

*Durbin Crossing Community
Development District*

MARCH 23, 2026

AGENDA

Durbin Crossing Community Development District

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

March 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, March 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 February 23, 2026 Meeting
 - B. Financial Statements
 - C. Assessment Receipts Schedule
 - D. Check Register
- VI. Ratification of Resolution 2026-02, Authorizing the Sale of Impact Fee Credits
- VII. Discussion of Fiscal Year 2027 Wish List Items
- VIII. Discussion of the Fiscal Year 2027 Budget
- IX. Staff Reports
 - A. Landscape & Irrigation Maintenance Team – Report

- B. District Counsel
- C. District Engineer
- D. District Manager
- E. General Manager – Report
- F. Operations Manager – Field Operations Report
- G. Amenity Manager – Report

- X. Supervisors’ Request and Audience Comments
- XI. Review of Action Items
- XII. Next Scheduled Meeting – April 27, 2026 at 6:00 p.m. at the Durbin South Amenity Center
- XIII. Adjournment

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

Sincerely,

Daniel Laughlin

Daniel Laughlin
District Manager

FOURTH ORDER OF BUSINESS

Durbin Crossing Action Items

Item	Date	Responsibility	Status	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
Write Letter to JEA Requesting Fence Installation on Powerline Utility Easement	10/27/25	Daniel Laughlin	Complete		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	Complete		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
Contact County Regarding Parking on Islesbrook	9/22/25	Daniel Laughlin	Complete		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
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

Continue to Follow up With the County Regarding Round-A-Bout at North Durbin & Sanctuary and Monitor Traffic Study	2/24/25	Mike Yuro	In Progress	Engineer to follow up with County for updates on their plans for the round-a-bout at North Durbin & Sanctuary. Monitor traffic study that may take place on Longleaf Pine. Update Board at August meeting	Continue to monitor. Revisit on October
Follow Up with County on Park Improvements in the Area	2/24/25	Daniel Laughlin	In Progress	Get status/update from the County regarding their park projects in the area	
Continue to Contact JEA to Replace Out Streetlights	2/24/25	Zach Davidson	In Progress	Continue to monitor/put in tickets to replace out streetlights in the community.	Draft letter if no change occurs after the June 1 ride through check
Monitor Trespass Signage at JEA Easement	2/24/25	Zach Davidson	In Progress	Monitor No Trespassing signed at JEA Easement for 3-4 months.	
Monitor Traffic Study	3/24/25	Mike Yuro/Zach Davidson/Daniel Laughlin	In Progress	Monitor traffic study that may take place on Longleaf Pine. Update Board at August meeting	
Update Amenity Doors	4/28/25	Zach Davidson	In Progress	Convert Doors to Windows/ Quote for any door that needs replacement/ Painter to see what can be done with remaining/ Confirm with Fire Marshal on which doors can be eliminated	Repair/Replacement of doors was approved at June 2025 meeting.
Bollards	4/28/25	Zach Davidson	In Progress	Ensure numbers are correct for bollard replacement	
Pool Pumps	4/28/25	Zach Davidson	In Progress	Confirm pool pumps to be replacement in November	
Communications	4/28/25	Kiki Jimenez	In Progress	Keep Residents informed of landscape/irrigation enhancements	
Update Sign at Entrance of South Amenity Center	7/28/25	Sue O'lear	In Progress	Update Message Board at entrance of South Amenity Center	
Beatification of Glen Laurel	7/28/25	Zach Davidson	In Progress	Look into landscape around pond off Glen Laurel and options for sod	

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	
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	Letter was sent 2/12/26
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, February 23, 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
Ross Ruben	Vesta/Amenity Services Group
Zach Davidson	Vesta/Amenity Services Group
Jason Davidson	Vesta/Amenity Services Group
Jack Morrow	Vesta/Amenity Services Group
Blake Dougherty	Yellowstone
Richard Craig	Yellowstone

The following is a summary of the discussions and actions taken at the February 23, 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.

The board observed a moment of silence in respect to the people involved in the recent tragedy.

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 items on the action items list.

Ms. Berden joined the meeting during this item.

FIFTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Minutes of the January 26, 2026 Meeting**
- B. Financial Statements**
- C. Assessment Receipt Schedule**
- D. Check Register**

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

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

SIXTH ORDER OF BUSINESS

Discussion of Impact Fee Sale Authorization

Mr. Laughlin stated we will have this on the next agenda, and it will be for ratification; it has been completed.

SEVENTH ORDER OF BUSINESS

Discussion of Remainder of the Fiscal Year 2026 Event Schedule

Ms. Smith gave an overview of the events for the remainder of 2026, copy of which was included in the agenda package.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2026-04 Instructing the St. Johns County Supervisor

**of Elections to Conduct the District’s 2026
General Election**

Mr. Laughlin stated the seats up for election are seat 1 Mr. Pollicino, seat 3 Mr. Harrah and seat 5 Ms. Estes. Qualifying is in June and I will announce that over the next couple meetings.

On MOTION by Mr. Harrah seconded by Ms. Estes with all in favor Resolution 2026-04 was approved.

NINTH ORDER OF BUSINESS

Acceptance of the Fiscal Year 2024 Audit Report

Mr. Laughlin stated this has been sent to the state within the deadline.

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

TENTH ORDER OF BUSINESS

Staff Reports

A. Landscape Maintenance Team - Report

Mr. Dougherty gave an overview of the landscape update for February 2026, copy of which was provided in the agenda package.

B. District Counsel

Mr. Eckert stated since the last meeting, we have prepared an application waiver form for the vendor market participants, an agreement for use of the amenity facilities for the Dolphin Swim Team, an agreement for 904 Tennis and a volunteer waiver and release for the Eagle Scout project.

Just a brief legislative update for you, there are two bills we are tracking that could have an impact on the district. There is a bill out there to be able to recall CDD supervisors on an individual basis and it is a petition process, and we have been working to make sure that it is consistent with current Chapter 190 provisions. The second issue is the limits on liability that you have as the district, which are \$200,000 per person \$300,000 per incident. There are two competing proposals, one in the house one in the senate that could raise it as much as \$500,000 per person or \$1 million per incident. That limit of liability is what allows you to have a lower cost general liability policy. When they increase those limits, it increases the exposure to the insurance company, which then increases the premiums you pay annually for that policy.

Mr. Pollicino stated in light of the recent tragedy can you give a high-level overview of what we do and do not control as far as traffic and those kinds of things.

Mr. Eckert stated a community development district is a special-purpose unit of local government, which means we don't have the powers that a county or a city has, we only have the powers that are set forth in Chapter 190 of the Florida Statutes. What we don't have in chapter 190 is any kind of police power, which means we can't set zoning regulations, we can't enforce traffic issues, we can't come up with our own laws for use of county roads or anything like that. We also don't have any fining authority, and we don't have any jurisdiction to deal with traffic issues on county roads. What we can do is we can take resident input and provide that to the county who adopts and enforces ordinances, and you can even provide that to the state legislature because they are the ones who have the power to do adopt laws and to enforce those laws. Hopefully, they pay attention to what the residents have to say. The District is very limited by statute in terms of what we can do. Oftentimes the board will tell me we want to do this because we think it will improve something and I have to tell the board you don't have the authority to do that. We have limited powers and those powers are centered around owning and maintaining infrastructure like the building we are in, the swimming pools, stormwater ponds, things of that nature.

Mr. Harrah outlined the process of having a traffic signal installed, which takes on average about five years.

Mr. Schultz asked does the traffic study involve in any way potential traffic enforcement by the county? I seldom see cops here.

Mr. Pollicino stated I think Commissioner Whitehurst is going to have a separate meeting on this issue.

Mr. Eckert stated we have had a deputy here and raised those same concerns with enforcement of the existing speed limit.

Ms. Hall stated maybe we should request one of those signs from the county that shows your speed and the speed limit.

Mr. Pollicino stated the meeting next week would be the best time to raise that.

Mr. Harrah asked do you meant the St. Johns County Board of Commissioner meeting?

Mr. Laughlin stated yes. Their next meeting is a week from tomorrow.

Mr. Yuro stated enforcement is not part of the traffic study.

Mr. Harrah stated reach out to your county commissioner, write emails to them, spread the word to your neighbors that is the way things get done.

Mr. Eckert stated I want to thank Supervisor Berden and Mike Yuro for helping me with the impact fee credit sale resolution and we were able to get that finalized. You will see that at the next meeting, but it is in place now because you approved it subject to those changes.

C. District Engineer

Mr. Yuro stated JEA has asked for a sketch and legal description of where we want the fence and Daniel sent me the location and it is something we can do within the budget. I assume it is just going to be a rectangular legal description, parcel number identified. The width of the easement but it needs a depth to it. Do you want 10-feet, 20-feet? I need some direction.

Mr. Harrah stated I think 10-feet would be sufficient.

Mr. Yuro stated about halfway between where the houses are and the intersection of the easement.

Mr. Harrah stated wherever you think is best fit.

Mr. Yuro stated we can have that by the next meeting.

D. District Manager - Discussion of St. Johns County Legislative Action Plan

Mr. Laughlin stated Supervisor Estes asked that I put this on the agenda, St. Johns County legislative plan is a tool that residents who are curious to see what is going on in the county they can go on the website and there is a link for the action plan.

E. General Manager - Report

Ms. O’Lear reviewed the general manager’s report and after discussion of the signage for e-vehicles Ms. O’Lear was authorized to work with district counsel on verbiage for the signage.

F. Operations Manager

1. Field Operations Report

Mr. Davidson reviewed the field operations report and outlined the need to replace the bollard pickets.

On MOTION by Mr. Harrah seconded by Ms. Estes with all in favor staff was authorized to replace 367 bollard pickets at north and 207 at south by All Weather in an amount not to exceed \$20,000.

2. Discussion of Bike Racks and Benches

Mr. Harrah stated we don't have any benches on north or south for people to stop and sit. I shot pictures from Google Earth of everywhere I thought was a good location. I want the board's opinion about having benches in north and south and Tollerton.

Mr. Davidson stated the more you buy the better the discount.

Mr. Pollicino asked do we need a slab?

Mr. Davidson stated yes, I would definitely want a slab.

Mr. Harrah stated this is my proposal for the wish list.

Mr. Laughlin stated we will start talking about the budget next month.

Mr. Harrah stated unless there is anyone opposed, I would like Zach to come back with modified locations as needed, cost for benches and slabs and something with the Durbin logo.

Mr. Davidson stated there are a couple places where there are bike racks and that bike rack is not being used but it does need to be replaced because it is rusty. Do you want to replace that or just put a bench there?

Ms. Hall stated if it is not a bus stop you don't need the bike rack.

G. Amenity Manager – Report

Ms. Smith reviewed the amenity manager's report, copy of which was included in the agenda package.

ELEVENTH ORDER OF BUSINESS Supervisor's Requests and Audience Comments

Mr. Pollicino stated I want to close the loop on Commissioner Whitehurst. He didn't come tonight but it is advertised in the newsletter about the meeting next Tuesday and that would be a great way to tell the residents that is the proper forum to express their concerns.

Ms. Estes stated there was an invitation and Commissioner Whitehurst did not cancel that invitation; the board canceled that invitation, and we want to make that clear because he was getting a lot of flack about not showing up tonight.

Mr. Eckert stated to be fair, to a large extent, it was me providing advice to the chair that we anticipated it was going to exceed capacity of this room we have to take that into account for open meeting laws and have to find a place that has the capacity for that. I was involved in that decision.

Ms. Estes stated it is more about engagement. If there is an over capacity issue, there is the ability to go outside, so I feel differently about that. I feel like the way to get residents to be able to say what they need to say, is to provide them the opportunity to say what they need to say to the right people, and I feel like this Board could allow that for them at any given time. We could come continue to come up with ideas to do that, but I will never agree with the idea of capacity being the main issue because there are ways we can work through that.

Mr. Harrah stated you have every right to say you want him on the agenda for March or April, but you have to understand that comes with staff needing to get a room somewhere that can hold more people.

Mr. Pollicino stated if we advertised where he's going to be next week, that gives people an opportunity to go speak.

Mr. Laughlin stated I will reach out about those two items and update the board at the next meeting, and you can decide what direction you want to take.

Ms. Hall asked can we send a letter to the people about the sign.

Mr. Eckert stated you can contact the sheriff's office to get one of the signs that shows your speed and the speed limit. They have mobile ones they can bring out.

Mr. Laughlin stated I will reach out to the Sheriff's Office.

TWELFTH ORDER OF BUSINESS

Review of Action Items

Mr. Laughlin stated I will add contacting the county about the radar sign.

THIRTEENTH ORDER OF BUSINESS

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

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

On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor the meeting adjourned at 7:29 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Durbin Crossing
Community Development District

Unaudited Financial Reporting
February 28, 2026



Durbin Crossing
Community Development District
Combined Balance Sheet
February 28, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 354,528	\$ -	\$ 266,651	\$ 621,179
Investments:				
State Board of Administration (SBA)	2,744	-	827,496	830,240
Custody	1,642,729	-	1,824	1,644,554
Series 2017A1				
Reserve	-	1,343,722	-	1,343,722
Revenue	-	3,748,701	-	3,748,701
Prepayment	-	16,476	-	16,476
Series 2017A2 Term Bond 1				
Reserve	-	132,938	-	132,938
Prepayment	-	1,985	-	1,985
Series 2017A2 Term Bond 2				
Reserve	-	40,000	-	40,000
Prepayment	-	2,285	-	2,285
Deposits	200	-	-	200
Total Assets	\$ 2,000,202	\$ 5,286,106	\$ 1,095,971	\$ 8,382,279
Liabilities:				
Accounts Payable	\$ 7,425	\$ -	\$ -	\$ 7,425
Accrued Expenditures	4,157	-	-	4,157
Total Liabilities	\$ 11,583	\$ -	\$ -	\$ 11,583
Fund Balance:				
Nonspendable:				
Deposits	\$ 200	\$ -	\$ -	\$ 200
Restricted for:				
Debt Service - Series	-	5,286,106	-	5,286,106
Assigned for:				
Capital Reserve Fund	-	-	1,095,971	1,095,971
Unassigned	1,988,419	-	-	1,988,419
Total Fund Balances	\$ 1,988,619	\$ 5,286,106	\$ 1,095,971	\$ 8,370,696
Total Liabilities & Fund Balance	\$ 2,000,202	\$ 5,286,106	\$ 1,095,971	\$ 8,382,279

Durbin Crossing

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 2,960,402	\$ 2,874,628	\$ 2,874,628	\$ -
Interest Income	20,000	8,333	6,070	(2,263)
Insurance Proceeds	-	-	10,760	10,760
Other Revenues	30,000	12,500	2,432	(10,068)
Total Revenues	\$ 3,010,402	\$ 2,895,462	\$ 2,893,890	\$ (1,571)

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 5,000	\$ 4,600	\$ 400
FICA Taxes	918	383	352	31
Assessment Roll Administration	5,732	5,732	5,732	(0)
Engineering Fees	13,000	5,417	5,850	(433)
Dissemination Fees	8,253	3,439	3,439	0
Attorney Fees	50,000	20,833	18,629	2,204
Annual Audit	4,600	-	-	-
Trustee Fees	11,880	4,950	5,000	(50)
Arbitrage	1,200	500	-	500
Impact Fee Administration	17,196	7,165	7,165	(0)
Management Fees	58,837	24,515	24,515	(0)
Information Technology	1,720	716	717	(0)
Website Maintenance	1,146	478	478	0
Telephone	800	333	113	220
Postage	3,000	1,250	1,156	94
Printing & Binding	2,000	833	127	706
Insurance General Liability	9,550	9,550	8,997	553
Legal Advertising	2,000	833	432	402
Other Current Charges	700	292	-	292
Office Supplies	150	63	3	59
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 204,857	\$ 92,457	\$ 87,480	\$ 4,977

Operations & Maintenance

Amenity Center

Insurance	\$ 45,064	\$ 45,064	\$ 41,380	\$ 3,684
Repairs & Replacements	110,000	45,833	28,946	16,888
Recreational Passes	2,000	833	800	33
Office Supplies	5,000	2,083	1,716	367
Permit Fees	4,500	1,875	2,167	(292)
Utilities				
Water & Sewer	38,900	16,209	14,230	1,979
Electric	28,600	11,917	14,361	(2,445)
Cable/Phone/Internet	22,000	9,167	11,949	(2,782)
Security System	1,000	417	135	282

Durbin Crossing

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<u>Amenity Center Management Contracts</u>				
Managerial (Vesta)	263,168	109,653	109,653	0
Staffing (Vesta)	281,809	117,420	117,420	0
Lifeguards (Vesta)	101,135	42,139	828	41,311
Mobile App/Website (Vesta)	3,605	1,502	1,502	(0)
Refuse Service	11,500	4,792	5,538	(746)
Pool Chemicals	35,700	14,875	15,759	(884)
Special Events	50,000	20,833	24,529	(3,696)
Holiday Décor	20,000	8,333	19,252	(10,919)
Pest Control	8,000	3,333	3,571	(237)
Pressure Washing	9,000	3,750	3,630	120
Fitness Equip Maintenance	8,500	3,542	401	3,140
Subtotal Amenity Center	\$ 1,049,481	\$ 463,571	\$ 417,768	\$ 45,803
<u>Grounds Maintenance</u>				
Electric	\$ 10,000	\$ 4,167	\$ 3,678	\$ 488
Water & ReUse	325,000	135,417	109,527	25,890
Streetlighting	75,000	31,250	33,739	(2,489)
Lake Maintenance	57,289	23,870	24,229	(359)
Landscape Maintenance	579,135	241,306	241,306	0
Landscape Contingency	103,381	43,076	54,692	(11,617)
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	32,328	-	32,328
Fuel	900	375	292	83
Irrigation Repairs	35,000	35,000	59,278	(24,278)
Subtotal Ground Maintenance	\$ 1,778,292	\$ 1,061,788	\$ 999,548	\$ 62,240
Total Operations & Maintenance	\$ 2,827,773	\$ 1,525,359	\$ 1,417,316	\$ 108,043
Excess (Deficiency) of Revenues over Expenditures	\$ (22,227)	\$ 1,277,646	\$ 1,389,094	\$ 111,449
Total Expenditures	\$ 3,032,629	\$ 1,617,816	\$ 1,504,796	\$ 113,020
<u>Other Financing Sources/(Uses)</u>				
Transfer In	\$ -	\$ -	\$ 200,000	\$ 200,000
Transfer (Out)	-	-	(200,000)	(200,000)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (22,227)	\$ 1,277,646	\$ 1,389,094	\$ 111,449
Fund Balance - Beginning	\$ 22,227		\$ 599,525	
Fund Balance - Ending	\$ -		\$ 1,988,619	

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 February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 3,054,876	\$ 2,963,187	\$ 2,963,187	\$ -
Special Assessments - Prepayments	-	-	13,557	13,557
Interest Income	20,000	20,000	46,543	26,543
Total Revenues	\$ 3,074,876	\$ 2,983,187	\$ 3,023,288	\$ 40,100
Expenditures:				
<u>Series 2017 A-1</u>				
Interest -11/1	\$ 488,375	\$ 488,375	\$ 488,375	\$ -
Interest - 5/1	488,375	-	-	-
Principal - 5/1	1,695,000	-	-	-
<u>Series 2017 A-2</u>				
Interest -11/1	\$ 79,994	\$ 79,994	\$ 79,994	\$ -
Interest - 5/1	79,994	-	-	-
Principal - 5/1	175,000	-	-	-
Total Expenditures	\$ 3,006,738	\$ 568,369	\$ 568,369	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 68,139	\$ 2,414,819	\$ 2,454,919	\$ 40,100
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 68,139	\$ 2,414,819	\$ 2,454,919	\$ 40,100
Fund Balance - Beginning	\$ 1,252,781		\$ 2,831,187	
Fund Balance - Ending	\$ 1,320,919		\$ 5,286,106	

Durbin Crossing
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues				
Miscellaneous Revenue/Interest Income	\$ 32,075	\$ 13,365	\$ 13,677	\$ 313
Impact Fees	-	-	1,063	1,063
Total Revenues	\$ 32,075	\$ 13,365	\$ 14,740	\$ 1,375
Expenditures:				
Capital Outlay	\$ 200,000	\$ 83,333	\$ 27,000	\$ 56,333
Repair and Replacement	100,000	41,667	21,347	20,320
Irrigation Enhancement	43,487	18,120	-	18,120
Bollard/Rope Replacement	50,000	20,833	-	20,833
Exterior Door Enhancement	90,000	37,500	-	37,500
Other Current Charges	20,000	8,333	3,800	4,533
Total Expenditures	\$ 503,487	\$ 209,786	\$ 52,147	\$ 157,639
Excess (Deficiency) of Revenues over Expenditures	\$ (471,412)		\$ (37,407)	
Other Financing Sources/(Uses)				
Transfer In	\$ -	\$ -	\$ 200,000	\$ 200,000
Transfer (Out)	-	-	(200,000)	(200,000)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (471,412)		\$ (37,407)	
Fund Balance - Beginning	\$ 1,425,358		\$ 1,133,378	
Fund Balance - Ending	\$ 953,946		\$ 1,095,971	

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

ST JOHNS COUNTY DISTRIBUTION	RECEIVED			
	DATE	DEBT	O&M	TOTAL AMOUNT RECEIVED
1	11/3/2025	12,480.41	12,107.42	24,587.83
2	11/18/2025	95,839.26	92,974.96	188,814.22
3	11/21/2025	128,621.63	124,777.58	253,399.21
4	12/16/2026	141,348.48	137,124.08	278,472.56
5	12/24/2026	173,909.44	168,711.91	342,621.35
6	01/14/2026	2,299,743.90	2,231,012.71	4,530,756.61
INTEREST	01/27/2026	6,640.89	6,442.41	13,083.30
7	02/16/2026	104,603.37	101,477.14	206,080.51
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
TOTAL TAX ROLL RECEIPTS		2,963,187.38	2,874,628.21	5,837,815.59
TAX ROLL % COLLECTED		97.1%	97.1%	97.1%

D.

Durbin Crossing
Community Development District

Check Run Summary
February 28, 2026

Fund	Date	Check No.	Amount
General Fund			
Payroll	2/24/26	50936-50940	\$ 923.50
			Sub-Total \$ 923.50
 Accounts Payable			
	2/3/26	7503-7518	\$ 45,648.30
	2/10/26	7519-7533	66,619.67
	2/17/26	7534-7539	51,683.96
	2/25/26	7540-7547	18,468.67
			Sub-Total \$ 182,420.60
 Capital Reserve Fund			
			\$ -
			Sub-Total \$ -
 Wells Fargo Credit Card*			
	2/28/26	January Purchases	\$ 4,157.10
			Sub-Total \$ 4,157.10
Total			\$ 187,501.20

*Wells Fargo Credit Card Invoices available upon request

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50936	11	SARAH G HALL	184.70	2/24/2026
50937	13	JASON S HARRAH	184.70	2/24/2026
50938	8	PETER E POLLICINO	184.70	2/24/2026
50939	18	SHALENE B ESTES	184.70	2/24/2026
50940	19	SHAWNA R BERDEN	184.70	2/24/2026
TOTAL FOR REGISTER			923.50	

ATTENDANCE SHEET

District: Durbin Crossing CDD

Meeting Date: February 23, 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"/>	\$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: 

PLEASE RETURN COMPLETED FORM TO BERNADETTE PEREGRINO

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
2/03/26	00109	2/01/26 13129563	202602 320-53800-45510	FEB POOL CHEMICALS NORTH POOLSURE	*	1,104.57	1,104.57 007503
2/03/26	00109	2/01/26 13129563	202602 320-53800-45510	FEB POOL CHEMICALS SOUTH POOLSURE	*	2,076.26	2,076.26 007504
2/03/26	00283	1/29/26 PSI23386	202601 320-53800-46800	POND#8 WETLAND APPLICATON SOLITUDE LAKE MANAGEMENT LLC	*	490.13	490.13 007505
2/03/26	00468	1/29/26 172904	202601 320-53800-44200	X-DUTY 8 1/8"(120#)TY-RAP TENNIS HOLDINGS ACQUISITION LLC	*	323.49	323.49 007506
2/03/26	00382	12/09/25 1054392	202512 320-53800-46400	IRRIGATION REPRS-CLOISTER YELLOWSTONE LANDSCAPE	*	1,832.95	1,832.95 007507
2/03/26	00382	12/31/25 1073328	202512 320-53800-46400	IRRIGATION REPRS-ISLEBROK YELLOWSTONE LANDSCAPE	*	2,196.19	2,196.19 007508
2/03/26	00382	12/31/25 1073329	202512 320-53800-46400	IRRIGATION REPRS-N AMENTY YELLOWSTONE LANDSCAPE	*	1,843.76	1,843.76 007509
2/03/26	00382	12/31/25 1073330	202512 320-53800-46400	IRRIGATION REPRS-LEITH YELLOWSTONE LANDSCAPE	*	4,618.63	4,618.63 007510
2/03/26	00382	12/31/25 1073331	202512 320-53800-46400	IRRIGATION REPRS-AVERLEY YELLOWSTONE LANDSCAPE	*	7,777.47	7,777.47 007511
2/03/26	00382	12/31/25 1073332	202512 320-53800-46400	IRRIGATION REPRS-CANTLEY YELLOWSTONE LANDSCAPE	*	1,832.95	1,832.95 007512
2/03/26	00382	12/31/25 1073333	202512 320-53800-46400	IRRIGATION REPRS-WELLWOOD YELLOWSTONE LANDSCAPE	*	1,832.95	1,832.95 007513
2/03/26	00382	12/31/25 1073334	202512 320-53800-46400	IRRIGATION REPRS-N DURBIN YELLOWSTONE LANDSCAPE	*	5,652.91	5,652.91 007514

DURB DURBIN CROSS TLEE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/03/26	00382	12/31/25	1073335	202512	320	53800	46400		IRRIGATION REPRS-S DURBIN	*	2,652.43		
									YELLOWSTONE LANDSCAPE			2,652.43	007515
2/03/26	00382	12/31/25	1073336	202512	320	53800	46400		IRRIGATION REPRS-S AMENTY	*	7,384.47		
									YELLOWSTONE LANDSCAPE			7,384.47	007516
2/03/26	00382	12/31/25	1073338	202512	320	53800	46400		IRRIGATION REPRS-ST ADREW	*	2,196.19		
									YELLOWSTONE LANDSCAPE			2,196.19	007517
2/03/26	00382	12/31/25	107337	202512	320	53800	46400		IRRIGATION REPRS-WODCROSS	*	1,832.95		
									YELLOWSTONE LANDSCAPE			1,832.95	007518
2/10/26	00021	2/01/26	545	202602	310	51300	34000		FEB MANAGEMENT FEES	*	4,903.08		
		2/01/26	545	202602	310	51300	55000		FEB WEBSITE ADMIN	*	95.50		
		2/01/26	545	202602	310	51300	35100		FEB INFORMATION TECH	*	143.33		
		2/01/26	545	202602	310	51300	32500		FEB IMPACT COLLECTION FEE	*	1,433.00		
		2/01/26	545	202602	310	51300	31300		FEB DISSEMINATION SVCS	*	687.75		
		2/01/26	545	202602	310	51300	51000		OFFICE SUPPLIES	*	.69		
		2/01/26	545	202602	310	51300	42000		POSTAGE	*	167.94		
		2/01/26	545	202602	310	51300	42500		COPIES	*	22.05		
		2/01/26	545	202602	310	51300	41000		TELEPHONE	*	14.93		
									GOVERNMENTAL MANAGEMENT SERVICES			7,468.27	007519
2/10/26	00288	1/28/26	INV03133	202601	320	53800	44200		BALLAST	*	212.00		
									LAMP SALES UNLIMITED INC			212.00	007520
2/10/26	00283	2/02/26	PSI23926	202602	320	53800	46800		FEB LAKE MAINTENANCE	*	4,698.73		
									SOLITUDE LAKE MANAGEMENT LLC			4,698.73	007521
2/10/26	00066	2/02/26	62184350	202602	320	53800	45513		FEB PEST CONTROL SOUTH	*	106.28		

DURB DURBIN CROSS TLEE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		2/02/26	62184350	202602 320-53800-45513	FEB RODENT SERVICES TURNER PEST CONTROL	*	60.00	166.28	007522
2/10/26	00066	2/02/26	62184403	202602 320-53800-45513	FEB MOSQUITO SRVCS SOUTH TURNER PEST CONTROL	*	122.23	122.23	007523
2/10/26	00066	2/03/26	62184350	202602 320-53800-45513	FEB PEST CONTROL NORTH TURNER PEST CONTROL	*	86.35	86.35	007524
2/10/26	00066	2/03/26	62184403	202602 320-53800-45513	FEB MOSQUITO SRVCS NORTH TURNER PEST CONTROL	*	166.05	166.05	007525
2/10/26	00469	1/31/26	7550304	202601 310-51300-48000	NOTICE OF MEETING-1/26/26 USA TODAY MEDIA CORP	*	86.32	86.32	007526
2/10/26	00252	2/01/26	430504	202602 320-53800-45517	FEB FACILITY MANAGER	*	8,348.92		
		2/01/26	430504	202602 320-53800-46000	FEB OPERATIONS MANAGER	*	6,362.22		
		2/01/26	430504	202602 320-53800-45502	FEB GENERAL MANAGER	*	7,219.50		
		2/01/26	430504	202602 320-53800-45507	FEB JANITORIAL SERVICES	*	2,373.46		
		2/01/26	430504	202602 320-53800-45505	FEB POOL MAINTENANCE	*	3,244.65		
		2/01/26	430504	202602 320-53800-45518	FEB MAINTENANCE TECHS	*	4,617.26		
		2/01/26	430504	202602 320-53800-45503	FEB FACILITY ATTENDANTS	*	7,286.79		
		2/01/26	430504	202602 320-53800-45515	FEB FACILITY MONITORS	*	5,961.91		
		2/01/26	430504	202602 320-53800-45210	FEB MOBILE APP	*	300.42		
					VESTA PROPERTY SERVICES INC			45,715.13	007527
2/10/26	00354	1/31/26	S137525	202601 320-53800-44200	REPLACED CONTACTOR WEATHER ENGINEERS INC	*	254.11	254.11	007528
2/10/26	00382	1/23/26	1088205	202601 320-53800-46400	IRRIGATION REPRS-TOLLERTN YELLOWSTONE LANDSCAPE	*	883.75	883.75	007529

DURB DURBIN CROSS TLEE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/10/26	00382	1/23/26	1088206	202601	320	53800	46210		HAND WATER-ISLEBROOK YELLOWSTONE LANDSCAPE	*	800.00	800.00	007530
2/10/26	00382	1/23/26	1088207	202601	320	53800	46400		IRRIGATION REPRS-STAPLE YELLOWSTONE LANDSCAPE	*	1,832.95	1,832.95	007531
2/10/26	00382	1/23/26	1088208	202601	320	53800	46210		PINE REMOVALS YELLOWSTONE LANDSCAPE	*	2,925.00	2,925.00	007532
2/10/26	00402	2/03/26	3974	202512	310	51300	31100		DEC ENGINEERING SERVICES	*	185.00		
		2/03/26	3974	JAN	202601	310	51300	31100	JAN ENGINEERING SERVICES YURO & ASSOCIATES LLC	*	1,017.50	1,202.50	007533
2/17/26	00463	2/12/26	5413	202602	320	53800	44200		POOL REPR-FILTER/BACKWASH C BUSS ENTERPRISES INC	*	475.00	475.00	007534
2/17/26	00288	1/22/26	INV03131	202601	320	53800	44200		BULBS LAMP SALES UNLIMITED INC	*	241.80	241.80	007535
2/17/26	00382	2/01/26	1098392	202602	320	53800	46200		FEB LANDSCAPE MAINTENANCE YELLOWSTONE LANDSCAPE	*	48,261.23	48,261.23	007536
2/17/26	00382	2/12/26	1108535	202602	320	53800	46400		IRRIGATION REPAIRS-NORTH YELLOWSTONE LANDSCAPE	*	1,065.11	1,065.11	007537
2/17/26	00382	2/12/26	1108536	202602	320	53800	46400		IRRIGATION REPRS-LONGLEAF YELLOWSTONE LANDSCAPE	*	788.34	788.34	007538
2/17/26	00382	2/12/26	1108537	202602	320	53800	46400		IRRIGATION REPRS-NORTH YELLOWSTONE LANDSCAPE	*	852.48	852.48	007539
2/25/26	00439	2/19/26	46779	202602	320	53800	44300		(50) ACCESS CARDS DYNAMIC SECURITY PROFESSIONALS INC	*	400.00	400.00	007540

DURB DURBIN CROSS TLEE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/25/26	00398	1/26/26	4332	202510	320	53800	44200		EXTERIOR REPR/PAINTING DUSTIN MACPEEK DBA	*	895.00	895.00	007541
2/25/26	00275	12/28/25	1124	202512	320	53800	47100		FNL PMT - HOLIDAY LIGHTS A BEAUTIFUL LIFE ENTERPRISES LLC	*	9,052.55	9,052.55	007542
2/25/26	00424	1/23/26	1302	202601	320	53800	45511		LIVE MUSIC EVENT - 1/25 VIOLETTE HIPPELI	*	483.05	483.05	007543
2/25/26	00354	2/19/26	C53859	202602	320	53800	44200		REPLACED AIR FILTERS WEATHER ENGINEERS INC	*	252.00	252.00	007544
2/25/26	00382	2/17/26	1111233	202602	320	53800	46400		MAINLINE REPAIR-LONGLEAF YELLOWSTONE LANDSCAPE	*	864.46	864.46	007545
2/25/26	00382	2/17/26	1111234	202602	320	53800	46210		ARBOR INJECTION-OAK TREES YELLOWSTONE LANDSCAPE	*	2,442.75	2,442.75	007546
2/25/26	00382	2/17/26	1111235	202602	320	53800	46210		ARBORIST REPORT ISSUE YELLOWSTONE LANDSCAPE	*	4,078.86	4,078.86	007547
TOTAL FOR BANK A											182,420.60		
TOTAL FOR REGISTER											182,420.60		

DURB DURBIN CROSS TLEE



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

Invoice

Date Invoice#

2/1/2026
131295633832

Terms	Net 20
Due Date	2/21/2026
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
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	\$1,104.57

RECEIVED
By Tara Lee at 9:36 am, Jan 20, 2026

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](#)





Invoice

Date Invoice#

2/1/2026
131295633833

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

Terms	Net 20
Due Date	2/21/2026
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
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	\$2,076.26

RECEIVED
By Tara Lee at 9:37 am, Jan 20, 2026

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](#)



131295633833



INVOICE

Page: 1

Please Remit Payment to:

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

Invoice Number: PS1233863
 Invoice Date: 1/29/2026

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 1/29/2026
 Due Date 2/28/2026
 Terms Net 30

Customer ID 5459
 P.O. Number
 P.O. Date 1/29/2026
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Lake, Pond & Wetland Application One-Time Service Durbin Crossing CDD - Pond 8 OTHER Nutrient Remediation (MetaFloc) Completed		1	1	490.13	490.13

RECEIVED
By Tara Lee at 8:23 am, Jan 30, 2026

Amount Subject to Sales Tax 0.00
 Amount Exempt from Sales Tax 490.13

Subtotal: 490.13
 Invoice Discount: 0.00
 Total Sales Tax 0.00
 Payment Amount: 245.07
Total: 245.06



10-S Tennis Supply & Dinkshot Pickleball
 1400 NW 13th Avenue
 Pompano Beach, FL 33069
 Toll-Free: (800) 247-3907
 Local: (954) 969-5440
 www.10-S.com / www.dinkshot.com

Invoice

#172904

Date: 1/29/2021

Bill To
 Durbin Crossing CDD
 145 S Durbin Pkwy
 Saint Johns FL 32259
 United States

Ship To
 Attn: Zach Davidson
 Durbin Crossing CDD
 145 S. Durbin Parkway
 Jacksonville FL 32259
 United States

Terms	Due Date	PO #	Sales Rep	Ship Via
Net 30	2/28/2026	Zach	Shannon Wilder	FedEx Ground®

Quantity	Item	Options	Customer Description	Rate	Amount
1,500	FS1013 X-Duty 8 1/8" (120#) Ty- Rap			\$0.20	\$300.00

Subtotal	\$300.00
Shipping Costs (FedEx Ground®)	\$23.49
Tax (0%)	\$0.00
Total	\$323.49
Amount Paid	\$0.00
Amount Due	\$323.49

Repairs & Replacements

1.320.53800.44200

RECEIVED

By Tara Lee at 11:16 am, Jan 30, 2026



172904



YELLOWSTONE LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1054392	12/9/2025
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 8, 2026

Invoice Amount: \$1,832.95

Description	Current Amount
Controller, module and cell kit installation*****Cloister Reserve*****	
Irrigation Repairs	\$1,832.95

RECEIVED

By Tara Lee at 10:30 am, Jan 29, 2026

Invoice Total \$1,832.95

*Sod / Irrigation Replacement
General Fund*

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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1073328	12/31/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

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

Invoice Due Date: January 30, 2026

Invoice Amount: \$2,196.19

Description	Current Amount
Controller installation at Islebrook Fields	
Irrigation Repairs	\$2,196.19

RECEIVED

By Tara Lee at 10:29 am, Jan 29, 2026

Invoice Total \$2,196.19

*Sod / Irrigation Replacement
General Fund*

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



INVOICE

INVOICE #	INVOICE DATE
1073329	12/31/2025
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 30, 2026

Invoice Amount: \$1,843.76

Description	Current Amount
Cell kit and expansion module installation*****North Amenities*****	
Irrigation Repairs	\$1,843.76

RECEIVED

By Tara Lee at 10:30 am, Jan 29, 2026

Invoice Total \$1,843.76

*Sod / Irrigation Replacement
General Fund*

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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1073330	12/31/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Durbin Crossing CDD

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

Invoice Due Date: January 30, 2026

Invoice Amount: \$4,618.63

Description	Current Amount
Controller, module and cell kit installation*****Leith Hall*****	
Irrigation Repairs	\$4,618.63

RECEIVED
By Tara Lee at 10:29 am, Jan 29, 2026

Invoice Total \$4,618.63

*Sod / Irrigation Replacement
General Fund*

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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1073331	12/31/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

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

Invoice Due Date: January 30, 2026
Invoice Amount: \$7,777.47

Description	Current Amount
Controller, module and cell kit installation*****Averley Park***** Irrigation Repairs	\$7,777.47

RECEIVED
By Tara Lee at 10:29 am, Jan 29, 2026

Invoice Total \$7,777.47

*Sod / Irrigation Replacement
General Fund*

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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1073332	12/31/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Durbin Crossing CDD

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

Invoice Due Date: January 30, 2026

Invoice Amount: \$1,832.95

Description	Current Amount
Controller, module and cell kit installation*****Cantley Estates*****	
Irrigation Repairs	\$1,832.95

RECEIVED
By Tara Lee at 10:29 am, Jan 29, 2026

Invoice Total \$1,832.95

*Sod / Irrigation Replacement
General Fund*

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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1073333	12/31/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

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

Invoice Due Date: January 30, 2026

Invoice Amount: \$1,832.95

Description	Current Amount
Controller, module and cell kit installation*****Wellwood Preserve***** Irrigation Repairs	\$1,832.95

RECEIVED

By Tara Lee at 10:29 am, Jan 29, 2026

Invoice Total \$1,832.95

Sod / Irrigation Replacement

General Fund

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



YELLOWSTONE LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1073334	12/31/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Durbin Crossing CDD

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

Invoice Due Date: January 30, 2026

Invoice Amount: \$5,652.91

Description	Current Amount
Controller, module and cell kit installation*****N. Durbin Roundabout***** Irrigation Repairs	\$5,652.91

RECEIVED

By Tara Lee at 10:30 am, Jan 29, 2026

Invoice Total \$5,652.91

Sod / Irrigation ~~Replacement~~ Replacement
General Fund

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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1073335	12/31/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

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

Invoice Due Date: January 30, 2026

Invoice Amount: \$2,652.43

Description	Current Amount
Controller, module and cell kit installation*****S. Durbin Pkwy***** Irrigation Repairs	\$2,652.43

RECEIVED
By Tara Lee at 10:29 am, Jan 29, 2026

Invoice Total \$2,652.43

*Sod / Irrigation Replacement
General Fund*

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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1073336	12/31/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Durbin Crossing CDD

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

Invoice Due Date: January 30, 2026

Invoice Amount: \$7,384.47

Description	Current Amount
Controller, module and cell kit installation*****South Amenities*****	
Irrigation Repairs	\$7,384.47

RECEIVED

By Tara Lee at 10:30 am, Jan 29, 2026

Invoice Total \$7,384.47

*Sod / Irrigation Replacement
General Fund*

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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1073338	12/31/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

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

Invoice Due Date: January 30, 2026

Invoice Amount: \$2,196.19

Description	Current Amount
Controller, module and cell kit installation*****St. Andrews*****	
Irrigation Repairs	\$2,196.19

RECEIVED
By Tara Lee at 10:29 am, Jan 29, 2026

Invoice Total \$2,196.19

*Sod/Irrigation Replacement
General Fund*

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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1073337	12/31/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Durbin Crossing CDD

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

Invoice Due Date: January 30, 2026

Invoice Amount: \$1,832.95

Description	Current Amount
Controller, module and cell kit installation*****Woodcross Manor***** Irrigation Repairs	\$1,832.95

RECEIVED

By Tara Lee at 10:29 am, Jan 29, 2026

Invoice Total \$1,832.95

Sod / Irrigation Replacement
General Fund

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

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

Invoice

Invoice #: 545
Invoice Date: 2/1/26
Due Date: 2/1/26
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - February 2026		4,903.08	4,903.08
Website Administration - February 2026		95.50	95.50
Information Technology - February 2026		143.33	143.33
Impact Fee Collection Administration - February 2026		1,433.00	1,433.00
Dissemination Agent Services - February 2026		687.75	687.75
Office Supplies		0.69	0.69
Postage		167.94	167.94
Copies		22.05	22.05
Telephone		14.93	14.93

RECEIVED
By Tara Lee at 9:59 am, Feb 05, 2026

Total	\$7,468.27
Payments/Credits	\$0.00
Balance Due	\$7,468.27



LAMP SALES UNLIMITED, INC.

Always on.

Invoice

Remit To:

Lamp Sales Unlimited
PO Box 10606
Jacksonville FL
92247-0606

Jacksonville

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

Orlando

4210 LB McLeod RD STE118
Orlando FL 32811-5682
PH(407)859-1515
FX(407)859-2423

#INV0313334

01/28/2026

Bill To

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

Ship To

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

Terms	Due Date	PO #	Sales Rep	Ship Date-Method	Account	Inside Sales Rep	Created From
Net 30	02/27/2026	Zach Davidson - Ballast	EMP018 Rlx, Clayton	01/28/2026 LSU Delivery	CUS393	Danny Shaffer	Sales Order #SO19028

Item	Type	Quantity	Rate	Amount	SOI
ICF2S26H1LDK		8	\$26.50	\$212.00	No
ICF2S26H1LDK BALLAST ELEC 1 OR 2 LITE 26W 4PIN 120V/277V 12/CS ADVANCE					

NOTE

Zach Davidson - 904-230-2011

No

Subtotal	\$212.00
Tax (%)	\$0.00
Shipping	\$0.00
Total	\$212.00
Amount Due	\$212.00
Status	Open

[Click Here to Pay Now](#)

2/3/24
REPAIR & REPLACE
1.320.400
53800.44200

RECEIVED
By Tara Lee at 11:30 am, Feb 09, 2026

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



INVOICE

Page: 1

Please Remit Payment to:

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

Invoice Number: PSI239266
 Invoice Date: 2/2/2026

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 2/2/2026
 Due Date 3/4/2026
 Terms Net 30

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

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance February Billing 2/1/2026 - 2/28/2026 Durbin Crossing CDD-Lake-ALL		1	1	4,698.73	4,698.73

RECEIVED
 By Tara Lee at 12:14 pm, Feb 03, 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



PAYMENT ADDRESS:
 Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323
 904-356-5300 • Toll Free: 800-226-6305 • turnerpest.com

Turner Pest Control LLC
 PO Box 600323
 Jacksonville, FL 32260-0323
 904-356-5300

Service Slip/Invoice

INVOICE: 621843509
DATE: 02/02/2026
ORDER: 621843509

Bill To: [176599]
 Durbin Crossing GDD
 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
02/02/2026	08:07 AM	MICE, RATS		08:07 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	02/02/2026		08:45 AM

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

RECEIVED
 By Tara Lee at 10:41 am, Feb 05, 2026

[Handwritten Signature]

TECHNICIAN SIGNATURE

[Handwritten 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.

02/02/2026 08:07 AM 176599 176602 904-230-2011 02/02/2026 08:45 AM



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

Service Slip/Invoice

INVOICE:	621844031
DATE:	02/02/2026
ORDER:	621844031

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
02/02/2026	08:08 AM	MOSQUITO		08:08 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	02/02/2026		08:47 AM

Service	Description	Price
CPCMOSULV	Commercial Mosquito Service	\$122.23
RECEIVED By Tara Lee at 10:41 am, Feb 05, 2026		
SUBTOTAL		\$122.23
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$122.23

AMOUNT DUE \$122.23

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

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



PAYMENT ADDRESS:
 Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323
 904-355-5300 • Toll Free: 800-225-6305 • turnerpest.com

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

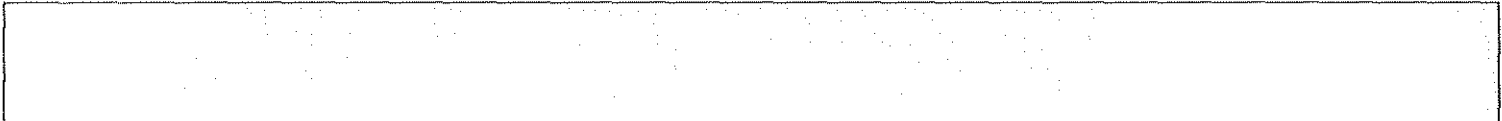
Service Slip/Invoice

INVOICE:	621844032
DATE:	02/03/2026
ORDER:	621844032

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
02/03/2026	10:30 AM	MOSQUITO		10:30 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	02/03/2026		10:52 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 10:39 am, Feb 05, 2026

AMOUNT DUE \$166.05

mm

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.

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

USA TODAY CO.



ACCOUNT NAME Durbin Crossing / Gms		ACCOUNT # 764133	INV DATE 01/31/26
INVOICE # 0007550304	INVOICE PERIOD Jan 1- Jan 31, 2026	CURRENT INVOICE TOTAL \$86.32	
PREPAY (Memo Info) \$0.00	UNAPPLIED (Included In amt due) \$0.00	TOTAL CASH AMT DUE* \$86.32	

BILLING ACCOUNT NAME AND ADDRESS

Durbin Crossing / Gms
475 W Town Place, Ste 114
Saint Augustine, FL 32092

PAYMENT DUE DATE: FEBRUARY 28, 2026

Legal Entity: USA TODAY 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@usatodayco.com **FEDERAL ID 47-2390983**

Save A Tree! USA TODAY Co. 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
1/1/26	Balance Forward	\$86.32
1/12/26	PAYMENT - THANK YOU	-\$86.32

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
1/15/26	11958463	SAG St Augustine Record	Durbin Crossing January Meeting		\$86.32

RECEIVED
By Tara Lee at 1:27 pm, Feb 04, 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 Durbin Crossing / Gms		ACCOUNT NUMBER 764133		INVOICE NUMBER 0007550304		AMOUNT PAID
CURRENT DUE \$86.32	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$86.32
REMITTANCE ADDRESS (Include Account# & Invoice# on check) USA TODAY Media Corp. PO Box 631244 Cincinnati, OH 45263-1244				TO PAY BY PHONE PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$89.76
To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/						

0000764133000000000000000075503040000863267171

LOCALIQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

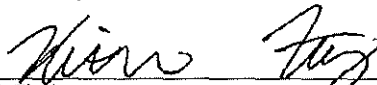
STATE OF WISCONSIN, COUNTY OF BROWN

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


SAG St Augustine Record 01/15/2026
SAG staugustine.com 01/15/2026

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 01/15/2026



Legal Clerk



Notary, State of WI, County of Brown

8.29.26

My commission expires

Publication Cost: \$86.32
Tax Amount: \$0.00
Payment Cost: \$86.32
Order No: 11958463 # of Copies: 1
Customer No: 764133
PO #:

THIS IS NOT AN INVOICE!
Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the Durbin Crossing Community Development District ("District") will hold a regular meeting on Monday, January 26, 2026 at 8:00 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 (804) 940-5850 and is expected to also be available on the District's website at www.DurbinCrossingCDD.com.

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

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



Invoice

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

Invoice # 430504
Date 02/01/2026
Terms Net 30
Due Date 03/03/2026
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

Thank you for your business.

Total 45,715.13

RECEIVED
By Tara Lee at 12:20 pm, Jan 27, 2026

Invoice

Weather Engineers, Inc.
 Air Conditioning • Heating • Refrigeration • Clean Air Professionals

PO Box 37068
 Jacksonville, FL 32236
 Phone: (904) 356-3963
 Fax: (904) 356-4969
 www.weatherengineers.com
 CAC041100

Number	Date
S137525	01/31/26



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

SERVICE PERFORMED AT:
 DURBIN CROSSING CDD
 AMENITY CENTER
 145 S DURBIN PARKWAY
 ST. JOHNS FL 32259

Site #: 104602-001
 Amount Paid:

Return this portion with payment

Work Order Date	Call Slip Number	P.O. Number	Salesman	Terms	Contract #	Batch #
01/30/26	252959			30	SA0	

DESCRIPTION

Reported by: Zach 904-258-2044
 Trouble Code: NTR - NOTHING RUNS
 Billable unit not running avail 12-4
 flexible on time

BRAND	[MODEL # / SERIAL #]	SERVING AREA
TRANE	TWE09041BA400A / 18192647BA	GYM
TRANE	4TWR4042G1000AB / 20115ML94F	GYM
TRANE	4TWR4042G1000AB / 20115MBX4F	GYM

Checked system found heat strip contactor shorted,
 replaced contactor. Tested operation of system.
 Everything is running well.

TECH	DATE	RECEIVED	ARRIVED	DEPARTED
178	01/30/26	10:30:00	11:17:00	12:40:00
086	01/30/26	10:30:00	11:17:00	12:40:00
1	40A 2P 24V(RESIDENTIAL)		57.34	57.34
1	FUSE, ATC-5 5 AMP		3.99	3.99
01/30/26	1 MECH R/T	1.38 HRS @	89.25	123.16
01/30/26	1 MECH T/T	.78 HRS @	89.25	69.62
01/30/26	1 HELP N/C	2.16 HRS @	45.00	.00

Continued on page 2

Go to page 2

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

Weather Engineers, Inc.

Air Conditioning • Heating • Refrigeration • Clean Air Professionals



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

Invoice

Number	Date
S137525	01/31/26

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

SERVICE PERFORMED AT:
 DURBIN CROSSING CDD
 AMENITY CENTER
 145 S DURBIN PARKWAY
 ST. JOHNS FL 32259

Site #: 104602-001
 Amount Paid:

Return this portion with payment

Work Order Date	Call Slip Number	P.O. Number	Salesman	Terms	Contract #	Batch #
01/30/26	252959			30	SA0	

DESCRIPTION

Continued from page 1

MATERIAL 61.33

LABOR 192.78

TOTAL \$ 254.11

2/3/26
 Repair & Replace
 1,320.53800.44200

RECEIVED

By Tara Lee at 10:59 am, Feb 09, 2026

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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1088205	1/23/2026
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

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

Invoice Due Date: February 22, 2026

Invoice Amount: \$883.75

Description	Current Amount
Mainline repair near Tollerton / Longleaf Pines	
Irrigation Repairs	\$883.75

RECEIVED
By Tara Lee at 10:29 am, Jan 29, 2026

Invoice Total \$883.75

Irrigation Repairs

1.320.53300.46400

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



INVOICE

INVOICE #	INVOICE DATE
1088206	1/23/2026
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
 PO Box 101017
 Atlanta, GA 30392-1017

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

Invoice Due Date: February 22, 2026

Invoice Amount: \$800.00

Description	Current Amount
Islebrook Hand Water 4.22.25	
Labor	\$800.00

RECEIVED
 By Tara Lee at 10:29 am, Jan 29, 2026

Invoice Total \$800.00

Landscape Contingency

1.320.53800.46210

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



INVOICE

INVOICE #	INVOICE DATE
1088207	1/23/2026
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: February 22, 2026

Invoice Amount: \$1,832.95

Description	Current Amount
Controller, module and cell kit installation*****Staplehurst Place*****	
Irrigation Repairs	\$1,832.95

RECEIVED
By Tara Lee at 10:30 am, Jan 29, 2026

Invoice Total \$1,832.95

Sod / Irrigation Replacement

General Fund

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



INVOICE

INVOICE #	INVOICE DATE
1088208	1/23/2026
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: February 22, 2026

Invoice Amount: \$2,925.00

Description	Current Amount
Pine Fellings Various Addresses.	
Tree Removal	\$2,925.00

RECEIVED

By Tara Lee at 10:29 am, Jan 29, 2026

Invoice Total \$2,925.00

Landscape Contingency

1.320.53800.46210

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



Civil Engineering
 Land Surveying & Mapping
 Permitting
 ADA Consulting

Invoice

Date	Invoice #
2/3/26	3974

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

RECEIVED
 By Tara Lee at 10:22 am, Feb 04, 2026

Yuro & Assoc. - Job No.
Y23-1310

Item	Date	Description	Hours	Rate	Amount
Durbin Crossing - January Engineering					
CDD Durbin...	12/3/25	resident fence easement	1	185.00	185.00
CDD Durbin...	1/2/26	JEA fence installation issue	0.5	185.00	92.50
CDD Durbin...	1/5/26	legal/sketch email for JEA issues	1	185.00	185.00
CDD Durbin...	1/16/26	agenda call	0.5	185.00	92.50
CDD Durbin...	1/19/26	impact fee credit email	0.5	185.00	92.50
CDD Durbin...	1/26/26	cdd meeting	3	185.00	555.00

Total	\$1,202.50
--------------	-------------------

INVOICE

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

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



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

RECEIVED
By Tara Lee at 2:36 pm, Feb 12, 2026

Invoice details

Invoice no.: 5413
Terms: Net 30
Invoice date: 02/12/2026
Due date: 03/14/2026

PO: NORTH

#	Product or service	Description	Qty	Rate	Amount
1.	POOL REPAIR	-COMPLETE FILTER ACID WASH -BACKWASH FILTER FOR BETTER FLOW	1	\$475.00	\$475.00

Total \$475.00

Ways to pay

BANK

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

[View and pay](#)

Repairs + Replacements

1.320.53800.44200



LAMP SALES UNLIMITED, INC.

Always on

Remit To:

Lamp Sales Unlimited
PO Box 10606
Jacksonville FL
32247-0606

Jacksonville

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

Orlando

4210 LB McLeod RD STE118
Orlando FL 32811-5682
PH(407)859-1515
FX(407)859-2423

Invoice

#INV0313158

01/22/2026

Bill To

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

Ship To

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

Terms	Due Date	PO #	Sales Rep	Ship Date-Method	Account	Inside Sales Rep	Created From
Net 30	02/21/2026	Zach Davidson - Bulbs	EMP018 Rix, Clayton	01/22/2026 LSU Delivery	CUS393	Danny Shaffer	Sales Order #SO18882

Item	Type	Quantity	Rate	Amount	SOI
CF26DT/E/IN835 CF26DT/E/IN835 26W TRIPLE 3500K GX24Q3 BASE #20881 50/CS SYLVANIA		10	\$7.98	\$79.80	No
18W/LED/HP/850/100-277V/E26 18W/LED/HP/850/100-277V/E26 18W LED CORN COB MVOLT MED ECONO HI-PRO SATCO #S49390 24/CS		6	\$27.00	\$162.00	No

RECEIVED
By Tara Lee at 10:56 am, Feb 13, 2026

Subtotal	\$241.80
Tax (%)	\$0.00
Shipping	\$0.00
Total	\$241.80
Amount Due	\$241.80
Status	Open

[Click Here to Pay Now](#)

2/13/26
REPAIR & REPLACE
1,320.53800.44200

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



INVOICE

INVOICE #	INVOICE DATE
1098392	2/1/2026
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: March 3, 2026

Invoice Amount: \$48,261.23

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

RECEIVED

By Tara Lee at 3:52 pm, Feb 03, 2026

Invoice Total \$48,261.23

Landscape Maintenance

1.320.53200.46200

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



YELLOWSTONE LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1108535	2/12/2026
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: March 14, 2026

Invoice Amount: \$1,065.11

Description	Current Amount
Mainline repair***North Durbin Parkway*****	
Irrigation Repairs	\$1,065.11

RECEIVED
By Tara Lee at 2:36 pm, Feb 12, 2026

Invoice Total \$1,065.11

Irrigation Repairs

1-320.53200.46400

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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1108536	2/12/2026
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

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

Invoice Due Date: March 14, 2026

Invoice Amount: \$788.34

Description	Current Amount
Mainline repair*****Tollerton and Harbury on Longleaf***** Irrigation Repairs	\$788.34

RECEIVED
By Tara Lee at 2:36 pm, Feb 12, 2026

Invoice Total \$788.34

Irrigation Repairs

1.320.53800.46400

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



YELLOWSTONE LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1108537	2/12/2026
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
 PO Box 101017
 Atlanta, GA 30392-1017

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

Invoice Due Date: March 14, 2026
Invoice Amount: \$852.48

Description	Current Amount
Mainline repair*****North Durbin Parkway*****	
Irrigation Repairs	\$852.48

RECEIVED

By Tara Lee at 2:36 pm, Feb 12, 2026

Invoice Total \$852.48

Irrigation Repairs

1.320.53800.46400

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

Dynamic Security Professionals, Inc.

Invoice

P.O. Box 23861
 Jacksonville, FL 32241
 EF0001108

Date	Invoice #
2/19/2026	46779

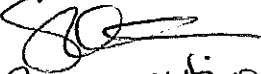
Bill To
Durbin Crossing CDD 475 West Town Place Suite 114 St. Augustine, FL 32092

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

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

Quantity	Description	Rate	Amount
50	26 Bit Clamshell proximity cards for Access Control System (Dropped Off to Site)	8.00	400.00

Thank you for your business.

2/20/2026

 Recreational Passes
 1.320.53800.44300

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

RECEIVED
 By Tara Lee at 11:21 am, Feb 20, 2026



Investment Painting of North FL

Durbin Crossing CDD
 Durbin Crossing CDD
 730 North Durbin Parkway 145 S Durbin Parkway
 Saint Johns, FL 32259

(904) 258-2044
 zdavidson@vestapropertyservices.com

RECEIVED
 By Tara Lee at 10:51 am, Feb 18, 2026

JOB	#4332
INVOICE	#4332
SERVICE DATE	Oct 02, 2025
INVOICE DATE	Oct 02, 2025
PAYMENT TERMS	Upon receipt
DUE DATE	Jan 26, 2026
AMOUNT DUE	\$895.00

CONTACT US
 229 South Torwood Drive
 Saint Johns, FL 32259

(904) 307-6649
 Investmentpaintingfl@yahoo.com

INVOICE



Exterior stucco Repair and Painting Estimate for Durbin Crossing entry sign. Please see attached pictures. 1.0 \$895.00 \$895.00

Pressure wash, seal and repair hairline cracks on stucco, Repaint Entry way sign with Sherwin Williams loxon xp masonry paint undercoat to help seal and keep hairline cracks sealed longer, repaint sign with Sherwin Williams Duration acrylic Paint for color retention and dirt mildew resistant.

Price includes labor materials and taxes.

	Subtotal	\$895.00
<i>Repairs + Replacements</i>	Job Total	\$895.00
<i>1.320.53800.44200</i>	Amount Due	\$895.00

We will match or beat a written formal estimate from a reputable, licensed and insured company with proof of estimate!

To accept our estimate and schedule a start date please simply press the accept button on the email you received! You will then receive an invoice for your deposit of \$500.00 for each service/job for approved services that you have agreed to. At that time you will receive a TENTATIVE START WEEK for your approved job. For larger residential jobs, deposits may be subjected to a higher deposit. This pertains to residential clients only. All commercial clients please see our terms and conditions regarding deposits amounts and procedures. These terms and conditions are subject to change at any time.

Please see our terms and Conditions for Agreements, Payment Schedules, Scheduling, Cancellation policies and more.

Like us on Facebook! Write us a review on Facebook, Nextdoor & Our Website!
 Thank you for your Business!

INVOICE

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

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



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

RECEIVED
 By Tara Lee at 11:17 am, Feb 20, 2026

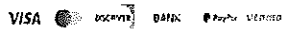
Invoice details
 Invoice no.: 1124
 Terms: Net 30
 Invoice date: 12/28/2025
 Due date: 01/27/2026

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

10.	Holiday Lighting Reinstall	Reinstall 4 WW 5' snowflakes. 1 at each tower at main intersection, Includes refurbishment of snowflakes and poles.	0.5	\$1,700.00	\$850.00
11.	Holiday Lighting Reinstall	Reinstall pro lit 72" wreath above archway at clubhouse	0.5	\$112.50	\$56.25
12.	Holiday Lighting Reinstall	Reinstall monument 4 wreaths and garland	0.5	\$225.00	\$112.50
13.	Holiday Lighting Reinstall	Reinstall 2 palm tree wrap to 11' on pool deck	0.5	\$150.00	\$75.00
14.	Equipment Charge	Boom rental for install and removal	0.5	\$600.00	\$300.00
15.	Miscellaneous Wire, Plugs, Supplies, Etc	Miscellaneous supplies	0.5	\$320.00	\$160.00
16.	Take Down	Removal of lights and decor at end of season	0.5	\$825.00	\$412.50
17.	Storage	Storage of product until season 2026	0.5	\$500.00	\$250.00
18.	Product replacement	(1) 72" lit wreath for South Pole (13) 48" lit wreaths for five towers (4) 36" lit wreaths for monument at St Johns Pkwy	0.5	\$3,832.96	\$1,916.48
19.	Product replacement	(15) 9' lit strands of Colorado Pine garland. 3 per tower.	0.4999966	\$1,488.45	\$744.22
20.	Product replacement	(1) 36" red with gold trim bow (13) 18" red with gold trim bow (4) 12" red with gold trim bow	0.4999944	\$890.21	\$445.10
21.	Misc. Christmas materials	Glowing floating balls for pool	12	\$17.50	\$210.00

Total **\$9,052.55**

Ways to pay



Overdue 01/27/2026

[View and pay](#)

2/20/26
1/27/26
HOLIDAY LIGHTING
1.320.53800.47100

Violette Lani and Iris Andie

INVOICE

7612 Saw Timber Lane
Jacksonville, FL 32256
(904) 635-2939

INVOICE #1302
DATE: 1/23/26

TO:

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

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
1	Live music for Durbin Crossing 1/25/26	\$483.05	\$483.05

RECEIVED
By Tara Lee at 8:29 am, Feb 23, 2026

TOTAL DUE 483.05

Weather Engineers, Inc.

Air Conditioning • Heating • Refrigeration • Clean Air Professionals



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

Invoice

Number	Date
C53859	02/19/26

BILL TO: #104602

DURBIN CROSSING CDD

145 S DURBIN PARKWAY
 ST. JOHNS FL 32259

SERVICE PERFORMED AT:

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

Return this portion with payment

Invoice Date	Customer #	P.O. Number	Salesman	Terms	Contract #
02/19/26	104602			30	

DESCRIPTION

Service Date: 02/16/26

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

2/20/26
 Repair & Replace
 1.320.53800.44200

TOTAL : \$ 252.00

RECEIVED

By Tara Lee at 11:22 am, Feb 20, 2026

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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1111233	2/17/2026
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Durbin Crossing CDD

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

Invoice Due Date: March 19, 2026

Invoice Amount: \$864.46

Description	Current Amount
Mainline repair at Longleaf and South Durbin	
Irrigation Repairs	\$864.46

RECEIVED

By Tara Lee at 10:55 am, Feb 18, 2026

Invoice Total \$864.46

Irrigation Repairs

1.320.53800.46400

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



INVOICE

INVOICE #	INVOICE DATE
1111234	2/17/2026
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: March 19, 2026

Invoice Amount: \$2,442.75

Description	Current Amount
Arbor Injections of declining oak trees at Durbin N amenity, S amenity, Longleaf and Durbin N	
Arbor Injection	\$2,442.75

RECEIVED
By Tara Lee at 10:51 am, Feb 18, 2026

Invoice Total \$2,442.75

Landscape Contingency

1.320.53800.46210

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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1111235	2/17/2026
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Durbin Crossing CDD

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

Invoice Due Date: March 19, 2026

Invoice Amount: \$4,078.86

Description	Current Amount
Tree Care Services - Arborist Report Issues	
Tree Care Services	\$3,425.00
Tree Care Services	\$653.86

RECEIVED

By Tara Lee at 10:55 am, Feb 18, 2026

Invoice Total **\$4,078.86**

Landscape Contingency

1,320.53800.46210

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

Dynamic Security Professionals, Inc.

Invoice

P.O. Box 23861
 Jacksonville, FL 32241
 EF0001108

Date	Invoice #
2/19/2026	46779

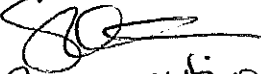
Bill To
Durbin Crossing CDD 475 West Town Place Suite 114 St. Augustine, FL 32092

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

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

Quantity	Description	Rate	Amount
50	26 Bit Clamshell proximity cards for Access Control System (Dropped Off to Site)	8.00	400.00

Thank you for your business.

2/20/2026

 Recreational Passes
 1.320.53800.44300

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

RECEIVED
 By Tara Lee at 11:21 am, Feb 20, 2026



Investment Painting of North FL

Durbin Crossing CDD
Durbin Crossing CDD
730 North Durbin Parkway 145 S Durbin Parkway
Saint Johns, FL 32259

(904) 258-2044
z davidson@vestapropertyservices.com

RECEIVED
By Tara Lee at 10:51 am, Feb 18, 2026

JOB	#4332
INVOICE	#4332
SERVICE DATE	Oct 02, 2025
INVOICE DATE	Oct 02, 2025
PAYMENT TERMS	Upon receipt
DUE DATE	Jan 26, 2026
AMOUNT DUE	\$895.00

CONTACT US
229 South Torwood Drive
Saint Johns, FL 32259

(904) 307-6649
Investmentpaintingfl@yahoo.com

INVOICE



Exterior stucco Repair and Painting Estimate for Durbin Crossing entry sign. Please see attached pictures. 1.0 \$895.00 \$895.00

Pressure wash, seal and repair hairline cracks on stucco, Repaint Entry way sign with Sherwin Williams loxon xp masonry paint undercoat to help seal and keep hairline cracks sealed longer, repaint sign with Sherwin Williams Duration acrylic Paint for color retention and dirt mildew resistant.

Price includes labor materials and taxes.

	Subtotal	\$895.00
<i>Repairs + Replacements</i>	Job Total	\$895.00
<i>1.320.53800.44200</i>	Amount Due	\$895.00

We will match or beat a written formal estimate from a reputable, licensed and insured company with proof of estimate!

To accept our estimate and schedule a start date please simply press the accept button on the email you received! You will then receive an invoice for your deposit of \$500.00 for each service/job for approved services that you have agreed to. At that time you will receive a TENTATIVE START WEEK for your approved job. For larger residential jobs, deposits may be subjected to a higher deposit. This pertains to residential clients only. All commercial clients please see our terms and conditions regarding deposits amounts and procedures. These terms and conditions are subject to change at any time.

Please see our terms and Conditions for Agreements, Payment Schedules, Scheduling, Cancellation policies and more.

Like us on Facebook! Write us a review on Facebook, Nextdoor & Our Website!
Thank you for your Business!

INVOICE

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

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



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

RECEIVED
 By Tara Lee at 11:17 am, Feb 20, 2026

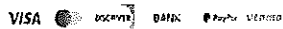
Invoice details
 Invoice no.: 1124
 Terms: Net 30
 Invoice date: 12/28/2025
 Due date: 01/27/2026

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

10.	Holiday Lighting Reinstall	Reinstall 4 WW 5' snowflakes. 1 at each tower at main intersection, Includes refurbishment of snowflakes and poles.	0.5	\$1,700.00	\$850.00
11.	Holiday Lighting Reinstall	Reinstall pro lit 72" wreath above archway at clubhouse	0.5	\$112.50	\$56.25
12.	Holiday Lighting Reinstall	Reinstall monument 4 wreaths and garland	0.5	\$225.00	\$112.50
13.	Holiday Lighting Reinstall	Reinstall 2 palm tree wrap to 11' on pool deck	0.5	\$150.00	\$75.00
14.	Equipment Charge	Boom rental for install and removal	0.5	\$600.00	\$300.00
15.	Miscellaneous Wire, Plugs, Supplies, Etc	Miscellaneous supplies	0.5	\$320.00	\$160.00
16.	Take Down	Removal of lights and decor at end of season	0.5	\$825.00	\$412.50
17.	Storage	Storage of product until season 2026	0.5	\$500.00	\$250.00
18.	Product replacement	(1) 72" lit wreath for South Pole (13) 48" lit wreaths for five towers (4) 36" lit wreaths for monument at St Johns Pkwy	0.5	\$3,832.96	\$1,916.48
19.	Product replacement	(15) 9' lit strands of Colorado Pine garland. 3 per tower.	0.4999966	\$1,488.45	\$744.22
20.	Product replacement	(1) 36" red with gold trim bow (13) 18" red with gold trim bow (4) 12" red with gold trim bow	0.4999944	\$890.21	\$445.10
21.	Misc. Christmas materials	Glowing floating balls for pool	12	\$17.50	\$210.00

Total **\$9,052.55**

Ways to pay



Overdue 01/27/2026

[View and pay](#)

2/20/26
1/27/26
HOLIDAY LIGHTING
1.320.53800.47100

Violette Lani and Iris Andie

INVOICE

7612 Saw Timber Lane
Jacksonville, FL 32256
(904) 635-2939

INVOICE #1302
DATE: 1/23/26

TO:

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

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
1	Live music for Durbin Crossing 1/25/26	\$483.05	\$483.05

RECEIVED
By Tara Lee at 8:29 am, Feb 23, 2026

TOTAL DUE 483.05

Weather Engineers, Inc.

Air Conditioning • Heating • Refrigeration • Clean Air Professionals



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

Invoice

Number	Date
C53859	02/19/26

BILL TO: #104602

DURBIN CROSSING CDD

145 S DURBIN PARKWAY
 ST. JOHNS FL 32259

SERVICE PERFORMED AT:

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

Return this portion with payment

Invoice Date	Customer #	P.O. Number	Salesman	Terms	Contract #
02/19/26	104602			30	

DESCRIPTION

Service Date: 02/16/26

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

2/20/26
 Repair & Replace
 1.320.53800.44200

TOTAL : \$ 252.00

RECEIVED

By Tara Lee at 11:22 am, Feb 20, 2026

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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1111233	2/17/2026
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Durbin Crossing CDD

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

Invoice Due Date: March 19, 2026

Invoice Amount: \$864.46

Description	Current Amount
Mainline repair at Longleaf and South Durbin	
Irrigation Repairs	\$864.46

RECEIVED

By Tara Lee at 10:55 am, Feb 18, 2026

Invoice Total \$864.46

Irrigation Repairs

1.320.53800.46400

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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1111234	2/17/2026
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Durbin Crossing CDD

Invoice Due Date: March 19, 2026

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

Invoice Amount: \$2,442.75

Description	Current Amount
Arbor Injections of declining oak trees at Durbin N amenity, S amenity, Longleaf and Durbin N	
Arbor Injection	\$2,442.75

RECEIVED
By Tara Lee at 10:51 am, Feb 18, 2026

Invoice Total \$2,442.75

Landscape Contingency

1.320.53800.46210

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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1111235	2/17/2026
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Durbin Crossing CDD

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

Invoice Due Date: March 19, 2026

Invoice Amount: \$4,078.86

Description	Current Amount
Tree Care Services - Arborist Report Issues	
Tree Care Services	\$3,425.00
Tree Care Services	\$653.86

RECEIVED

By Tara Lee at 10:55 am, Feb 18, 2026

Invoice Total \$4,078.86

Landscape Contingency

1.320.53800.46210

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

SIXTH ORDER OF BUSINESS

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING CERTAIN ACTIONS IN CONNECTION WITH THE SALE OR ASSIGNMENT OF IMPACT FEE CREDITS, INCLUDING THE EXECUTION OF CONTRACTS, PAYMENTS, AND OTHER ACTIONS AS DESCRIBED HEREIN; APPROVING THE SCOPE AND TERMS OF SUCH AUTHORIZATION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Durbin Crossing Community Development District (“District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, acquiring, constructing, operating, and/or maintaining certain infrastructure in accordance with Chapter 190, Florida Statutes; and

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

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

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

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

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

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

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

- 1. INCORPORATION OF RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.
- 2. AUTHORIZATION FOR DOCUMENTS.** The Chair of the District’s Board of Supervisors is hereby authorized to sign, accept, reject, and/or execute the Documents, provided that each transaction meets the financial and procedural parameters set forth herein:

A. The Chair’s authority shall be limited to transactions in which the cumulative value of the Credits to be sold does not exceed \$2,000,000. The Chair’s authority shall be limited to transactions in which the credits are sold at no more than a 20% discount, not including a broker commission. The Chair’s authority shall be limited to transactions in which the broker’s commission shall not exceed 6% of the purchase price of the credits. The Chair’s authority shall be limited to a cumulative value of \$2,000,000 in Credits to be sold in between Board meetings. For any proposed sale where there is no risk the sale opportunity will be lost by waiting for a Board meeting, the Chair shall wait for Board approval to approve and consummate the sale.

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

C. The Chair and District Manager shall have no authority to approve any sales which would cause the District’s road impact fee credit balance to fall below \$500,000.00. There is no similar limitation on the sale of park impact fee credits because park impact fees are only assessed against residential property, which the District will not develop in the future.

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

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

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

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

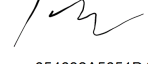
PASSED AND ADOPTED this 17th day of November, 2025.

ATTEST:

**DURBIN CROSSING COMMUNITY
DEVELOPMENT DISTRICT**

Signed by:

9A080FE97A6A46D...
Secretary/Assistant Secretary

Signed by:

054632A5051D43E...
Chair/Vice Chair, Board of Supervisors

SEVENTH ORDER OF BUSINESS

2027 Wishlist Items Durbin Crossing

Items	Cost	Repair/Replacment year	Capital Reserve budget
Restrapping/powder coating all pool loungers	\$50,000.00 restrapping and powder coating existing loungers. \$55,000.00 full replacement of all loungers.	FY2027	South \$10,000 (1year cycle) North \$5,150.00 (1 year cycle)
Sandblast/ repaint slide tower/ steel repairs	\$90,000.00	FY2027	FY 32-33 \$196,780.00
Repaint water feature at North	\$15,000.00	FY2027	Play Equipment Refurbish 5,000 FY25-26 Play Equipment Allowance 56,275 FY29-30
Wax and gel coat slide ride path	\$9,000.00	FY2027	N/A
20 Benches and 20 concrete pads	Benches- \$18,000.00 Concrete pads- \$2,650 per pad (total cost \$53,000.00 for 20 pads)	FY2027	N/A
Tennis court light pole replacments	\$18,000.00	FY2027	FY 28-29 South- \$92,882.00 FY 28-29 North-\$49,173.00
Replacement of Social hall furniture		FY2027	FY 32-33 \$63,587
Expand Holiday Decorations : Wreaths/Bows on Neighborhood Entrances Extend height on Palm Tree Lights	Pricing TBA		

4 CORNER MONUMENT- DURBIN CROSSING

N DURBIN PRWY

ENTRANCE
ROSSANA REYNA | 02/06/2026



Conceptual Rendering: Plants depicted are in full bloom and at a mature stage.

All renderings, plans, drawings, designs, specifications, memoranda, or other similar documents created and/or prepared by Yellowstone Landscape shall be its sole and exclusive property.



AVERLEY PARK- DURBIN CROSSING

AVERLEY WAY

ENTRANCE
ROSSANA REYNA | 02/05/2026



Conceptual Rendering: Plants depicted are in full bloom and at a mature stage.

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BUCKHEAD MINOR- DURBIN CROSSING

BUCKHEAD CT

ENTRANCE
ROSSANA REYNA | 01/29/2026



Conceptual Rendering: Plants depicted are in full bloom and at a mature stage.

All renderings, plans, drawings, designs, specifications, memoranda, or other similar documents created and/or prepared by Yellowstone Landscape shall be its sole and exclusive property.



Durbin Crossing- Cantley Way

January, 2025

Jacksonville, FL

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

- European Fan Palm (EP)
- Dwarf Oleander (DO)
- Jack Frost Ligustrum (JL)
- Dianella Flax Lily (DL)
- Blue My Mind (BM)
- Sod
- Mulch

(EP)

(DO)

(JL)

(DL)

(BM)



Potential

CASTLEGATE GLEN - DURBIN CROSSING

VETERANS PRWY



Conceptual Rendering: Plants depicted are in full bloom and at a mature stage.

All renderings, plans, drawings, designs, specifications, memoranda, or other similar documents created and/or prepared by Yellowstone Landscape shall be its sole and exclusive property.



CLOISTERBANE SIGN- DURBIN CROSSING

CLOISTERBANE DR.

ENTRANCE
ROSSANA REYNA | 02/05/2026



Conceptual Rendering: Plants depicted are in full bloom and at a mature stage.

All renderings, plans, drawings, designs, specifications, memoranda, or other similar documents created and/or prepared by Yellowstone Landscape shall be its sole and exclusive property.



Durbin Crossing

Jacksonville, FL

February, 2024

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

- Pringle Podocarpus (PP)
- Touch of Gold Holly (TH)
- Agapanthus Africanus (AA)
- Azalea Conversation Piece (AC)
- Liriope Muscari (LM)
- Blue My Mind (BM)
- Mulch

(PP)

(TH)

(AA)

(AC)

(LM)

(BM)



Potential

Durbin Crossing- Heron Landing

January, 2025

Jacksonville, FL

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

- Dwarf Oleander (DO)
- Pringle Podocarpus (PP)
- Dianella Flax Lily (DL)
- Blue My Mind (BM)
- Jack Frost Ligustrum (JL)
- Sod
- Mulch

(DO)

(PP)

(DL)

(BM)

(JL)



Potential

HUNTSTON- DURBIN CROSSING

N DURBIN PRWY

ENTRANCE
ROSSANA REYNA | 01/29/2026



Conceptual Rendering: Plants depicted are in full bloom and at a mature stage.

All renderings, plans, drawings, designs, specifications, memoranda, or other similar documents created and/or prepared by Yellowstone Landscape shall be its sole and exclusive property.



ISLESBROOK ENTRANCE- DURBIN CROSSING

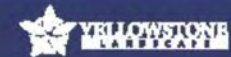
ISLESBROOK PKWY

ENTRANCE
ROSSANA REYNA | 02/09/2026



Conceptual Rendering: Plants depicted are in full bloom and at a mature stage.

All renderings, plans, drawings, designs, specifications, memoranda, or other similar documents created and/or prepared by Yellowstone Landscape shall be its sole and exclusive property.



LAUREL ESTATES - DURBIN CROSSING

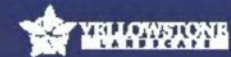
LAURISTON DR

ENTRANCE
ROSSANA REYNA | 01/30/2026



Conceptual Rendering: Plants depicted are in full bloom and at a mature stage.

All renderings, plans, drawings, designs, specifications, memoranda, or other similar documents created and/or prepared by Yellowstone Landscape shall be its sole and exclusive property.



LEITH HALL - DURBIN CROSSING

LEITH HALL DR.

ENTRANCE
ROSSANA REYNA | 02/04/2026



Conceptual Rendering: Plants depicted are in full bloom and at a mature stage.

All renderings, plans, drawings, designs, specifications, memoranda, or other similar documents created and/or prepared by Yellowstone Landscape shall be its sole and exclusive property.



ROUNDBABOUT - DURBIN CROSSING

N DURBIN PKWY

ROUNDBABOUT
ROSSANA REYNA | 02/09/2026



Conceptual Rendering: Plants depicted are in full bloom and at a mature stage.

All renderings, plans, drawings, designs, specifications, memoranda, or other similar documents created and/or prepared by Yellowstone Landscape shall be its sole and exclusive property.



ORCHID - DURBIN CROSSING

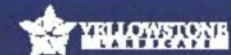
ORCHID WAY

ENTRANCE
ROSSANA REYNA | 02/05/2026



Conceptual Rendering: Plants depicted are in full bloom and at a mature stage.

All renderings, plans, drawings, designs, specifications, memoranda, or other similar documents created and/or prepared by Yellowstone Landscape shall be its sole and exclusive property.



SADDLESTONE PARK - DURBIN CROSSING

SADDLESTONE DR

ENTRANCE
ROSSANA REYNA | 01/30/2026



Conceptual Rendering: Plants depicted are in full bloom and at a mature stage.

All renderings, plans, drawings, designs, specifications, memoranda, or other similar documents created and/or prepared by Yellowstone Landscape shall be its sole and exclusive property.



Durbin Crossing

Jacksonville, FL

January, 2025

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

- Podocarpus Naki (PM)*
- European Fan Palm (EP)*
- Dwarf Oleander (DO)*
- Variiegated Ginger (VG)*
- Black Magic Cordyline (BC)*
- Mulch

(PM)

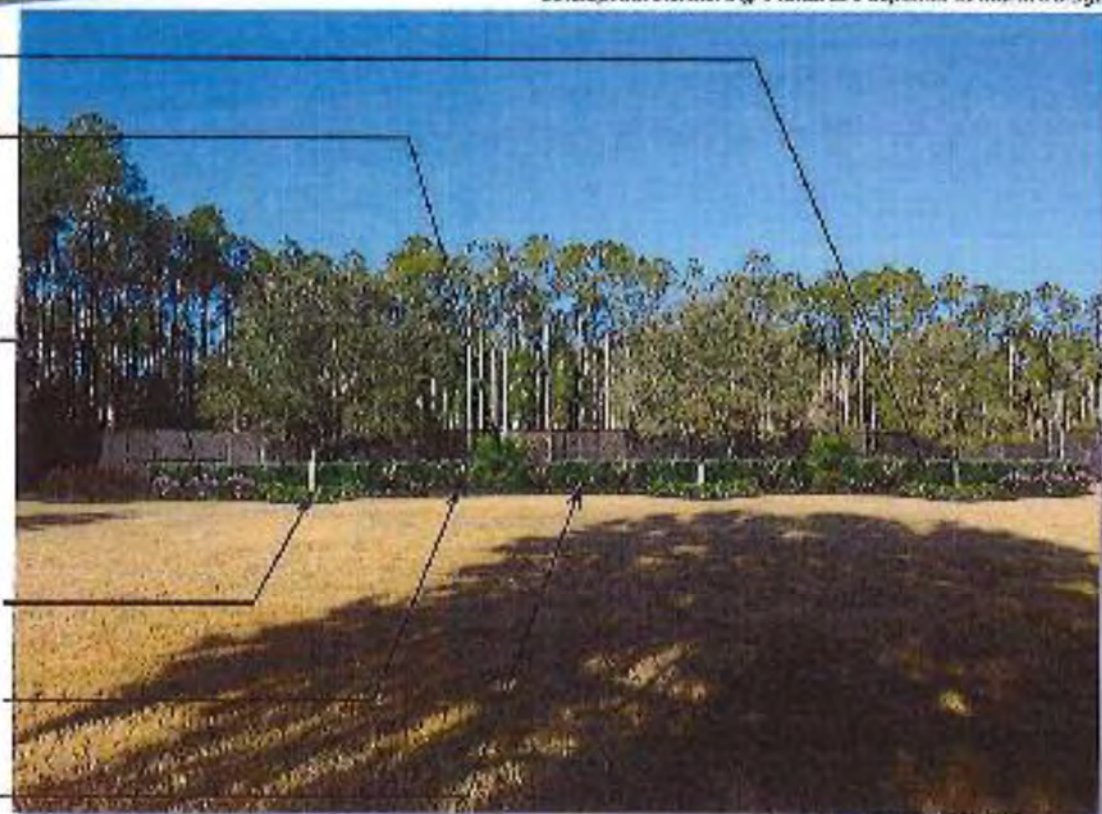
(EP)

(DO)

(VG)

(BC)

(SA)



Potential



YELLOWSTONE
LANDSCAPES

Durbin Crossing

Jacksonville, FL

January, 2025

Conceptual Rendering - Plants are depicted at mature stage



Existing

Landscape Design Suggestions

- European Fan Palm (EP)
- Schefflera Arboricola (SA)
- Liriope Muscari (LM)
- Blue Ivy Mini (BM)
- Mulch

(EP)

(SA)

(LM)

(BM)



Potential

Durbin Crossing

Jacksonville, FL

January, 2025



Existing

Landscape Design Suggestions

- European Fan Palm (EP)
- Schefflera Arboricola (SA)
- Liriope Muscari (LM)
- Blue My Mind (BM)
- Mulch

(EP)

(SA)

(LM)

(BM)

Potential

Charopitoid Resebling-Plants are depicted at mature stage



Durbin Crossing

Jacksonville, FL

January, 2025

Conceptual Rendering - Plants are depicted at mature stage



Existing

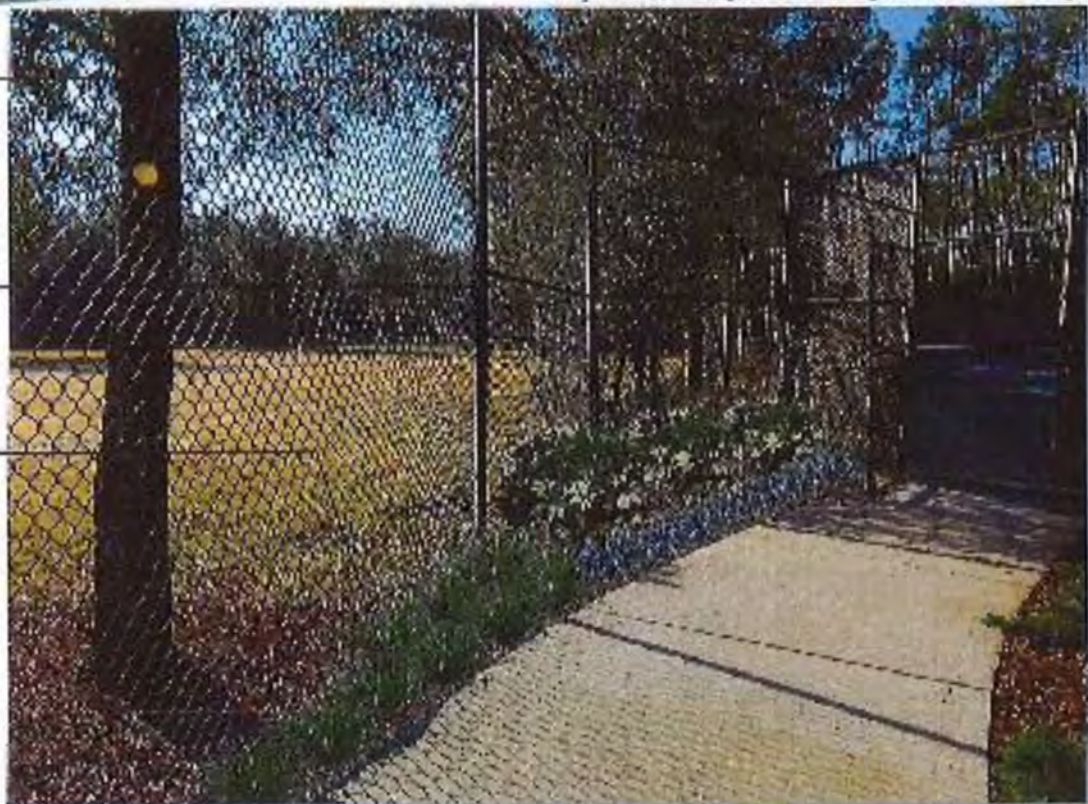
Landscape Design Suggestions

- Schefflera Arboricola (SA)*
- Blue My Mind (BM)*
- Liriope Muscari (LM)*
- Mulch

(SA)

(BM)

(LM)



Potential



YELLOWSTONE

LANDSCAPE ARCHITECTURE

Durbin Crossing- Cresthaven PL

January, 2025

Jacksonville, FL

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

- Podocarpus Maki (PM)
- European Fan Palm (EP)
- Dwarf Oleander (DO)
- Blue My Mind (BM)
- Jack Frost Ligustrum (JL)
- Mulch

(PM)

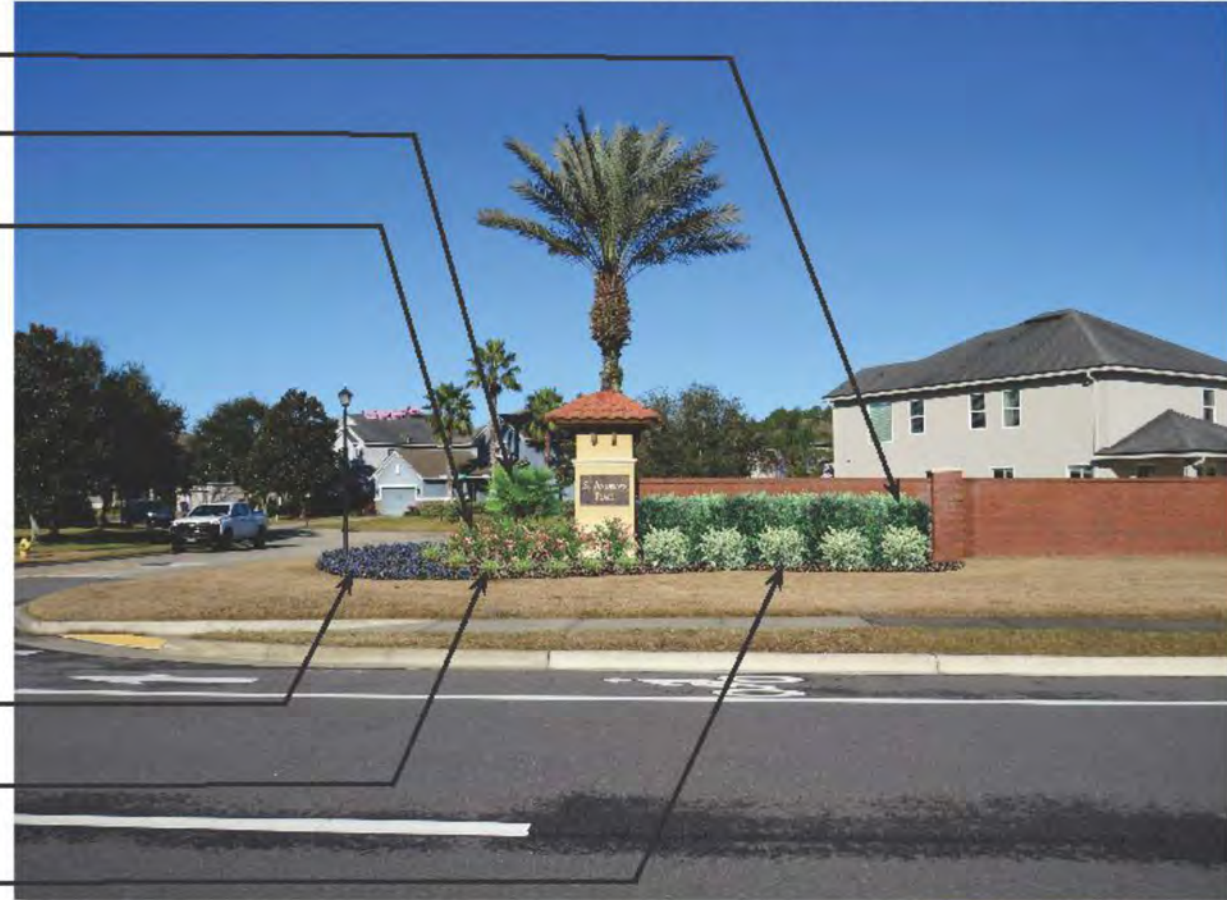
(EP)

(DO)

(BM)

(DL)

(JL)



Potential

STAPLEHURST - DURBIN CROSSING

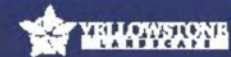
STAPLEHURST DR

ENTRANCE
ROSSANA REYNA | 02/06/2026



Conceptual Rendering: Plants depicted are in full bloom and at a mature stage.

All renderings, plans, drawings, designs, specifications, memoranda, or other similar documents created and/or prepared by Yellowstone Landscape shall be its sole and exclusive property.



Durbin Crossing- Wellwood

January, 2025

Jacksonville, FL

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

- Dwarf Oleander (DO)
- Bottlebrush Tree (BB)
- Blue My Mind (BM)
- Dianella Flax Lily (DL)
- Jack Frost Ligustrum (JL)
- Sod
- Mulch

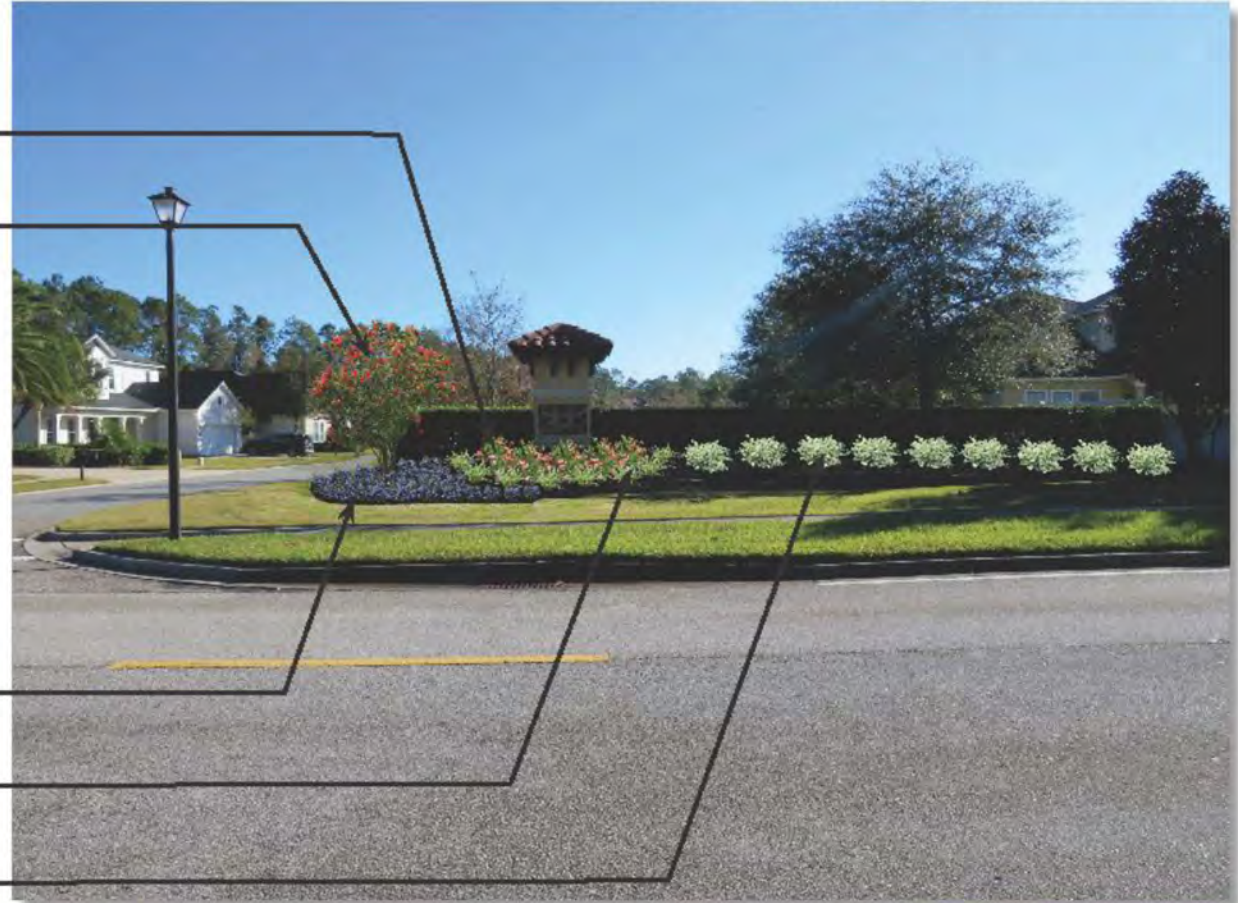
(DO)

(BB)

(BM)

(DL)

(JL)



Potential

WOODCROSS- DURBIN CROSSING

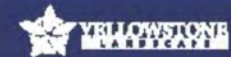
WOODCROSS DR

ENTRANCE
ROSSANA REYNA | 02/06/2026



Conceptual Rendering: Plants depicted are in full bloom and at a mature stage.

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EIGHTH ORDER OF BUSINESS

Durbin Crossing

Community Development District

Proposed Budget
FY 2027

Presented by:



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11	<u>Series 2017-2 Amortization Schedule</u>
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13	<u>Assessment Schedule</u>

Durbin Crossing
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY 2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessments - On Roll	\$ 2,960,402	\$ 2,874,628	\$ 85,687	\$ 2,960,316	\$ 2,960,402
Interest income	20,000	6,070	13,930	20,000	15,000
Insurance Proceeds	-	10,760	-	10,760	-
Other Revenues	30,000	2,432	12,568	15,000	15,000
Carry Forward Surplus	22,227	-	22,227	22,227	-
TOTAL REVENUES	\$ 3,032,629	\$ 2,893,890	\$ 134,413	\$ 3,028,303	\$ 2,990,402

EXPENDITURES:

Administrative

Supervisor Fees	\$ 12,000	\$ 4,600	\$ 7,000	\$ 11,600	\$ 12,000
FICA Taxes	918	352	536	887	918
Assessment Roll Administration	5,732	5,732	-	5,732	5,732
Engineering Fees	13,000	5,850	7,150	13,000	13,000
Dissemination Fees	8,253	3,439	4,814	8,253	8,748
Attorney Fees	50,000	18,629	31,371	50,000	50,000
Annual Audit	4,600	-	5,000	5,000	5,100
Trustee Fees	11,880	5,000	6,880	11,880	11,880
Arbitrage	1,200	-	1,200	1,200	1,200
Impact Fee Administration	17,196	7,165	10,031	17,196	18,228
Management Fees	58,837	24,515	34,321	58,837	62,367
Information Technology	1,720	717	1,003	1,720	1,823
Website Maintenance	1,146	478	669	1,146	1,215
Telephone	800	113	687	800	800
Postage	3,000	1,156	1,844	3,000	3,000
Printing & Binding	2,000	127	1,873	2,000	2,000
Insurance General Liability	9,550	8,997	553	9,550	9,897
Legal Advertising	2,000	432	1,568	2,000	2,000
Other Current Charges	700	-	700	700	700
Office Supplies	150	3	147	150	150
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$ 204,857	\$ 87,480	\$ 117,346	\$ 204,826	\$ 210,933

Durbin Crossing
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY 2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
Operations & Maintenance					
Amenity Center					
Insurance	\$ 45,064	\$ 41,380	\$ -	\$ 41,380	\$ 39,389
Repairs & Replacements	110,000	28,946	81,054	110,000	110,000
Recreational Passes	2,000	800	1,200	2,000	2,000
Office Supplies	5,000	1,716	3,284	5,000	5,000
Permit Fees	4,500	2,167	2,333	4,500	4,500
Utilities					
Water & Sewer	38,900	14,230	24,671	38,900	38,900
Electric	28,600	14,361	14,239	28,600	28,600
Cable/Phone/Internet	22,000	11,949	10,051	22,000	22,000
Security System	1,000	135	865	1,000	1,000
Amenity Center Management Contract					
Managerial (Vesta)	263,168	109,653	153,515	263,168	263,168
Staffing (Vesta)	281,809	117,420	164,389	281,809	281,809
Lifeguards (Vesta)	101,135	828	100,306	101,135	101,135
Mobile App/Website (Vesta)	3,605	1,502	2,103	3,605	3,605
Refuse Service	11,500	5,538	5,962	11,500	11,500
Pool Chemicals	35,700	15,759	19,941	35,700	39,000
Special Events	50,000	24,529	25,471	50,000	50,000
Holiday Décor	20,000	19,252	748	20,000	20,000
Pest Control	8,000	3,571	4,429	8,000	8,600
Pressure Washing	9,000	3,630	5,370	9,000	9,000
Fitness Equip Maintenance	8,500	401	8,099	8,500	8,500
TOTAL AMENITY CENTER	\$ 1,049,481	\$ 417,768	\$ 628,029	\$ 1,045,797	\$ 1,047,706
Grounds Maintenance					
Electric	\$ 10,000	\$ 3,678	\$ 6,322	\$ 10,000	\$ 10,000
Water & ReUse	325,000	109,527	177,730	287,257	325,000
Streetlighting	75,000	33,739	41,261	75,000	83,988
Lake Maintenance	57,289	24,229	33,060	57,289	60,000
Landscape Maintenance	579,135	241,306	337,829	579,135	596,510
Landscape Contingency	103,381	54,692	48,689	103,381	105,037
Mulch	65,000	67,200	-	67,200	65,000
Sod/Irrigation Replacement	450,000	405,607	-	405,607	-
Islesbrook Rd Sod Replacement	77,587	-	77,587	77,587	-
Fuel	900	292	608	900	900
Irrigation Repairs	35,000	59,278	25,000	84,278	85,328
Capital Reserve Funding	-	-	-	-	400,000
TOTAL GROUNDS MAINTENANCE	\$ 1,778,292	\$ 999,548	\$ 748,086	\$ 1,747,634	\$ 1,731,763
TOTAL EXPENDITURES	\$ 3,032,629	\$ 1,504,796	\$ 1,493,461	\$ 2,998,257	\$ 2,990,402
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 1,389,094	\$(1,359,048)	\$ 30,046	\$ -

Durbin Crossing
Community Development District
Budget Narrative
Fiscal Year 2026

REVENUES

Special Assessments-Tax Roll

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year. The assessments will be collected by the St. Johns County Tax Collectors Office.

Interest Income

The District earns interest on the monthly average collected balance for each of their investment accounts.

Other Revenues

Revenue received from access cards, rental fees, event fees, event sponsorships, insurance claims, and recreational programs.

Expenditures - Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 12 meetings.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Assessment Roll Administration

Charge to the District for the services of Governmental Management Services, LLC to manage the assessment roll and Lien Books relating to the Series 2017A-1/A-2 bonds.

Engineering Fees

The District's engineering firm, England, Thims & Miller, Inc., will be providing general engineering services to the District, including attendance and preparation for monthly board meetings, review invoices, etc.

Dissemination Fees

The Annual Disclosure Report prepared by Governmental Management Services, LLC required by the Security and Exchange Commission in order to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Attorney Fees

General legal services provided by the law firm of Kutak Rock LLP, who provide general legal services to the District, including attendance and preparation for monthly CDD meetings, preparation and review of agreements, resolutions, etc.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District has contracted with Berger, Toombs, Elam to conduct their annual audit.

Trustee Fees

The District's Series 2017A-1/A-2 Special Assessment Bonds are held by a Trustee with US Bank. The amount represents the fee for the administration of the District's bond issue.

Arbitrage

The District is required to annually have an arbitrage rebate calculation on the District's Series 2017A-1/A-2 Special Assessment Bonds. The District will contract with an independent certified public accounting firm to calculate the rebate liability and submit a report to the District.

Impact Fee Administration

Charges to the District for the services of Governmental Management Services, LLC to collect St. Johns County Impact Fees on behalf of the District, manage the Series 2017A-1/A-2 Impact Fee Bonds, and maintain the Lien Books.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Durbin Crossing
Community Development District
Budget Narrative
Fiscal Year 2026

Expenditures - Administrative (continued)

Information Technology

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services, LLC.

Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

Telephone

New internet and Wi-Fi service for Office.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

Expenditures - Amenity Center

Insurance

The District's Property Insurance policy is with Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium for property insurance related to the Amenity Center.

Repairs & Replacements

Represents monies budgeted for repairs and replacements for the District.

Recreational Passes

Represents the estimated cost for access cards to the District's Amenity Center.

Office Supplies

Represents any supplies needed for the operation of the Amenity Center.

Permit Fees

Represents permit fees paid to the Department of Health for the swimming pool and fees associated with music licenses at the Amenity Center.

Water & Sewer

JEA provides water and sewer services for the District. The cost of water/sewer associated with the Recreation Facilities:

Account #	Description	Monthly	Annual
68155430/86131620	145 S Durbin Pkwy Sewer	\$ 300	\$ 3,600
79200641	145 S Durbin Pkwy Reclaim	609	7,308
86131620	145 S Durbin Pkwy Water	210	2,520
67579848	145 S Durbin Pkwy Water	373	4,476
83113743	730 Durbin PY N Sewer	291	3,492
68090736	730 Durbin PY N Reclaim	837	10,044
85083672	730 Durbin PY N Water	304	3,648
83113743	731 Durbin PY N Water	207	2,484
	Contingency	111	1,328
	Total	\$ 3,242	\$ 38,900

Durbin Crossing
Community Development District
Budget Narrative
Fiscal Year 2026

Expenditures – Amenity Center (continued)
--

Electric

JEA provides for electric services for the District. The cost of electric associated with the Recreation Facilities:

Account #	Description	Monthly	Annual
20335949	145 S Durbin Pkwy	\$ 1,800	\$ 21,600
22357510	730 Durbin PY N	808	9,696
	Contingency	59	704
	Total	\$ 2,667	\$ 32,000

Cable/Phone/Internet

The District will provide cable television services for the Amenity Centers through Comcast.

Account #	Description	Monthly	Annual
8495 74 140 1015619	Durbin Crossing South Amenity	\$ 700	\$ 8,400
8495 74 140 0420497	Durbin Crossing South Amenity	250	3,000
8495 74 140 1246669	Durbin Crossing North Amenity	700	8,400
8496 74 140 1022920	Durbin Crossing North Amenity	450	5,400
	Contingency	100	1,200
	Total	\$ 2,200	\$ 26,400

Security System

Maintenance costs of the security alarms/cameras provided by Dynamic Security.

Managerial

The District is under contract with Vesta Property Services Inc for Management and Administration Services for the Amenity Centers with additional part-time maintenance technician.

Contractor	Monthly	Annual
Vesta	\$ 21,931	\$ 263,168

Staffing

The District is under contract with Vesta Property Services Inc. This covers the cost of staffing for Facility Attendants, Pool Maintenance, Janitorial Services, Special Events planning, and Facility monitoring.

Contractor	Monthly	Annual
Vesta	\$ 23,484	\$ 281,809

Lifeguards

The District is under contract with Amenity Services Group and this is the cost to provide pool attendants (lifeguards) during the operating season for the pool.

Contractor	Monthly	Annual
Vesta	\$ 8,428	\$ 101,135

Mobile App/Website

Alternative mobile communication of information related to Amenity Facilities for residents and patrons included but not limited to hours of operations, resident programs, special events, and other services for the District. Contracted with Vesta to manage website and maintain services.

Refuse Service

Garbage disposal services for the Amenity Centers provided by GFL Environmental.

Pool Chemicals

The District, through Poolsure, is provided chemicals necessary for the maintenance of the Amenity Center swimming pool.

Contractor	Monthly	Annual
Poolsure	\$ 3,200	\$ 38,400
Contingency	50	600
Total	\$ 3,250	\$ 39,000

Special Events

Represents estimated costs for the District to host special events for the community throughout the Fiscal Year.

Holiday Décor

Represents estimated costs for the District to decorate the Amenity center for the holidays.

Durbin Crossing
Community Development District
Budget Narrative
Fiscal Year 2026

Expenditures – Amenity Center (continued)

Pest Control

The District is contracted with Turner Pest Control to provide for pest control services.

<u>Contractor</u>		<u>Monthly</u>		<u>Annual</u>
Monthly Service	\$	600	\$	7,200
Annual Termite Treatment		-		800
Contingency		50		600
Total	\$	650	\$	8,600

Pressure Washing

The cost of pressure washing District facilities (Amenity Center, entryway features, etc.)

Fitness Equipment Maintenance

The cost of maintenance routine and inceptions of District fitness equipment.

Expenditures – Field

Electric

The cost of electricity provided by JEA for signage lighting and entry feature lighting for the District.

<u>Account #</u>	<u>Description</u>		<u>Monthly</u>		<u>Annual</u>
22840516	101 Castlegate Ln	\$	33	\$	396
79442225	104 Durbin PY N		56		670
93385371	1049 Longleaf Pine Parkway		118		1,416
99911097	107 Tollerton Ave		42		504
89863663	1513 Longleaf Pine Pkwy		40		480
26895017	16 Cloisterbane Dr Apt LL01		27		324
22580514	20 Orchid Way Apt IR01		33		396
99911094	2401 St Johns PY APT SG01		40		480
13727885	28 Heron Landing Rd Apt SG01		38		126
89866912	291 Durbin PY N		33		396
89863016	501 Saddlestone Dr		34		408
22969723	590 N Durbin Pkwy		34		408
89863705	694 N Durbin Pkwy		34		408
24067070	72 Englewood Tr Apt SG01		37		444
79442208	857 Durbin Py N Apt SG01		33		396
89315721	861 Durbin PPy N Apt SG01		33		396
14892379	910 Durbin PY N Apt SG01		33		396
79447186	94 Staplehurst Dr Apt IR01		33		396
79447185	95 Woodcross Dr Apt IR01		33		396
22840515	96 Cresthaven Pl		32		384
99912413	987 Durbin PY N		32		384
89865800	997 Lauriston Dr		33		396
Total		\$	861	\$	10,000

Water & ReUse

Water and re-use water needed for irrigation and maintenance of the common grounds provided by JEA.

<u>Account #</u>	<u>Description</u>		<u>Monthly</u>		<u>Annual</u>
86131602	102 Durbin PY N	\$	4,500	\$	54,000
70115360	102 Merkland Ct		106		1,272
72360080	1021 Lauriston Dr		284		3,408
69877485	104 Harbury Dr		103		1,236
66534516/85979418	105 S Durbin Pkwy		2,044		24,528
70115339	106 Charmed Pl		103		1,236
67386400/85979412	109 Islesbrook Pkwy		866		10,392
68090726/86131627	1090 Durbin PY N		307		3,684
74704275	116 Averley Wy Apt IR01		154		1,848
74704274	118 Pineta Wy Apt IR01		159		1,908
70115336	124 Weathered Oak Ct		141		1,692
71890295	1244 Leith Hall Dr		547		6,564
74704249	126 Cantley Wy Apt IR01		168		2,016
73697024	128 Willow Winds Parkway		361		4,332
71890305	1305 Fryston St		451		5,412
71890313	138 Tollerton Ave		105		1,260
71890303	1386 Fryston St		508		6,096
Total		\$	10,907	\$	130,884

Durbin Crossing
Community Development District
Budget Narrative
Fiscal Year 2026

Expenditures – Field (continued)

Account #	Description	Monthly	Annual
	Balance Brought Forward	\$ 10,907	\$ 130,884
68682298	1503 Cullaig Ct.	108	1,296
74704273	155 Telford Dr Apt IR01	50	606
71890297	158 Castlegate LA	94	1,132
75457834	16 Cloisterbane Dr Apt LL01	86	1,028
71890296	1620 Fenton Av	78	934
83716990	185 Islesbrook Pkwy	163	1,956
85563431	2050 Longleaf Pine PY	2,373	28,473
68682232	240 Tollerton Ave	47	564
81948581	241 Islesbrook Pkwy Apt IR01	46	552
67862610	265 Willow Winds Pkwy	259	3,108
69214857	293 Willow Winds Pkwy	36	432
82196245	310 N Glen Laurel Dr	78	936
69877486	358 Willow Winds PKWY	50	600
72360078	585 Saddlestone Dr	180	2,160
80532666	594 Saddlestone Dr	151	1,812
64240486/85979458	606 Longleaf Pine PY	3,015	36,180
64240480	810 Durbin PY N	5,084	61,008
87614656	84 Willow Winds PY	88	1,055
74704276	867 Durbin PY N Apt IR01	168	2,016
74704251	868 Durbin PY N Apt IR01	50	600
67386405	89 Heron Landing Rd Apt IR01	744	8,928
68081639	90 Woodcross Dr	402	4,824
68081637	91 Staplehurst Dr	470	5,640
74704265	912 Durbin PY N Apt IR01	75	900
64240168	96 Cresthaven Place	48	576
	Contingency	150	1,800
	Total	\$ 25,000	\$ 300,000

Streetlighting

The District street lighting cost for the community - the amount is based upon the current tariff in effect with JEA.

Account #	Description	Monthly	Annual
70 watts/254 Units	104 Durbin PY N	\$ 2,200	\$ 26,400
200 watts/4 Units	105 Durbin PY N	66	792
70 watts/66 Units	128 Willow Winds Pkwy	600	7,200
28763969	104 Durbin PY N Apt 2	33	396
200 watts/56 Units	145 S Durbin Pkwy	800	9,600
70 watts/170 Units	145 S Durbin Pkwy	1,500	18,000
70 watts/90 Units	145 S Durbin Pkwy	800	9,600
70 watts/25 Units	16 Cloisterbane Dr	250	3,000
70 watts/32 Units	16 Cloisterbane Dr	300	3,600
70 watts/44 Units	89 Heron Landing Rd Apt IR01	400	4,800
	Contingency	50	600
	Total	\$ 6,999	\$ 83,988

Lake Maintenance

The District is under contract with Solitude Lake Management LLC for the maintenance of the lakes at Durbin Crossing Community Development District.

Contractor	Monthly	Annual
Solitude Lake Management LLC	\$ 5,000	\$ 60,000

Landscape Maintenance

The District is under contract with Yellowstone for maintenance of the common areas in the District.

Contractor	Monthly	Annual
Yellowstone	\$ 49,709	\$ 596,510

Landscape Contingency

A provision for additional landscape features or for repair of existing landscaping.

Mulch

Represents estimated costs for mulch applications around common areas in the District.

Durbin Crossing
Community Development District
Budget Narrative
Fiscal Year 2026

Expenditures - Field (continued)

Fuel

Fuel purchases for maintenance equipment.

Irrigation Repairs

The cost of miscellaneous irrigation repairs and maintenance incurred.

Capital Reserve Funding

The District funds a capital reserve to fund the renewal and replacement of District's capital related facilities that gets transferred to the Capital Reserve Fund.

Durbin Crossing
Community Development District
Proposed Budget

Debt Service Series 2017-1 and 2 Special Assessment Refunding Bonds

Description	Adopted Budget FY 2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessments - Tax Roll	\$ 3,054,876	\$ 2,963,187	\$ 88,327	\$ 3,051,514	\$ 3,051,514
Special Assessments - Prepayments	-	13,557	-	13,557	-
Interest Earnings	20,000	46,543	50,000	96,543	20,000
Carry Forward Surplus ⁽¹⁾	1,252,781	1,314,527	-	1,314,527	1,469,404
TOTAL REVENUES	\$ 4,327,657	\$ 4,337,815	\$ 138,327	\$ 4,476,142	\$ 4,540,918
EXPENDITURES:					
Series 2017A-1					
Interest - 11/1	\$ 488,375	\$ 488,375	\$ -	\$ 488,375	\$ 461,891
Interest - 5/1	488,375	-	488,375	488,375	461,891
Principal - 5/1	1,695,000	-	1,695,000	1,695,000	1,750,000
Series 2017A-2					
Interest - 11/1	79,994	79,994	-	79,994	75,400
Interest - 5/1	79,994	-	79,994	79,994	75,400
Principal - 5/1	175,000	-	175,000	175,000	180,000
TOTAL EXPENDITURES	\$ 3,006,738	\$ 568,369	\$ 2,438,369	\$ 3,006,738	\$ 3,004,581
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 3,006,738	\$ 568,369	\$ 2,438,369	\$ 3,006,738	\$ 3,004,581
EXCESS REVENUES (EXPENDITURES)	\$ 1,320,919	\$ 3,769,446	\$(2,300,042)	\$ 1,469,404	\$ 1,536,337

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27	\$ 433,453
Interest Due 11/1/27	70,681
	<u>\$ 504,134</u>

Durbin Crossing
Community Development District
AMORTIZATION SCHEDULE

Debt Service Series 2017-1 Special Assessment Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	\$ 23,500,000		-	\$ 461,891	\$ 2,673,781
05/01/27	23,500,000	3.250%	\$ 1,750,000	461,891	
11/01/27	21,750,000		-	433,453	\$ 2,671,906
05/01/28	21,750,000	3.375%	1,805,000	433,453	
11/01/28	19,945,000		-	402,994	\$ 2,675,988
05/01/29	19,945,000	3.375%	1,870,000	402,994	
11/01/29	18,075,000		-	371,438	\$ 2,677,875
05/01/30	18,075,000	3.500%	1,935,000	371,438	
11/01/30	16,140,000		-	337,575	\$ 2,670,150
05/01/31	16,140,000	5.000%	1,995,000	337,575	
11/01/31	14,145,000		-	287,700	\$ 2,670,400
05/01/32	14,145,000	5.000%	2,095,000	287,700	
11/01/32	12,050,000		-	235,325	\$ 2,705,650
05/01/33	12,050,000	3.750%	2,235,000	235,325	
11/01/33	9,815,000		-	193,419	\$ 2,691,838
05/01/34	9,815,000	3.750%	2,305,000	193,419	
11/01/34	7,510,000		-	150,200	\$ 2,705,400
05/01/35	7,510,000	4.000%	2,405,000	150,200	
11/01/35	5,105,000		-	102,100	\$ 2,704,200
05/01/36	5,105,000	4.000%	2,500,000	102,100	
11/01/36	2,605,000		-	52,100	\$ 2,709,200
05/01/37	2,605,000	4.000%	2,605,000	52,100	
Total			\$ 23,500,000	\$ 6,056,388	\$ 29,556,388

Durbin Crossing

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2017-2 Special Assessment Refunding Bonds (combined)

Period	Coupons	Principal	Interest	Annual Debt Service
11/01/26	2,680,000	-	75,400	330,800
05/01/27	2,680,000	180,000	75,400	-
11/01/27	2,500,000	-	70,681	336,363
05/01/28	2,500,000	195,000	70,681	-
11/01/28	2,305,000	-	65,169	335,338
05/01/29	2,305,000	205,000	65,169	-
11/01/29	2,100,000	-	59,381	333,763
05/01/30	2,100,000	215,000	59,381	-
11/01/30	1,885,000	-	53,300	331,600
05/01/31	1,885,000	225,000	53,300	-
11/01/31	1,660,000	-	46,944	333,888
05/01/32	1,660,000	240,000	46,944	-
11/01/32	1,420,000	-	40,156	335,313
05/01/33	1,420,000	255,000	40,156	-
11/01/33	1,165,000	-	32,938	335,875
05/01/34	1,165,000	270,000	32,938	-
11/01/34	895,000	-	25,306	335,613
05/01/35	895,000	285,000	25,306	-
11/01/35	610,000	-	17,244	339,488
05/01/36	610,000	305,000	17,244	-
11/01/36	305,000	-	8,613	322,225
05/01/37	305,000	305,000	8,613	-
Total		\$ 2,680,000	\$ 990,263	\$ 3,670,263

Durbin Crossing
Community Development District
Proposed Budget
Capital Reserve Fund

Description	Adopted Budget FY 2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Miscellaneous Revenue/Interest Income	\$ 32,075	\$ 13,677	\$ 15,000	\$ 28,677	\$ 30,000
Capital Reserve Funding	-	-	-	-	400,000
Impact Fees	-	1,063	-	1,063	-
Carry Forward Balance	1,425,358	1,133,378	-	1,133,378	659,631
TOTAL REVENUES	\$ 1,457,433	\$ 1,148,118	\$ 15,000	\$ 1,163,118	\$ 1,089,631
EXPENDITURES:					
Capital Outlay	\$ 200,000	\$ 27,000	\$ 173,000	\$ 200,000	\$ 200,000
Repair and Replacement	100,000	21,347	78,653	100,000	100,000
Irrigation Enhancement	43,487	-	43,487	43,487	-
Bollard/Rope Replacement	50,000	-	50,000	50,000	-
Exterior Door Enhancement	90,000	-	90,000	90,000	-
Other Current Charges	20,000	3,800	16,200	20,000	20,000
TOTAL EXPENDITURES	\$ 503,487	\$ 52,147	\$ 451,340	\$ 503,487	\$ 320,000
Other Sources/(Uses)					
Transfer in/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 503,487	\$ 52,147	\$ 451,340	\$ 503,487	\$ 320,000
EXCESS REVENUES (EXPENDITURES)	\$ 953,946	\$ 1,095,971	\$ (436,340)	\$ 659,631	\$ 769,631

Durbin Crossing
Community Development District
Non-Ad Valorem Assessments Comparison
2025-2026

Neighborhood	O&M Units	Annual Maintenance Assessments			
		FY 2026	FY 2025	Increase/ (decrease)	
80'-83'	339	\$1,885.53	\$1,885.53	\$0.00	0.00%
70'-73'	319	\$1,662.49	\$1,662.49	\$0.00	0.00%
63'	482	\$1,462.19	\$1,462.19	\$0.00	0.00%
53'	468	\$1,230.10	\$1,230.10	\$0.00	0.00%
43'	206	\$1,045.58	\$1,045.58	\$0.00	0.00%
Town Homes	235	\$774.96	\$774.96	\$0.00	0.00%
Town Homes DR	275	\$774.96	\$774.96	\$0.00	0.00%
Commercial/Retail/Office	144,153	\$0.62	\$0.62	\$0.00	0.00%
Total	146,477				

NINTH ORDER OF BUSINESS

A.



Durbin Crossing CDD

Landscape Update for March 2026:

- **General Maintenance**
 - The crew continues working through the Winter schedule
 - Tree limb ups are complete
 - Ornamental grass cutbacks are complete
 - Soft tissue cutbacks are in progress and scheduled to be completed by the end of March
 - Annuals continue to show a nice display of color

- **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 - **Completed**
 - Tree and shrub application – **Completed**

- **Projects**
 - Proposal and rendering for the Tollerton entry have been submitted and approved – scheduling to take place in April
 - 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 has been completed

Tree work outlined in proposals from the Arborist report has been completed

- Renderings for future landscape enhancement projects are attached to this month's report
- Next rotation of annuals is scheduled to be installed in April

E.


DURBIN CROSSING
General Manager's Report

Date: 3 – 23 - 2026

Submitted by: Sue O'Leary

UPDATES – No Board Action Required

LIFEGUARD PREPARATION: We had 99% attendance for our preseason lifeguard staff meeting on February 25th. Topics covered were operationally focused: how to open/close lifeguard stations, practicing chemical testing, introductory pool deck policy, incident reporting, scheduling, etc.

Hosted a CPR/AED refresher for all returning guards and anyone else who wanted the skills practice, taught by Sean Smith, Vesta's Regional Aquatics Director.

Held training sessions with our Operations Manager and Clubhouse Supervisor on Lifeguard hours budget, tracking, and scheduling in preparation for Spring Break.

DURBIN DOLPHINS: The team had their new parent meeting, and registration opens March 25th for new participants. Details have been confirmed for the meet dates and we are ready for a great season!

EBIKE/ESCOOTER LANGUAGE ADDITION TO THE POLICIES: Worked with Mike Eckert to finalize language for the Amenity Center policies and posted. Signage had not arrived at the time of this writing but we anticipate it for Spring Break.

GYM MAINTENANCE: Per our last HVAC preventative maintenance appointment, duct cleaning in the South gym was recommended. That work was completed on March 5th. Staff has been following up with deep cleaning the facility and updating cleaning checklists as needed.

RESIDENT PHOTOS: Staff continues to encourage residents to update their photos for the badge system. Kate created a handout for residents that outlines all pertinent information that has been a great reminder for residents and while we have a long way to go to be complete, we have had an increase in photo submissions.

PRIVATE RENTALS: As we approach Spring Break, there is a marked increase in private rental inquiries for both outdoor spaces. We expect to have busy patios very soon. Summer rental policy was reviewed with staff at the Office staff meeting in February, and the maintenance crew has pressure washed and has both patios ready to receive residents and their guests.



DURBIN DOGS: One of the first things I did when I came to Durbin was put a "cookie jar" on my desk filled with treats for Durbin dogs. This is Jed, who has been coming to get a daily treat for months. What we recently learned, though, is that Jed picks up stray tennis balls that people have left behind around the courts. Once his collection gets big enough, his humans donate them to a local dog rescue. Great work Jed!

F.



DURBIN CROSSING
Field Operations Manager's Report

Date of report 3-23-2026

Submitted by: Zach Davidson

North and South zero entrance bollards/Board action required: Agreement has been sent to vendor, waiting on scheduling.

Replacement of tennis light pole/No Board action required: New light pole to be shipped out on March 16th, Vendor will reach out 48 hours before delivery. The electrician is aware and will be out for installation once the pole arrives.

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: Completed

Monument roof painting/No board action required: Completed

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

FIELD OPERATIONS UPDATES / No Board action required:

- Repainted all life hooks and signposts on pool decks at North and South amenities.
- Performed a parking lot and building light check, addressed all out lights.
- Trimmed back oak limbs blocking parking lot and tennis court lights at South.
- Ordered and replaced trash can lids at South.
- Pressure washed and touched up painted slide tower and replaced worn/missing step grips
- Pressure washed entire pool deck at North.
- Replaced rotting life hook 4x4 post on South pool deck.
- Replaced malfunctioning pavilion light at South pavilion.
- Pressure wash and cleaned North water play feature.
- Replaced light ballast in social hall Kitchen light is now working 100%
- Pressure washed both pavilion roofs at South amenities.
- Replaced cracked playground wall on toddler playground at South.

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

z davidson@vestapropertyservices.com

G.



Lifestyle + Amenities Report

March 23, 2026

PAST EVENTS

Durbin Crossing Farmer's Market (March 8th)

Attendance: 250

Budget: \$500

Actual: \$650

Revenue: \$320

We hosted our first ever farmer's market on March 8th. This event was a big hit with the community, and the feedback from residents was incredibly positive. We had a total of 17 vendors including 2 residents. I also added last minute a bounce house and obstacle course for a small "kids zone", allowing parents to shop and kids to enjoy a section for themselves. Many vendors I spoke to expressed interest in coming back for a second one later in the year, and I am working with about 40 additional vendors through contacts from RiverTown and our food truck scheduler to plan a Fall farmer's market and expand our offering.

Babysitter Certification Class (March 11th)

Attendance: 5 Cost: \$57 per participant

Budget: Covered by Attendance Fee

Revenue: \$25 (\$5 per participant)

We worked with Safety First CPR to bring a Babysitter Certification class to Durbin. We had five participants sign up and the class went very well. They will return in April for a second class for CPR + AED Training.

UPCOMING EVENTS

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: \$3,500

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 and inflatable activities 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.

Spring Cleaning Day (April 18th)

Expected Attendance: 60-100

Budget: \$500

We are pairing with a Durbin Crossing Resident to bring a shred truck to Durbin Crossing. The shred truck will shred one box per person. I have also worked with Haven Hospice's Attic Thrift Shop to create a drop-off point for donations of household items and small appliances. Haven Hospice brings a box truck and will set up outside for the event. Residents will bring their donations to get loaded directly onto the box truck to be brought to the Attic Thrift Shop.

Spring Kids Craft Night (April 19th)

Expected Attendance: 20-30

Budget: \$200

This is our seasonal craft night for kids. I will be providing 3-4 crafts for kids of all ages to do, as well as light snacks. This event is not a drop-off event and requires parents to stick around for the event.

Spring Community Yard Sale (April 25th)

We are bringing back our Community Yard Sale this Spring. Residents will be able to register their address beforehand, and we will create and distribute a custom map with participating addresses. This worked very well for our last community yard sale as well as the holiday light competition.

ELEVENTH 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
Write Letter to JEA Requesting Fence Installation on Powerline Utility Easement	10/27/25	Daniel Laughlin	Complete		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	Complete		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
Contact County Regarding Parking on Islesbrook	9/22/25	Daniel Laughlin	Complete		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
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

Continue to Follow up With the County Regarding Round-A-Bout at North Durbin & Sanctuary and Monitor Traffic Study	2/24/25	Mike Yuro	In Progress	Engineer to follow up with County for updates on their plans for the round-a-bout at North Durbin & Sanctuary. Monitor traffic study that may take place on Longleaf Pine. Update Board at August meeting	Continue to monitor. Revisit on October
Follow Up with County on Park Improvements in the Area	2/24/25	Daniel Laughlin	In Progress	Get status/update from the County regarding their park projects in the area	
Continue to Contact JEA to Replace Out Streetlights	2/24/25	Zach Davidson	In Progress	Continue to monitor/put in tickets to replace out streetlights in the community.	Draft letter if no change occurs after the June 1 ride through check
Monitor Trespass Signage at JEA Easement	2/24/25	Zach Davidson	In Progress	Monitor No Trespassing signed at JEA Easement for 3-4 months.	
Monitor Traffic Study	3/24/25	Mike Yuro/Zach Davidson/Daniel Laughlin	In Progress	Monitor traffic study that may take place on Longleaf Pine. Update Board at August meeting	
Update Amenity Doors	4/28/25	Zach Davidson	In Progress	Convert Doors to Windows/ Quote for any door that needs replacement/ Painter to see what can be done with remaining/ Confirm with Fire Marshal on which doors can be eliminated	Repair/Replacement of doors was approved at June 2025 meeting.
Bollards	4/28/25	Zach Davidson	In Progress	Ensure numbers are correct for bollard replacement	
Pool Pumps	4/28/25	Zach Davidson	In Progress	Confirm pool pumps to be replacement in November	
Communications	4/28/25	Kiki Jimenez	In Progress	Keep Residents informed of landscape/irrigation enhancements	
Update Sign at Entrance of South Amenity Center	7/28/25	Sue O'lear	In Progress	Update Message Board at entrance of South Amenity Center	
Beatification of Glen Laurel	7/28/25	Zach Davidson	In Progress	Look into landscape around pond off Glen Laurel and options for sod	

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	
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	Letter was sent 2/12/26
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	