

*Durbin Crossing Community  
Development District*

*JANUARY 26, 2026*

## *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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January 19, 2026

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, January 26, 2026 at 6:00 p.m.** at the Durbin Crossing South Amenity Center, 145 South Durbin Parkway, St. Johns, Florida 32259.

Following is the agenda for the meeting:

- I. Pledge of Allegiance
- II. Roll Call
- III. Audience Comments
- IV. Review of Action Items
- V. Approval of Consent Agenda
  - A. Minutes of the December 15, 2025 Meeting
  - B. Financial Statements
  - C. Assessment Receipts Schedule
  - D. Check Register
- VI. Consideration of Easement Encroachment (167 Staplehurst Drive)
- VII. Discussion of Impact Fee Sale Authorization
- VIII. Staff Reports
  - A. Landscape & Irrigation Maintenance Team
    - 1. Report

2. Discussion of Tree Issues
- B. District Counsel
- C. District Engineer
- D. District Manager
- E. General Manager
  1. Report
  2. Proposed 2026 Schedule for 904 Tennis
  3. Proposed 2026 Schedule for Dolphins Swim Team
- F. Operations Manager – Field Operations Report
- G. Amenity Manager – Report

IX. Supervisors' Request and Audience Comments

X. Review of Action Items

XI. Next Scheduled Meeting – February 23, 2026 at 6:00 p.m. at the Durbin South Amenity Center

XII. Adjournment

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

Sincerely,

*Daniel Laughlin*

Daniel Laughlin  
District Manager

*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 SISO Requesting Assistance in Monitoring Vehicular Traffic on JEA Powerline Utility Easement	10/27/25	Daniel Laughlin	In Progress	Send a letter to SISO 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	

*FIFTH ORDER OF BUSINESS*

*A.*

**MINUTES OF MEETING  
DURBIN CROSSING  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Durbin Crossing Community Development District was held Monday, **December 15, 2025** at 6:00 p.m. at the Durbin South Amenity Center, 145 South Durbin Parkway, St. Johns, Florida.

Present and constituting a quorum were:

Peter E. Pollicino	Chairman
Shalene B. Estes	Vice Chair
Sarah Gabel Hall	Supervisor
Jason Harrah	Supervisor by telephone
Shawna Berden	Supervisor

Also present were:

Daniel Laughlin	District Manager
Mike Eckert	District Counsel
Sue O'Lear	Vesta/Amenity Services Group
Scott Smith	Vesta/Amenity Services Group

*The following is a summary of the discussions and actions taken at the December 15, 2025 meeting.*

**FIRST ORDER OF BUSINESS**

**Pledge of Allegiance**

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

**SECOND ORDER OF BUSINESS**

**Roll Call**

Mr. Laughlin called the roll.

**THIRD ORDER OF BUSINESS**

**Audience Comments**

There being no comments, the next item followed.

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

Mr. Laughlin reviewed the status of the action items.

**FIFTH ORDER OF BUSINESS****Discussion of Amenity Suspension**

Mr. Eckert stated this incident involves a minor and happened November 13<sup>th</sup>. On November 17<sup>th</sup>, a notice of suspension of amenity privileges was mailed which set today for the hearing date. The Board has been provided with the interim suspension letter, as well as the CDD policies regarding amenity facilities. Misuse or destruction of facility equipment, disruptive behavior, inappropriate behavior, failure to follow the District's policies, damaging or interfering with the operation of District property are grounds for suspension under the rules that you went through the rulemaking process to adopt. I don't think the issue is disputed with the parent that I talked to as to whether this happened or whether the minor was the one involved in it. On November 7, 2025, the suspendee was engaged in damaging or marking the concrete epoxy floor at one of the District's pavilions, which was reported by three eyewitnesses and later confirmed by District staff. The damage included a profane term written on the pavilion's floor that remained after District staff attempted to clean the floor. The parents did come up and remove most, if not all, of the markings. It does not appear after the cleaning that the floor was permanently damaged. At this point in time amenity staff recommends lifting the suspension of the amenity privileges effective today December 15, 2025. In addition, staff recommends a letter be sent to the minor and his parents that further violations will likely result in a longer suspension and failure to listen to district management's instruction regarding district property could also result in a suspension for all those who ignore District's directions regarding District property. I have spoken to the father who is here today and unless the board wants to go in a different direction then this can be resolved by a vote to lift the suspension. The parent of the minor declined to provide comment or additional information.

On MOTION by Ms. Berden seconded by Mr. Pollicino with all in favor the suspension of the minor was lifted effective today, with the direction to staff to provide the letter outlined by Mr. Eckert.

**SIXTH ORDER OF BUSINESS****Approval of Consent Agenda****A. Minutes of the November 17, 2025 Meeting**

- B. Financial Statements**
- C. Assessment Receipt Schedule**
- D. Check Register**

On MOTION by Ms. Estes seconded by Mr. Pollicino with all in favor the consent agenda items were approved.
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**SEVENTH ORDER OF BUSINESS**

**Consideration of Easement Encroachment  
(167 Staplehurst Drive)**

This item was tabled to a future meeting.

**EIGHTH ORDER OF BUSINESS**

**Discussion of Impact Fee Sale Authorization**

This item was tabled to a future meeting.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. Landscape Maintenance Team - Report**

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

**B. District Counsel**

Mr. Eckert stated you have until December 31<sup>st</sup> to finish the four hours of ethics training. If you have completed it, you may send Daniel an email that you have completed it and the date of the training to create a contemporaneous record.

I made the changes to the impact fee credit resolution. Mike Yuro is analyzing the new impact fees and how that would adjust the amount that we looked at a couple of years ago to hold back for the District. Hopefully, we will bring that back to you in January.

**C. District Engineer**

There being no comments, the next item followed.

**D. District Manager**

There being no comments, 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.

**F. Operations Manager - Report**

Ms. O'Lear stated outside of Zach's report he wanted everyone to know the work begins tomorrow on the pool motors at south and we will send out a second message to the residents reminding them the pools will be closed for the next couple days.

**G. Amenity Manager – Report**

A copy of the lifestyle and amenities report was included in the agenda package.

**TENTH ORDER OF BUSINESS****Supervisor's Requests and Audience Comments**

Mr. Pollicino stated to Sue this is a small token of appreciation to you and your team, thank you for all you do and we look forward to a wonderful 2026.

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

Mr. Laughlin stated we have no new action items.

**TWELFTH ORDER OF BUSINESS****Next Scheduled Meeting – January 26, 2026 at 6:00 p.m. at the Durbin South Amenity Center**

Mr. Laughlin stated the next meeting is scheduled for January 26, 2026 at 6:00 p.m. in the same location.

**THIRTEENTH ORDER OF BUSINESS****Adjournment**

On MOTION by Ms. Estes seconded by Ms. Berden with all in favor the meeting adjourned at 6:39 p.m.

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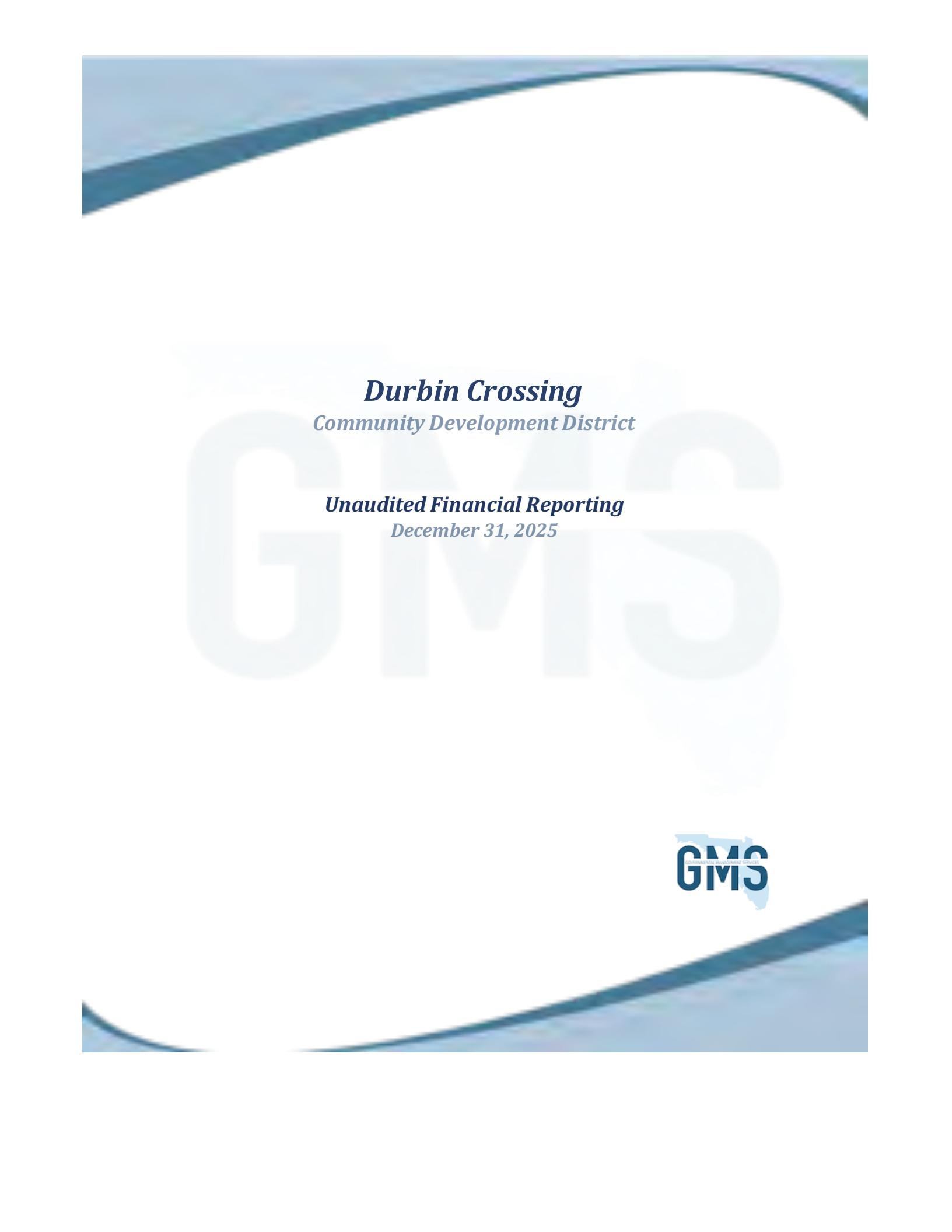
Secretary/Assistant Secretary

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Chairman/Vice Chairman



*B.*



## ***Durbin Crossing***

*Community Development District*

***Unaudited Financial Reporting***  
*December 31, 2025*



**Durbin Crossing**  
**Community Development District**  
**Combined Balance Sheet**  
**December 31, 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	\$ 137,141	\$ -	\$ 310,298	\$ 447,439
Assessment Receivable	2,231,013	2,299,744	-	4,530,757
Due from Other	1,223	-	-	1,223
<b>Investments:</b>				
State Board of Administration (SBA)	2,727	-	821,296	824,023
Custody	336,433	-	1,813	338,246
<b>Series 2017A1</b>				
Reserve	-	1,343,722	-	1,343,722
Revenue	-	1,317,971	-	1,317,971
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>\$ 2,708,736</b>	<b>\$ 5,141,267</b>	<b>\$ 1,133,407</b>	<b>\$ 8,983,411</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 397,976	\$ -	\$ 43,647	\$ 441,623
<b>Total Liabilities</b>	<b>\$ 397,976</b>	<b>\$ -</b>	<b>\$ 43,647</b>	<b>\$ 441,623</b>
<b>Fund Balance:</b>				
Nonspendable:				
Deposits	\$ 200	\$ -	\$ -	\$ 200
Restricted for:				
Debt Service - Series	-	5,141,267	-	5,141,267
Assigned for:				
Capital Reserve Fund	-	-	1,089,760	1,089,760
Unassigned	2,310,561	-	-	2,310,561
<b>Total Fund Balances</b>	<b>\$ 2,310,761</b>	<b>\$ 5,141,267</b>	<b>\$ 1,089,760</b>	<b>\$ 8,541,788</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 2,708,736</b>	<b>\$ 5,141,267</b>	<b>\$ 1,133,407</b>	<b>\$ 8,983,411</b>

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

	Adopted	Prorated Budget		Actual		Variance
	Budget	Thru 12/31/25	Thru 12/31/25			
<b>Revenues:</b>						
Special Assessments - Tax Roll	\$ 2,960,402	\$ 2,766,709	\$ 2,766,709	\$ -	\$ -	
Interest Income	20,000	5,000	2,688		(2,312)	
Insurance Proceeds	-	-	10,760		10,760	
Other Revenues	30,000	7,500	1,528		(5,973)	
<b>Total Revenues</b>	<b>\$ 3,010,402</b>	<b>\$ 2,779,209</b>	<b>\$ 2,781,685</b>	<b>\$ 2,476</b>		
<b>Expenditures:</b>						
<i>General &amp; Administrative:</i>						
Supervisor Fees	\$ 12,000	\$ 3,000	\$ 2,600	\$ 400		
FICA Taxes	918	230	199	31		
Assessment Roll Administration	5,732	5,732	5,732	(0)		
Engineering Fees	13,000	3,250	4,648	(1,398)		
Dissemination Fees	8,253	2,063	2,063	0		
Attorney Fees	50,000	12,500	14,654	(2,154)		
Annual Audit	4,600	-	-	-		
Trustee Fees	11,880	2,970	5,000	(2,030)		
Arbitrage	1,200	300	-	300		
Impact Fee Administration	17,196	4,299	4,299	(0)		
Management Fees	58,837	14,709	14,709	(0)		
Information Technology	1,720	430	430	(0)		
Website Maintenance	1,146	287	287	0		
Telephone	800	200	78	122		
Postage	3,000	750	793	(43)		
Printing & Binding	2,000	500	86	414		
Insurance General Liability	9,550	9,550	8,997	553		
Legal Advertising	2,000	500	259	241		
Other Current Charges	700	175	-	175		
Office Supplies	150	38	2	36		
Dues, Licenses & Subscriptions	175	175	175	-		
<b>Total General &amp; Administrative</b>	<b>\$ 204,857</b>	<b>\$ 61,657</b>	<b>\$ 65,010</b>	<b>\$ (3,354)</b>		

***Operations & Maintenance***

**Amenity Center**

Insurance	\$ 45,064	\$ 45,064	\$ 41,380	\$ 3,684
Repairs & Replacements	110,000	27,500	12,548	14,952
Recreational Passes	2,000	500	-	500
Office Supplies	5,000	1,250	1,138	112
Permit Fees	4,500	1,125	-	1,125

***Utilities***

Water & Sewer	38,900	9,725	8,780	945
Electric	28,600	7,150	8,832	(1,682)
Cable/Phone/Internet	22,000	5,500	7,057	(1,557)
Security System	1,000	250	-	250

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

	Adopted	Prorated Budget	Actual	Variance
	Budget	Thru 12/31/25	Thru 12/31/25	
<b><u>Amenity Center Management Contracts</u></b>				
Managerial (Vesta)	263,168	65,792	65,792	0
Staffing (Vesta)	281,809	70,452	70,452	0
Lifeguards (Vesta)	101,135	25,284	828	24,455
Mobile App/Website (Vesta)	3,605	901	901	(0)
Refuse Service	11,500	2,875	3,372	(497)
Pool Chemicals	35,700	8,925	9,397	(472)
Special Events	50,000	12,500	19,730	(7,230)
Holiday Décor	20,000	5,000	10,199	(5,199)
Pest Control	8,000	2,000	2,489	(489)
Pressure Washing	9,000	2,250	3,630	(1,380)
Fitness Equip Maintenance	8,500	2,125	401	1,724
<b>Subtotal Amenity Center</b>	<b>\$ 1,049,481</b>	<b>\$ 296,168</b>	<b>\$ 266,927</b>	<b>\$ 29,241</b>
<b><u>Grounds Maintenance</u></b>				
Electric	\$ 10,000	\$ 2,500	\$ 2,093	\$ 406
Water & ReUse	325,000	81,250	61,667	19,583
Streetlighting	75,000	18,750	19,461	(711)
Lake Maintenance	57,289	14,322	14,341	(19)
Landscape Maintenance	579,135	144,784	144,784	0
Landscape Contingency	103,381	25,845	42,645	(16,800)
Mulch	65,000	67,200	67,200	-
Sod/Irrigation Replacement	450,000	112,500	384,225	(271,725)
Islesbrook Rd Sod Replacement	77,587	19,397	-	19,397
Fuel	900	225	210	15
Irrigation Repairs	35,000	8,750	4,562	4,188
<b>Subtotal Ground Maintenance</b>	<b>\$ 1,778,292</b>	<b>\$ 495,523</b>	<b>\$ 741,189</b>	<b>\$ (245,666)</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 2,827,773</b>	<b>\$ 791,691</b>	<b>\$ 1,008,116</b>	<b>\$ (216,425)</b>
<b>Total Expenditures</b>	<b>\$ 3,032,629</b>	<b>\$ 853,348</b>	<b>\$ 1,073,126</b>	<b>\$ (219,778)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (22,227)</b>	<b>\$ 1,925,861</b>	<b>\$ 1,708,559</b>	<b>\$ (217,302)</b>
<b>Net Change in Fund Balance</b>	<b>\$ (22,227)</b>	<b>\$ 1,925,861</b>	<b>\$ 1,708,559</b>	<b>\$ (217,302)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 22,227</b>		<b>\$ 602,202</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 2,310,761</b>	

# Durbin Crossing

## Community Development District

### Month to Month

# Durbin Crossing

## Community Development District

### Month to Month

**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 December 31, 2025**

	Adopted	Prorated Budget	Actual	Variance
	Budget	Thru 12/31/25	Thru 12/31/25	
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 3,054,876	\$ 2,851,943	\$ 2,851,943	\$ -
Interest Income	20,000	20,000	26,506	6,506
<b>Total Revenues</b>	<b>\$ 3,074,876</b>	<b>\$ 2,871,943</b>	<b>\$ 2,878,449</b>	<b>\$ 6,506</b>
<b>Expenditures:</b>				
<i>Series 2017 A-1</i>				
Interest -11/1	\$ 488,375	\$ 488,375	\$ 488,375	\$ -
Interest - 5/1	488,375	-	-	-
Principal - 5/1	1,695,000	-	-	-
<i>Series 2017 A-2</i>				
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>\$ 2,303,574</b>	<b>\$ 2,310,081</b>	<b>\$ 6,506</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>\$ 2,303,574</b>	<b>\$ 2,310,081</b>	<b>\$ 6,506</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>\$ 5,141,267</b>	

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

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
<b><u>Revenues</u></b>				
Miscellaneous Revenue/Interest Income	\$ 32,075	\$ 8,019	\$ 8,529	\$ 510
Settlement Proceeds	-	-	-	-
Impact Fees	-	-	-	-
<b>Total Revenues</b>	<b>\$ 32,075</b>	<b>\$ 8,019</b>	<b>\$ 8,529</b>	<b>\$ 510</b>
<b><u>Expenditures:</u></b>				
Capital Outlay	\$ 200,000	\$ 50,000	\$ 27,000	\$ 23,000
Repair and Replacement	100,000	25,000	21,347	3,653
Irrigation Enhancement	43,487	10,872	-	10,872
Bollard/Rope Replacement	50,000	12,500	-	12,500
Exterior Door Enhancement	90,000	22,500	-	22,500
Other Current Charges	20,000	5,000	3,800	1,200
<b>Total Expenditures</b>	<b>\$ 503,487</b>	<b>\$ 125,872</b>	<b>\$ 52,147</b>	<b>\$ 73,725</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (471,412)</b>		<b>\$ (43,618)</b>	
<b><u>Other Financing Sources/(Uses)</u></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>\$ (43,618)</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>\$ 1,089,760</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.*

**DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT**  
**Fiscal Year 2026 Assessment Receipts**

	ASSESSED			
	# UNITS ASSESSED	SERIES 2017A1-2 DEBT NET	O&M NET	TOTAL NET ASMTS
NET ASSESSMENTS TAX ROLL	146,477	3,051,514.31	2,960,315.38	6,011,829.69

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

*D.*

**Durbin Crossing**  
Community Development District

**Check Run Summary**  
**December 31, 2025**

<b>Fund</b>	<b>Date</b>	<b>Check No.</b>	<b>Amount</b>
<b>General Fund</b>			
Payroll	12/18/25	50926-50930	\$ 923.50
			<u>Sub-Total</u> \$ 923.50
<b>Accounts Payable</b>			
	12/3/25	7435-7447	\$ 136,319.38
	12/9/25	7448-7462	36,039.61
	12/16/25	7463-7467	50,246.23
	12/22/25	7468-7470	9,481.87
			<u>Sub-Total</u> \$ 232,087.09
<b>Capital Reserve Fund</b>	12/16/25	293	\$ 3,800.00
			<u>Sub-Total</u> \$ 3,800.00
<b>Wells Fargo Credit Card*</b>			
	12/29/25	November Purchases	\$ 6,132.09
			<u>Sub-Total</u> \$ 6,132.09
<b>Total</b>			<b>\$ 242,942.68</b>

\*Wells Fargo Credit Card Invoices available upon request

PR300R

## PAYROLL CHECK REGISTER

RUN 12/18/25 PAGE 1

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50926	11	SARAH G HALL	184.70	12/18/2025
50927	13	JASON S HARRAH	184.70	12/18/2025
50928	8	PETER E POLLICINO	184.70	12/18/2025
50929	18	SHALENE B ESTES	184.70	12/18/2025
50930	19	SHAWNA R BERDEN	184.70	12/18/2025
TOTAL FOR REGISTER			923.50	

DURB DURBIN CROSS DLAUGHLIN

## ATTENDANCE SHEET

District:

*Durbin Crossing CDD*

Meeting Date:

*December 15, 2025*

	<b>Supervisor</b>	<b>In Attendance</b>	<b>Fees</b>
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 checked="" type="checkbox"/>	\$200
4.	<b>Shalene B. Estes</b> <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	\$200
5.	<b>Jason Harrah</b> <i>Vice Chairman</i>	<i>Phone</i> <input checked="" type="checkbox"/>	\$200

District Manager:

*D. G.*

*PLEASE RETURN COMPLETED FORM TO BERNADETTE PEREGRINO*



DURB DURBIN CROSS OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
		12/01/25	543	202512	310-51300-55000					*	95.50		
				DEC	WEBSITE ADMIN								
		12/01/25	543	202512	310-51300-35100					*	143.33		
				DEC	INFORMATION TECH								
		12/01/25	543	202512	310-51300-32500					*	1,433.00		
				DEC	IMPACT COLLECTION FEE								
		12/01/25	543	202512	310-51300-31300					*	687.75		
				DEC	DISSEMINATION SVCS								
		12/01/25	543	202512	310-51300-51000					*	.81		
				OFFICE	SUPPLIES								
		12/01/25	543	202512	310-51300-42000					*	19.98		
				POSTAGE									
		12/01/25	543	202512	310-51300-42500					*	31.95		
				COPIES									
		12/01/25	543	202512	310-51300-41000					*	12.78		
				TELEPHONE									
									GOVERNMENTAL MANAGEMENT SERVICES			7,328.18	007453
12/09/25	00283	12/05/25	WO-00921	202512	320-53800-46800					*	245.07		
				50%DEP-NUTRIENT REMEDIATN									
									SOLITUDE LAKE MANAGEMENT LLC			245.07	007454
12/09/25	00283	12/01/25	PSI22610	202512	320-53800-46800					*	4,698.73		
				DEC LAKE MAINTENANCE									
									SOLITUDE LAKE MANAGEMENT LLC			4,698.73	007455
12/09/25	00243	12/03/25	14514	202511	320-53800-46210					*	8,920.00		
				(162)PALM TRIM/DEBRIS RMV									
		12/03/25	14514	202511	320-53800-46210					*	2,140.00		
				(162)PALM FERTILIZATION									
									TREE TECH TREE SERVICE INC			11,060.00	007456
12/09/25	00066	12/02/25	62149694	202512	320-53800-45513					*	83.63		
				DEC PEST CONTROL NORTH									
									TURNER PEST CONTROL			83.63	007457
12/09/25	00066	12/02/25	62149744	202512	320-53800-45513					*	160.82		
				DEC MOSQUITO SRVCS NORTH									
									TURNER PEST CONTROL			160.82	007458
12/09/25	00066	12/05/25	62155944	202512	320-53800-45513					*	420.00		
				EQUIPMENT CHARGES									
									TURNER PEST CONTROL			420.00	007459
12/09/25	00252	11/30/25	429904	202511	320-53800-45510					*	221.39		
				POOL CHEMICALS-GALLON									
									VESTA PROPERTY SERVICES INC			221.39	007460
									DURB DURBIN CROSS				
									OKUZMUK				

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/16/26 PAGE 4  
\*\*\* CHECK DATES 12/01/2025 - 12/31/2025 \*\*\* DURBIN CROSSING - GENERAL FUND  
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	EXPENSED TO...	DPT	ACCT#	SUB	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
12/09/25	00382	12/01/25	1043049	202512	320-53800-46210				VARIEGATED GINGER-SOUTH	*	3,657.80		
									YELLOWSTONE LANDSCAPE			3,657.80	007461
12/09/25	00382	12/01/25	1043093	202512	320-53800-46210				CASTLEGATE ROSES	*	2,920.67		
									YELLOWSTONE LANDSCAPE			2,920.67	007462
12/16/25	00461	9/04/25	09042025	202512	320-53800-45511				HOLIDAY MUSIC - DEC 6TH	*	400.00		
									ALEXANDRA BLAKEWELL			400.00	007463
12/16/25	00240	11/08/25	DURBIN	202512	320-53800-45511				SANTA DEC 13-14 2025	*	1,080.00		
									PATRICK MULLEN			1,080.00	007464
12/16/25	00438	12/09/25	416239	202511	320-53800-44200				INSTALLED DRIVER/COMPUTER	*	110.00		
									MATRIX ITG INC DBA SECURESI			110.00	007465
12/16/25	00447	10/14/25	11525A	202510	320-53800-45511				FALL EVENT -11/15/25	*	395.00		
									ERICA ANN G PETERS			395.00	007466
12/16/25	00382	12/01/25	1048823	202512	320-53800-46200				DEC LANDSCAPE MAINTENANCE	*	48,261.23		
									YELLOWSTONE LANDSCAPE			48,261.23	007467
12/22/25	00370	12/16/25	3673102	202511	310-51300-31500				NOV GENERAL COUNSEL	*	9,196.71		
									KUTAK ROCK LLP			9,196.71	007468
12/22/25	00066	12/15/25	62149695	202512	320-53800-45513				DEC PEST CONTROL SOUTH	*	102.93		
									12/15/25 62149695 202512 320-53800-45513	*	60.00		
									RODENT SERVICE SOUTH			162.93	007469
12/22/25	00066	12/15/25	62149744	202512	320-53800-45513				DEC MOSQUITO SRVCS SOUTH	*	122.23		
									TURNER PEST CONTROL			122.23	007470
									TOTAL FOR BANK A			232,087.09	
									TOTAL FOR REGISTER			232,087.09	
									DURB DURBIN CROSS	OKUZMUK			

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



Dabbs Productions  
(904) 206-8408 | dabbsthe@comcast.net  
6530 Hannah Stables Drive, Jacksonville, FL, 32244

## Invoice

Bill to	Invoice #	PO #
Durbing Crossing CDD	42958-000021	HolidayParty
C/o Governmental Management Services	Date issued	Next payment due
475 W. Town Place, Suite 114	Nov 20, 2025	Dec 5, 2025
St. Augustine, FL 32092		

SERVICE INFO	QTY	UNIT	UNIT PRICE	TAX	TOTAL
--------------	-----	------	------------	-----	-------

<b>\$350 Holiday Party</b>	<b>\$350</b>	<b>\$350</b>
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**RECEIVED**

*By Tara Lee at 11:24 am, Nov 30, 2025*

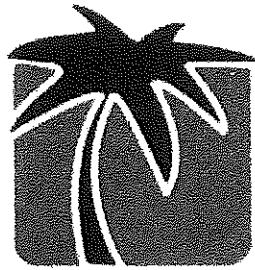
Subtotal	\$350
Tax	\$0
<b>Total (USD)</b>	<b>\$350</b>

## PAYMENT SCHEDULE

AMOUNT	DUE DATE	PAYMENT DATE	PAYMENT ID	STATUS
\$350	Dec 5, 2025		#000021-001	Upcoming

**First Coast Mulch**  
P.O. 550512  
Jacksonville, FL 32255  
+1 9042545366  
AR@Firstcoastmulch.com

## Invoice



**BILL TO**  
Durbin Crossing Community  
Development District  
475 West Town Place, Suite 114  
St. Augustine, Florida 32092

**SHIP TO**  
Durbin Crossing  
145 S. Durbin Pkwy.  
St. Johns, FL 32259

INVOICE #	DATE	TOTAL DUE	DUUE DATE	TERMS	ENCLOSED
4123	11/11/2025	\$67,200.00	12/11/2025	Net 30	

DATE	PRODUCT / SERVICE	DESCRIPTION	AMOUNT
	<b>Brown Mulch - JAX</b>	Installation of Brown Mulch as directed and indicated on the approved map not to exceed 1,400 yards.	67,200.00
		Durbin Crossing 145 S. Durbin Pkwy. St. Johns, FL 32259	
		Zach Davidson - 904.258.2044 Zdavidson@Vestapropertyservices.com	

We appreciate your payment. If you choose this method of payment,      BALANCE DUE

**\$67,200.00**

please send remittance notification to ar@fcmindustries.com.

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

the future!

ACH Instructions  
Beneficiary: FCM Industries Opco, LLC  
Bank: Mercantile Bank  
ABA Routing No: 072413829  
Account Number: 4100664981

**RECEIVED**

*By Tara Lee at 11:07 am, Nov 30, 2025*

*Mulch*

*1.320.53800.46211*

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 19, 2025

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**RECEIVED**

*By Tara Lee at 2:52 pm, Nov 19, 2025*

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

Invoice No. 3657116  
6123-1

Re: General

For Professional Legal Services Rendered

10/04/25	M. Eckert	0.30	114.00	Review draft minutes and provide comments; confer with Smith regarding liquor service
10/08/25	K. Haber	1.10	297.00	Confer with Division of Alcoholic Beverages and Tobacco Licensing central office regarding licensing requirements for district event; confer with Division of Alcoholic Beverages and Tobacco Licensing Jacksonville office regarding same; correspond with O'Lear regarding same
10/10/25	K. Haber	0.50	135.00	Confer with Division of Alcoholic Beverages and Tobacco Licensing Jacksonville office regarding licensing requirements for district event
10/11/25	M. Eckert	0.20	76.00	Research and prepare 2026 DEO registration form; provide to district manager for submission and payment
10/15/25	M. Eckert	0.20	76.00	Prepare for and attend agenda call

**KUTAK ROCK LLP**

Durbin Crossing CDD  
November 19, 2025  
Client Matter No. 6123-1  
Invoice No. 3657116  
Page 2

10/16/25	K. Haber	0.30	81.00	Correspond with O'Lear regarding surplus property resolution
10/17/25	K. Haber	0.50	135.00	Prepare surplus property resolution; correspond with O'Lear regarding same
10/22/25	K. Haber	0.50	135.00	Prepare October board meeting agenda memorandum
10/24/25	K. Haber	0.40	108.00	Prepare October board meeting agenda memorandum
10/25/25	M. Eckert	0.50	190.00	Prepare for board meeting; confer with Laughlin and O'Lear regarding surplus property resolution
10/27/25	M. Eckert	6.20	2,356.00	Prepare for, travel to and attend board meeting; return travel; meeting follow up
10/28/25	M. Eckert	0.40	152.00	Review draft audit and provide questions
10/29/25	M. Eckert	0.10	38.00	Confer with Kuzmuk regarding audit
10/29/25	K. Haber	2.10	567.00	Correspond with O'Lear and Davidson regarding awning replacements and refurbishment of monument plaques; prepare resolution authorizing sale of impact fee credits; prepare agreement for mulch installation; prepare work authorization for landscape services; correspond with Davidson regarding same
10/30/25	M. Eckert	0.70	266.00	Follow up from board meeting; draft impact fee credit sale resolution
10/30/25	K. Haber	2.10	567.00	Correspond with O'Lear and Davidson regarding awning replacements and refurbishment of monument plaques; prepare resolution authorizing sale of impact fee credits; prepare agreement for mulch installation; prepare work authorization for landscape services; correspond with Davidson regarding same

**TOTAL HOURS****16.10**

**KUTAK ROCK LLP**

Durbin Crossing CDD  
November 19, 2025  
Client Matter No. 6123-1  
Invoice No. 3657116  
Page 3

TOTAL FOR SERVICES RENDERED	\$5,293.00
DISBURSEMENTS	
Meals	14.74
Travel Expenses	149.14
TOTAL DISBURSEMENTS	<u>163.88</u>
TOTAL CURRENT AMOUNT DUE	<u>\$5,456.88</u>

# INVOICE

Bill to	Invoice #	PO #
Durbing Crossing CDD	36765-000976	---
C/o Governmental Management Services		
475 W. Town Place Suite 114	Date issued	Next payment due
St. Augustine, FL 32092	Nov 21, 2025	Nov 21, 2025

SERVICE INFO	QTY	UNIT	UNIT PRICE GRAT...	TOTAL
--------------	-----	------	--------------------	-------

**Micro Event - 1 Bartender**

What's Included:

- 1 Licensed & Experienced Professional Bartender(s)
- Bar Menu
- Bar Tools
- 30 minutes required for Set Up

**RECEIVED***By Tara Lee at 2:27 pm, Dec 02, 2025*

Subtotal	\$212.50
Gratuity 18%	\$38.25
<b>Total (USD)</b>	<b>\$250.75</b>

My Clean Roof

# INVOICE

Date: 11/10/25  
INVOICE #567

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

Date completed	Job	Payment Terms	Due Date
	Durbin Crossing		

1)	Pressure-washed all 9 monuments as requested	\$630.00
----	--	----------

Total \$630.00

Pressure washing  
1.320.538.00.45516

Make all checks payable to My Clean Roof

**Thank you for your business!**

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

**RECEIVED**

**By Tara Lee at 11:07 am, Nov 30, 2025**



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

# Invoice

Date  
Invoice#

12/1/2025  
131295633095

Terms	Net 20
Due Date	12/21/2025
PO #	

**Bill To**

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

**Ship To**

Durbin Crossing North  
730 North Durbin Pkwy  
Saint Johns FL 32259

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

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

**RECEIVED**

*By Tara Lee at 10:01 am, Nov 19, 2025*

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

[Click Here to Pay Now](#)



131295633095



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

# Invoice

Date  
Invoice#

12/1/2025  
131295633096

Terms	Net 20
Due Date	12/21/2025
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 10:02 am, Nov 19, 2025**

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

[Click Here to Pay Now](#)



131295633096



## Invoice

Mailing Correspondence Address: 1623 Troy Lynn Trail, Jacksonville, FL 32225

(904) 645-9068 Fax: (904) 645-9082

E-mail: bookme@progressiveent.com

[www.progressiveent.com](http://www.progressiveent.com)

Invoice date: 11/11/2025

Invoice #12810722

Terms: Prior to event date PO#

Customer name:

Durbin Crossing CDD

Event type: Winter Wonderland

Billing address:

145 South Durbin Parkway, Jacksonville, FL 32259

Original contact person:

Kate Smith Cell: Wk: 904-230-2011

E-mail/ fax: [klsmith@vestapropertyservices.com](mailto:klsmith@vestapropertyservices.com)

At event contacts with cell:

Event date: Friday, December 12th, 2025 Hours of event: 6:00pm to 9:00pm Hours of service: 3hrs Same

Approximate set up time: Between: 4:30pm and 5:00pm

Location name and address: Grass Field

Power within 75': Yes

Where to set up at location: Outside

Covered area for entertainer: NA

Set up-grass or pavement:

Water within 75':

Notes:

SERVICES NEEDED:

\*Real Snow Service (3 Tons)

Reg. Rate \$ 1,595.00 Your Cost \$ 1,459.00

\*Snow Service Delivery

Reg. Rate \$ 95.00 Your Cost \$ 95.00

\*9 Hole-Golf Course

Reg. Rate \$ 595.00 Your Cost \$ 495.00

9 Hole Golf Course Delivery

Reg. Rate \$ 49.00 Your Cost \$ 49.00

Total \$ 2,334.00 Total \$ 2,098.00

Your Savings \$ 236.00

Sub Total: \$ 2,098.00

Sales Tax:

Invoice Total: \$ 2,098.00

50 % Deposit required

Balance due at set up

Payments received

Current Balance \$ 2,098.00

**Due Prior to Event date to avoid a \$50 late fee**

### CANCELLATION, RE-SCHEDULING, INCLAMENT WEATHER POLICY

Any cancellation of this agreement by customer must be in writing at least 30 days prior to event date with specific reasons with verification by Progressive Entertainment. Any stopping of delivery/service of Progressive Entertainment must be at least 24 hrs. in advance to avoid labor costs. No penalties or loss of deposit occur if event is re-scheduled within 60 days of original event date. A 50% cancellation fee of total amount occurs when not within these terms. Other arrangements must be noted by Progressive Entertainment. For customer pick up- customer is responsible for theft or damage to equipment or materials while in possession. Progressive Entertainment is not responsible for any acts of nature which prevent event from taking place or being shortened. Service reserves the right to stop service if guests cause a safety or behavior issue to service.

Customer signature required x \_\_\_\_\_ Date: \_\_\_\_\_



## Invoice

Mailing Correspondence Address: 1623 Troy Lynn Trail, Jacksonville, FL 32225

(904) 645-9068 Fax: (904) 645-9082

E-mail: bookme@progressiveent.com

[www.progressiveent.com](http://www.progressiveent.com)

<u>Invoice date:</u> 11/11/2025	Invoice #12810723	<u>Terms:</u> Prior to event date	<u>PO#</u>
<u>Customer name:</u>	Durbin Crossing CDD	<u>Event type:</u> Winter Wonderland Day 2	
<u>Billing address:</u>	145 South Durbin Parkway, Jacksonville, FL 32259		
<u>Original contact person:</u>	Kate Smith	<u>Cell:</u>	<u>E-mail/ fax:</u> <a href="mailto:klsmith@vestapropertyservices.com">klsmith@vestapropertyservices.com</a>
<u>At event contacts with cell:</u>			
<u>Event date:</u> Saturday, December 13th, 2025	<u>Hours of event:</u> 4:00pm to 9:00pm	<u>Hours of service:</u> 5hrs Same	
<u>Approximate set up time:</u>	Between: Day before		
<u>Location name and address:</u>	Grass Field	<u>Power within 75':</u>	Yes
<u>Where to set up at location:</u>	Outside	<u>Covered area for entertainer:</u>	NA
<u>Set up-grass or pavement:</u>	<u>Water within 75':</u>		
<u>Notes:</u>			
<u>SERVICES NEEDED:</u>			
•@ Hole-Golf Course Day 2		Reg. Rate \$ 595.00	Your Cost \$ 200.00
		Total \$ 595.00	Total \$ 200.00
		Your Savings \$ 395.00	

**RECEIVED**

**By Tara Lee at 11:22 am, Nov 30, 2025**

Sub Total:	\$ 200.00
Sales Tax:	
Invoice Total:	\$ 200.00
50 % Deposit required	
Balance due at set up	\$ 200.00
Payments received	
Current Balance	\$ 200.00

**Due Prior to Event date to avoid a \$50 late fee**

### CANCELLATION, RE-SCHEDULING, INCLAMEN WEATHER POLICY

Any cancellation of this agreement by customer must be in writing at least 30 days prior to event date with specific reasons with verification by Progressive Entertainment. Any stopping of delivery/service of Progressive Entertainment must be at least 24 hrs. in advance to avoid labor costs. No penalties or loss of deposit occur if event is re-scheduled within 60 days of original event date. A 50% cancellation fee of total amount occurs when not within these terms. Other arrangements must be noted by Progressive Entertainment. For customer pick up- customer is responsible for theft or damage to equipment or materials while in possession. Progressive Entertainment is not responsible for any acts of nature which prevent event from taking place or being shortened. Service reserves the right to stop service if guests cause a safety or behavior issue to service.

Customer signature required x \_\_\_\_\_ Date: \_\_\_\_\_

## 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: 621455958  
DATE: 11/20/2025  
ORDER: 621455958

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  
Sue Olear  
145 S Durbin Pkwy  
St Johns, FL 32259-7224

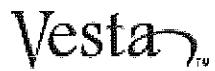
Work Date	Time	Target Pest	Technician	Time In
11/20/2025	11:31 AM			11:31 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	11/20/2025		12:00 PM

Service	Description	Price
CPC-WILDLIFE	COMMERCIAL PEST - WILDLIFE SERVICE	\$600.00
<b>RECEIVED</b>		
<b>By Tara Lee at 11:05 am, Nov 30, 2025</b>		
	AMOUNT DUE	\$600.00

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



## Invoice

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

Invoice # 429550  
Date 12/01/2025  
  
Terms Net 30  
Due Date 12/31/2025  
Memo Monthly Fees

**Bill To**

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

Description	Quantity	Rate	Amount
Facility Manager / Lifestyle	1	8,348.92	8,348.92
Field Operations Manager	1	6,362.22	6,362.22
General Manager	1	7,219.50	7,219.50
Janitorial	1	2,373.46	2,373.46
Pool maintenance	1	3,244.65	3,244.65
Maintenance Techs	1	4,617.26	4,617.26
Facility Attendants	1	7,286.79	7,286.79
Facility Monitors	1	5,961.91	5,961.91
Mobile App	1	300.42	300.42

Thank you for your business.

**Total** 45,715.13

**RECEIVED**

*By Tara Lee at 12:28 pm, Dec 01, 2025*



**INVOICE**

INVOICE #	INVOICE DATE
1036756	11/19/2025
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 19, 2025

**Invoice Amount:** \$10,760.13

Description	Current Amount
Longleaf Pine Pkwy_Magnolia Tree Replacements	
Landscape Enhancement	\$10,760.13
<b>Invoice Total</b>	<b>\$10,760.13</b>

Replacement Trees from  
Accident 10/11/25

**RECEIVED**

By Tara Lee at 11:07 am, Nov 30, 2025

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

# INVOICE

CG Roofing & Waterproofing LLC  
4320 Deerwood Lake Pkwy Suite  
101-133  
Jacksonville, FL 32216

kpillsbury@cgroofinggroup.com  
+1 (904) 377-0866

**Bill to**  
145 S Durbin Pkwy  
St Johns, FL 32259

**Ship to**  
145 S Durbin Pkwy  
St Johns, FL 32259

## Invoice details

Invoice no.: 1254  
Terms: Due on receipt  
Invoice date: 12/01/2025  
Due date: 12/01/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Repairs- Commercial	Replacement of multiple broken tiles per contract.	1	\$3,062.00	\$3,062.00
					<b>Total</b> <b>\$3,062.00</b>

*Repairs & Replacements*

*1,320.58800.44200*

**RECEIVED**

*By Tara Lee at 3:14 pm, Dec 08, 2025*

### SUBMIT PAYMENT

## Invoice Details

## Durbin Crossing CDD

Durbin Crossing CDD  
Solear@vestapropertyservices.com  
475 W Town Place  
Suite 114  
St Augustine, FL 32092 US

Items	Qty	Total
12/12/2025 Holiday 360 Booth Rental	1	\$525.00
Provide 360 Photobooth \$350 flat rate		
Travel fee of \$175		
2 hours with Services Include:		
360 PHOTO BOOTH with 10FT INFLATABLE (HOLDS 2 PEOPLE)		
PROFESSIONAL DELIVERY, SETUP, AND TEAR DOWN UNLIMITED		
SLOW-MOTION VIDEO INSTANT VIDEO SHARING VIA AIRDROP, SMS		
CUSTOM OVERLAY, ONSITE OPERATOR,IPAD SHARING STATION,PROP		
TABLE W PARTY PROPS,RED CARPET RUNWAY		
GOLD STANCHIONS W RED ROPES, LIGHTING		
Subtotal		\$525.00
Florida Sales Tax		\$0.00
Total		\$525.00

Current Balance \$525.00  
Due December 9, 2025

Dx3Photography, LLC | 226a St Joe Plaza Drive #142 Palm Coast Fl. 32164 | 386.225.5808 |  
[www.Dx3Photography.net](http://www.Dx3Photography.net)

crafted by photobiz

**RECEIVED**  
*By Tara Lee at 2:46 pm, Dec 03, 2025*

Dynamic Security Professionals, Inc.

# Invoice

P.O. Box 23861  
Jacksonville, FL 32241  
EF0001108

Date	Invoice #
11/17/2025	46364

Bill To	Location
Durbin Crossing CDD 475 West Town Place Suite 114 St. Augustine, FL 32092	Durbin Crossing Amenity 145 S. Durbin Parkway St. Johns, Florida 32259 South Amenity

Quantity	Description	P.O. No.	Terms
		Sue O'Lear	Due on receipt
	D/5/25 Repair + Replace Repair + Replace 1.320.53800.44200		
2	Technician went to South Amenity to trouble shoot back pool gate maglock. Checked power and access control interface. Power is present and card reader is functioning. Maglock is bad. Ordered new unit and returned to site. Removed old lock and installed new Gate Maglock. Tested unit and verified it was working properly.	85.00	170.00
2	Trip Fee	85.00	170.00
1	RCI 1500lb Gate Maglock 12/24VDC	575.00	575.00

Thank you for your business.

<b>Subtotal</b>	\$915.00
<b>Sales Tax (6.5%)</b>	\$0.00
<b>Total</b>	\$915.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$915.00

**RECEIVED**

By Tara Lee at 1:23 pm, Dec 05, 2025

Dynamic Security Professionals, Inc.

# Invoice

P.O. Box 23861  
Jacksonville, FL 32241  
EF0001108

Date	Invoice #
12/4/2025	46387

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

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

Quantity	Description	P.O. No.	Terms
		Sue O'Lear	Due on receipt
	10/15/25 REPAIR + REPLACE 1.320.5 3500.44200		
6	Technicians installed new decorative PVC 6x6 Post with Decorative Cap for Push to Release button on Tennis Gate. Old post was rusted out. Installed new post and concreted unit in place. Connected existing Carflex Flexible Conduit to bottom of new post underground with new Carflex Connector. Rewired existing Push to Release Button onto new post. Tested unit to make sure it was working properly.	85.00	510.00
1	Trip Fee	85.00	85.00
1	6 ft PVC 6x6 Post with Decorative Cap	50.00	50.00
1	1/2" Carflex Straight Connector	10.00	10.00

Thank you for your business.

<b>Subtotal</b>	\$655.00
<b>Sales Tax (6.5%)</b>	\$0.00
<b>Total</b>	\$655.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$655.00

**RECEIVED**

By Tara Lee at 1:23 pm, Dec 05, 2025



ACCOUNT NAME		ACCOUNT #	INV DATE
Durbin Crossing / Gms		764133	11/30/25
INVOICE #		CURRENT INVOICE TOTAL	
0007454158		\$86.32	
PREPAY (Memo Info)		UNAPPLIED (included in amt due)	
\$0.00		\$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: DECEMBER 31, 2025

Legal Entity: Gannett Media Corp.

Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.

All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com	FEDERAL ID 47-2390983
Save A Tree! Gannett is going paperless. Enjoy the convenience of accessing your billing information anytime and pay online. To avoid missing an invoice, sign up today by going to <a href="https://gcil.my.site.com/financialservicesportal/s/">https://gcil.my.site.com/financialservicesportal/s/</a> .	

Date	Description	Amount
11/1/25	Balance Forward	\$86.32
11/10/25	PAYMENT - THANK YOU	-\$86.32

**Package Advertising:**

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
11/6/25	11800267	SAG St Augustine Record	Nov 17th meeting		\$86.32

**RECEIVED**

By Tara Lee at 2:37 pm, Dec 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
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 <https://gcil.my.site.com/financialservicesportal/s/>

# LOCALiQ

## FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

### AFFIDAVIT OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

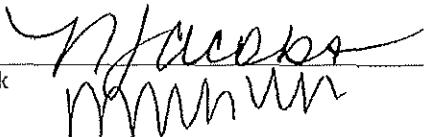
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of St Johns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

SAG St Augustine Record 11/06/2025  
SAG staugustine.com 11/06/2025

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 11/06/2025

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:	11800267
Customer No:	764133
PO #:	

# of Copies: 1

THIS IS NOT AN INVOICE!

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

MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

**Governmental Management Services, LLC**  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

**Invoice**

Invoice #: 543  
Invoice Date: 12/1/25  
Due Date: 12/1/25  
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 - December 2025		4,903.08	4,903.08
Website Administration -December 2025		95.50	95.50
Information Technology -December 2025		143.33	143.33
Impact Fee Collection Administration - December 2025		1,433.00	1,433.00
Dissemination Agent Services - December 2025		687.75	687.75
Office Supplies		0.81	0.81
Postage		19.98	19.98
Copies		31.95	31.95
Telephone		12.78	12.78
<hr/>			
		<b>Total</b>	<b>\$7,328.18</b>
		<b>Payments/Credits</b>	<b>\$0.00</b>
		<b>Balance Due</b>	<b>\$7,328.18</b>

**RECEIVED**

By Tara Lee at 9:27 am, Dec 03, 2025



Voice: (888) 480-LAKE • Fax: (888) 358-0088

## SERVICE DEPOSIT REQUEST

Invoice Number: WO-00921156  
Invoice Date: 12/5/2025

PROPERTY: Durbin Crossing CDD

SOLD TO: Durbin Crossing CDD  
475 West Town Place #114  
St Augustine, FL 32092

Customer ID

5459

Customer PO

Payment Terms

Due Upon Receipt

Sales Rep ID

Erika Bamberg

Additional WO#s

Scheduling Terms

Work will not be scheduled until  
payment is received.

Qty	Item Description	Contract Price	Deposit Amount
-----	------------------	----------------	----------------

50% Deposit

2025 Nutrient Remediation - Durbin Crossing CDD

\$490.13

\$245.07

**RECEIVED**

*By Tara Lee at 8:35 am, Dec 08, 2025*

PLEASE REMIT PAYMENT TO:

SOLitude Lake Management, LLC  
1320 Brookwood Drive, Suite H  
Little Rock, AR 72202

[www.solitudelakemanagement.com](http://www.solitudelakemanagement.com)

Total Invoice	\$245.07
Payment Received	0.00
<b>TOTAL</b>	<b>\$245.07</b>

[www.aeratorsaquatics4lakesnponds.com](http://www.aeratorsaquatics4lakesnponds.com)

**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**

Page: 1

Invoice Number: PSI226105  
Invoice Date: 12/1/2025

**Bill**

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

**Ship**

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

Ship Via  
Ship Date 12/1/2025  
Due Date 12/31/2025  
Terms Net 30

Customer ID 5459  
P.O. Number  
P.O. Date 12/1/2025  
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance December Billing 12/1/2025 - 12/31/2025 Durbin Crossing Cdd-Lake-ALL		1	1	4,698.73	4,698.73

**RECEIVED****By Tara Lee at 2:55 pm, Dec 03, 2025**

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

<b>Subtotal:</b>	<b>4,698.73</b>
Invoice Discount:	0.00
Total Sales Tax:	0.00
Payment Amount:	0.00
<b>Total:</b>	<b>4,698.73</b>



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

Durbin Crossing

145 South Durbin Parkway  
 Jacksonville FL 32259

## Invoice

DATE	INVOICE #
12/3/2025	14514

Due	Terms
12/3/2025	0 Days

Job Name	Job Site		Phone	Salesperson	Total Due	
Durbin Crossing 251014-1	Various Locations		904-230-2011	AJ Aldridge	\$11,060.00	
#	Item	Service Description	Completed	Tax	Qty	Price
1	Palm	Trim Tree(s) & Debris Removal Trim (82) Medjool palms @ \$60.00 each Trim (80) Washingtonia palms @ \$50.00 each Clean-up and debris removal included.	11/24/2025	0.00%	0.00	\$8,920.00
2	Palm	Fertilization Fertilize (82) Medjool palms. Fertilize (80) Washingtonia palms.	11/26/2025	0.00%	0.00	\$2,140.00

Landscape Contingency

1.320.53800,46210

## RECEIVED

By Tara Lee at 3:14 pm, Dec 08, 2025

Thank you,  
 AJ Aldridge

Subtotal:	\$11,060.00
Discount:	\$0.00
Tax:	\$0.00
<b>Total:</b>	<b>\$11,060.00</b>
Credit:	\$0.00
Balance:	\$11,060.00

Customer
Durbin Crossing
145 South Durbin Parkway Jacksonville FL 32259

## Invoice Remit Payment

DATE	INVOICE #
12/3/2025	14514
Total Amount Due:	\$11,060.00

# 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:	621496949
DATE:	12/02/2025
ORDER:	621496949

Bill To: [176599]  
Durbin Crossing CDD  
475 W Town Pl Ste 114  
Saint Augustine, FL 32092-3649

Work Location: [176599] 904-230-2011  
Durbin Crossing CDD  
730 N Durbin Pkwy  
St Johns, FL 32259-8217

Work Date	Time	Target Pest	Technician	Time In
12/02/2025	11:38 AM			11:38 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	12/02/2025		11:59 AM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$83.63
		<hr/>
	SUBTOTAL	\$83.63
	TAX	\$0.00
	AMT. PAID	\$0.00
	TOTAL	\$83.63
	<hr/>	<hr/>
	AMOUNT DUE	\$83.63

**RECEIVED**

By Tara Lee at 2:44 pm, Dec 03, 2025

  
TECHNICIAN SIGNATURE

---

CUSTOMER SIGNATURE

# 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: 621497445  
DATE: 12/02/2025  
ORDER: 621497445

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
12/02/2025	11:39 AM	MOSQUITO		11:39 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	12/02/2025		11:59 AM

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

**RECEIVED**

*By Tara Lee at 2:54 pm, Dec 03, 2025*

*(Signature)*  
TECHNICIAN SIGNATURE

*(Signature)*  
CUSTOMER SIGNATURE

# Service Slip/Invoice



PAYMENT ADDRESS:

Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323  
904-355-5300 • Toll Free: 800-226-5305 • turnerpest.com

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

INVOICE:	621559446
DATE:	12/05/2025
ORDER:	621559446

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 CDD  
Sue Olear  
145 S Durbin Pkwy  
St Johns, FL 32259-7224

Work Date	Time	Target Pest	Technician	Time In
12/05/2025	08:43 AM			08:43 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	11/26/2025		09:33 AM

Service	Description	Price
CPCEQUIP	Equipment Charges	\$420.00
		<hr/>
	SUBTOTAL	\$420.00
	TAX	\$0.00
	AMT. PAID	\$0.00
	TOTAL	\$420.00
	<hr/>	<hr/>
	AMOUNT DUE	\$420.00

**RECEIVED**

By Tara Lee at 10:49 am, Dec 08, 2025

*(Signature)*  
TECHNICIAN SIGNATURE

*(Signature)*

Justin  
CUSTOMER SIGNATURE



## *Invoice*

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

Invoice # 429904  
Date 11/30/2025  
  
Terms  
Due Date 12/30/2025  
  
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
Billable Expenses			221.39
Lo-Chlor Lo-Phos Max Phosphate Remover - Gallon			221.39
Total Billable Expenses			
			<b>Total 221.39</b>

**RECEIVED**

*By Tara Lee at 2:58 pm, Dec 08, 2025*



HornerXpress South Florida, Inc.  
5755 Powerline Rd  
Fort Lauderdale, FL 33309  
USA

Bill To	Ship To
Vesta Property Services 245 Riverside Ave Ste 300 Jacksonville, FL 32202-4929 USA 904-355-1831	HX - Jacksonville 8297 Philips Hwy Jacksonville, FL 32256-8201 USA

Telephone (954) 772-6966  
Fax (954) 772-7993

## Invoice

Number	CIN318773
Invoice date	11/18/2025
Page	1 of 1
Date and time	11/18/2025
Sales order	SO-000359853
Your reference	Durbin Crossing
Our reference	Jacob Clift
Payment	1% 10th, 20th
Invoice account	C01340900
Payment ID	HXUS100070407

Item number	Description	Quantity	Unit	Unit price	Amount
MAX007-4	Lo-Chlor Lo-Phos Max Phosphate Remover - Gallon Quantity : 2 Warehouse : 134 Location : COUNT-OUT License plate : 000vLP-005440764 Quantity : 2.00 Packing slip No. : PKS324053 Ship date : 11/18/2025	2.00	EA	102.97	205.94

Sales subtotal amount	Total charges	Net amount	Sales tax	Total
205.94	0.00	205.94	15.45	221.39 USD

Due date: 12/20/2025

When payment before 12/10/2025, 2.06 USD is granted in cash discount.

**STANDARD CREDIT TERMS:** Past due accounts are not entitled to any discounts. Amounts not paid according to the terms bear interest thereafter at 18% per annum, and all costs of collection, including attorneys fees, are the obligation of the customer. Please contact us within 30 days for any disputes or discrepancies.

**INVOICE**

INVOICE #	INVOICE DATE
1043049	12/1/2025
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 31, 2025

**Invoice Amount:** \$3,657.80

Description	Current Amount
South Durbin Pkwy_Variegated Ginger	
Landscape Enhancement	\$3,657.80
<b>Invoice Total</b>	<b>\$3,657.80</b>

Landscape Contingency

1.320.53800.46210

**RECEIVED**

By Tara Lee at 3:14 pm, Dec 08, 2025

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



**BILL TO:**

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

**Property Name:** Durbin Crossing CDD

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

## INVOICE

INVOICE #	INVOICE DATE
1043093	12/1/2025
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** December 31, 2025

**Invoice Amount:** \$2,920.67

Description	Current Amount
Castlegate Roses	
Landscape Enhancement	\$2,920.67
<b>Invoice Total</b>	<b>\$2,920.67</b>

## Landscape Contingency

1,320,53800,46210

**RECEIVED**

By Tara Lee at 3:14 pm, Dec 08, 2025

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

Stagelight Cabaret

# INVOICE

DATE: 09/04/2025

**MAILING ADDRESS**

Alexandra Blakewell  
8352 Asteroid St.  
Jacksonville, FL 32256  
815-354-5511

**BILL TO:**

Durbin Crossing CDD  
% Governmental Management Services  
475 W. Town Place Suite 114  
St. Augustine, FL 32092

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
1	Holiday Music Night	\$400	\$400

SUBTOTAL	\$400
SALES TAX	
SHIPPING & HANDLING	
TOTAL DUE	\$400

**RECEIVED**

By Tara Lee at 3:19 pm, Dec 02, 2025

Santa Claus  
Patrick Mullen  
47 Willow Winds Parkway  
St. Johns, Florida 32259  
904-907-6079

**Today's Date:** 11-8-2025

**Invoice #:** Durbin

**Event Date:** 12-13 and 12-14-2025

**Event Time:** 5-8pm and 5-8pm

**Cost:** \$1,080.00

*Please make checks payable to Patrick Mullen.*

*Merry Christmas!*



**RECEIVED**

*By Tara Lee at 11:45 am, Dec 15, 2025*



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

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

<b>Date</b>	<b>Invoice</b>
12/09/2025	416239
<b>Account</b>	
Durbin Crossing CDD	

<b>Terms</b>	<b>Due Date</b>	<b>PO Number</b>	<b>Reference</b>	
Net 14 days	12/23/2025			

<b>Services</b>	<b>Work Type</b>	<b>Hours</b>	<b>Rate</b>	<b>Amount</b>
Billable Services				
Technician	Remote - Desktop	1.00	110.00	\$110.00
				<b>Total Services: \$110.00</b>
New online payment portal available. Go to: <a href="https://securepay.securesi.net">https://securepay.securesi.net</a>				
Make checks payable to SecureSI				
Please update our mailing address starting July 26, 2023 to:				
SecureSI P.O Box 600947 Saint Johns, FL 32260				
<b>Invoice Subtotal:</b>				\$110.00
<b>Sales Tax:</b>				\$0.00
<b>Invoice Total:</b>				<b>\$110.00</b>
<b>Payments:</b>				\$0.00
<b>Credits:</b>				\$0.00
<b>Balance Due:</b>				<b>\$110.00</b>

*Sue*  
12/10/25  
REPAIRS DEPURATE  
1.320.53800.44200

**RECEIVED**

By Tara Lee at 12:32 pm, Dec 10, 2025

**Invoice Time Detail**

**Invoice Number:** 416239  
**Company:** Durbin Crossing CDD

**Date: 11/17/2025 Work Type: Remote - Desktop**

Date	Staff	Notes	Bill	Hours	Rate	Ext Amt
11/17/2025	Allen, Matt	Service Ticket:2729565 11/17/25  Sue called about one of the monitors not working. Remoted into the computer to check it out. Found that there was a driver missing in device manager. Located the driver and installed it. Rebooted the computer. 3rd display is now working properly.	Y	1.00	110.00	\$110.00

**Subtotal: \$110.00**

**Invoice Time Total:**

**Billable Hours:** 1.00

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



INVOICE #: 11525A  
 Invoice Date: 10/14/2025  
 Event Date: 11/15/2025

EVENT NAME	EVENT DATE	EVENT TIME	# OF ATTENDEES
Durbin Crossing Fall Event	11/15/25 SAT	1:00PM-4:00PM	

DESCRIPTION OF SERVICE(S)	
Mileage	~8 miles
Travel/Unloading/Setup/Breakdown/Loading	1 hour
Service Hours	3 hours
Setup Materials Required (10x10 canopy/weights, 6ft table, 6ft menu/books, chairs, lights as needed, etc.)	Included
Materials Required (Hygienic one-time use stencils, non-toxic/latex free glue, & cosmetic glitter)	Included
QUOTE TOTAL	2 Artists/Limited Fall Menu \$395

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

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

EVENT INFORMATION		
Client Name: Durbin Cross CDD c/o Governmental Management Services 475 W Town Place Ste 114 St. Augustine, FL 32092	How did you hear about us?: Existing Client	
Day of Event Contact Name: Kate Smith	Day of Event Contact #:	
Date: 11/15/25	Day of Week: Saturday	Onsite Timeframe: 12:30PM-4:30PM
Event Address: 145 South Durbin Pkwy, St. Johns, FL 32259	Indoor or Outdoor Setup?:	
Is there space for vendor to setup 6ft table and chair? Yes		
Type of Event/Theme: Fall	Dress Code?: Fall	
Any Special Designs, Color Preferences, or Requests?: Fall		
Guest(s) of Honor Name & Age: N/A	Permission to Take Photos?: <input type="checkbox"/> Yes <input type="checkbox"/> Yes, but no faces <input type="checkbox"/> No	
Age range of attendees at event: All ages	Estimated # of Attendees:	

THANK YOU FOR YOUR BUSINESS!

**RECEIVED**

By Tara Lee at 11:52 am, Dec 15, 2025

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

**Bill To:**

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

**Property Name:** Durbin Crossing CDD

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

**INVOICE**

INVOICE #	INVOICE DATE
1048823	12/1/2025
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** December 31, 2025

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

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

**Invoice Total** **\$48,261.23**

Landscape Maintenance

1.320.53300.46200

**RECEIVED**

By Tara Lee at 3:14 pm, Dec 08, 2025

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

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Faxsimile 404-222-4654

Federal ID 47-0597598

December 16, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**RECEIVED**

*By Tara Lee at 10:31 am, Dec 17, 2025*

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

Invoice No. 3673102  
6123-1

Re: General

For Professional Legal Services Rendered

11/02/25	P. O'Bryant	0.20	58.00	Conduct research and prepare memorandum regarding current law on the open carry of firearms on district property or at meetings
11/03/25	K. Haber	1.70	459.00	Prepare awning restoration services agreement; correspond with Davidson and O'Lear regarding same; incorporate revisions to awning agreement; review contractor's suggested revisions to agreement for mulch installation
11/04/25	M. Eckert	0.50	190.00	Follow up on liquor service questions; research mulching contract revisions provided by contractor; confer with Hogge; revise Laughlin letters to sheriff and JEA
11/04/25	K. Haber	0.80	216.00	Revise agreements for mulch installation; correspond with Davidson regarding same

**KUTAK ROCK LLP**

Durbin Crossing CDD  
December 16, 2025  
Client Matter No. 6123-1  
Invoice No. 3673102  
Page 2

11/10/25	M. Eckert	0.50	190.00	Prepare for and attend agenda call; attend call with Laughlin and Pollicino
11/10/25	K. Haber	1.40	378.00	Confer with ATF Enforcement Officer Wilcox regarding alcohol licensing compliance for district events; correspond with O'Lear regarding same; prepare monument signage agreement and correspond with Davidson and O'Lear regarding same
11/11/25	K. Haber	0.20	54.00	Correspond with O'Lear regarding alcohol licensing
11/12/25	K. Haber	0.50	135.00	Correspond with O'Lear regarding alcohol licensing requirements; confer with Enforcement Officer Wilcox regarding alcohol licensing compliance for district events
11/13/25	K. Haber	0.20	54.00	Correspond with Stein regarding mulch installation agreement
11/14/25	M. Eckert	0.50	190.00	Review issues with mulch agreement; review resident damage information; prepare suspension letter
11/14/25	K. Haber	1.90	513.00	Confer with Stein regarding mulch installation agreement; prepare revisions to agreement and correspond with Stein regarding same; prepare notice of suspension of amenity privileges; prepare November board meeting agenda memorandum
11/17/25	M. Eckert	7.80	2,964.00	Prepare for, travel to and attend board meeting; return travel; follow up; prepare suspension letter for damage to pavilion floor; confer with O'Lear
11/17/25	K. Haber	0.20	54.00	Correspond with Stein regarding revisions to mulch installation agreement
11/18/25	M. Eckert	0.10	38.00	Follow up from board meeting

**KUTAK ROCK LLP**

Durbin Crossing CDD  
December 16, 2025  
Client Matter No. 6123-1  
Invoice No. 3673102  
Page 3

11/18/25	K. Haber	4.40	1,188.00	Prepare agreement for swim school's use of amenity facilities; correspond with O'Lear regarding same; prepare pool pump installation agreement; correspond with Davidson regarding same; correspond with Davidson regarding mulch installation agreement; research laws regarding panhandling on district property
11/19/25	M. Eckert	0.20	76.00	Confer with Laughlin regarding vandalism of pavilion floor; confer with O'Lear regarding same
11/19/25	K. Haber	1.90	513.00	Prepare memorandum regarding laws regarding restrictions on panhandling on district property; correspond with Davidson regarding pool pump installation agreement; prepare swim lesson agreement and correspond with O'Lear regarding same; confer with Davidson regarding pine straw installation agreement
11/20/25	M. Eckert	0.90	342.00	Confer with Fiano; confer with Pollicino
11/20/25	K. Haber	0.70	189.00	Revise memorandum regarding laws regarding restrictions on panhandling on district property; correspond with O'Lear regarding same
11/24/25	M. Eckert	0.70	266.00	Review draft minutes and provide comments; review JEA easement property; review impact fee schedules provided by Yuro; confer with Yuro
11/24/25	K. Haber	0.40	108.00	Confer with O'Lear regarding panhandling restrictions on district property; correspond with O'Lear regarding same
11/25/25	M. Eckert	0.30	114.00	Confer with Estes
11/26/25	M. VanSickle	0.20	110.00	Attention to title orders for JEA easements; prepare correspondence
11/28/25	M. Eckert	0.50	190.00	Research JEA easement

**KUTAK ROCK LLP**

Durbin Crossing CDD  
December 16, 2025  
Client Matter No. 6123-1  
Invoice No. 3673102  
Page 4

TOTAL HOURS 26.70

TOTAL FOR SERVICES RENDERED \$8,589.00

**DISBURSEMENTS**

Computer Research	451.07
Travel Expenses	156.64

TOTAL DISBURSEMENTS 607.71

TOTAL CURRENT AMOUNT DUE \$9,196.71

# Service Slip/Invoice



PAYMENT ADDRESS:  
Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323  
904-355-5300 • Toll Free: 800-226-5305 • turnerpest.com

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

INVOICE:	621496950
DATE:	12/15/2025
ORDER:	621496950

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  
Sue Clear  
145 S Durbin Pkwy  
St Johns, FL 32259-7224

Work Date	Time	Target Pest	Technician	Time In
12/15/2025	10:41 AM	MICE, RATS		10:41 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	12/15/2025		11:24 AM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$102.93
CPC-RODENT	COMMERCIAL PEST - RODENT SERVICE	\$60.00
		<hr/>
	SUBTOTAL	\$162.93
	TAX	\$0.00
	AMT. PAID	\$0.00
	<b>TOTAL</b>	<b>\$162.93</b>
	<hr/>	<hr/>
	AMOUNT DUE	\$162.93

**RECEIVED**

By Tara Lee at 11:46 am, Dec 19, 2025

TECHNICIAN SIGNATURE

Sue  
CUSTOMER SIGNATURE

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

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

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:	621497444
DATE:	12/15/2025
ORDER:	621497444

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
12/15/2025	10:41 AM	MOSQUITO		10:41 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	12/15/2025		11:22 AM

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

**RECEIVED**

By Tara Lee at 11:46 am, Dec 19, 2025

TECHNICIAN SIGNATURE

SUE  
CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO...	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
12/16/25	00293	11/07/25	2138	202511	600-53800-62000						*	3,800.00		
				RESERVE	ANALYSIS	UPDATE				COMMUNITY ADVISORS, LLC		3,800.00	000293	
-----														
TOTAL FOR BANK B													3,800.00	
TOTAL FOR REGISTER													3,800.00	

DURB DURBIN CROSS OKUZMUK

**Invoice**

10459 Hunters Creek Court  
Jacksonville, Florida 32256

Date	Invoice #
11/7/2025	2138
Project #	2230

Bill To

Durbin Crossing CDD  
Attn: District Manager  
Governmental Management Services  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

**RECEIVED***By Tara Lee at 12:02 pm, Dec 09, 2025*

Description	Amount
Reserve Analysis Update	3,800.00

E-mail	
esheppard@communityadvisors.com	
Phone #	904-303-3275

Pay This Amount	\$3,800.00
Terms	Due on receipt

*SIXTH 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 build on property line (on the right side) and that way we are loosing 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 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

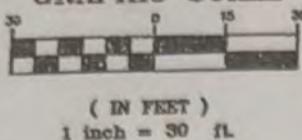
[Yahoo Mail: Search, Organize, Conquer](#)

# 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



LINE TABLE			
LINE	DIRECTION	LENGTH	
L1(P)	N71°47'21"E	25.00	
L2(P)	S18°12'39"E	31.21	
L3(P)(M)	S18°12'39"E	31.21	

PER-DEPARTMENT STANDARD - 2004-27  
THERE SHALL BE A MINIMUM OF 10 FEET  
BETWEEN BUILDING

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C1(P)(W)	250.00	319.20	N18°22'01"E	297.56	73°05'20"
C2(P)	225.00	63.77	N84°23'32"W	68.53	178°07'14"
C3(P)(W)	150.00	28.68	N84°23'32"W	23.37	173°07'14"

OUR CURRENT  
FENCE  
PLACEMENT

WHERE  
THE FENCE WAS  
BEFORE

- CONCRETE
- PAVERS

- ② DENOTES FND 1/2" I.P.  
CLARY&ASSOC.
- ③ - DENOTES WATERMETER
- ④ - DENOTES WATER VALVE
- ⑤ - DENOTES FIRE HYDRANT
- ⑥ - DENOTES IRRIGATION METER

TRACT C2  
CONSERVATION AREA  
OR 3131, PD 292  
DRAINAGE EASEMENT

LOT 338  
N71°47'21"E  
125.00'(P)(M)

ONE STORY STUCCO  
F.F. ELEV 22.40  
CAR. ELEV. 21.87  
HOUSE #167

5' SETBACK FROM STREET PROPERTY LINE

5' SETBACK FROM STREET PROPERTY LINE

LOT 337  
(VACANT)

### GENERAL NOTES

1. BEARINGS ARE BASED ON 2 1/2% CENTERLINE OF STAPLEHURST DRIVE AS EBDG S18°12'39"E.
2. ELEVATIONS SHOWN HEREIN ARE BASED ON WOD 1989.
3. THE LANDS SHOWN HEREIN ARE WITHIN FLOOD ZONE "X" AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM). COMMUNITY NUMBER 10247, PANEL NUMBER 3434, dated SEPTEMBER 2, 2004. THE FLOOD ZONES SHOWN ON THIS SURVEY ARE SCALED OFF OF THE FIRM FARM MAPS AND ARE FOR REFERENCE ONLY. THE FARM INFORMATION AND DELIMITATIONS 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 THIS INFORMATION. INQUIRIES SHOULD BE MADE TO THE COMMUNITY'S FLOOD PLANE MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS, ST. JOHNS COUNTY.
4. NO UNDERGROUND FOUNDATIONS OR UTILITIES & NO IMPROVEMENTS, OTHER THAN THOSE SHOWN, WERE LOCATED UNDER THE SCOPE OF THIS SURVEY.
5. ADDITIONAL DELETIONS AND/OR ANY PROTECTED INFORMATION ADDED TO THIS MAP AND/OR REPORT IS PROHIBITED AND IS NOT AUTHORIZED BY THE SURVEYOR.
6. THIS MAP IS INTENDED TO BE VIEWED AT A SCALE OF 1"=30' OR SMALLER.
7. EASEMENTS & PADS DEPICTED AS EXTENDING INTO THE BUILDING RESTRICTION LIMITS MUST REMAIN UNCOVERED & NOT ENCLOSED.
8. BUILDING BUFFERS ADJACENT TO NEIGHBORS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
9. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO CERTIFICATION HAS BEEN CREATED. COPIES OR REPRODS. TO COPY THIS SURVEY SURVEY AND IS NOT TRANSFERABLE. ANY COPIES OF THIS SURVEY THAT ARE USED IN ANY SUBSEQUENT TRANSACTION SHALL BE NULL AND VOID IF THEY DO NOT BEAR THE ENHANCED RAISED SEAL OF THE SURVEYOR. THE USE OF SUCH DOCUMENTS RELEASES THE SURVEYOR OF ANY FURTHER CLAIMS OF LIABILITY OF ANY SUBSEQUENT TRANSACTIONS AND IS NOT VALID UP TO 60 DAYS AFTER THE LAST RECORD DATE.
10. DIMENSIONS ARE IN FEET AND DECIMAL PARTS THRORED.
11. THIS SURVEY IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATE OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.
12. THIS SURVEY WAS NOT INTENDED TO DELIMITATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS OR JURISDICTIONAL LINES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, AND COMMISSION OR OTHER ENTITY AND ANY LIABILITY RESULTING THEREFROM IS NOT THE RESPONSIBILITY OF THE SURVEYOR.
13. UNLESS A COMPENSATION IS MADE, MEASURED BEARINGS AND DISTANCES ARE IDENTICAL WITH PLAT VALUES.
14. THIS SURVEY IS BASED ON INFORMATION AS PROVIDED BY THE CLIENT.
15. THE PURPOSE OF THIS SURVEY IS TO SHOW THE FINAL SITE IMPROVEMENTS.
16. BUILDINGS AND IMPROVEMENTS, IF ANY, AS DEPICTED HERIN ARE PROPRIETARY TO THE PARCEL PROPERTY LINES. ALL BUILDING LINES 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 REAR 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 MEASUREMENTS SEVEN AND ONE-HALF (7.5) FEET IN WIDTH. NO SUCH PROTRUSION IS PERMITTED INTO SIDE YARDS LESS THAN SEVEN AND ONE-HALF (7.5) FEET IN WIDTH. REFER TO SECTION E-5.1.1.1 OF LAND DEVELOPMENT CODE AND/OR THE POZ.
18. THE PROPERTY LINE LOCATED IN THE DRIVEWAY WAS SET ON THE ORIGINAL SURVEY BUT BECAUSE OF THE COSHERS, REASON NO. 18 LOCATED IN THE DRIVEWAY WAS SET AT THE TIME OF THIS SURVEY.

REVISION 2 ADDED FINAL SITE IMPROVEMENTS (8/2/11) (CB/RPS)  
REVISION 4 ADDED FOUNDATION LOCATION (8/7/11) (CB/RPS)

PREPARED FOR: DREAM FINDERS CONSTRUCTION, INC.

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

BARTRAM TRAIL SURVEYING, INC.

*EIGHTH ORDER OF BUSINESS*

*A.*

1.



## Durbin Crossing CDD

### Landscape Update for January 2026:

- **General Maintenance**
  - The crew continues working through the Winter schedule
    - Tree limb ups are in progress
    - Ornamental grass cutbacks are in progress
- **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 **Completed**
  - Tree and shrub application – **Completed**
  - Nighttime temperatures have cooled into the range where turf fungus may begin to appear. It will be treated whenever it resurfaces.
- **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
  - Remaining Centralus Upgrades – **Completed**
  - Islesbrook Sod and Irrigation Project – **In Progress**
    - Demo and Prep has been completed
    - Irrigation clock has been moved and wiring completed; in the process of getting all zones functional
    - Sod installation will commence once all the zones are fully functional
  - Sod Replacement on Longleaf Pine medians - **Completed**

2.

# **PROJECT 10/13/25, 12:10 PM**

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**Monday, October 13, 2025**

**Prepared For Durban Crossing Tree Assessment**

**17 Issues Identified**



## **ISSUE 1**

This is the second of 4 Southern Live oak trees along Longleaf in decline. It is located just before the school coming from St. John's Parkway across the street. Unfortunately this tree is too far in decline. By the way the leaves are grabbing to the branches, and the severe tip dieback noted there are most likely girdling roots chocking the tree. The roots are most likely circle getting tighter as the tree grows and slowly declines. Many times the roots can be pruned, the tree injected with Arbor Jet and we can bring it back around, but unfortunately, this one is too to far gone. And is recommended for removal. I will send this to Michael Hunter to price the removal of the tree..



## **ISSUE 2**

This is a close-up of the damage in the tree there's not enough left to save and is recommended for removal. This tree is 11 1/2 diameter inches.



### **ISSUE 3**

Is Southern Live Oak is in the same area along Longleaf across from the school. This tree has tip die back in the canopy and it looks like the roots are compacted. The sidewalk is probably part of the issue.. I recommend Arbor Jet three step injections to see how much we can push on this canopy. The dead wood will need to be removed to allow new growth from the injections. Nothing will grow on deadwood. If by next season, we do not see as much growth as we should root spading will be recommended to free up the roots and address the compaction. This oak tree is 13 diameter inches and the cost for Arbor Jet three step injections, consisting of Phospho Jet this is a fungicide, but also leaf and root stimulator. This will help push leaves onto the canopy also combat any stress fungus.

The next is Tree-age a three year insecticide control protecting the tree from all oak pests, including caterpillars for three years and the third is a balanced tree fertilizer., this will also promote leaf growth and balance the nutrients in the tree. Arbor Jet is priced by diameter inch at \$15 per diameter inch but due to our relationship with Durbin I have reduced this cost to \$14.00 per diameter inch. This tree is 13 diameter inches and the cost will be \$182.00 to inject this tree.



### **ISSUE 4**

This is the third tree along Longleaf. It is very thin and has some bare tips. It is in much less decline than the other two, but it is starting to thin out severely. I see signs of caterpillar activity and many oak galls that may be causing the damage. Arbor Jet three step injections are recommended on this tree to stop caterpillars and other oak pest from attacking this tree also to help foliate the tree. There is also some compaction to the roots and we'll watch this tree to see if air spading is needed in the future. I will show the caterpillar damage on some of the leaves in the next picture along with some Rosetta gall.



### **ISSUE 5**

This is showing the caterpillar damage on some of the leaves also three Rosetta Oak galls that hatch out with caterpillars. These could possibly be causing the damage, but they've definitely been hit by caterpillars in the recent past. This tree is 12 diameter inches and the cost for three step injections. \$180.



### **ISSUE 6**

This Live Oak is much smaller than the rest. It is the second tree in this row, but the first one of the declining oaks along this row. The canopy is thin, but still intact. I have found some severe damage in this tree which I will show in the next picture.. I would not recommend injecting this tree because I do believe it is going to decline and fail eventually and is not structurally sound.



### **ISSUE 7**

The damage on the backside of this tree goes halfway into the trunk of the tree. If the damage was only a third of the way, I would recommend injecting the tree. There is just too much damage and it is recommended for removal. This tree is 7 1/2 diameter inches.



### **ISSUE 8**

This large Southern Live Oak is severely declining. This looks to be due to gurgling roots which I will show a sign of in the next picture. There is a lot of dead wood in this tree. It is still trying, but is in severe decline.. if you wish to save this tree, I recommend air spading and root pruning to correct any girdling or damaged roots and then injecting with Arbor Jet three step injections. There is a lot of dead wood to be removed from the canopy also. This tree has a lot of damage and only has about a 50% chance of fully coming back.



### **ISSUE 9**

This is a picture of two large roots crossing over each other these along with I'm sure many other underneath would need to be air spayed and root pruned to correct the crossing and gurgling roots. Once again, there is a possibility this tree will not bounce back after this work is done. It is in severe decline.. this tree is 12.5 diameter inches and the cost for Arbor Jet alone is \$187.50 just for the injection. Kyle Kubik will need to price any of the air speeding and root pruning.



### **ISSUE 10**

This declining Southern Live Oak is located in between Stablehurst and the roundabout on Durban Parkway, North. The center is very weak. It looks like it has been damaged in the past and there are some tips that are not filling out completely.. The base has been pushed up and I recommend pulling back the the dirt around the base of the tree to be leveled with the turf, then injecting with Arbor Jet three step injections to push the canopy relief stress keep the pest and add nutrients which will also help boost the canopy. This oak is 15 1/2 diameter inches and would definitely benefit from the injections.. the cost to inject this tree would be \$217.00



### **ISSUE 11**

This southern live oak tree is located at the corner of the roundabout at Sanctuary and Durban North. Although most of the top of the canopy is full, it is showing signs of stress and is thinning out on the interior.. I recommend pulling some of the dirt back from the trunk to allow airflow and injecting with Arbor Jet Three step injections to boost the canopy, relieve the stress and protect against pests.



## **ISSUE 12**

The red and yellow in the leaves is showing stress fungus. This can be found throughout the town on oak trees due to the high heat and drought at the beginning of the season when the tree was putting on new leaves this stressed them out and some of them just did not completely recover.



## **ISSUE 13**

This is the underside of the canopy. It is very thin and many oak galls have been found, adding to the thinning, this is the same tree as the last picture at the roundabout and sanctuary. This tree is 17 3/4 diameter inches the cost to inject this tree. \$266.25 It's a beautiful tree and well worth the investment..



## **ISSUE 14**

This southern Live Oak is located about halfway in between Staplehurst and Sanctuary on Durban North. This oak is very thin. It's healthy but stressed. It looks like the early heat and drought were the cause of stress on this tree. I see caterpillar damage to the leaves of the tree, definitely also part of the stress and defoliation. There are many galls on this tree most likely causing the caterpillar damage. Diagnosis of this tree is stress and caterpillar feeding. I will show some of the caterpillar damage in the next picture.



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### **ISSUE 15**

The holes in the leaves are showing caterpillar feeding. It looks like the entire canopy was affected.. I strongly recommend Arbor Jet three step on this oak tree to relieve the stress and to protect the tree from further caterpillar damage. The insecticide in the three step as mentioned before will last for three years, stopping the caterpillars as they hatch, therefore not causing any more damage to the tree. I recommend pulling back some of the base of this tree also, there's quite a bit of dirt pushed up around the trunk of the tree that will help airflow to the roots. This oak tree is 16 diameter inches. The cost for injecting this tree is \$240.



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### **ISSUE 16**

This southern Live Oak is located by the park at the amenity center of Durban North.

This tree has been planted too deeply and is recommended for air, spading, and deadwood removal after this is completed. Arbor Jet three step injections will start pushing new foliage on the freshly pruned wood. Unfortunately, injections alone will not work on this tree. This is evident by the dieback on the top and no visible root flare this tree most likely has girdling or crossing roots and air spading will be needed to save this tree. This is a small oak. It's only 5 1/2 diameter inches. Cost injecting this tree would be \$160.00 The price for air spading will need to be determined by Mike Hunter from Arbor.



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### **ISSUE 17**

This is the second declining Southern Live Oak located in the north Durban amenity parking. This oak is pushing everywhere, except for the very. I recommend cutting out the deadwood and then injecting with Arbor Jet three step injections also pulling back the dirt around the base of the tree to allow some airflow. I don't believe there are any girdling roots, the rest of the tree is pushing out to the tips of the branches .This tree is 5 1/2 diameter inches. The cost rejections is \$160.00

# **PROJECT 10/22/25, 9:21AM**

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**Wednesday, October 22, 2025**

**Prepared For Trees At Durban Creek Amenity Center, South**

**9 Issues Identified**



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## **ISSUE 1**

Approximately two years ago, February 2024, I injected 15 oak trees in the parking lot and amenity center areas that had severe tip, dieback and caterpillar damage. We were very successful with pushing a great amount of foliage into the trees, and no caterpillar activity is detected in the canopies. This picture is showing one of the oak trees along the forest line that was very thin and stunted before the injections. It is beautiful now as most of them are, but there are a couple of trees that need deadwood removal, followed by booster injections to push growth on the pruned branches and fill in the canopies. I will show in the next pictures the few trees that are recommended for deadwood removal, and booster injections.



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## **ISSUE 2**

This is the first parking island as you enter the parking lot in the S. Durban Amenity Center. This Southern Live Oak has come a long way since it's injection, but there is a little bit of dead wood at the top of the tree that I recommend to be pruned to live wood and then boosted with Arbor Jet. I don't believe air spading is needed on this tree the tips are filling in. I will show the deadwood to be pruned in the next picture.



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## **ISSUE 3**

After this is pruned to live wood, I recommend boosting this tree with Arbor Jet to fill in the canopy. I will send any of the trees that need deadwood removal to Mike Hunter to have that priced. This tree is seven diameter inches. The minimum cost for tree injections is \$160.00



#### **ISSUE 4**

This oak tree is directly next to the one in the last picture. It is a very small, Southern Live Oak. Before injecting this tree two years ago, it was very thin and bare at the tips. It is now filling out, but does have a little bit of deadwood. I recommend removing the dead wood from the canopy and boosting with Arbor Jet. I will show the deadwood that needs removal in the next picture..



#### **ISSUE 5**

After this interior deadwood is removed. I recommend boosting this tree with Arbor Jet injections. The cost will be \$160.



#### **ISSUE 6**

This tree is located right in front of the playground next to the amenity center and an island in the parking. It has filled out very well, but still has some dead wood at the top and interior to be pruned out to live wood then injected with Arbor Jet to boost the canopy and push new growth on the live wood. The cost of injecting this tree is \$160. Michael Hunter will price out the deadwood removal..



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### **ISSUE 7**

This beautiful Southern Live Oak is located at the corner of the left side of the amenity along Durban south. It was also injected two years ago and has filled out very well, except for some of the bottom interior branches. I recommend having the deadwood pruned out and boosted with Arbor Jet three step injections. This tree had been hit severely with caterpillar damage when it was injected two years ago, and there is no sign of any damage from caterpillars or any other pest and has filled out beautifully except for the little bit of deadwood at the bottom. This tree is 15 diameter inches. At the discounted price of \$14 per diameter inch cost to inject this tree would be \$210.



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### **ISSUE 8**

This is a close-up of some of the deadwood on the interior of the canopy recommended for removal of the tree at the corner of the left side of the amenity shown in the last picture. The tree is doing very well, but will be much fuller after deadwood removal and booster injections.



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### **ISSUE 9**

This oak tree up against the tennis courts looks amazing compared to two years ago. It was very thin and almost recommended for removal at that time. It has filled in beautifully, but I believe a booster injection would benefit this tree immensely by filling in the canopy further.

The cost to inject this tree is \$160



**Proposal #: 623774**

Date: 10/24/2025

From: Rae Roberts

Proposal for  
**Durbin Crossing CDD**

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

**LOCATION OF PROPERTY**

145 South Durbin Parkway  
St. Johns, FL 32259

**DESCRIPTION**

**Arbor Injections of declining oak trees at Durbin N amenity, S amenity, Longleaf and Durbin N**

Arbor Jet injections of 13 declining Oak trees. South amenity \$160.00, \$160.00, \$160.00, \$160.00 and \$210.00  
Longleaf \$182.00, \$180.00 and \$187.50 Durbin N. \$217.00, \$266.25 and \$240.00

North amenity \$160.00 and \$160.00. Total for all 13 trees is \$2442.75

Pictures, explanations and locations are available in the site audits provided.

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

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

**AUTHORIZATION TO PERFORM WORK:**

By \_\_\_\_\_

Print Name/Title \_\_\_\_\_

Date \_\_\_\_\_

Durbin Crossing CDD

<b>Subtotal</b>	<b>\$2,442.75</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Proposal Total</b>	<b>\$2,442.75</b>

**THIS IS NOT AN INVOICE**



**Proposal #: 624358**

Date: 10/27/2025

From: Michael Hunter

**Tree Care Proposal for  
Durbin Crossing CDD**

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

**LOCATION OF PROPERTY**

145 South Durbin Parkway  
St. Johns, FL 32259

**Tree Care Services - Arborist Report Issues**

DESCRIPTION	AMOUNT
S Durbin Amenity	\$850.00
Issues in conjunction with provided arborist site audit.  Provide deadwood removal on 4 Oaks.  Remove small oak near children's playground.	
N Durbin	\$2,575.00
Issues in conjunction with site audit sent by arborist.  Provide Deadwood Removal of 4 oaks.  Remove 2 oaks on longleaf across form school.  Air spade and root prune of 2 trees.	
Equipment Rental	\$653.86
Rental of pull behind high capacity air compressor. with attachments.	

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





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

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

**AUTHORIZATION TO PERFORM WORK:**

By \_\_\_\_\_

Print Name/Title \_\_\_\_\_

Date \_\_\_\_\_

Durbin Crossing CDD

Subtotal	\$4,078.86
Sales Tax	\$0.00
<b>Proposal Total</b>	<b>\$4,078.86</b>

**THIS IS NOT AN INVOICE**

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Date: 1 – 26 - 2026

Submitted by: Sue O'Lear

### **UPDATES – Board Action Required**

**904 TENNIS 2026 CLASS SCHEDULE FOR APPROVAL:** Staff met with Scott Miller and Mark Worsham from 904 Tennis on 1/6/2026 to discuss programming for the upcoming year. Their ask for courts hasn't really changed, though we did discuss more opportunities for summer clinics or camps for neighborhood kids. They currently do a 10% revenue share paid directly to the District. Their program is residents only.

Proposed schedule attached.

**DURBIN DOLPHINS 2026 SCHEDULE FOR APPROVAL:** Staff met with Lauren Jordan, Durbin Dolphins President, and we went over scheduling for the season. The practice schedule will not change from how it has always run. They again ask for 3 home meets, and we requested dates early in the season so that by the time the weather gets warm and the pools get active on Saturdays, we will be done hosting meets. They again agree to utilize 2 of our lifeguards for home meets and will reimburse the District at the hourly billing rate. Additionally, we will allow the Dolphins Board use of the Social Hall for 3 Board meetings and a new parent orientation meeting.

2026 Practice Schedule attached.

### **UPDATES – No Board Action Required**

**E BIKES AND E SCOOTER UPTICK:** It looks like many of our younger residents received the gift of an EBike, EScooter or ESkateboard through the holidays, as we have had quite the uptick of riders at both Amenity Centers. We do have a policy in place, and parents are reading and reacting to our posted messages. The issue, as we know, lies in enforcement of the policy. Since January 1 I have spoken with several concerned residents about the presence of these vehicles at Durbin North. Suggestions and requests have ranged from more signage, the hiring of security guards or off duty police officers, building a barrier around the Basketball courts and playground, and the staffing of a "Field Monitor" or Facility Attendant.

**PUSH FOR UPDATED PHOTOS IN AURORA:** Post information audit that was performed as we installed the new system, we are still in need of updated photos. We will begin sending messages through our channels to encourage residents to update their photos in preparation for the summer season. Folded into this messaging will be the reminder that residents are to have their access cards with them when utilizing the Amenity Centers AND the Courts, as we are also having issues with gates being propped open. We are receiving some concern from residents about a potential number of NON residents utilizing the courts.

**2026 LIFEGUARD SEASON:** As of this writing, our hiring fair is still a few days away. I will provide an update at the meeting.

2.

## 904 Tennis – Proposed 2026 Schedule

<b>FEBRUARY – MAY</b>	<b>SEPTEMBER – DECEMBER</b>
Mon/Wed 3:30 – 5:30	Mon/Wed 3:30 – 5:30
2 Courts	2 Courts
Age 6 – 18	Age 6 – 18
Tues/Thurs 9:00 – 10:30	Tues/Thurs 9:00 – 10:30
1 Court	1 Court
Adults	Adults
Saturday 9:00 – 10:30	Saturday 9:00 – 10:30
1 Court	1 Court
Adults	Adults

Additionally, we will work together to add special clinics or camps in summer if there is interest.

3.

## 2026 PRACTICE SCHEDULE

### SCHOOL SCHEDULE (APRIL 27th - MAY 31st)

<u>Mon</u>	<u>Tues</u>	<u>Weds</u>	<u>Thur</u>	<u>Fri</u>	<u>Sat</u>
4:30 - 5:15 pm (minnows)			4:30 - 5:15 pm (minnows)		7:00 - 7:45 am (minnows)
5:00 - 5:45 pm (sharks)			5:00 - 5:45 pm (sharks)		7:30 - 8:15 am (sharks)
5:30 - 6:30 pm (9/10s)			5:30 - 6:30 pm (9/10s)		8:00 - 9:00 am (9/10s)
6:15 - 7:30 pm (11/12s)			6:15 - 7:30 pm (11/12s)		8:45 - 9:45 (11/12s)
7:15 - 8:30 pm (13 & Older)	No Practice	No Practice	7:15 - 8:30 pm (13 & Older)	No Practice	9:30 - 10:45 (13 & older)

*Evaluations for new swimmers Monday, April 20th from 5:30-6:30 pm (last names A-K 5:30-6:00; last names L-Z 6:00-6:30)*

**First day of practice for all swimmers will be Monday, April 27th - REQUIRED PARENT MEETING DURING PRACTICE**

### SUMMER SCHEDULE (June 1st - JULY 10th)

<u>Mon</u>	<u>Tues</u>	<u>Weds</u>	<u>Thur</u>	<u>Fri</u>	<u>Sat</u>
3:45 - 4:30 pm (minnows)		7:00 - 7:45 am (minnows)	7:00 - 7:45 am (minnows)	7:00 - 7:45 am (minnows)	
4:15 - 5:00 (sharks)		7:30 - 8:15 am (sharks)	7:30 - 8:15 am (sharks)	7:30 - 8:15 am (sharks)	
4:45 - 5:45 pm (9/10s)		8:00 - 9:00 am (9/10s)	8:00 - 9:00 am (9/10s)	8:00 - 9:00 am (9/10s)	
5:30 - 6:45 pm (11/12s)		8:45 - 9:45 (11/12s)	8:45 - 9:45 (11/12s)	8:45 - 9:45 (11/12s)	
6:30 - 7:45 pm (13 & Older)	No Practice	9:30 - 10:45 (13 & older)	9:30 - 10:45 (13 & older)	9:30 - 10:45 (13 & older)	

**Exceptions to the practice schedule:**

NO PRACTICE: May 23rd - May 25th - Memorial Day Program Break NO PRACTICE: July 3 - July 5 - Holiday Program Break

### 2026 MEET SCHEDULE

<u>Date</u>	<u>Day</u>	<u>Time</u>	<u>Meet</u>	<u>Location</u>
May 11th	Monday	5:30 PM	Mock Meet	Durbin Crossing
May 16th	Saturday	8:00 AM		
May 30th	Saturday	8:00 AM		
June 6th	Saturday	8:00 AM		
June 13th	Saturday	8:00 AM		
June 20th	Saturday	8:00 AM		
June 27th	Saturday	8:00 AM		
July 10th-11th	Friday-Saturday	11up- Fri PM, 10under Sat AM	CHAMPS	The Bolles School

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**DURBIN CROSSING**  
Field Operations Manager's Report

*Date of report 1-26-2026*

*Submitted by: Zach Davidson*

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**Tennis and pool pavilion canvas replacements/Board action required:** Work has been completed. The fabric for the other two mailbox canvas to purchase from Thompson awning and shutters is **\$3,000.00** to secure the fabric in case it's discontinued before replacement.

**South pool pump replacements/No Board action required:** Work has been completed.

**Monument tile replacements/ No Board action required:** Work has been completed.

**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.

**Durbin Crossing monument plaques/Board action required:** 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.

**Monument roof painting/No board action required:** Monument roof caps at WoodCross, Wellwood and Tollerton are scheduled to be painted at the end of January.

**Pressure washing monuments/No Board action required:** North Durbin brick wall has been completed.

**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. The MetaFloc treatment on pond 8 was performed on 1/16, we will continue to monitor this pond.

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

- Replaced 15 faded irrigation reclaim signs throughout North Durbin.
- Replaced batteries for lights at the two-mailbox kiosk.
- Replaced one basketball net at South courts.
- Put new sanitary trash cans in the women's bathroom as directed by department of health at north and south.
- Performed playground inspection on playgrounds at north and south week of 1/14, all items that need to be repaired are in the process of being ordered and replaced.
- Replaced photocell on parking lot lights at south.

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

[zdavidson@vestapropertyservices.com](mailto:zdavidson@vestapropertyservices.com)



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# Lifestyle + Amenities Report

January 26, 2026



## PAST EVENTS

### Starlight Cabaret: Holiday Encore

**Budget: \$800      Actual: \$874      Attendance: 40**

Stagelight Cabaret, a broadway duo, came and hosted a sing-along performance, sharing holiday classics with residents of all ages. We offered snacks and drinks, as well as wine and eggnog for the adults. Unfortunately, while the event was sold out, heavy rains the night of the event meant we had a much smaller than expected turnout.

### Snowflake Spectacular

**Budget: \$4,500      Actual: \$4527      Attendance: 700**

Our Snowflake Spectacular was a HUGE hit with residents. We saw approximately 700 residents join us at the South Amenity Center for a snow-inspired party. We had 4 tons of REAL snow for residents to play in, make snowmen, and snowball fight! We had a horse-drawn carriage provided by Pinto Carriage Works, as well as a live DJ, 360 degree photobooth, and fun crafts for residents of all ages.



## **Snapshots with Santa**

**Budget: \$4000      Actual: \$3315      Attendance: 500**

Residents got to meet Santa Claus this year and take family photos with him. We invested in pipe and drape for the backdrop, which will provide a lot of flexibility for future event décor as well. This event took place over two nights, providing residents with a casual, family friend photo studio experience. While waiting to meet Santa, residents got to play Holiday Putt Putt Golf around the pool, which was a huge hit!

## **Letters from Santa**

**Budget: \$300      Actual: \$162      Attendance: 200**

All month long, residents could write letters to the north pole. Then, the “elves” in the Durbin Crossing office helped Santa write personalized letters in response, and hand-delivered them across the neighborhood.

## **Holiday Light Competition**

**Budget: \$300      Actual: \$299      Attendance: 60**

Residents entered their holiday-decorated houses to compete to win 1 of 6 different categories. On the night of voting, we offered a Drive-thru Hot Cocoa Café so residents could start their drive through the neighborhood with a tasty cup of cocoa. This event was very well received by the community, and many are asking for its return next year!

## **Polar Plunge**

**Budget: \$500      Actual: \$509.96      Attendance: 70**

We splashed into the new year with an icy Polar Plunge at the South Pool! Approximately 70 residents of all ages showed up to take the plunge. The weather was perfect and while the pool wasn’t very cold, our residents still enjoyed an hour of the Slide with our on-duty lifeguards. It was a great teaser for Summer!

## **UPCOMING EVENTS**

### **Wellness Fair (January 10<sup>th</sup>)**

**Budget: \$1500      Revenue: \$150      Previous Year: \$1500**

We have invited local fitness instructors, gyms, wellness clinics, and massage therapists to meet the community! Residents will get to take part in Goat Yoga with the Sheehan Homestead, as well as take part in Mindfulness crafts and play rounds of mini tennis! Each vendor has donated wellness-themed raffle prizes! Residents can also focus on their health and the health of others by getting free flu shots provided by Walgreens pharmacy, or donate blood with the LifeSouth blood drive.



### **Friendship Cookie Party (February 7<sup>th</sup>)**

**Budget: \$300**

**Cost Per Person: \$10**

**Previous Year: N/A**

Little Red Cottage Bakery will be hosting a cookie decorating class for kids ages 5 and up! Using pre-decorated blank cookies, they will use edible paint, frosting, and sprinkles to decorate a set of valentines-themed cookies to take home!

### **21+ Roses and Rosé Happy Hour (February 13<sup>th</sup>)**

**Budget: \$2000**

**Previous Year: N/A**

We will be hosting a cocktail party/happy hour here at the South Amenity Center, featuring live music, photo booths, champagne and roses! Each guest will leave with a printed photo and a rose gift, whether they come with their sweetheart or their friends. This event will be 21+ only.

### **Brew Crew Experience (4<sup>th</sup> Sunday Morning, January-May)**

**Budget: \$500-\$600**

Back by popular demand, we will be bringing back the Brew Crew experience! Featuring a selection of different coffee vendors and acoustic live performances, residents can enjoy a chill Sunday morning at the South Amenity Center

*TENTH 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	