

*Durbin Crossing Community
Development District*

FEBRUARY 23, 2026

AGENDA

Durbin Crossing Community Development District

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

February 16, 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, February 23, 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 January 26, 2026 Meeting
 - B. Financial Statements
 - C. Assessment Receipts Schedule
 - D. Check Register
- VI. Discussion of Impact Fee Sale Authorization
- VII. Discussion of Remainder of the Fiscal Year 2026 Event Schedule
- VIII. Consideration of Resolution 2026-04, Instructing the St. Johns County Supervisor of Elections to Conduct the District's 2026 General Election
- IX. Acceptance of the Fiscal Year 2024 Audit Report

- X. Staff Reports
 - A. Landscape & Irrigation Maintenance Team – Report
 - B. District Counsel
 - C. District Engineer
 - D. District Manager
 - E. General Manager – Report
 - F. Operations Manager
 - 1. Field Operations Report
 - 2. Discussion of Bike Racks and Benches
 - G. Amenity Manager – Report
- XI. Supervisors’ Request and Audience Comments
- XII. Review of Action Items
- XIII. Next Scheduled Meeting – March 23, 2026 at 6:00 p.m. at the Durbin South Amenity Center
- XIV. Adjournment

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

Sincerely,

Daniel Laughlin

Daniel Laughlin
District Manager

FOURTH ORDER OF BUSINESS

Durbin Crossing Action Items						
Item	Date	Responsibility	Status	Target Follow Up Date	Description	Resolution
Monitor Trespass Signage at JEA Easement	2/24/25	Zach Davidson	Complete		Monitor No Trespassing signed at JEA Easement for 3-4 months.	Signage had limited effect. It will help SJSO enforce trespassers
Pool Pumps	4/28/25	Zach Davidson	Complete		Confirm pool pumps to be replacement in November	Installation of new pumps have been completed
Communications	4/28/25	Kiki Jimenez	Complete		Keep Residents informed of landscape/irrigation enhancements	E-blasts were sent out to residents throughout the phase 4 sod project which is now complete
Beatification of Glen Laurel	7/28/25	Zach Davidson	Complete		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. Terra seeding was completed and successful
Request Commissioner Attend November Meeting to Discuss the Results of Traffic Studies in the Area	9/22/25	Daniel Laughlin	Complete		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. Commissioner attended November meeting
Research the Process to Widen the Sidewalks Along North & South Durbin Pkwy	11/17/25	Daniel Laughlin/Zach Davidson/Mike Yuro	Complete		See what the process and cost would be to widen the sidewalk along North & South Durbin Pkwy	The costs to widen the sidewalks is prohibitive to the funds that would need to be raised by the Districts residents
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	Oct-25	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 Traffic Study	3/24/25	Mike Yuro/Zach Davidson/Daniel Laughlin	In Progress	Aug-25	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	
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	
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

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
Draft Impact Fee Authorization Resolution	1/26/26	Mike Eckert/Mike Yuro	In Progress	2/23/26	Draft Resolution authorizing the sale of impact fees between CDD Board meetings	
Draft Letter to Commissioner Whitehurst Regarding Lighting at Sanctuary Round-a-Bout as Follow Up to Previous Letter	1/26/26	Daniel Laughlin	In Progress		Draft Letter to Commissioner Whitehurst about adding lighting at the Sanctuary round-a-about to increase visibility and prevent accidents which have occurred in the past	
Get Pricing for E-Bike Parking Areas for North & South Amenity Centers and Benches Throughout the Community	1/26/26	Zach Davidson	In Progress		Get pricing to add parking areas for e-bikes at North & South amenity centers. Also get pricing and locations to add benches in common areas in the community	

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

Present and constituting a quorum were:

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

Also present were:

Daniel Laughlin	District Manager
Mike Eckert	District Counsel
Mike Yuro	District Engineer
Sue O'Lear	Vesta/Amenity Services Group
Kate Smith	Vesta/Amenity Services Group
Zach Davidson	Vesta/Amenity Services Group
Jason Davidson	Vesta/Amenity Services Group
Blake Dougherty	Yellowstone
Richard Craig	Yellowstone
Ray Roberts	Yellowstone Arborist

The following is a summary of the discussions and actions taken at the January 26, 2026 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 none, the next item followed.

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

Mr. Laughlin reviewed the status of the items on the action items list.

FIFTH ORDER OF BUSINESS**Approval of Consent Agenda**

- A. Minutes of the December 15, 2025 Meeting**
- B. Financial Statements**
- C. Assessment Receipt Schedule**
- D. Check Register**

Ms. Hall joined the meeting at this time.

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

SIXTH ORDER OF BUSINESS**Consideration of Easement Encroachment
(167 Staplehurst Drive)**

Mr. Laughlin stated we talked about this last month, I reached out to the residents who are here today if there are any questions. We had an email from the neighbor who is not happy with the plants being there and is requesting they be moved back.

Mr. Harrah stated just to recap, the owner moved in and relocated the fence closer to the adjacent property and the issue we have is the fence company is supposed to look it up to see if there is an easement on that property before they make the installation and now we have a fence line installed in a Durbin Crossing CDD drainage easement.

Mr. Eckert stated we have had this issue before in the past and we have a policy on fences in district easements, which we are not encouraging them because it does interfere with some of the use of the drainage easement. We also have a memo that we did on March 21, 2022, which highlighted some of the HOA documents provisions and it says, the owner of any parcel subject to an easement shall not construct any improvements or structures upon said easements and in the event they do and interferes then they have to remove it at their cost at the written request of us. In terms of options today you are within your right to say that interferes with our use of the

easement and you need to move the fence back and remove the vegetation that has been planted too.

Mr. Harrah stated you need to move the fence back to where it was.

Mr. Eckert stated the second option is you would have an encroachment agreement that would allow the improvements to be there but it would also require them to remove them any time we needed to use the easement, which it sounds like we need to use the easement on a regular basis. It is not a practical solution to what we are presented with here today.

Mr. Harrah stated the crews are encroaching into the neighbor's property instead of using the easement because the fence is there.

Mr. Eckert stated the other thing you have is drainage infrastructure, probably a pipe and you could have damage from fence posts to pipes and we don't know what methods they would have used or how deep they would have went. Hopefully, it wouldn't have hit the pipe but that is another reason why you don't have structures in the drainage easements.

Mr. Pollicino stated the other homeowner has notified us that it has created issues.

Mr. Eckert stated we would need a motion to approve it but if there is no one willing to make that motion then we take no action. Report back to the HOA that the CDD did not approve it.

SEVENTH ORDER OF BUSINESS

Discussion of Impact Fee Sale Authorization

This item tabled.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Landscape Maintenance Team

1. Report

Mr. Dougherty gave an overview of the landscape maintenance report, copy of which was included in the agenda package.

2. Discussion of Tree Issues

Mr. Roberts reviewed the report on the various tree issues and presented the following proposals for board consideration.

On MOTION by Mr. Harrah seconded by Ms. Berden with all in favor the proposal #62374 in the amount of \$2,442.75 was approved.

On MOTION by Mr. Harrah seconded by Ms. Estes with all in favor the proposal #624358 in the amount of \$4,078.86 was approved.

B. District Counsel

Mr. Eckert stated the sovereign immunity bill is back and it is proposed to increase our limits from \$200,000 to \$300,000 to \$500,000 and \$1 million, respectively, and they go up again a little bit after a couple years. I keep bringing that up because it will affect your insurance rates because your rates are based on the fact that you have limited liability. There is also a proposed bill that will allow the recall of individual members of the CDD board of supervisors. It is a very complicated bill at this point.

C. District Engineer

Mr. Yuro stated the only thing I have is an update on the roundabout. I have been in contact with the county and the lighting is out for this year; it was budgeted but when the price came in it was over budget and they will try next fiscal year to get lighting in there.

Mr. Harrah stated write a letter to the county and encourage them to put in lighting for the safety of the residents of St. Johns County.

D. District Manager

Mr. Laughlin stated as an update on the JEA fence installation request, since the last meeting we had a title search completed. JEA also requires a legal description specific to the area where the fence will go. I would need to get Mike Yuro to create the legal description, and I wanted to bring that back because the costs are building on this. Every time I have talked to JEA they maintain they don't install fences on other people's property. Before we move forward with getting a legal description I want to see if this is something the board still wants to pursue or if we want to see how the Sheriff's office does with monitoring.

Mr. Yuro stated a survey is probably \$1,000 to \$1,500.

Mr. Harrah stated I think as a board we should do everything we can to move forward.

E. General Manager**1. Report**

Ms. O'Lear presented the following items for board consideration

2. Proposed 2026 Schedule for 904 Tennis

On MOTION by Mr. Pollicino seconded by Mr. Harrah with all in favor the 2026 schedule for 904 tennis was approved.

3. Proposed 2026 Schedule for Dolphins Swim Team

On MOTION by Ms. Estes seconded by Ms. Berden with all in favor the 2026 schedule for Dolphin Swim Team was approved.

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

F. Operations Manager - Report

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

G. Amenity Manager – Report

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

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

Ms. Hall asked are we making any headway on the court reservation system?

Ms. O'Lear stated I am not pursuing a court reservation system because the board decided a few months ago to not have one beyond the paddle system.

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

Mr. Laughlin stated the new items that will go on the action items list are, to finalize the number for the impact fee authorization, write a letter to Commissioner Whitehurst about the lighting at Sanctuary roundabout and will reference the follow-up to the previous letter and Zach will look into pricing for e-bike parking areas for the north and south amenity centers and benches.

ELEVENTH ORDER OF BUSINESS

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

Mr. Laughlin stated the next meeting is scheduled for February 23, 2026 at 6:00 p.m. in the same location.

On MOTION by Mr. Harrah seconded by Ms. Estes with all in favor
the meeting adjourned at 7:52 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Durbin Crossing

Community Development District

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

Phone: 904-940-5850 Fax: 904-940-5899

February 12, 2026

Commissioner Christian Whitehurst

St. Johns County Board of County Commissioners
500 San Sebastian View
St. Augustine, FL 32084

Dear Commissioner Whitehurst,

On behalf of the Durbin Crossing Community Development District (“District”), we are writing to formally express our concern regarding unsafe conditions at the Sanctuary roundabout, specifically related to inadequate lighting and reduced visibility.

The District has experienced multiple traffic crashes at this location, which we believe are directly impacted by the low lighting conditions within and around the roundabout. Recently there was also an accident involving a child who was hit on their bike. These conditions create visibility challenges for motorists, particularly during nighttime and low-light hours, increasing the risk of accidents for residents and visitors alike.

The District’s engineer has discussed this matter with County staff and was advised that the installation of lighting at the roundabout does not currently fit within the County’s budget and may be considered at a future date. While we understand the fiscal constraints the County faces, the ongoing safety concerns and history of crashes at this location warrant more immediate consideration.

Accordingly, the District respectfully requests that the County prioritize the installation of lighting at the Sanctuary roundabout to improve visibility and enhance public safety. We believe that this improvement would significantly reduce the likelihood of future crashes and better protect the traveling public.

We appreciate your attention to this matter and welcome the opportunity to discuss potential solutions or next steps. Please do not hesitate to contact me at dlaughlin@gmsnf.com or 904-940-5850 ext. 401 should you require additional information or wish to coordinate further.

Sincerely,



Daniel Laughlin
dlaughlin@gmsnf.com
904-940-5850 ext. 401
Durbin Crossing Community Development District

B.



Durbin Crossing

Community Development District

Unaudited Financial Reporting
January 31, 2026



Durbin Crossing
Community Development District
Combined Balance Sheet
January 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 578,630	\$ -	\$ 66,651	\$ 645,280
Investments:				
State Board of Administration (SBA)	2,736	-	825,069	827,805
Custody	1,738,348	-	1,819	1,740,167
Series 2017A1				
Reserve	-	1,343,722	-	1,343,722
Revenue	-	3,632,186	-	3,632,186
Prepayment	-	4,120	-	4,120
Series 2017A2 Term Bond 1				
Reserve	-	132,938	-	132,938
Prepayment	-	931	-	931
Series 2017A2 Term Bond 2				
Reserve	-	40,000	-	40,000
Prepayment	-	1,842	-	1,842
Deposits	200	-	-	200
Total Assets	\$ 2,319,914	\$ 5,155,738	\$ 893,538	\$ 8,369,190
Liabilities:				
Accounts Payable	\$ 50,664	\$ -	\$ -	\$ 50,664
Total Liabilities	\$ 50,664	\$ -	\$ -	\$ 50,664
Fund Balance:				
Nonspendable:				
Deposits	\$ 200	\$ -	\$ -	\$ 200
Restricted for:				
Debt Service - Series	-	5,155,738	-	5,155,738
Assigned for:				
Capital Reserve Fund	-	-	893,538	893,538
Unassigned	2,269,049	-	-	2,269,049
Total Fund Balances	\$ 2,269,249	\$ 5,155,738	\$ 893,538	\$ 8,318,526
Total Liabilities & Fund Balance	\$ 2,319,914	\$ 5,155,738	\$ 893,538	\$ 8,369,190

Durbin Crossing
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted	Prorated Budget		Actual		Variance
	Budget	Thru 01/31/26	Thru 01/31/26			
Revenues:						
Special Assessments - Tax Roll	\$ 2,960,402	\$ 2,773,151	\$ 2,773,151	\$ -	\$ -	
Interest Income	20,000	6,667	3,158		(3,509)	
Insurance Proceeds	-	-	10,760		10,760	
Other Revenues	30,000	10,000	2,432		(7,568)	
Total Revenues	\$ 3,010,402	\$ 2,789,818	\$ 2,789,501		\$ (317)	
Expenditures:						
<i>General & Administrative:</i>						
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 3,600	\$ 400	\$ -	
FICA Taxes	918	306	275	31		
Assessment Roll Administration	5,732	5,732	5,732	(0)		
Engineering Fees	13,000	4,333	5,850	(1,517)		
Dissemination Fees	8,253	2,751	2,751	0		
Attorney Fees	50,000	16,667	18,629	(1,963)		
Annual Audit	4,600	-	-	-		
Trustee Fees	11,880	3,960	5,000	(1,040)		
Arbitrage	1,200	400	-	400		
Impact Fee Administration	17,196	5,732	5,732	(0)		
Management Fees	58,837	19,612	19,612	(0)		
Information Technology	1,720	573	573	(0)		
Website Maintenance	1,146	382	382	0		
Telephone	800	267	98	169		
Postage	3,000	1,000	988	12		
Printing & Binding	2,000	667	105	562		
Insurance General Liability	9,550	9,550	8,997	553		
Legal Advertising	2,000	667	345	321		
Other Current Charges	700	233	-	233		
Office Supplies	150	50	3	47		
Dues, Licenses & Subscriptions	175	175	175	-		
Total General & Administrative	\$ 204,857	\$ 77,057	\$ 78,849		\$ (1,792)	

Operations & Maintenance

Amenity Center

Insurance	\$ 45,064	\$ 45,064	\$ 41,380	\$ 3,684
Repairs & Replacements	110,000	36,667	20,882	15,784
Recreational Passes	2,000	667	400	267
Office Supplies	5,000	1,667	1,138	529
Permit Fees	4,500	1,500	2,167	(667)

Utilities

Water & Sewer	38,900	12,967	11,978	989
Electric	28,600	9,533	11,560	(2,026)
Cable/Phone/Internet	22,000	7,333	9,503	(2,170)
Security System	1,000	333	135	198

Durbin Crossing
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<u>Amenity Center Management Contracts</u>				
Managerial (Vesta)	263,168	87,723	87,723	0
Staffing (Vesta)	281,809	93,936	93,936	0
Lifeguards (Vesta)	101,135	33,712	828	32,883
Mobile App/Website (Vesta)	3,605	1,202	1,202	(0)
Refuse Service	11,500	3,833	4,454	(620)
Pool Chemicals	35,700	11,900	12,578	(678)
Special Events	50,000	16,667	22,636	(5,969)
Holiday Décor	20,000	6,667	10,199	(3,533)
Pest Control	8,000	2,667	3,030	(363)
Pressure Washing	9,000	3,000	3,630	(630)
Fitness Equip Maintenance	8,500	2,833	401	2,432
Subtotal Amenity Center	\$ 1,049,481	\$ 379,870	\$ 339,759	\$ 40,110
<u>Grounds Maintenance</u>				
Electric	\$ 10,000	\$ 3,333	\$ 2,881	\$ 452
Water & ReUse	325,000	108,333	85,682	22,651
Streetlighting	75,000	25,000	26,361	(1,361)
Lake Maintenance	57,289	19,096	19,530	(434)
Landscape Maintenance	579,135	193,045	193,045	0
Landscape Contingency	103,381	34,460	46,370	(11,910)
Mulch	65,000	65,000	67,200	(2,200)
Sod/Irrigation Replacement	450,000	450,000	405,607	44,393
Islesbrook Rd Sod Replacement	77,587	25,862	-	25,862
Fuel	900	300	239	61
Irrigation Repairs	35,000	11,667	55,708	(44,041)
Subtotal Ground Maintenance	\$ 1,778,292	\$ 936,097	\$ 902,623	\$ 33,474
Total Operations & Maintenance	\$ 2,827,773	\$ 1,315,967	\$ 1,242,382	\$ 73,585
Excess (Deficiency) of Revenues over Expenditures	\$ (22,227)	\$ 1,396,794	\$ 1,468,270	\$ 71,476
Total Expenditures	\$ 3,032,629	\$ 1,393,024	\$ 1,321,231	\$ 71,793
<u>Other Financing Sources/(Uses)</u>				
Transfer In	\$ -	\$ -	\$ 200,000	\$ 200,000
Transfer (Out)	-	-	-	-
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 200,000	\$ 200,000
Net Change in Fund Balance	\$ (22,227)	\$ 1,396,794	\$ 1,668,270	\$ 271,476
Fund Balance - Beginning	\$ 22,227		\$ 600,979	
Fund Balance - Ending	\$ -		\$ 2,269,249	

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 January 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/26	Thru 01/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 3,054,876	\$ 2,858,584	\$ 2,858,584	\$ -
Interest Income	20,000	20,000	34,336	14,336
Total Revenues	\$ 3,074,876	\$ 2,878,584	\$ 2,892,920	\$ 14,336
Expenditures:				
<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	-	-	-
Total Expenditures	\$ 3,006,738	\$ 568,369	\$ 568,369	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 68,139	\$ 2,310,215	\$ 2,324,551	\$ 14,336
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 68,139	\$ 2,310,215	\$ 2,324,551	\$ 14,336
Fund Balance - Beginning	\$ 1,252,781		\$ 2,831,187	
Fund Balance - Ending	\$ 1,320,919		\$ 5,155,738	

Durbin Crossing
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<u>Revenues</u>				
Miscellaneous Revenue/Interest Income	\$ 32,075	\$ 10,692	\$ 11,244	\$ 553
Settlement Proceeds	-	-	-	-
Impact Fees	-	-	1,063	1,063
Total Revenues	\$ 32,075	\$ 10,692	\$ 12,307	\$ 1,615
<u>Expenditures:</u>				
Capital Outlay	\$ 200,000	\$ 66,667	\$ 27,000	\$ 39,667
Repair and Replacement	100,000	33,333	21,347	11,986
Irrigation Enhancement	43,487	14,496	-	14,496
Bollard/Rope Replacement	50,000	16,667	-	16,667
Exterior Door Enhancement	90,000	30,000	-	30,000
Other Current Charges	20,000	6,667	3,800	2,867
Total Expenditures	\$ 503,487	\$ 167,829	\$ 52,147	\$ 115,682
Excess (Deficiency) of Revenues over Expenditures	\$ (471,412)		\$ (39,840)	
<u>Other Financing Sources/(Uses)</u>				
Transfer In	\$ -	\$ -	\$ -	\$ -
Transfer (Out)	-	-	(200,000)	(200,000)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (200,000)	\$ (200,000)
Net Change in Fund Balance	\$ (471,412)		\$ (239,840)	
Fund Balance - Beginning	\$ 1,425,358		\$ 1,133,378	
Fund Balance - Ending	\$ 953,946		\$ 893,538	

Durbin Crossing
Community Development District
Long Term Debt Report

Series 2017A-1, Special Assessment Refunding Bonds		
Interest Rate:	Various	
Maturity Date:	5/1/2037	
Reserve Fund Definition	50% MADS	
Reserve Fund Requirement	\$ 1,343,722	
Reserve Fund Balance	1,343,722	
 Bonds outstanding - 3/31/2017	\$ 37,825,000	
Less: May 1, 2017 (Prepayment)	(40,000)	
Less: May 1, 2018	(1,415,000)	
Less: May 1, 2018 (Prepayment)	(10,000)	
Less: November 1, 2018 (Prepayment)	(15,000)	
Less: May 1, 2019	(1,445,000)	
Less: May 1, 2019 (Prepayment)	(25,000)	
Less: November 1, 2019 (Prepayment)	(145,000)	
Less: May 1, 2020	(1,465,000)	
Less: May 1, 2020 (Prepayment)	(25,000)	
Less: November 1, 2020 (Prepayment)	(25,000)	
Less: May 1, 2021	(1,495,000)	
Less: November 1, 2021 (Prepayment)	(195,000)	
Less: May 1, 2022	(1,515,000)	
Less: May 1, 2023	(1,555,000)	
Less: May 1, 2024	(1,595,000)	
Less: November 1, 2024 (Prepayment)	(10,000)	
Less: May 1, 2025	(1,645,000)	
Less: May 1, 2025 (Prepayment)	(10,000)	
 Current Bonds Outstanding	\$ 25,195,000	
Series 2017A-2, Special Assessment Refunding Bonds		
Interest Rate:	5.00% -6.25%	
Maturity Date:	5/1/2037	
Reserve Fund Definition	50% MADS	
Reserve Fund Requirement	\$ 172,938	
Reserve Fund Balance	172,938	
 Bonds outstanding - 3/31/2017	\$ 4,580,000	
Less: May 1, 2018	(130,000)	
Less: May 1, 2018 (Prepayment)	(170,000)	
Less: November 1, 2018 (Prepayment)	(10,000)	
Less: May 1, 2019	(130,000)	
Less: May 1, 2019 (Prepayment)	(25,000)	
Less: November 1, 2019 (Prepayment)	(20,000)	
Less: May 1, 2020	(140,000)	
Less: May 1, 2020 (Prepayment)	(65,000)	
Less: May 1, 2021	(145,000)	
Less: May 1, 2021 (Prepayment)	(40,000)	
Less: November 1, 2021 (Prepayment)	(20,000)	
Less: May 1, 2022	(150,000)	
Less: May 1, 2022 (Prepayment)	(95,000)	
Less: May 1, 2023	(155,000)	
Less: May 1, 2023 (Prepayment)	(95,000)	
Less: May 1, 2024	(155,000)	
Less: November 1, 2024 (Prepayment)	(5,000)	
Less: May 1, 2025	(165,000)	
Less: May 1, 2025 (Prepayment)	(10,000)	
 Current Bonds Outstanding	\$ 2,855,000	

C.

DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT
Fiscal Year 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
January 31, 2026

Fund	Date	Check No.	Amount
General Fund			
Payroll	1/26/26	50931-50935	\$ 923.50
			<u>Sub-Total</u> \$ 923.50
Accounts Payable			
	1/6/26	7471-7481	\$ 406,394.64
	1/13/26	7482-7490	55,580.77
	1/21/26	7491-7494	52,986.88
	1/22/26	7495-7496	24,156.26
	1/27/26	7497-7502	5,945.45
			<u>Sub-Total</u> \$ 545,064.00
Capital Reserve Fund	1/6/26	294-295	\$ 43,647.15
			<u>Sub-Total</u> \$ 43,647.15
Wells Fargo Credit Card*			
	1/28/26	December Purchases	\$ 4,119.58
			<u>Sub-Total</u> \$ 4,119.58
Total			\$ 593,754.23

*Wells Fargo Credit Card Invoices available upon request

PR300R

PAYROLL CHECK REGISTER

RUN 1/27/26 PAGE 1

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50931	11	SARAH G HALL	184.70	1/27/2026
50932	13	JASON S HARRAH	184.70	1/27/2026
50933	8	PETER E POLLICINO	184.70	1/27/2026
50934	18	SHALENE B ESTES	184.70	1/27/2026
50935	19	SHAWNA R BERDEN	184.70	1/27/2026
TOTAL FOR REGISTER			923.50	

DURB DURBIN CROSS DLAUGHLIN

ATTENDANCE SHEET

District:

Durbin Crossing CDD

Meeting Date:

January 26, 2026

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

District Manager:

D. S.

PLEASE RETURN COMPLETED FORM TO BERNADETTE PEREGRINO

CHECK DATE	VEND#	INVOICE		EXPENSED TO...			VENDOR NAME	STATUS	AMOUNT	CHECK...	
		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	AMOUNT	AMOUNT	#
1/13/26	00021	1/01/26	544	202601	310-51300-34000				*	4,903.08	
				JAN MANAGEMENT FEES							
		1/01/26	544	202601	310-51300-55000				*	95.50	
				JAN WEBSITE ADMIN							
		1/01/26	544	202601	310-51300-35100				*	143.33	
				JAN INFORMATION TECH							
		1/01/26	544	202601	310-51300-32500				*	1,433.00	
				JAN IMPACT COLLECTION FEE							
		1/01/26	544	202601	310-51300-31300				*	687.75	
				JAN DISSMINATION SVCS							
		1/01/26	544	202601	310-51300-51000				*	.72	
				OFFICE SUPPLIES							
		1/01/26	544	202601	310-51300-42000				*	194.83	
				POSTAGE							
		1/01/26	544	202601	310-51300-42500				*	18.60	
				COPIES							
		1/01/26	544	202601	310-51300-41000				*	20.24	
				TELEPHONE							
				GOVERNMENTAL MANAGEMENT SERVICES						7,497.05	007483
1/13/26	00464	1/07/26	000035	202601	320-53800-45511				*	200.00	
				50% VALENTINES COOKIE EVT							
				DANIELLE PHILIPP-EDMONDS						200.00	007484
1/13/26	00066	1/05/26	62171329	202601	320-53800-45513				*	106.28	
				JAN PEST CONTROL SOUTH							
		1/05/26	62171329	202601	320-53800-45513				*	60.00	
				JAN RODENT SVCS SOUTH							
				TURNER PEST CONTROL						166.28	007485
1/13/26	00066	1/05/26	62171387	202601	320-53800-45513				*	122.23	
				JAN MOSQUITO SRVCS SOUTH							
				TURNER PEST CONTROL						122.23	007486
1/13/26	00066	1/06/26	62171329	202601	320-53800-45513				*	86.35	
				JAN PEST CONTROL NORTH							
				TURNER PEST CONTROL						86.35	007487
1/13/26	00066	1/06/26	62171387	202601	320-53800-45513				*	166.05	
				JAN MOSQUITO SRVCS NORTH							
				TURNER PEST CONTROL						166.05	007488
1/13/26	00252	1/01/26	430023	202601	320-53800-45517				*	8,348.92	
				JAN FACILITY MANAGER							
		1/01/26	430023	202601	320-53800-46000				*	6,362.22	
				JAN OPERATIONS MANAGER							

DURB DURBIN CROSS TLEE

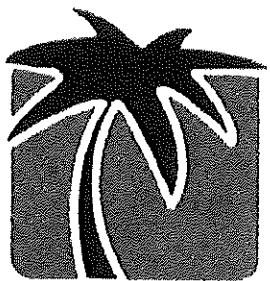
CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	EXPENSED TO... DPT	ACCT#	SUB	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT #
									*	7,219.50	
		1/01/26	430023	202601	320-53800-45502			JAN GENERAL MANAGER			
		1/01/26	430023	202601	320-53800-45507			JAN JANITORIAL SERVICES			
		1/01/26	430023	202601	320-53800-45505			JAN POOL MAINTENANCE			
		1/01/26	430023	202601	320-53800-45518			JAN MAINTENANCE TECHS			
		1/01/26	430023	202601	320-53800-45503			JAN FACILITY ATTENDANTS			
		1/01/26	430023	202601	320-53800-45515			JAN FACILITY MONITORS			
		1/01/26	430023	202601	320-53800-45210			JAN MOBILE APP			
								VESTA PROPERTY SERVICES INC		45,715.13	007489
1/13/26	00252	12/31/25	430383	202512	320-53800-44100				*	27.68	
								ACE HARDWARE REMIB-MIX			
								VESTA PROPERTY SERVICES INC		27.68	007490
1/21/26	00370	1/09/26	3687133	202512	310-51300-31500				*	3,975.65	
								DEC GENERAL COUNSEL			
								KUTAK ROCK LLP		3,975.65	007491
1/21/26	00465	10/22/25	0054	202601	320-53800-45511				*	500.00	
								YOGA WITH GOATS EVT-1/17			
								MICHAEL & ANN-MARIE SHEEHAN		500.00	007492
1/21/26	00465	1/11/26	0080	202601	320-53800-45511				*	250.00	
								EXTRA HOUR YOGA/GOATS EVT			
								MICHAEL & ANN-MARIE SHEEHAN		250.00	007493
1/21/26	00382	1/01/26	1078685	202601	320-53800-46200				*	48,261.23	
								JAN LANDSCAPE MAINTENANCE			
								YELLOWSTONE LANDSCAPE		48,261.23	007494
1/22/26	00382	12/31/25	1073327	202512	320-53800-46600				*	21,381.26	
								SOD REPLMT-LONGLEAF PKWY			
								YELLOWSTONE LANDSCAPE		21,381.26	007495
1/22/26	00382	12/31/25	1073339	202512	320-53800-46400				*	6,775.00	
								WIRE INSTALL-BALL FIELD			
								YELLOWSTONE LANDSCAPE		6,775.00	007496
1/27/26	00056	1/23/26	428583	202601	320-53800-45509				*	135.00	
								JAN SVCS CALL-KEYPADS OUT			
								ATLANTIC SECURITY		135.00	007497
								DURB DURBIN CROSS			
								TLEE			

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
1/27/26	00295	1/23/26	WQ390067	202601	320-53800-44200					*	1,867.60		
			TRASH CANS/LIDS										
									BELSON OUTDOORS LLC			1,867.60	007498
1/27/26	00330	1/14/26	119832	202601	320-53800-44200					*	1,195.00		
			REPLACE BACKBOARD 60"										
									BYO RECREATION LLC			1,195.00	007499
1/27/26	00439	1/06/26	46720	202601	320-53800-44200					*	805.00		
			INSTALL WALL MONITOR/CBLE										
									DYNAMIC SECURITY PROFESSIONALS INC			805.00	007500
1/27/26	00439	12/24/25	46715	202512	320-53800-44300					*	400.00		
			ACCESS CARDS										
									DYNAMIC SECURITY PROFESSIONALS INC			400.00	007501
1/27/26	00103	1/22/26	SO894	202601	320-53800-44200					*	1,542.85		
			ROCK CLIMBER PANEL REPRS										
									PLAYMORE RECREATIONAL PRODUCTS			1,542.85	007502
									TOTAL FOR BANK A		549,064.00		
									TOTAL FOR REGISTER		549,064.00		

DURB DURBIN CROSS TLEE

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

Invoice

**BILL TO**

Vesta Property Services
245 Riverside Ave.
#300
Jacksonville, FL 32202

SHIP TO

Durbin Crossing (18 Glen Laurel Dr.)
18 Glen Laurel Drive
Jacksonville, FL 32259

INVOICE #	DATE	TOTAL DUE	DUEDATE	TERMS	ENCLOSED
4268	11/25/2025	\$6,688.80	12/25/2025	Net 30	

DATE	PRODUCT / SERVICE	DESCRIPTION	AMOUNT
	TerraSeeding	Installation of 2 inches of humic compost blended with a mix of Bahia & Rye seed to re-define minor erosion areas and establish turf. This approach will provide effective stabilization, improve soil health, and promote long-term vegetation growth along the pond banks.	6,688.80

Installation coverage includes:

- 320 linear feet of shoreline extending 21 feet from the pond on the south side
- 320 linear feet of shoreline on the north side

Rate: Total coverage 14,864 square feet @ \$.45 per square foot.

Durbin Crossing (18 Glen Laurel Dr.)
18 Glen Laurel Drive
Jacksonville, FL 32259

Zach Davidson - 904.258.2044
Zdavidson@Vestapropertyservices.com

We appreciate your payment. If you choose this method of payment, please send remittance notification to ar@femindustries.com. Thank you for your business. We look forward to working with you in the future!

\$6,688.80

ACH Instructions
Beneficiary: FCM Industries Opco, LLC
Bank: Mercantile Bank
[REDACTED]

RECEIVED

By Tara Lee at 11:00 am, Dec 23, 2025

LANDSCAPE CONTINGENCY

1.320.532.0046210



ACCOUNT NAME	ACCOUNT #	INV DATE
Durbin Crossing / Gms	764133	12/31/25
INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL
0007504690	Dec 1- Dec 31, 2025	\$86.32
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*
\$0.00	\$0.00	\$86.32

BILLING ACCOUNT NAME AND ADDRESS	PAYMENT DUE DATE: JANUARY 31, 2026
Durbin Crossing / Gms 475 W Town Place, Ste 114 Saint Augustine, FL 32092	Legal Entity: Gannett Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.
BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com	FEDERAL ID 47-2390983
Save A Tree! Gannett is going paperless. Enjoy the convenience of accessing your billing information anytime and pay online. To avoid missing an invoice, sign up today by going to https://gcil.my.site.com/financialservicesportal/s/ .	

Date	Description	Amount
12/1/25	Balance Forward	\$86.32
12/15/25	PAYMENT - THANK YOU	-\$86.32

Package Advertising:					
Start-End Date	Order Number	Product	Description	PO Number	Package Cost
12/4/25	11887245	SAG St Augustine Record	NOTICE OF BOARD OF SUPERVISORS MEETING		\$86.32

RECEIVED

By Tara Lee at 12:56 pm, Jan 02, 2026

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: 1-877-736-7612				TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244		To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/				\$89.76

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

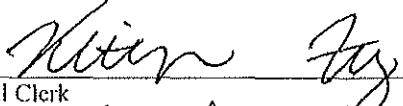
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Public Notice, was published on the publicly accessible website of St Johns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

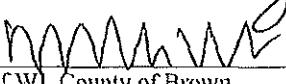
SAG St Augustine Record 12/04/2025

SAG staugustine.com 12/04/2025

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 12/04/2025


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:	11887245
Customer No:	764133
PO #:	

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the Durbin Crossing Community Development District ("District") will hold a regular meeting on Monday, December 16, 2025 at 6:00 p.m. at the Durbin Crossing South Amenity Center located at 145 South Durbin Parkway, St. Johns, Florida 32259, where the Board may consider any business that may properly come before it ("Meeting").

The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Meeting may be continued to a date, time, and place to be specified on the record at such Meeting. An electronic copy of the agenda for these meetings may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or by calling (904) 940-5050) and is expected to also be available on the District's website at www.DurbinCrossingCDD.com.

There may be occasions when one or more Supervisors will participate by telephone or video conference. Any person requiring special accommodations at the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-965-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Daniel Laughlin
District Manager

MARIAH VERHAGEN
Notary Public
State of Wisconsin

My Clean Roof

INVOICE

Date: 12/23/2025
INVOICE #579

Bill To:

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

Date completed Job Payment Terms Due Date

Pressure washing

Progressive washing
1.320.532.00, 45519 TRL

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 6:17 am, Jan 02, 2026



Invoice

Date
Invoice#

1/1/2026
131295633376

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

Terms	Net 20
Due Date	1/21/2026
PO #	

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

Ship To
Durbin Crossing South 145 South Durbin Pkwy Jacksonville FL 32259

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

Item	Description	Qty	Units	Amount
	Water Management Flat Billing Rate	1	ea	\$2,076.26

RECEIVED

By Tara Lee at 10:38 am, Dec 17, 2025

Subtotal	\$2,076.26
Tax	\$0.00
Total	\$2,076.26
Amount Paid/Credit Applied	\$0.00
Balance Due	\$2,076.26

[Click Here to Pay Now](#)



131295633376



Invoice

Date
Invoice#

1/1/2026
131295633380

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

Terms	Net 20
Due Date	1/21/2026
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
	Water Management Flat Billing Rate	1	ea	\$1,104.57

RECEIVED

By Tara Lee at 10:38 am, Dec 17, 2025

Subtotal	\$1,104.57
Tax	\$0.00
Total	\$1,104.57
Amount Paid/Credit Applied	\$0.00
Balance Due	\$1,104.57

[Click Here to Pay Now](#)



131295633380

1 866-218-5823

www.sesac.com

FED ID: 83 2154058

Music Performance License

Account Name:	Vesta Property Services
Account #:	120089
Bill To #:	882725
Statement Period Through End Date	12/31/2026
Payment Due Date	01/01/2026

Simplify your life with AutoPay
Go paperless with eBilling
Enroll Online Today!

Important Information*SESAC wishes you Happy Holidays and a Prosperous New Year.*If you need to connect with our team, please contact Customer Service at www.sesac.com by logging into your account, today!**RECEIVED****By Tara Lee at 6:40 am, Jan 02, 2026**

RECEIVED
DEC 22 2025

LOG IN AT SESAC.COM TO EXPLORE NEW TOOLS AND FEATURES**MAKE IT AUTOMATIC**
Enroll in Autopay and
eBilling today**UPDATE AND REPORT**
License details, billing info,
reporting requirements**CONNECT WITH US**
Customer Service is only
a click away**WRITE**
35 Music Square East
Nashville, TN 37203* Correspondence only processed at the
Nashville address

Please detach and return the bottom portion when paying by check.

QUICKPAY BY CARD / eCHECK: WWW.SESAC.COM/PAY**TO AVOID LATE CHARGES, PAY TOTAL BY THE DUE DATE**Internal Use Only
120089 12/11/2025

MasterCard

Account: 120089



Discover

Bill To: 882725

TOTAL DUE BY 01/01/2026**\$2,167.00**

CHECK # _____ CHECK AMOUNT _____

VESTA PROPERTY SERVICES
475 W TOWN PL STE 114
ST. AUGUSTINE, FL 32092002797
T13 P1Make check payable to:
SESAC
P.O. BOX 737457
Dallas, TX 75373-7457

001200890088272500002167002



Account: 120089

Bill To: 882725

Durbin Crossing Community Dev Dist

Inv Number	Inv Date	Inv Amount	Paid/Applied	Late Charge	Other Adj	Balance
10878322	01/01/2026	\$2,167.00				\$2,167.00
Durbin Crossing		145 S Durbin Pkwy, St. Johns, FL				\$2167.00
Contract No.: 106032-1		Multi-Unit Residential, Jan 01, 2026 - Dec 31, 2026				
					Group Total:	\$2,167.00



**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: PSI232906
Invoice Date: 1/2/2026

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 1/2/2026
Due Date 2/1/2026
Terms Net 30

Customer ID 5459
P.O. Number
P.O. Date 1/2/2026
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	4,698.73	4,698.73
January Billing					
1/1/2026 - 1/31/2026					
Durbin Crossing Cdd-Lake-ALL					

RECEIVED**By Tara Lee at 1:02 pm, Jan 02, 2026**

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

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



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
1029629	10/31/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: November 30, 2025

Invoice Amount: \$298,148.54

Retainage (0.00%) \$0.00

RECEIVED

By Tara Lee at 2:13 pm, Nov 07, 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
1027064	11/3/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: December 3, 2025

Invoice Amount: \$86,076.92

Description	Current Amount
North Durbin Sod Replacement_Phase IV Irrigation Install	
Irrigation Install	\$86,076.92

RECEIVED*By Tara Lee at 2:13 pm, Nov 07, 2025***Invoice Total****\$86,076.92**

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



INVOICE

INVOICE #	INVOICE DATE
1065353	12/29/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Durbin Crossing CDD

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: January 28, 2026

Invoice Amount: \$775.00

Description	Current Amount
Oak Removal- 455 Heron Landing Rd	
Tree Removal	\$775.00

RECEIVED**By Tara Lee at 6:17 am, Jan 02, 2026****Invoice Total****\$775.00**

Landscape Contingency

1.320.53200.46210

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



Civil Engineering
Land Surveying & Mapping
Permitting
ADA Consulting

Invoice

Date	Invoice #
12/23/25	3941

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

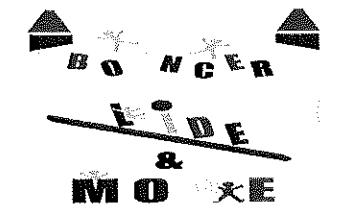
RECEIVED

By Tara Lee at 11:00 am, Dec 23, 2025

Yuro & Assoc. - Job No.
Y23-1310

Item	Date	Description	Hours	Rate	Amount
CDD Durbin...	11/4/25	Durbin Crossing CDD - November Engineering			
CDD Durbin...	11/10/25	County / staff emails re: resurfacing	1	185.00	185.00
CDD Durbin...	11/17/25	agenda call & coordinate with County regarding resurfacing schedule	1	185.00	185.00
CDD Durbin...	11/19/25	CDD meeting	3	185.00	555.00
CDD Durbin...	11/24/25	staff coord. re: JEA meter	1	185.00	185.00
CDD Durbin...	11/25/25	impact fee schedule info	2	185.00	370.00
		misc emails	0.5	185.00	92.50

Total **\$1,572.50**

		Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003		Invoice Date: November 15th, 2025 Invoice Number: 11152025.08			
<u>Name / Address</u> Attn: Kate Smith Durbin Crossing 475 West Town Place Suite 114 St. Augustine, FL 32092		Additional Details: 1p-4p					
<u>Description</u>		<u>Quantity</u>	<u>Rate</u>	<u>Discount %</u>	<u>Extended</u>		
1	Human Hamster Balls	1	\$600.00		\$600.00		
2	25'x25' Maze	1	\$500.00		\$500.00		
3	Toddler Combo	1	\$275.00		\$275.00		
4	Axe Throwing	1	\$250.00		\$250.00		
5	Generator	1	\$125.00		\$125.00		
6	Two onsite Attendants	2	\$75.00		\$150.00		
7							
8							
9							
10							
11							
12							
13							
14							
15							
16							
17							
18							
19							
20							
<u>Comments:</u>		<u>Subtotal</u>		\$1,600.00			
		<u>Sales Tax (0.0%)</u>		n/a			
		<u>Total</u>		\$1,600.00			

RECEIVED

By Tara Lee at 8:35 am, Jan 12, 2026

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

Invoice

Invoice #: 544
Invoice Date: 1/1/26
Due Date: 1/1/26
Case:
P.O. Number:

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



Little Red Cottage Cookies
danielle@littleredcottagecookies.com | (904) 252-4390

Invoice #000035

Issue date
Jan 7, 2026

Valentine's Cookie Decorating Kids' Class

Hello! I am excited to facilitate this cookie decorating party for you! I am requesting the \$200 in order to secure your date. This will cover up to 6 kids. Every child after that will be an additional \$10. I require the final headcount 2 weeks prior, which is January 24th. You may pay the remainder in person at the date of service or mail the check separately. Thank you so much!

Customer	Invoice Details	Payment
Kate Smith Durbin Crossing CDD C/o Governmental Management Services klsmith@vestapropertyservices.com 475 W. Town Place Suite 114 St. Augustine, FL 32092	PDF created January 10, 2026 \$200.00 Service date February 7, 2026	Due January 7, 2026 \$200.00

Items	Quantity	Price	Amount
Cookie Canvas Kids' Cookie Decorating Party Ages 3+ (at parents' discretion) 30 min- 1 hr Includes: 3 pre-iced cookies (outlines vary based on theme) edible paint palette food-safe paintbrush bakery box a party favor apron (to wear while decorating) Instructor-guided, with tons of room to play and be creative I come to your venue and take care of set up and clean up! \$200 for up to 6 kids and \$10 for every additional child	1	\$200.00	\$200.00
<hr/>			
Subtotal			\$200.00
<hr/>			
Total Due			\$200.00

RECEIVED

By Tara Lee at 8:37 am, Jan 12, 2026



Pay online

To pay your invoice go to <https://squareup.com/u/8CBaZ8fn>

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

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 • turner/pest.com

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

INVOICE:	621713291
DATE:	01/05/2026
ORDER:	621713291

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
01/05/2026	07:58 AM	MICE, RATS		07:58 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	01/05/2026		08:38 AM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$106.28
CPC-RODENT	COMMERCIAL PEST - RODENT SERVICE	\$60.00
	<hr/>	
	SUBTOTAL	\$166.28
	TAX	\$0.00
	AMT. PAID	\$0.00
	<hr/>	
	TOTAL	\$166.28
	<hr/>	
	AMOUNT DUE	\$166.28

RECEIVED

By Tara Lee at 3:15 pm, Jan 07, 2026

(initials)
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: 621713874
DATE: 01/05/2026
ORDER: 621713874

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
01/05/2026	07:59 AM	MOSQUITO		07:59 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	01/05/2026		08:37 AM

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

RECEIVED

By Tara Lee at 3:13 pm, Jan 07, 2026

 TECHNICIAN SIGNATURE



cavin
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: 621713290
DATE: 01/06/2026
ORDER: 621713290

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
01/06/2026	09:08 AM			09:08 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	01/06/2026		09:33 AM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$86.35
	SUBTOTAL	\$86.35
	TAX	\$0.00
	AMT. PAID	\$0.00
	TOTAL	\$86.35
	AMOUNT DUE	\$86.35

RECEIVED

By Tara Lee at 3:14 pm, Jan 07, 2026

(initials)

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: 621713875
DATE: 01/06/2026
ORDER: 621713875

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
01/06/2026	09:08 AM	MOSQUITO		09:08 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	01/06/2026		09:31 AM

Service	Description	Price
CPCMOSULV	Commercial Mosquito Service	\$166.05
	SUBTOTAL	\$166.05
	TAX	\$0.00
	AMT. PAID	\$0.00
	TOTAL	\$166.05

RECEIVED

By Tara Lee at 3:11 pm, Jan 07, 2026

AMOUNT DUE \$166.05

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

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



Invoice

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

Invoice #	430023
Date	01/01/2026
Terms	Net 30
Due Date	01/31/2026
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
			Total
			45,715.13

Thank you for your business.

RECEIVED**By Tara Lee at 6:38 am, Jan 02, 2026**



Invoice

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

Invoice # 430383
Date 12/31/2025

Terms
Due Date 01/31/2026

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			
Zach Davidson - 2025-12-03 - CRONIN ACE HARDWARE - 2 stroke oil mix			
Total Billable Expenses			27.68
			Total 27.68

RECEIVED

By Tara Lee at 3:20 pm, Jan 07, 2026

THANK YOU FOR SHOPPING AT
CRONIN ACE SAINT JOHNS
2043 COUNTY ROAD 210 WEST
SUITE 101
SAINT JOHNS, FL 32259
(904) 217-3324

12/02/25 8:10AM HVC 553 SALE

1001516D 1 EA \$25.99 EA *
HP ULTRA OIL 5.20Z 6PK \$25.99

SUB TOTAL: \$ 25.99 TAX: \$ 1.69
TOTAL: \$ 27.68
DC AMT: \$ 27.68

BK CARD#: XXXXXXXXXXXX2729
MID:*****6883 TID:****4807
AUTH: DECLINED AMT: \$ 00.00
Host reference #:175591 Bat#

Authorizing Network: VISA

Contactless

CARD TYPE: MASTERCARD EXPR: XXXX
AID : A0000000041010
TVR : 0000000001
IAD : 0310A04001720000000000000000000
TSI :
ARC : 30
NODE : Issuer
CVM : No CVM
Name : Mastercard
BK CARD#: XXXXXXXXXXXX4207
MID:*****6883 TID:****4807
AUTH: S51454 AMT: \$ 27.68
Host reference #:17559101 Bat#

Contactless

Download

CARD TYPE: VISA EXPR: XXXX

AID : A0000000031010



KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

January 9, 2026

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

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

Invoice No. 3687133
6123-1

Re: General

For Professional Legal Services Rendered

12/03/25	M. Eckert	0.40	152.00	Prepare for and attend agenda call; confer with Pollicino; confer with O'Lear; confer with Laughlin
12/05/25	M. Eckert	0.10	38.00	Prepare for suspension hearing
12/09/25	M. VanSickle	0.30	165.00	Review legal description and request additional information for easement title search
12/11/25	K. Haber	1.60	432.00	Prepare agenda memorandum with suspension hearing outline; correspond with Laughlin regarding same
12/12/25	M. Eckert	0.40	152.00	Confer with Berden; confer with Harrah
12/13/25	L. Whelan	0.30	115.50	Monitor legislative process relating to matters impacting special districts
12/14/25	M. Eckert	0.40	152.00	Prepare for suspension hearing and board meeting
12/15/25	M. Eckert	5.10	1,938.00	Confer with Hall; prepare for, travel to and attend board meeting; return travel; meeting follow up

KUTAK ROCK LLP

Durbin Crossing CDD
January 9, 2026
Client Matter No. 6123-1
Invoice No. 3687133
Page 2

12/15/25	M. VanSickle	0.30	165.00	Attention to title search for JEA easement
12/16/25	M. Eckert	0.30	114.00	Follow up from board meeting; draft letter to suspendee
12/23/25	M. VanSickle	0.20	110.00	Attention to legal description for title search and prepare emails
12/31/25	M. VanSickle	0.40	220.00	Attention to title search
TOTAL HOURS		9.80		
TOTAL FOR SERVICES RENDERED				\$3,753.50

DISBURSEMENTS

Meals	18.30	
Travel Expenses	53.85	
Miscellaneous	150.00	VENDOR: FIRST AMERICAN TITLE INSURANCE COMPANY N; INVOICE#: 15947-722240506; DATE: 12/16/2025 - Title Search Fee

TOTAL DISBURSEMENTS	<u>222.15</u>
TOTAL CURRENT AMOUNT DUE	<u>\$3,975.65</u>

RECEIVED*By Tara Lee at 10:58 am, Jan 20, 2026*

INVOICE

Sheehan Homestead
44065 Cushman Road, FL, FL 32011, UNITED
STATES
Sheehanhomestead@gmail.com

Invoice No#: 0054

Invoice Date: Oct 22, 2025

\$500.00 USD

Due Date: Jan 17, 2026

AMOUNT DUE

BILL TO

klsmith@vestapropertyservices.com

#	ITEMS & DESCRIPTION	QTY/HRS	PRICE	DISCOUNT	AMOUNT(\$)
1	Goat Yoga - Vesta - 60 min yoga session (recommended hard cap of 20 with 8-15 being ideal) - At least 30 mins extra linger/photo time with goats - We provide a certified instructor - We provide fencing and a tarp where necessary	1	\$600.00	25%	\$600.00 -\$150.00
				Subtotal	\$600.00
				Item discounts	-\$150.00
				Travel Fee	\$50.00
				TOTAL	\$500.00 USD
				Minimum amount due	\$225.00

RECEIVED

By Tara Lee at 12:28 pm, Jan 14, 2026

NOTES TO CUSTOMER

Goat Yoga Event - 1/17/26 at 1pm-3pm
Bill to: Durbin Crossing CDD
C/o Governmental Management Services
475 W. Town Place Suite 114
St. Augustine, FL 32092
Address of event:
Durbin Crossing
145 S Durbin Pkwy, St Johns, FL 32259
50% Deposit (\$225) required upon booking.

INVOICE

Sheehan Homestead

Invoice No#: 0080

Invoice Date: Jan 11, 2026

\$250.00 USD

Due Date: Jan 17, 2026

AMOUNT DUE

BILL TO

klsmith@vestapropertyservices.com

#	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT(\$)
1	Goat Yoga - Vesta - Additional Hour - 60 min yoga session (recommended hard cap of 20 with 8-15 being ideal) - At least 30 mins extra linger/photo time with goats - We provide a certified instructor - We provide fencing and a tarp where necessary	1	\$250.00	\$250.00
Subtotal				\$250.00
TOTAL				\$250.00 USD
Minimum amount due				\$0.00

NOTES TO CUSTOMER

Goat Yoga Event - 1/17/26 at 1pm

Bill to: Durbin Crossing CDD

C/o Governmental Management Services
475 W. Town Place Suite 114
St. Augustine, FL 32092

RECEIVED

By Tara Lee at 12:23 pm, Jan 14, 2026

**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
1078685	1/1/2026
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: January 31, 2026

Invoice Amount: \$48,261.23

Description	Current Amount
Monthly Landscape Maintenance January 2026	\$48,261.23

RECEIVED

By Tara Lee at 12:56 pm, Jan 09, 2026

Invoice Total \$48,261.23

Landscape Maintenance

1,320,532.00,462.00

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
1073327	12/31/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: January 30, 2026

Invoice Amount: \$21,381.26

Description	Current Amount
Sod Replacement on Longleaf Pine Pkwy Medians	
Sod Installation	\$19,324.15
Landscape Enhancement CORE	\$2,057.11

RECEIVED**By Tara Lee at 1:18 pm, Jan 21, 2026****Invoice Total \$21,381.26***Sod / Irrigation Repairs**General Funds*

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
1073339	12/31/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: January 30, 2026

Invoice Amount: \$6,775.00

Description	Current Amount
Wire Installation at ball fields	
Irrigation Repairs	\$6,775.00

RECEIVED**By Tara Lee at 1:18 pm, Jan 21, 2026**

Invoice Total

\$6,775.00

*Islabrook Rd Sod Replacement**General Funds*

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



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

Durbin Crossing South
475 West Town Place #114
St. Augustine FL 32092

PLEASE PAY BY	AMOUNT	INVOICE DATE
02/20/2026	\$135.00	01/23/2026

INVOICE NO. 428583

Site: 145 S Durbin Pkwy
Site Address: 145 S Durbin Pkwy
Jacksonville FL 32259
Job No.: 91366
Job Name:
Order No.:

RECEIVED

By Tara Lee at 8:44 am, Jan 23, 2026

Description

OPEN FROM 5AM - 10PM

Customer is having issues with all of the keypads being out, but there is still power in the building.

Service - Security

Discount	\$-15.00
Sub-Total ex Tax	\$135.00
Tax	\$0.00
Total	\$135.00

"Thank you—we really appreciate your business! Please send payment within 21 days of receiving this invoice.

Incl. Discount	\$-15.00
Sub-Total ex Tax	\$135.00
Tax	\$0.00
Total inc Tax	\$135.00
Amount Applied	\$0.00
Balance Due	\$135.00

IMPORTANT: Please remember to test your system monthly.

Need automation for your home? Visit us online at www.smarthome.biz

There will be a 1.5% interest charge per month on late invoices.



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

PLEASE PAY BY	AMOUNT	INVOICE DATE
02/20/2026	\$135.00	01/23/2026

INVOICE NO. 428583

How To Pay

INVOICE NO. 428583



Credit Card (MasterCard, Visa, Amex)

Please add billing zip if not same as address above.



Mail

Detach this section and mail check to:

Atlantic Security
1714 Cesery Blvd
Jacksonville, FL 32211

Credit Card No.

<input type="text"/>							
----------------------	----------------------	----------------------	----------------------	----------------------	----------------------	----------------------	----------------------

Card Holder's Name: _____ CCV: _____

Expiry Date: / Signature: _____

NAME:

Durbin Crossing South

DUE DATE:

02/20/2026

AMOUNT DUE:

\$135.00

(i) Please Reference: 428583



627 Amersale Drive
Naperville, IL 60563
sales@belson.com

Toll Free: 1-800-323-5664
Phone: 1-630-897-8489
Fax: 1-630-897-0573

INVOICE #
WQ 390067

Bill To:

Company Durbin Crossing CDD
First/Last Name Daniel Laughlin.
Address 1 475 W Town Place
Address 2 Ste 114
City Saint Augustine
State FL
Zip Code 32092
Country USA
Phone 904-940-5850
Fax
Email dlaughlin@gmsnf.com

Ship To:

Company Durbin Crossing CDD
Attention Zach Davidson
Address 1 145 S Durbin Pkwy
Address 2
City Saint Johns
State FL
Zip Code 32259
Country USA
Phone 904-258-2044
Fax
Email zdavidson@vestapropertyservices.com

Model #	Description	Lbs	Quantity	Unit Price	Unit Total
TF1625	31 Gallon Plastic Liner - Black	11	8	\$65.00	\$520.00
CBTR-FTFL-BK	Flat Lid For Use with Powder-Coated Flare Top Trash Receptacle, Black	9	3	\$72.00	\$216.00
CBTR-FTRL-BK	Rain Bonnet Lid For Use With Powder-Coated Flare Top Trash Receptacle, Black	13	3	\$116.00	\$348.00
Subtotal		154	Subtotal		\$1,084.00
0.0000% Tax			\$0.00		
Freight - S&H			\$783.60		
Grand Total			\$1,867.60		

Additional Delivery Services

- Phone Call 24 Hours Prior to Delivery
- Delivery to Residential or Non-Commercial Truck Route Addresses
- Power Liftgate Service - Driver will lower shipment from the truck to the ground (Only)
- Order Power Liftgate Service if — You will be unable to unload the shipment from the truck.
- Does Not apply to UPS shipments

Special Instructions

VN E WQ368938

Repairs + Replacements

1.320, 538.00, 44200

RECEIVED

By Tara Lee at 2:36 pm, Jan 23, 2026



Beyond
Your
Ordinary

INVOICE #: 119832

ACCOUNT:
DURBIN CROSSING CDD

DATE CREATED: 1/14/2026 **ACCOUNT REP:** Alicia Oktar

PREPARED FOR:

PRIMARY CONTACT: Zach Davidson
EMAIL: zdavidson@vestapropertyse
rvices.com

PHONE NUMBER: +19042582044 **ORGANIZATION:** Durbin Crossing CDD

BILLING & SHIPPING:

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

SHIPPING ADDRESS:
Durbin Crossing CDD
145 South Durbin Parkway
St. Johns, FL 32259

Correct?

Qty	Product	Price	Total
1	REPLACEMENT BACKBOARD 60" MODEL CUSTOM-FT220 Model: CUSTOM-1150	\$761.00	\$761.00

Sub Total: \$761.00

Sales Tax: \$0.00

Shipping: \$434.00

Total: \$1,195.00

PLEASE REMIT PAYMENT IN FULL TO:

BYO Recreation
ATTN: Alicia Oktar
405 Golway West Drive, Suite #101
Saint Augustine, FL 32095

Repairs & Replacements
1.320.53200.44200

RECEIVED

By Tara Lee at 2:36 pm, Jan 23, 2026

Dynamic Security Professionals, Inc.

Invoice

P.O. Box 23861
Jacksonville, FL 32241
EF0001108

Date	Invoice #
1/6/2026	46720

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

Quantity	Description	P.O. No.	Terms
		Sue O'Lear	Due on receipt
	3 Technicians installed new 44" LED HD Monitor and new tilt wall mount bracket for monitor. Reconnected cable to computer. 1 44" LED HD Color Monitor 1 Wall Mount Bracket with Tilt	85.00 475.00 75.00	255.00 475.00 75.00

RECEIVED
By Tara Lee at 12:27 pm, Jan 22, 2026

Thank you for your business.	Subtotal \$805.00
1.22.24	Sales Tax (6.5%) \$0.00
Repair+Replace	Total \$805.00
1.320.53800.44200	Payments/Credits \$0.00
	Balance Due \$805.00

Dynamic Security Professionals, Inc.

Invoice

P.O. Box 23861
Jacksonville, FL 32241
EF0001108

Date	Invoice #
12/24/2025	46715

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

Quantity	Description	P.O. No.	Terms
			Due on receipt
50	26 Bit Proximity Cards for Access Control System (Dropped Off to Site)	8.00	400.00

RECEIVED
By Tara Lee at 12:27 pm, Jan 22, 2026

Thank you for your business.

Subtotal	\$400.00
Sales Tax (6.5%)	\$0.00
Total	\$400.00
Payments/Credits	\$0.00
Balance Due	\$400.00

1/22/26
Repaire
RECREATIONAL PASSES
1.320.53800.44300





Deposit Invoice

#SO894

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

Ship To
Durbin Crossing
145 S. Durbin Parkway
St. Johns FL 32259
United States

Invoice Date	Salesperson
1/22/2026	Mary Cyr

Project Name		Project ID	Terms	PO#
Durbin Crossing CDD : Durbin Crossing Rock Climber Panel		24396	Due w/ Order	
Quantity	Description		Unit Price	Total Extended
1	Playworld BFC1205BEI - ROCK CLIMBER PANEL		\$823.36	\$823.36
14	Playworld BAE0665 BOLT - 3/8in-16 X 1-3/4in		\$3.12	\$43.68
14	Playworld BAE0600 WASHER - 1in O.D. FLAT -		\$0.24	\$3.36
1	Playworld BAE0902 WRENCH - 7/32in SHT HEX KEY -		\$3.12	\$3.12
1	Playworld BAE0922 TOOL- TT 45 L WRENCH		\$4.33	\$4.33
1	Freight		\$665.00	\$665.00
**INSTALLATION BY OTHERS				
3% CONVENIENCE FEE ADDED TO ALL CREDIT CARD ORDERS				
THANK YOU FOR YOUR BUSINESS			Subtotal	\$1,542.85
			Tax (%)	\$0.00
			Total	\$1,542.85

Original SO# 0711564

Repairs & Replacements

1.320,538.00,442.00

RECEIVED

By Tara Lee at 2:36 pm, Jan 23, 2026

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
1/06/26	00463	12/18/25	5000	202512	600-53800-61000				C BUSS ENTERPRISES INC	*	30,147.15	30,147.15	000294
			MAIN POOL PUMP REPR/PARTS										
1/06/26	00088	12/23/25	1418643	202512	600-53800-60000				THOMPSON AWNING & SHUTTER COMPANY	*	13,500.00	13,500.00	000295
			FNL PMT-(9)AWININGS										
									TOTAL FOR BANK B		43,647.15		
									TOTAL FOR REGISTER		43,647.15		

DURB DURBIN CROSS TLEE

INVOICE

C Buss Enterprises Inc
152 Lipizzan Trl
Saint Augustine, FL 32095-8512

clayton@cbussenterprises.com
+1 (904) 710-8161
www.cbussenterprises.com

**RECEIVED****By Tara Lee at 11:05 am, Dec 23, 2025**

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

Invoice details

PO: POOL

Invoice no.: 5000

Terms: Net 30

Invoice date: 12/18/2025

Due date: 01/17/2026

#	Product or service	Description	Qty	Rate	Amount
1.	MAIN POOL RECIRC PUMP	Jandy JCP Pump with Strainer TEFC 10HP 208/230/460V 3 Phase *1-Year Manufacturer Warranty New pump will be connected to existing 3Ph drive.	2	\$12,467.62	\$24,935.24
2.	POOL PARTS	6" Flange Kit with Gasket and Stainless Steel Hardware	2	\$353.63	\$707.26
3.	POOL PARTS	4" Flange Kit with Gasket and Stainless Steel Hardware	2	\$214.49	\$428.98
4.	POOL PARTS	Miscellaneous 4" & 6" Fittings, Pipe, Glue/Cleaner, Pad for Pump (this pump may not fit directly into the Equipment Cabinet)	1	\$1,525.67	\$1,525.67
5.	LABOR	INSTALLATION/REPAIR LABOR, PER HOUR	2	\$1,275.00	\$2,550.00

Total **\$30,147.15**

THANK YOU FOR YOUR BUSINESS! PLEASE MAKE CHECKS
PAYABLE TO C BUSS ENTERPRISES AND MAIL TO 152 LIPIZZAN
TRAIL, ST. AUGUSTINE, FL 32095

Capital Reserve



2036 Evergreen Avenue
Jacksonville, FL 32206

Invoice

Date	Invoice #
12/23/2025	1418643

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

Ship To
PROJECT: AWNINGS RECOVERS DURBIN CROSSING POOL & TENNIS NORTH & SOUTH

P.O. No.	Terms	Due Date	Customer Contact
SIGNED PROPOSAL	Due on complet.	12/23/2025	ZACH DAVIDSON
Description		Rate	Amount
Nine (9) Canvas Awning Recovers complete with: Thompson Awning Manufactured Frames being recovered: NO. Awnings Style: A-Frame & Hipped Roof A-Frame. Awnings Sizes: 6 @ Width: 14' - 4", Total Drop: 4' - 0", Projection: 17' - 6", Truss: 9"- A-Frame 3 @ Width: 8' - 4", Total Drop: 2' - 6", Projection: 14' - 0", Truss: 9"- Hipped A-Frame Fabric Manufacturer: Sunbrella, Color: Westfield Mushroom (#4817). Scallop Style: None. Fabric reinforcements in all corners to increase fabric life and reduce wear. Fabric attached to frame: Laced, utilizing Brass Grommets-Heat Sealed Seams. Double Lacers required: Yes, same as current. Frame pickup required: NO. Final measurements required: Yes. Ready for pick-up approximately 6 - 8 weeks from confirmed order.	27,000.00	27,000.00T	
++++ 50% DEPOSIT RECEIVED VIA CHECK #292 11/6/2025++++		-13,500.00	-13,500.00T

RECEIVED

By Tara Lee at 3:21 pm, Jan 05, 2026

Contact us at (904) 355-1616 Thompson Awning also provides removal and/or remount services.	Subtotal \$13,500.00
	Sales Tax (0.00) \$0.00
	Total \$13,500.00
	Payments/Credits \$0.00
	Balance Due \$13,500.00

Phone #
(904) 355-1616

SEVENTH ORDER OF BUSINESS

2026 Fiscal Year – Lifestyle Overview

March

Durbin Crossing Farmer's Market (March 8th)

Expected Attendance: 100

Budget: \$500

Revenue: \$20 per vendor space

I am inviting local farmers and artisans to come table in our south field and offer fresh, local produce, meat + eggs, bakery goods, honey, and more to our residents. It will include a breakfast-themed food truck with coffee and pastries (we are inviting our resident-owned Haymaker Coffee to take this spot), as well as live music.

Babysitter Certification Class (March 11th)

Expected Attendance: 16 (maximum class size) Cost: \$57 per participant

Budget: Covered by Attendance Fee

I am working with Safety First CPR training to bring a babysitter certification class to Durbin, for residents aged 11-16. This class is a single-day workshop that provides a 2-year certification for Babysitting Safety. The cost of the class is \$57 per student, which the residents will pay Safety First CPR directly.

Caribbean Moonshine Distillery Rum Tasting and Mixology Class (March 13th)

Expected Attendance: 35 (limited by social hall space) Cost: \$40 per participant

Budget: Covered by Attendance Fee

Run by Caribbean Moonshine Distillery. \$40 per person to attend. Residents will taste a flight of different Caribbean Moonshine rums, and then learn how to mix two different cocktails using the rum they tasted. The Distillery provides all alcohol, mixology tools, and mixers, as well as instruction for the tasting and mixology class.

Bloom into Spring: Easter Garden Party (March 28th)

Expected Attendance: 400-500

Budget: \$3,000

This year, our Spring Fling Easter party will have a garden and bloom theme! We will host an egg hunt for children, garden-themed crafts and activities, and lots of games to bring the joy of Spring to Durbin Crossing. This event is historically very well attended, so I expect a large turnout for this event as well.

April

Spring Cleaning Day (April 18th)

Expected Attendance: 50-60

Budget: \$800

We are partnering with a resident to rent a shredding truck to come to the Amenity Center for the day. Residents will be able to bring paper to shred after they have finished this year's tax season. I am also working with local non-profit organizations to coordinate a pick-up spot for donated household items. I am working with BEAM of Jacksonville and Haven Hospice to potential donation organizations. We will have a coffee vendor and live music to continue the Brew Crew Rebranding

Kids Craft Night (April 19th)

Expected Attendance: 35 Cost: \$10 per household

Budget: \$100 (mostly covered by attendance fee)

Our Kids Craft Nights were very popular last year at a very minimal cost. This event will invite neighborhood kids and their parents (this is NOT a drop off event) to come make several Spring-themed crafts and enjoy cookies and drinks while they create.

Community Yard Sale (April 25th)

Budget: Free

This is our twice-a-year Community Yard Sale. We invite residents to submit their addresses, and we will create an interactive map showing all participating locations.

May

Bottles & Bombshells (May 9th)

Expected Attendance: 80 -100 Cost: \$5 per goat yoga ticket (free otherwise)

Budget: \$1000

This is our 2nd annual Bottles and Bombshells event, celebrating the women of Durbin Crossing. We are still working out the details of this event, but we will be offering live music and massages + mobile spa services by the pool.

Memorial Day Car Show (May 23rd)

Expected Attendance: 100

Budget: \$1,500

This is a continuation of our Brew Crew rebranding. We will be hosting a morning Car Show in the South Amenity Center parking lot. We invite residents to show off their classic cars. We will offer live music as well as a coffee and pastry vendor for this event. I am also working with local vendors to bring some additional activities to this event, such as a presence by the St Johns County police and fire departments and their vehicles.

Last Day of School Treats at the Pool (May 29th)

Expected Attendance: 70

Budget: \$400

Last year, we heard feedback from residents wanting some kind of ice cream social on the last day of school. We will be giving out Bruster ice cream to residents after school gets out on May 29th, encouraging them to celebrate the last day of the school year with a sweet treat by the pool.

June

Durbin Crossing Nerf War (June 6th)

Expected Attendance: 100-150

Budget: \$1,000

What better way to kick off the 2026 summer than with a community Nerf war? I am working with vendors to provide a Nerf battlefield with 2-3 different game modes (Capture the flag, assassin, and more), as well as a training ground for kids to test their mettle.

Dude's Day (June 19th)

Expected Attendance: 80-100

Budget: \$2,000

We will be celebrating the dudes of Durbin Crossing with this event! We will offering burger and fries, state of the art golf simulators, bourbon tastings, and so much more! I am also trying to secure a mechanical bull for this event!

July

4th of July Neighborhood Kickball Picnic (July 4th)

Expected Attendance: 60-80

Budget: \$800

2nd Annual neighborhood kickball day! We will be hosting several games of kickball, with teams that each resident can sign up for, team attire, and a hot dog lunch for participants.

Potential Babysitter Certification Class

Expected Attendance: 16 (Maximum class size) Cost: \$52 per participant

Budget: Covered by Attendance Fee

I am working with Safety First CPR to bring back a second Babysitter Certification class for Durbin Crossing residents. Their class sizes are very small, so I thought offering two would be good for residents if the first one is popular.

August

Once Upon a School Year: Back to School Renaissance Faire (August 8th)

Expected Attendance: 300-400

Budget: \$3,500

Our Back to School event is one of the biggest events of the year, and this year we will be hosting a Renaissance Faire! We will have inflatable jousting, pony rides, quests and faire games, and medieval-style food truck vendors. Residents are encouraged to dress up to the theme and take part in daring duels and fantastical quests.

Farewell Summer Candle Workshop (Target: August 22nd)

Expected Attendance: 35 Cost: \$10 per person for materials

Budget: Covered by Attendance Fee

I will be teaching a candle-making workshop. The cost of this event will be minimal as there will be no fee for instruction, only for the materials that I need to teach the class.

September

Labor Day Pool Party (September 7th)

Expected Attendance: 100

Budget: \$1,000

Our final event of the year is a Labor Day Pool Party. I am working on quotes for a foam party or a glow party (or both!) as well as slip n slides or other water park style activities for adults and kids. This month will be light, as we also need to put back a small amount of the budget for booking vendors for October and November before the new budget hits (An issue we ran into last year!).

Financial Overview

Total Budget: \$50,000

Current Spent (Oct-Jan): \$22,848.26

Projected Spend (Feb-Sep): \$17,600

Total Projected: \$40,448.26

Remaining to Budget: \$9,551.74

EIGHTH ORDER OF BUSINESS

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT CONFIRMING THE DISTRICT'S USE OF THE ST. JOHNS COUNTY SUPERVISOR OF ELECTIONS TO CONDUCT THE DISTRICT'S ELECTION OF SUPERVISORS IN CONJUNCTION WITH THE GENERAL ELECTION

WHEREAS, the Durbin Crossing Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within unincorporated St. Johns County, Florida;

WHEREAS, the District is run by a Board of Supervisors consisting of five members;

WHEREAS, the Board of Supervisors of Durbin Crossing Community Development District (hereinafter the "Board") previously implemented section 190.006(3)(a)2.c., Florida Statutes, and has used the St. Johns County Supervisor of Elections (the "Supervisor") to conduct the District's previous supervisor elections in conjunction with the General Election;

WHEREAS, the Supervisor has requested the District adopt a resolution confirming the District's use of the Supervisor for the purpose of conducting the District's future supervisor elections in conjunction with the General Election; and

WHEREAS, the District desires to continue to use the Supervisor for the purpose of conducting the District's supervisor elections in conjunction with the General Election.

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

Section 1. The Board is currently made up of the following individuals:

Peter E. Pollicino – 475 West Town Place, Suite 114, St. Augustine, FL 32092;
Sarah Gabel Hall – 475 West Town Place, Suite 114, St. Augustine, FL 32092;
Shalene B. Estes – 475 West Town Place, Suite 114, St. Augustine, FL 32092;
William H. Clarke – 475 West Town Place, Suite 114, St. Augustine, FL 32092;
Jason Harrah – 475 West Town Place, Suite 114, St. Augustine, FL 32092;

Section 2. The term of office for each member of the Board is as follows:

<u>Supervisor & Seat</u>	<u>Term (Including Expiration Date)</u>
Peter E. Pollicino – Seat 1	11/2022 – 11/2026
Sarah Gabel Hall – Seat 2	11/2024 – 11/2028
Jason Harrah – Seat 3	11/2022 – 11/2026
Shawna Berden – Seat 4	11/2024 – 11/2028
Shalene B. Estes – Seat 5	11/2022 – 11/2026

Section 3. Seats 1, 3 and 5 are scheduled for the General Election in November 2026.

Section 4. Members of the Board may receive \$200 per meeting for their attendance but no Board member shall receive more than \$4,800 per year.

Section 5. The term of office for the individuals elected to the Board in the November 2024 General Election is four years.

Section 6. The newly elected supervisors assume office on the second Tuesday following their election.

Section 7. The District hereby instructs the Supervisor to conduct the District's General Elections. Pursuant to section 100.011(4)(a), Florida Statutes, the District understands that it will be responsible to pay for its proportionate share of the general election cost and agrees to pay the same within a reasonable time after receipt of an invoice from the Supervisor.

PASSED AND ADOPTED THIS 23RD DAY OF FEBRUARY, 2026.

**DURBIN CROSSING COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASSISTANT SECRETARY

NINTH ORDER OF BUSINESS

**Durbin Crossing Community
Development District**

ANNUAL FINANCIAL REPORT

September 30, 2024

Durbin Crossing Community Development District

ANNUAL FINANCIAL REPORT

Fiscal Year Ended September 30, 2024

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REPORT OF INDEPENDENT AUDITORS

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

Report on Audit of the Financial Statements

Opinion

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

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

Basis for Opinion

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

Responsibilities of Management for the Financial Statements

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

To the Board of Supervisors
Durbin Crossing Community Development District

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

Auditor's Responsibility for the Audit of the Financial Statements

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

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

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

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

To the Board of Supervisors
Durbin Crossing Community Development District

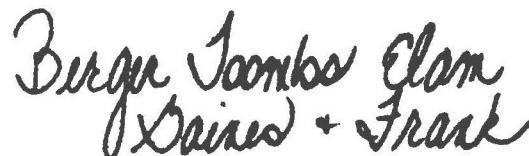
Required Supplementary Information

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated October 30, 2025 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

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



*Berger Toombs Elam
Gaines & Frank*

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

October 30, 2025

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

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

OVERVIEW OF THE FINANCIAL STATEMENTS

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

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

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

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

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

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

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

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

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

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

Financial Highlights

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

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

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

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

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

Net Position

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

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

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

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

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

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

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

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

Change in Net Position

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

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

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

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

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

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

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

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

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

General Fund Budgetary Highlights

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

The September 30, 2024 budget was not amended.

Debt Management

Governmental Activities debt includes the following:

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

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

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Economic Factors and Next Year's Budget

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

Request for Information

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

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

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

See accompanying notes to financial statements.

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

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

See accompanying notes to financial statements.

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

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

See accompanying notes to financial statements.

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

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

See accompanying notes to financial statements.

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

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

See accompanying notes to financial statements.

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

Net Change in Fund Balances - Total Governmental Funds \$ 345,932

Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures; however, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount that depreciation, \$(441,052), and loss on disposal, \$(10,359), exceeded capital outlay, \$30,887, in the current period. (420,524)

Repayment of bond principal is an expenditure at the governmental fund level, but the repayment reduces long-term liabilities in the Statement of Net Position. 1,750,000

At the fund level bond discounts are reported as expenditures. However, at the government-wide level, the cost is amortized as interest expense. (19,827)

In the Statement of Activities, interest is accrued on outstanding bonds; whereas at the governmental fund level, interest expenditures are reported when due. This is the net amount between the prior year and the current year accruals. 21,662

Change in Net Position of Governmental Activities \$ 1,677,243

See accompanying notes to financial statements.

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

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

See accompanying notes to financial statements.

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

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

1. Reporting Entity

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

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

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

2. Measurement Focus and Basis of Accounting

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

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

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

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

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

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

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

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

b. Fund Financial Statements

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

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

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

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

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

The District has various policies governing the fund balance classifications.

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

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

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

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

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

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

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

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

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

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

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

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

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

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

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

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

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

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

b. Non-current Governmental Assets/Liabilities

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

4. Assets, Liabilities and Net Position or Equity

a. Cash and Investments

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

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

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

a. Cash and Investments (Continued)

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

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

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

b. Receivables and Payables

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

c. Restricted Assets

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

d. Capital Assets

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

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

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

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

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

d. Capital Assets (Continued)

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

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

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

e. Budgets

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

f. Bond Discounts

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

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

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

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

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

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

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

Capital related items

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

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

Long-term debt transactions

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

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

Accrued interest

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

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

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

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

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

Capital related items

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

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

Long-term debt transactions

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

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

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

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

NOTE C – CASH AND INVESTMENTS

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

Custodial Credit Risk – Deposits

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

Investments

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

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

* Weighted Average Maturity

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

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

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

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

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

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

Interest Rate Risk

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

Credit Risk

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

Concentration of Credit Risk

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

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

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

NOTE D – CAPITAL ASSETS

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

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

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

NOTE E – LONG-TERM DEBT

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

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

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

NOTE E – LONG-TERM DEBT (CONTINUED)

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

Special Assessment Refunding Bonds

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

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

Bonds Payable \$ 29,895,000

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

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

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

NOTE E – LONG-TERM DEBT (CONTINUED)

Summary of Significant Bonds Resolution Terms and Covenants

Significant Bond Provisions

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

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

Depository Funds

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

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

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

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

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

NOTE F – SPECIAL ASSESSMENT REVENUES

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

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

NOTE G – RISK MANAGEMENT

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

NOTE H – INTERFUND TRANSFERS

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

<u>Transfers In</u>	<u>Transfers Out</u>
Capital Projects Fund	General Fund

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

NOTE I – SUBSEQUENT EVENTS

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

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

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

NOTE J – COMMITMENTS AND CONTINGENCIES

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

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



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

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

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

Report on Internal Control Over Financial Reporting

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

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

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

To the Board of Supervisors
Durbin Crossing Community Development District

Report on Compliance and Other Matters

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

Purpose of this Report

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



*Berger Toombs Elam
Gaines + Frank*

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

October 30, 2025



MANAGEMENT LETTER

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

Report on the Financial Statements

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

Auditor's Responsibility

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

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated October 30, 2025, should be considered in conjunction with this management letter.

Prior Audit Findings

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

To the Board of Supervisors
Durbin Crossing Community Development District

Financial Condition and Management

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

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

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

Specific Information

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

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

- 1) The total number of District employees compensated in the last pay period of the District's fiscal year: 5
- 2) The total number of independent contractors, defined as individuals or entities that receive 1099s, to whom nonemployee compensation was paid in the last month of the District's fiscal year: 8
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$10,000
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$2,725,644.91
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2023, together with the total expenditures for such project: Sod Replacement Project – Approved Budget: \$180,000; Expenditures: \$178,577.
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The Board did not amend the General Fund budget.

To the Board of Supervisors
Durbin Crossing Community Development District

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

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

Additional Matters

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

Finding 2024-01

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

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

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

Purpose of this Letter

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



Handwritten signature of Berger, Toombs, Elam, Gaines & Frank

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

October 30, 2025



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

Certified Public Accountants PL

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Suite 200
Fort Pierce, Florida 34950
772/461-6120 // 461-1155
FAX: 772/468-9278

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

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

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

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

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

*Berger Toombs Elam
Gaines & Frank*

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

October 30, 2025

TENTH ORDER OF BUSINESS

A.



Durbin Crossing CDD

Landscape Update for February 2026:

- **General Maintenance**
 - The crew continues working through the Winter schedule
 - Tree limb ups are complete
 - Ornamental grass cutbacks are complete
- Due to the sustained below freezing conditions that we experienced, we have seen frost/freeze damage to plant material. Tropical and Semi-tropical were the most affected (Arboricola, Hawaiian Ty, Duranta, Ginger, Blue Daze, Crinum Lily, Bird of Paradise, Cardboard Palms, Coontie Palms, etc). The good news is some of those have the chance to recover. It is important that we leave the affected leaves on the plants. Dead foliage acts as insulation for the roots against future cold snaps. We will not prune until new growth appears or all danger of frost passes.
- **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 – pre and post emergent weed control and root development
 - Tree and shrub application – **Completed**
- **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**
- Tree work outlined in proposals from the Arborist report has been completed

E.

Date: 2 – 23 - 2026

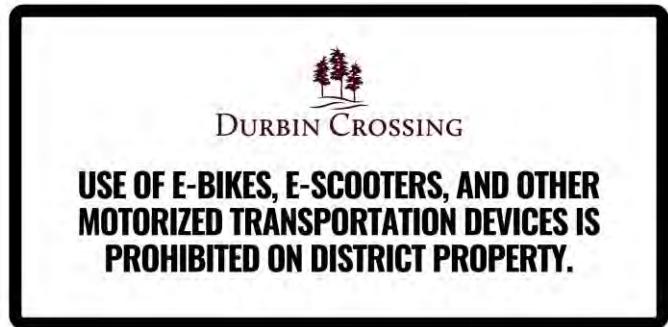
Submitted by: Sue O'Lear

UPDATES – Board Action Required

EBIKE/ESCOOTER LANGUAGE ADDITION TO THE POLICIES: During our policy update, anywhere there was language present prohibiting the use of Bikes/Scooters/Skateboards/Rollerblades, we also added “E-Bikes and E-Scooters”. However, with the continued uptick in motorized “vehicle” usage, it may be preferred to add a General Provision or a distinct policy specific to these items.

Example: *The use of any motorized vehicle, including but not limited to electric bicycles, electric scooters, electric skateboards, mopeds, motorbikes or similar electrically powered transportation devices is permitted only when safely used in the amenity center parking lot for transportation purposes to get to the bike rack nearest the amenity rider is using. Use of electronic bikes, electronic scooters, or the like is prohibited at all times on all other CDD property, including but not limited to, CDD sidewalks located in and around the amenity facilities.*

EBIKE/ESCOOTER SIGNAGE:



UPDATES – No Board Action Required

LIFEGUARD PREPARATION: We are continuing to get our 2026 squad of lifeguards ready for the season. We are completely staffed, and Red Cross Certification classes have begun. While the Red Cross takes care of the safety training, we will have our first all-team staff meeting for lifeguards on February 25th at 6PM to begin Durbin Crossing operational training, where they will begin to learn things like opening/closing procedures, pool deck policy, incident reporting, and most importantly – the standard operating procedure for passing out ICE POPS to residents on hot days.

We are also continuing our pool deck prep with work on signage, replacing necessary safety items, having our AED units serviced, and restocking First Aid kits.

STAFF TRAINING: Office staff also does a fair amount of preparation for the busy warm weather season. We have updated all of our checklists (cleaning, private rentals, management of Durbin North, etc.) and will have an all staff meeting on February 18 for a refresher course on all things Summer in preparation for Spring Break.



STAFF SPOTLIGHT: Norah Shihadeh came to work for Vesta at Durbin Crossing as a Lifeguard in 2025, and stayed on as a Clubhouse Attendant one the season ended. Norah is one of our team members who has learned to do lots of things – you'll see her as a Gym Monitor on the weekends, closing some evenings, working events, and for those of you who have attended some of our Broadway events, you have heard her play with her jazz band. We have also discovered her artistic side, and she has caught the attention of numerous residents with the beautiful work she does on our informational chalkboard located at Durbin South.

TENNIS/PICKLEBALL COURT MANAGEMENT: Staff has encountered several professional tennis/pickleball coaches giving lessons/teaching small groups on the court. We are working to educate participants of the policy when encountering this situation, and plan to highlight the policy in an upcoming newsletter.

RESIDENT PHOTOS: Staff continues to encourage residents to update their photos for the badge system. We have been including the message in newsletter and eblasts, and Norah is working on a chalkboard design for residents at the Amenity Center as well!

F.

1.

DURBIN CROSSING
Field Operations Manager's Report

Date of report 2-23-2026

Submitted by: Zach Davidson

North and South zero entrance bollards/Board action required: Below is the quote from All Weather to replace the pickets on the North and South zero entrance bollards. This work will take 4 days and can be stained and painted 45 days after completion.

Provide all labor and materials to replace 367 pickets at North location and 207 at South location Total Cost \$14,980.00

Replacement of tennis light pole/No Board action required: On 2/9 it was noticed that one of the tennis court lights on South tennis court was leaning towards the courts. The pole has been removed for safety, and the new pole is on order, once it arrives the electrician will be scheduled to set the pole and run the wiring.

Health department inspection/No Board action required: Health department inspection was performed on 2/4, all bodies of waters passed with satisfactory. We did have some minor violations, but those all have been corrected or were corrected while the inspector was on site.

North and South replacement doors/ stripping staining, sealing existing doors/No Board action required: Project still in progress. Door still expected to arrive at Ace doors warehouse on March 23rd.

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 in February.

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 still working to get all 58 carp barriers inspected with updated pictures to send over to FWC to add carp to the permit.

Terra seeding test area/No board action required: updated pictures below of terra seeding.



FIELD OPERATIONS UPDATES / No Board action required:

- Replaced two light ballasts in the bathrooms at South Amenity.
- Replaced 5 pool shower handles at North and South amenities.
- Replaced all 6 pool showerheads at North and South amenities.
- Ordered and replaced all 4 portable pickleball nets at North.
- Replaced 3 ground lights on North Durbin and Longleaf.
- Streetlight ride performed 1/30, all lights have been reported to JEA.
- Reinstalled letters on Saddlestone monuments sign.

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

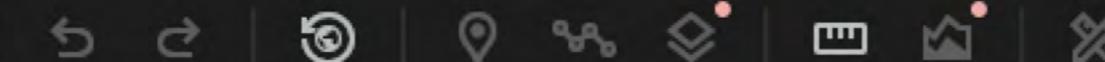
zdavidson@vestapropertyservices.com



2.



Search Google Earth



View only

Ask for edit access to collaborate and make changes.

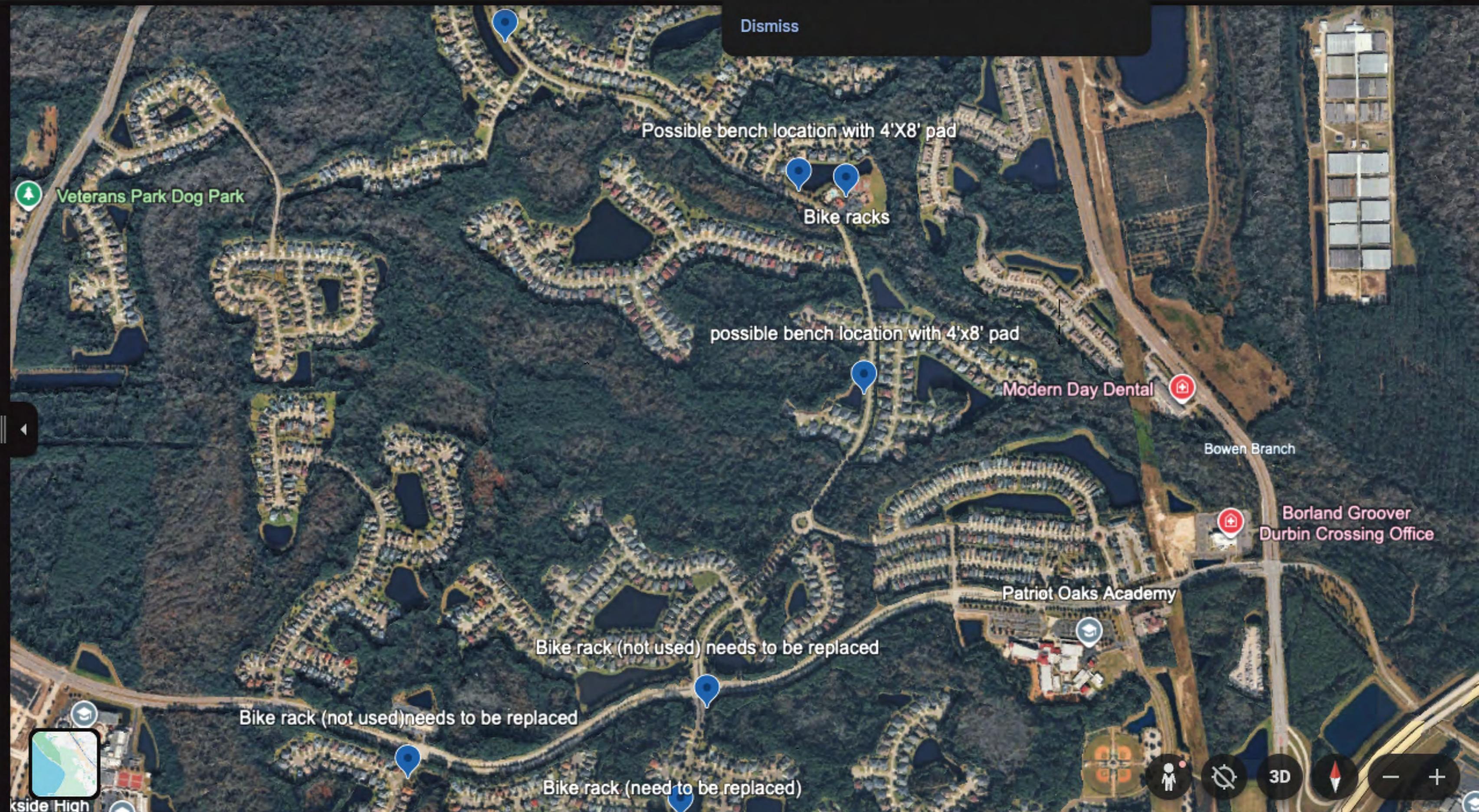
Map contents

Work faster with updated actions 

- Bulk editing: Edit styling for multiple features at once, without extra clicks
- Undo/Redo: Manage changes with dedicated buttons in the toolbar and keyboard shortcuts

Dismiss

- Bike rack (not used) needs to ...
- Bike rack (not used)needs to ...
- Bike racks (needs to be repla...
- Bike racks (not used) needs t...
- Bike racks
- Bike rack (need to be replaced)
- Bike racks (needs to be repla...
- possible bench location with ...
- Possible bench location with ...
- Possible bench location with ...



G.



Lifestyle + Amenities Report

February 23, 2026

PAST EVENTS

Friendship Cookie Party (February 7th)

Budget: \$300 Cost Per Person: \$10 Cost: \$190

Little Red Cottage Bakery hosted a cookie decorating class for kids ages 5 and up. Using pre-decorated blank cookies, they used edible paint, frosting, and sprinkles to decorate a set of valentines-themed cookies to take home! Unfortunately, the turnout for this event was very lackluster. We had 8 people pre-register, we did confirmation calls and reminder emails, but the day of, only one family showed up. It is unclear whether the cost of the event or the time of year affected attendance.

UPCOMING EVENTS

Durbin Crossing Farmer's Market (March 8th)

Expected Attendance: 100

Budget: \$500

Projected Revenue: \$20 per vendor space

I am inviting local farmers and artisans to come table in our south field and offer fresh, local produce, meat + eggs, bakery goods, honey, and more to our residents. It will include a breakfast-themed food truck with coffee and pastries (we are inviting our resident-owned Haymaker Coffee to take this spot), as well as live music.

Babysitter Certification Class (March 11th)

Expected Attendance: 16 (maximum class size) Cost: \$57 per participant

Budget: Covered by Attendance Fee

I am working with Safety First CPR training to bring a babysitter certification class to Durbin, for residents aged 11-16. This class is a single-day workshop that provides a 2-year certification for Babysitting Safety. The cost of the class is \$57 per student, which the residents will pay Safety First CPR directly.

Caribbean Moonshine Distillery Rum Tasting and Mixology Class (March 13th)

Expected Attendance: 35 (limited by social hall space) Cost: \$40 per participant

Budget: Covered by Attendance Fee

Run by Caribbean Moonshine Distillery. \$40 per person to attend. Residents will taste a flight of different Caribbean Moonshine rums, and then learn how to mix two different cocktails using the



rum they tasted. The Distillery provides all alcohol, mixology tools, and mixers, as well as instruction for the tasting and mixology class.

Bloom into Spring: Easter Garden Party (March 28th)

Expected Attendance: 400-500

Budget: \$3,000

This year, our Spring Fling Easter party will have a garden and bloom theme! We will host an egg hunt for children, garden-themed crafts and activities, and lots of games to bring the joy of Spring to Durbin Crossing. This event is historically very well attended, so I expect a large turnout for this event as well.

TWELFTH ORDER OF BUSINESS

Durbin Crossing Action Items						
Item	Date	Responsibility	Status	Target Follow Up Date	Description	Resolution
Monitor Trespass Signage at JEA Easement	2/24/25	Zach Davidson	Complete		Monitor No Trespassing signed at JEA Easement for 3-4 months.	Signage had limited effect. It will help SJSO enforce trespassers
Pool Pumps	4/28/25	Zach Davidson	Complete		Confirm pool pumps to be replacement in November	Installation of new pumps have been completed
Communications	4/28/25	Kiki Jimenez	Complete		Keep Residents informed of landscape/irrigation enhancements	E-blasts were sent out to residents throughout the phase 4 sod project which is now complete
Beatification of Glen Laurel	7/28/25	Zach Davidson	Complete		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. Terra seeding was completed and successful
Request Commissioner Attend November Meeting to Discuss the Results of Traffic Studies in the Area	9/22/25	Daniel Laughlin	Complete		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. Commissioner attended November meeting
Research the Process to Widen the Sidewalks Along North & South Durbin Pkwy	11/17/25	Daniel Laughlin/Zach Davidson/Mike Yuro	Complete		See what the process and cost would be to widen the sidewalk along North & South Durbin Pkwy	The costs to widen the sidewalks is prohibitive to the funds that would need to be raised by the Districts residents
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	Oct-25	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 Traffic Study	3/24/25	Mike Yuro/Zach Davidson/Daniel Laughlin	In Progress	Aug-25	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	
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	
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

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
Draft Impact Fee Authorization Resolution	1/26/26	Mike Eckert/Mike Yuro	In Progress	2/23/26	Draft Resolution authorizing the sale of impact fees between CDD Board meetings	
Draft Letter to Commissioner Whitehurst Regarding Lighting at Sanctuary Round-a-Bout as Follow Up to Previous Letter	1/26/26	Daniel Laughlin	In Progress		Draft Letter to Commissioner Whitehurst about adding lighting at the Sanctuary round-a-about to increase visibility and prevent accidents which have occurred in the past	
Get Pricing for E-Bike Parking Areas for North & South Amenity Centers and Benches Throughout the Community	1/26/26	Zach Davidson	In Progress		Get pricing to add parking areas for e-bikes at North & South amenity centers. Also get pricing and locations to add benches in common areas in the community	