.00 X
FORKS WHITE 011179886430	1.00 X
75 SL LN PNK 011179906730	2.77 X
75 SL LN GRN 011179906690	2.77 X
HAW PNCH JCE 014800646470 F	2.97 X
HAW PNCH JCE 014800646470 F	2.97 X
HAW PNCH JCE 014800646470 F	2.97 X
HAW PNCH JCE 014800646470 F	2.97 X
BEVDISPENSRS 849434049270	18.68 X
BEVDISPENSRS 849434049270	18.68 X

SUBTOTAL 85.05  
TAX1 6.5000 % 4.36  
TAX2 0.5000 % 0.34  
TOTAL \$91.75

Walmart Supercenter Tools & ... Tiffani He  
8:03 PM EDT VISA TEND 53404 89.75 District Se

CHANGE DUE 0.00

Publix Super M \$87.62 Tiffani He  
VISA CREDIT 53404 89.75 District Se

89.75 - TOTAL PURCHASE 53404 ...

REF # 524450144337  
TRANS ID - 465244701202840  
VALIDATION - MN5Z  
PAYMENT SERVICE - E  
AID A0000000031010  
TERMINAL # 55959974

Download

Aug 23

Walmart Superc

\$69.88  
Office s...

Daisy King

# Weather Engineers, Inc.

Air Conditioning • Heating • Refrigeration • Clean Air Professionals



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

## Invoice

Number	Date
C52294	11/06/25

**BILL TO: #104602**

**DURBIN CROSSING CDD**

145 S DURBIN PARKWAY  
 ST. JOHNS FL 32259

**SERVICE PERFORMED AT:**

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

Return this portion with payment

Amount Paid: \_\_\_\_\_

Invoice Date	Customer #	P.O. Number	Salesman	Terms	Contract #
11/06/25	104602			30	

DESCRIPTION

Service Date: 11/6/25

Replaced the air filters for your HVAC equipment as per agreement.

REPAIR + REPLACE  
 1,320.53800.44200

*[Signature]*  
 11/13/25

**RECEIVED**

By Tara Lee at 2:32 pm, Nov 13, 2025

TOTAL : \$ 252.00

Thank you for your business!  
 Please make all checks payable to Weather Engineers, Inc.  
 Remit To: PO Box 37068 Jacksonville, FL 32236  
 Phone: (904)356-3963 \* Fax (904) 356-4969

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/05/25	00088	11/03/25 1415642	202511 600-53800-60000 50% DEP-(9)AWININGS	THOMPSON AWNING & SHUTTER COMPANY	*	13,500.00	13,500.00 000292
TOTAL FOR BANK B						13,500.00	
TOTAL FOR REGISTER						13,500.00	



2036 Evergreen Avenue  
Jacksonville, FL 32206

# Invoice

Date	Invoice #
11/3/2025	1418642

<b>Bill To</b>
VESTA PROPERTY SERVICES 245 RIVERSIDE AVENUE #300 JACKSONVILLE FLORIDA 32202

<b>Ship To</b>
PROJECT: AWNINGS RECOVERS DURBIN CROSSING POOL & TENNIS NORTH & SOUTH

P.O. No.	Terms	Due Date	Customer Contact
SIGNED PROPOSAL	Due on complet.	11/3/2025	ZACH DAVIDSON

Description	Rate	Amount
<p>Nine (9) Canvas Awning Recovers complete with: Thompson Awning Manufactured Frames being recovered: NO. Awnings Style: A-Frame &amp; Hipped Roof A-Frame. Awnings Sizes: 6 @ Width: 14'- 4", Total Drop: 4'- 0", Projection: 17'- 6", Truss: 9"- A-Frame 3 @ Width: 8'- 4", Total Drop: 2'- 6", Projection: 14'- 0", Truss: 9"- Hipped A-Frame Fabric Manufacturer: Sunbrella, Color: _____ (# _____)TBD. Scalloped Style: None. Fabric reinforcements in all corners to increase fabric life and reduce wear. Fabric attached to frame: Laced, utilizing Brass Grommets-Heat Sealed Seams. Double Lacers required:Yes, same as current. Frame pickup required: NO. Final measurements required: Yes. Ready for pick-up approximately 6 - 8 weeks from confirmed order.</p> <div style="border: 1px solid black; padding: 5px; margin-top: 20px;"> <p><b>RECEIVED</b> <b>By Tara Lee at 3:35 pm, Nov 04, 2025</b></p> </div>	13,500.00	13,500.00T

Thank you for your business.	<b>Subtotal</b>	\$13,500.00
Contact us at (904) 355-1616 Thompson Awning also provides removal and/or remount services.	<b>Sales Tax (0.00)</b>	\$0.00
THANK YOU FOR YOUR BUSINESS!	<b>Total</b>	\$13,500.00
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$13,500.00

Phone #
(904) 355-1616

*SEVENTH ORDER OF BUSINESS*

**From:** Courtney Hogge chogge@gmsnf.com  
**Subject:** Fwd: Fence situation  
**Date:** December 3, 2025 at 11:08 AM  
**To:**



---

**From:** Kristina Pavlicek <kviik@yahoo.com>  
**Subject:** Fence situation  
**Date:** November 30, 2025 at 2:32:59 PM EST  
**To:** "dlaughlin@gmsnf.com" <dlaughlin@gmsnf.com>  
**Reply-To:** Kristina Pavlicek <kviik@yahoo.com>

Hello Mr. Laughlin,

I am turning to you regarding our difficult fence situation...

When we recently purchased our house at 167 Staplehurst dr., Saint Johns (Durbin crossing neighborhood), we found out that our fence was not built on property line (on the right side) and that way we are losing quite a space of our yard. We invited a fence guy to see, if it's possible to move the fence, who told us that according to the survey we provided, we have drainage easement on that side, which is not an issue in this case and all we need is to have utilities marked to start the job...I have to say we were fooled by our guy, that no other approval needed, so we had it moved about one section in the front and back (black aluminium kind of fence).

How shocked we were few weeks later - being contacted by HOA, mentioning, that we were not allowed to have it moved without their approval...So we went through the process of filling the form, sending them survey, paying fees etc. to make things right - only to find out later, that except drainage easement, there is also CDD utility easement (that is not displayed on our survey).

So I was told by one of HOA members, that we should try to contact you (as CDD management) to see what to do in our situation. We not just already paid a lot of money for moving the fence, but also planted trees along it, so I have to say we are quite frustrated from the mess we got us in, just because our guy didn't give us the right information.

We know there is another access to our lake (few houses down the street), wondering if that one could be used by your guys to service that area (instead of ours)?

Can you please let me know, what options we have?

Thank you so much,  
Kristina Pavlicek

[Yahoo Mail: Search, Organize, Conquer](#)

# BOUNDARY SURVEY

LOT 338 AS SHOWN ON MAP OF  
DURBIN CROSSING NORTH PHASE 2C

AS RECORDED IN MAP BOOK 67, PAGES 4-7 OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY, FL.

## GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

LINE TABLE			
LINE	DIRECTION	LENGTH	
L1(P)	N77°47'21"E	25.00	
L2(P)	S18°12'39"E	31.21	
L3(P)(M)	S18°12'39"E	31.21	

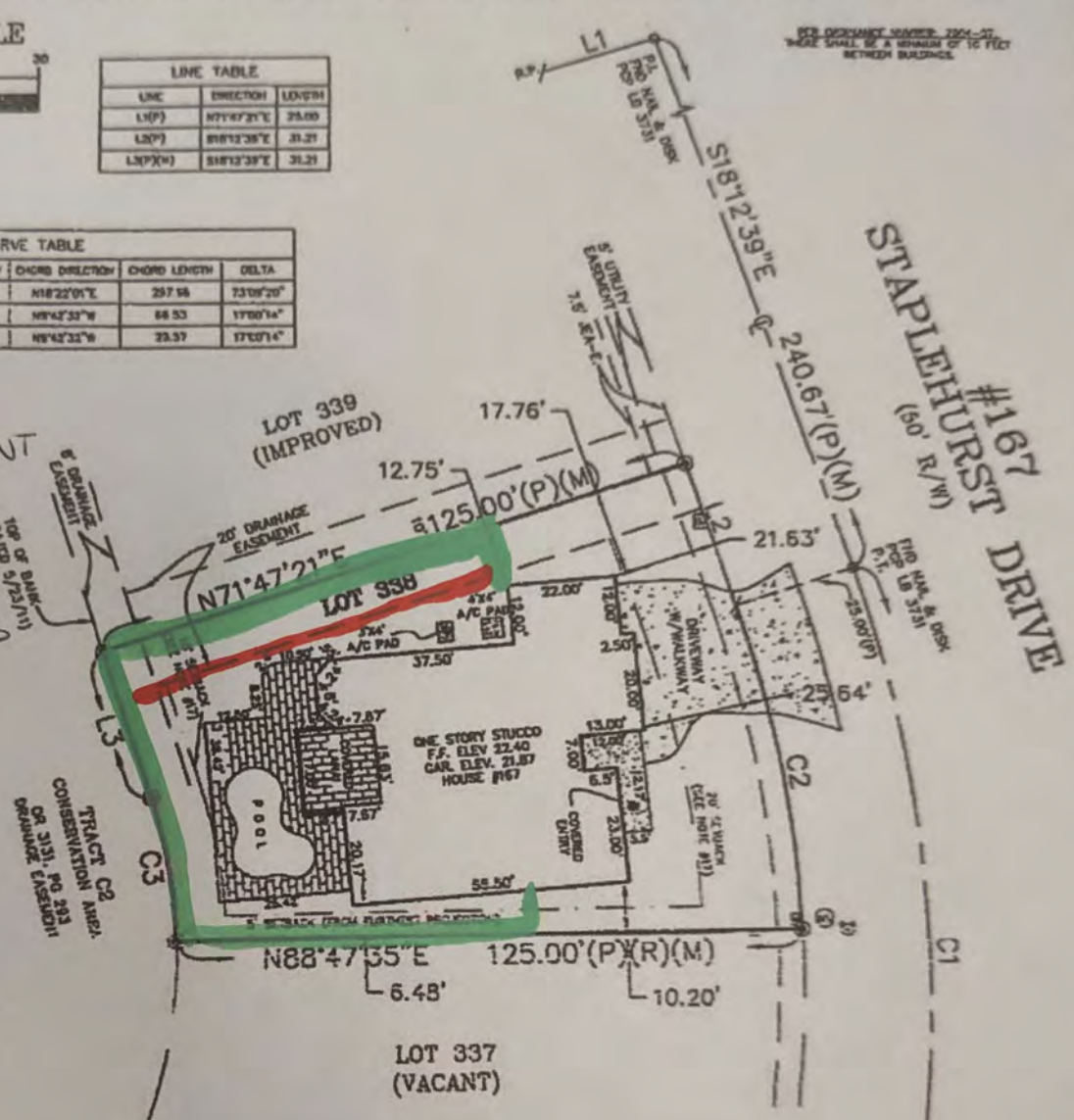
CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C1P(M)	250.00	319.20	N18°22'01"E	297.58	73°09'20"
C2(P)	225.00	65.77	N5°42'33"W	66.53	17°00'16"
C2P(M)	100.00	20.68	N5°42'33"W	23.37	17°00'16"

SEE DOCUMENT NUMBER 2004-21  
WHERE SHOWN AS A DIMENSION OF 10 FEET  
METHOD BALANCE

OUR CURRENT FENCE PLACEMENT

WHERE THE FENCE WAS BEFORE

- DENOTES CONCRETE
- DENOTES PAVERS
- DENOTES FND 1/2" I.P. CLARY&ASSOC.
- DENOTES WATERMETER
- DENOTES WATER VALVE
- DENOTES FIRE HYDRANT
- DENOTES IRRIGATION METER



### GENERAL NOTES

1. BEARINGS ARE BASED ON THE CENTERLINE OF STAPLEHURST DRIVE AS SHOWN ON MAP 67-2387.
2. ELEVATIONS SHOWN HEREON ARE BASED ON MVD 1988.
3. THE LANDS SHOWN HEREON ARE WITHIN FLOOD ZONE "X" AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 220417, PANEL NUMBER 3100M, DATED SEPTEMBER 2, 2004. THE FLOOD ZONES SHOWN ON THIS SURVEY ARE SCALED OFF OF THE F.E.M.A. FIRM MAPS AND ARE FOR REFERENCE ONLY. THE FIRM INFORMATION AND DELINEATIONS ON THIS SURVEY ARE VALID ONLY FOR DATES UP TO AND INCLUDING THE DATE OF THIS SURVEY. THERE MAY HAVE BEEN SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION. BEHINDS SHOULD BE MADE TO THE COUNTY'S FLOOD PLANE MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS, ST. JOHNS COUNTY.
4. NO UNDEVELOPED FOUNDATIONS OR UTILITIES & NO IMPROVEMENTS, OTHER THAN THOSE SHOWN WERE LOCATED UNDER THE SCOPE OF THIS SURVEY.
5. ADDITIONS, DELETIONS AND/OR ANY WRITTEN INFORMATION ADDED TO THIS MAP AND/OR REPORT IS PROHIBITED AND IS NOT AUTHORIZED BY THE SIGNED SURVEYOR.
6. THIS MAP IS INTENDED TO BE VIEWED AT A SCALE OF 1"=30' OR SMALLER.
7. UTILITIES & PAVES DEPICTED AS EXTENDING INTO THE BUILDING RESTRICTION LIMITS MUST REMAIN UNCOVERED & NOT ENCLOSED.
8. UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
9. THIS BOUNDARY SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO CERTIFICATION HAS BEEN CREATED. EXPRESS OR IMPLIED, TO COPY THIS BOUNDARY SURVEY AND IS NOT TRANSFERABLE. ANY COPIES OF THIS BOUNDARY SURVEY THAT ARE USED IN ANY SUBSEQUENT TRANSACTIONS SHALL BE NULL AND VOID IF THEY DO NOT BEAR THE EMPLOYED RAISED SEAL OF THE SIGNED SURVEYOR. THE USE OF SUCH DOCUMENTS RELEASES THE SIGNED SURVEYOR OF ANY FURTHER CLAIMS OF LIABILITY OF ANY SUBSEQUENT TRANSACTIONS AND IS ONLY VALID UP TO 60 DAYS AFTER THE LAST REVISION DATE.
10. DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
11. THIS SURVEY IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATE OF TITLE, EASEMENTS OR FREEDOM OF ENCUMBRANCES.
12. THIS SURVEY WAS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS OR JURISDICTIONAL LINES OF ANY FEDERAL, STATE, MUNICIPAL OR LOCAL AGENCY, BOARD, AND COMMISSION OR OTHER ENTITY AND ANY LIABILITY REGARDING DETERMINATION IS NOT THE RESPONSIBILITY OF THE UNDERGROUND.
13. UNLESS A COMPARISON IS MADE, MEASURED BEARINGS AND DISTANCES ARE GENERAL WITH PLAT VALUES.
14. THIS SURVEY IS BASED ON INFORMATION AS PROVIDED BY THE CLIENT.
15. THE PURPOSE OF THIS BOUNDARY SURVEY IS TO SHOW THE FINAL SITE IMPROVEMENTS.
16. BUILDING AND IMPROVEMENTS, IF ANY, AS DEPICTED HEREON ARE PERPENDICULAR TO THE PARCEL PROPERTY LINES. ALL BUILDING FEES ARE SHOWN TO THE FOUNDATION.
17. CERTAIN ARCHITECTURAL FEATURES, SUCH AS EAVES, BAY WINDOWS, AND PROJECTING FIREPLACES, WHICH MAY OCCUPY A PORTION OF A BUILDING FOOTPRINT, MAY PROJECT NOT MORE THAN THREE (3) FEET INTO REQUIRED FRONT AND REAR YARDS, THREE (3) FEET INTO SIDE YARDS WHICH MEASURE A MINIMUM OF EIGHT (8) FEET IN WIDTH, AND TWO AND ONE-HALF (2.5) FEET INTO SIDE YARDS MEASURING SEVEN AND ONE-HALF (7.5) FEET IN WIDTH, NO SUCH INTRUSION IS PERMITTED INTO SIDE YARDS LESS THAN SEVEN AND ONE-HALF (7.5) FEET IN WIDTH, REFER TO SECTION E-13341.1 OF LAND DEVELOPMENT CODE AND/OR THE PUD.
18. THE PROPERTY IRON LOCATED IN THE DRAINAGE WAS SET ON THE ORIGINAL BOUNDARY SURVEY BUT BECAUSE OF THE COSMETIC REASONS NO IRONMENT WAS SET AT THE TIME OF THE SURVEY.

REVISION B: ADD FND, SITE IMPROVEMENTS (8/2/11) (GR/WS)  
REVISION A: 4'X20' FOUNDATION LOCATION (8/7/11) (JRA/WS)  
PREPARED FOR: DREAM FINDERS CONSTRUCTION, INC.

POZ CAPITAL INVESTMENTS  
CERTIFIED TO: DREAM FINDERS CONSTRUCTION, INC.

*NINTH ORDER OF BUSINESS*

*A.*



## Durbin Crossing CDD

### Landscape Update for December 2025:

- **General Maintenance**
  - The crew continues working through the Winter schedule
    - Tree limb ups are in progress
    - Ornamental grass cutbacks will begin in January
- **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**
  - Liquid Turf application is in progress – weed control and root development
  - 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**
  - 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
  - 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 – completed
- Castlegate Roses – completed
- Variegated Ginger on South Durbin – completed
- Remaining Centralus Upgrades – In Progress
- Islesbrook Sod and Irrigation Project – In Progress
- Sod Replacement on Longleaf Pine medians - completed

*E.*

  
**DURBIN CROSSING**  
 General Manager's Report

Date: 12 – 5 - 2025

Submitted by: *Sue O'Leary*

**UPDATES – No Board Action Required**

**GYM EQUIPMENT**

As with most things, there has been a learning curve with the new gym equipment. Primarily with the Elliptical Trainers; our new models are designed to go into PAUSE mode when RPMs decline to a certain level; previous model would stay in WORKOUT mode no matter the RPMs as long as the machine was in motion, and you could go from forward motion to backward motion with no interruption in the system. We are handling this issue on two fronts:

1. We are working with the Vendor to schedule a New Equipment Orientation/Meet and Greet where residents can work with LifeFitness reps to learn the new equipment and share any feedback.
2. Our Sales Rep is looking to see if they have any models that function more like our old models did.
3. We are adding QR Codes to the machines so that residents who are using it can scan it and send a message directly to me when and if they encounter a problem. We will also have a paper version of the form that a resident can fill out in the office so that I can ensure I am capturing all of the necessary information needed to diagnose problems.

Additionally, I am including for the Board a sample of my system for keeping track of maintenance and repair on the equipment:

1	UNIT	REPORT DATE	ISSUE	TIME TO COMPLETION	NOTES
2	OVERHEAD PRESS	11/1/2025	Increment weight knob stuck	Reported and resolved on 10/29/2025	Technician was out to look at newly placed equipment and I showed him the knob. He fixed it.
3		12/4/2025	Reported that the increment weight knob was stuck once again.	Reported 12/4, resolved 12/5.	Tech addressed the issue again on 12/5, tightened screws and thinks it's resolved but if it isn't, let him know and he will disassemble, clean, and replace parts.
4	ELLIPTICAL 1 - 3	11/6/2025	Ellipticals are reported as going into PAUSE mode, sometimes at random, sometimes when resistance is high but rpms are low.	Random Pause: Resolved 11/22.  Pause on low RPM: Ongoing.	<b>RANDOM PAUSE:</b> These units can operate on battery power, however, the batteries were not holding a charge. Vendor ordered power cords for units, and ordered replacement battery backups. Will install upon arrival.  <b>OTHER PAUSE:</b> Residents are unhappy that ellipticals will go into PAUSE when they slow down, or will pause when they go from forward to backward motion. The machine is not malfunctioning; it is designed to go into PAUSE when rpms lower to a certain level. There doesn't seem to be any workaround. When going from forward to backward motion it will do the same, but can be resolved by pushing the green GO button.
5	PREVENTATIVE MAINTENANCE	12/5/2025	Routine Maintenance, plus overhead press and discussion of new cardio equipment issues.		Residents saw the tech in the gym and talked with him about the elliptical issue. One resident said he was on a treadmill which stopped unexpectedly. This issue had not been reported to staff, and we were not able to recreate the issue.
6					
7					

## POOL DECK PREPARATION



In preparation for SPRING BREAK 2026, we are looking at pool deck furniture for possible re-strapping, and lifeguard chairs that may need to be replaced. Any items requiring board action will be brought forth in January.

## 2026 LIFEGUARD SEASON



Planning for the 2026 Lifeguard Season is underway! We had 13 guards from 2025 express that they wanted to stay with Vesta and come back to work next summer. We have been able to keep them on as either Gym Monitors, Facility Attendants or Party/Event Staff, and are excited to have that many guards with at least one year of experience at Durbin Crossing. We will have a hiring fair in January which will allow prospective new guards to apply, interview, and complete their drug test all in one evening (this is how we did the majority of our hiring in 2025). Certification classes will be made available for Durbin Crossing guards starting at the end of January and running through the end of February. We look forward to another successful AND SAFE summer!

*F.*



## Field Operations Manager's Report

*Date of report 12-15-2025*

*Submitted by: Zach Davidson*

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**South pool pump replacements/No Board action required:** C Buss pools have ordered the pumps for the South pool, once they arrive, we will be put on the schedule. Project should take 1-2 days with weather permitting. We will be sure to communicate this to the community as the pool will be for a week or two as once the work is completed it will have to be signed off by the Department of Health as there will be modifications to the piping for the pumps.

**Monument tile replacements/ No Board action required:** CG roofing was out week of 11/24 replacing broken roof tiles at Harbury, Leith Hall, Lauriston and the North amenity roof.

**Tennis and pool pavilion canvas replacements/Board action required:** Project still in progress.

**Terra seeding test area/No board action required:** The remaining sections of the Terra seeding project have been completed along with installation of the temporary irrigation for 30 days.

**Community mulching/ board action required:** This project has been completed.

**Durbin Crossing monument plaques/Board action required:** Requested plaques to be replaced have been removed and repairs are in progress.

**North and South replacement doors/ stripping staining, sealing existing doors/No Board action required:** Project still in progress.

**Durbin Crossing entrance sign at Longleaf and St. Parkway/No Board action required:** Project still in progress.

**Community palm tree trimming/No Board action required:** Work has been completed.

**Pressure washing monuments/No Board action required:** Work has been completed. Now working on getting scheduled for pressure washing all the brick walls on North Durbin.

**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. We had an extreme algae issue on Pond 8, after 3 treatments Solitude advised that a MetaFloc treatment was needed to remove the nutrients and phosphates from the water that was feeding the algae. This pond will be monitored for 4 weeks after treatment to make sure this issue is resolved.

**FIELD OPERATIONS UPDATES / No Board action required:**

- Cleaned off rock climbing walls on North and South playground.
- Repaired broke rope on climbing feature at North playground.
- Removed graffiti off playground equipment at North.
- Replaced faulty photocell on Christmas light outlet at South amenity.
- Replaced broken GFI at South tennis courts.
- Performed a phosphate treatment on North pool.

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

*[z davidson@vestapropertyservices.com](mailto:z davidson@vestapropertyservices.com)*



*G.*



# Lifestyle + Amenities Report

December 15, 2025

## PAST EVENTS

### Veteran's Day

**Budget: \$200      Actual: \$24.04      Attendance: 35**

We honored those who served to protect our country on Veterans Day, November 11<sup>th</sup> with a morning of coffee and pastries. Durbin Crossing Resident Freddy Grande has graciously offered to donate donuts for this event, and we provided coffee, cream + sugars, and additional pastries. Unfortunately, it was a very cold morning which meant our turnout was much smaller.

### Happy Harvest Festival

**Budget: \$4,500      Actual: \$3,845      Attendance: 400**

Happy Harvest Festival came back for a second year for Durbin Crossing Residents. Kids could enjoy inflatable games and bounce houses, axe throwing, a petting zoo, and pony rides. We also offered a vendor village with resident vendors and businesses, along with delicious food trucks. The event was a huge success with around 400 attendees. Resident feedback was very positive, and they seemed to enjoy unique experiences and photo ops with the petting zoo and ponies.

### Thankful Hands: Kids Craft Night

**Budget: \$150      Actual: \$92.57      Revenue: \$60      Attendance: 6 Families**

This event is a hand-on craft night for kids of all ages. Residents of all ages made 3 different Fall-themed crafts. This is not a drop-off event, and required the parent or guardian to stay with their children. We charged \$10 per household to help cover the cost of materials for this event.

## UPCOMING EVENTS

### Christmas Events

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

Stagelight Cabaret: Holiday Encore (Dec 6<sup>th</sup>) \$800

Holiday Musical Performance by Stagelight Cabaret and Opening Number by Office Staff Norah! This event is completely sold out. We are limited by the maximum capacity in the Social Hall, but will definitely be bringing back this duet for more events in the future.



### **Snowflake Spectacular (Dec 12<sup>th</sup>) \$4500**

We will be bringing in 4 tons of REAL snow to build snowmen in, a horse-drawn carriage, live DJ, 360 degree photobooth, and ornament crafts to decorate the community tree. This Snow-themed party will kick off a whole weekend of holiday activities.

### **Pictures with Santa (Dec. 13<sup>th</sup> – 14<sup>th</sup>) \$4000**

Pictures with Santa, hot cocoa, and holiday-themed mini golf around the pool! Residents will need to bring their own cameras. We have created time slots, and also made it clear that reservations are NOT required, and are only to help with the flow of traffic through the evening.

### **Letters from Santa (Dec. 18<sup>th</sup>) \$200**

We are continuing our tradition of last year! Residents can help their kids fill out a letter to Santa and mail it to the "North Pole". They will receive a personalized letter delivered to their doorstep on December 28<sup>th</sup>, from Santa Claus himself!

### **Deck the Halls Competition + Neighborhood Drive-thru (Dec 20<sup>th</sup>) \$200**

Residents will enter their Christmas light displays to be judged by the neighborhood! The Neighborhood Drive-Through takes places on December 20<sup>th</sup>. Residents can start their evening at the South Amenity Center for a drive-through Hot Cocoa Café and to pick up their ballots, and then drive around the community following a virtual map of all competing houses.

*ELEVENTH 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
Research the Process to Widen the Sidewalks Along North & South Durbin Pkwy	11/17/25	Daniel Laughlin/Zach Davidson/Mike Yuro	In Progress	See what the process and cost would be to widen the sidewalk along North & South Durbin Pkwy	