Durbin Crossing Community Development District

APRIL 27, 2026

AGENDA

Durbin Crossing
Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
www.durbincrossingcdd.com

April 20, 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, April 27, 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 March 23, 2026 Meeting

   B. Financial Statements

   C. Assessment Receipts Schedule

   D. Check Register

VI. Discussion of Fiscal Year 2027 Wish List Items

VII. Discussion of the Fiscal Year 2027 Budget

VIII. Staff Reports
   A. Landscape & Irrigation Maintenance Team
      1. Report

2. Proposal for Islebrook Entrance Redesign

3. Hurricane Preparedness Information

B. District Counsel

C. District Engineer – Consideration of Proposal for Preparation of a Public Facilities Report

D. District Manager

E. General Manager – Report

F. Amenity Manager – Report

G. Lifestyle Manager – Report

IX. Supervisors' Request and Audience Comments

X. Review of Action Items

XI. Next Scheduled Meeting – May 18, 2026 at 6:00 p.m. at the Durbin South Amenity Center

XII. Adjournment

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

Sincerely,

Daniel Laughlin

Daniel Laughlin
District Manager

FOURTH ORDER OF BUSINESS

Durbin Crossing Action Items

Item	Date	Responsibility	Status	Target Follow Up Date	Description	Resolution
Continue to Follow up With the County Regarding Round-A-Bout at North Durbin & Sanctuary and Monitor Traffic Study	2/24/25	Mike Yuro	In Progress	Oct-25	Engineer to follow up with County for updates on their plans for the round-a-bout at North Durbin & Sancuary. Monitor traffic study that may take place on Longleaf Pine. Update Board at August meeting	Continue to monitor. Revisit on October
Follow Up with County on Park Improvements in the Area	2/24/25	Daniel Laughlin	In Progress		Get status/update from the County regarding their park projects in the area	
Continue to Contact JEA to Replace Out Streetlights	2/24/25	Zach Davidson	In Progress		Continue to monitor/put in tickets to replace out streetlights in the community.	Draft letter if no change occurs after the June 1 ride through check
Monitor Traffic Study	3/24/25	Mike Yuro/Zach Davidson/Daniel Laughlin	In Progress	Aug-25	Monitor traffic study that may take place on Longleaf Pine. Update Board at August meeting	
Update Amenity Doors	4/28/25	Zach Davidson	In Progress		Convert Doors to Windows/ Quote for any door that needs replacement/ Painter to see what can be done with remaining	Repair/Replacement of doors was approved at June 2025 meeting. After speaking with Fire Marshel the doors will remain the same lay out
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 Letter to Commissioner Whitehurst Regarding Lighting at Santcuary Round-a-Bout as Follow Up to Previous Letter	1/26/26	Daniel Laughlin	In Progress	May-26	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	May-26	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	
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 tresspassers
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 prohbitive 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
Draft Impact Fee Authorization Resolution	1/26/26	Mike Eckert/Mike Yuro	Comeplete	2/23/26	Draft Resolution authorizing the sale of impact fees between CDD Board meetings	Resolution was ratified at 3/23/26 Board meeting

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, March 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 and in person
Jason Harrah	Supervisor
Shawna Berden	Supervisor

Also present were:

Daniel Laughlin	District Manager
Mike Eckert	District Counsel
Mike Yuro	District Engineer
Sue O'Lear	Vesta/Amenity Services Group
Kate Smith	Vesta/Amenity Services Group
Zach Davidson	Vesta/Amenity Services Group
Jason Davidson	Vesta/Amenity Services Group
Jack Morrow	Vesta/Amenity Services Group
Scott Smith	Vesta/Amenity Services Group
Richard Craig	Yellowstone
Garrett Cannady	Yellowstone

The following is a summary of the discussions and actions taken at the March 23, 2026 meeting.

FIRST ORDER OF BUSINESS **Pledge of Allegiance**

Mr. Laughlin called the meeting to order and led the pledge of allegiance.

SECOND ORDER OF BUSINESS **Roll Call**

Mr. Laughlin called the roll.

THIRD ORDER OF BUSINESS **Audience Comments**

There being none, the next item followed.

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

Mr. Laughlin reviewed the status of the action items.

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

A. Minutes of the February 23, 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.

SIXTH ORDER OF BUSINESS **Ratification of Resolution 2026-02 Authorizing the Sale of Impact Fee Credits**

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

> On MOTION by Mr. Harrah seconded by Ms. Berden with all in favor Resolution 2026-02 was ratified.

SEVENTH ORDER OF BUSINESS **Discussion of Fiscal Year 2027 Wish List**

Ms. Hall joined the meeting in person during this item.

The board and staff discussed the following items, most of which will be budgeted to be done in the upcoming year: replace existing loungers, sandblast, repainting slide tower and steel repairs, repaint water feature at North, wax and gelcoat slide, 18 tennis court light poles, covers on the access to the wires, four bulbs, replace social hall furniture, expansion of holiday decorations and install 10 benches and pads.

EIGHTH ORDER OF BUSINESS **Discussion of the Fiscal Year 2027 Budget**

Mr. Laughlin stated we are still getting numbers, and the current proposed draft budget has the $400,000 in capital reserve to be deposited. The reserve study amount is $275,403. We will continue to follow the reserve study. We will talk more about the budget next month and in May we will approve it.

NINTH ORDER OF BUSINESS Staff Reports

A. Landscape Maintenance Team - Report

Mr. Craig gave an overview of the Yellowstone Landscape update for March, copy of which was included in the agenda package and went over the wish list items: long term plan for every entryway roughly $20,000 per entranceway.

B. District Counsel

Mr. Eckert stated Karen worked with Kate to get the documents together for a car show as well as give some advice in terms of what you can and cannot do with a raffle on government property. She also worked with Sue on the revised policy language and provided some input.

Two items the legislation did pass and have not been signed by the governor yet. The sovereign immunity limits did increase from $200,000 per person $300,000 per occurrence to $350,000 per person and $500,000 per occurrence. You may see that reflected in your insurance rates, however, that bill did have some things in it that probably will reduce liability of local governments in that the statute of limitations got cut in half, the notice time that you have to provide before you can sue a local government got reduced as well. Currently you as a CDD supervisor, can only be removed from office for misfeasance, malfeasance and nonfeasance and you can only be removed by the governor. There is a new bill that passed by both houses that said there can be petition process that is brought after you have served a fourth of your term if someone in the community wants to start a petition drive and pay for it and pay for the elections then they can try to recall a CDD supervisor. That process has been missing from CDDs but it is out there for some HOAs, and city and county local officials. Once they make their way through the governor's office we can provide a little more information on that issue.

C. District Engineer

Mr. Yuro stated we did prepare a legal description and sketch for the fence easement within the JEA easement. I notice we have a couple typos we need to correct. What do we want to call it? It is CDD owned property with a JEA easement on it.

Mr. Eckert stated it is not for a new easement. I think they were requesting a document showing the location of where the District wanted them to put the fence. It is just a legal description.

D. District Manager

Mr. Laughlin stated I did finish the application and once I get the update I will submit it to them.

E. General Manager - Report

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

Mr. Pollicino stated on behalf of the board I want to thank you. When you came here we threw a lot at you and you handled it well. Thank you for everything you have done.

Mr. Harrah stated Zach will now be the general manager/operations manager. Walk me through the rest.

Mr. Jason Davidson stated we took a similar approach as we have done in some of our other communities and combined the general manager and operations manager role. We found that a lot of those blend together and we have taken the amenity manager position and divided it and have a dedicated lifestyle director and an amenity manager. That will allow for enhanced customer relations and a lifestyle department specifically for events and it will also allow the amenity manager which will be Jack to absorb some of those duties and responsibilities that the operations manager Zach was having to do specific to the events.

Mr. Harrah stated walk me through lifestyle manager, what are her top three goals that she is not doing now.

Mr. Jason Davidson stated anything that has to do with resident relations, marketing materials, communication with the residents, all the lifestyle events. Access control system as it goes to entering of access cards, getting more involved with acquiring the photos. It is so we can enhance our customer service.

Jack will take on everything within the amenity center, the HVAC system, sprinkler suppression, security, anything having to do with gym equipment, anything that happens inside the amenity with the exception of the pools. The pools will still fall heavily under Zach although Jack will begin to understand those and how they operate. A maintenance team will report to each of them. We are going to add a maintenance man fulltime.

I will be stepping away from the regional role with you and Scott Smith will be stepping in as your new regional. I have enjoyed all my time with you.

F. Operations Manager - Report

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

G. Amenity Manager – Report

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

TENTH ORDER OF BUSINESS Supervisor's Requests and Audience Comments

Ms. Hall stated we are going into lifeguard season if the slide is open and a lifeguard on duty, there has to be a lifeguard on the lap pool. You can't just pick and choose where to put the lifeguards. If one guard is up you have to have full coverage. There have been times in the past where the lap pool did not have a lifeguard on it.

Ms. O'Lear stated we do slide tower, first chair, third chair. That is how we are staffed for the most part.

Ms. Hall stated on social media you don't always know what is going on and you can't rely on emails anymore; text notifications are a fantastic idea. A lot of clubs make Facebook reels that pop up on your screen. It would be great if we had something like that.

Mr. Dorey stated thank you for approval of the fence in the JEA easement.

Mr. Laughlin stated the last step was the creation of the legal description, which the engineer just completed. We just need to send it to them.

Ms. Dorey stated now we are getting e-bike riders and e-scooters.

Mr. Harrah stated once we submit it you and your neighbors can email them and ask when it will be put in.

ELEVENTH ORDER OF BUSINESS Review of Action Items

Mr. Laughlin stated we don't have anything new to add. I will reach out to the vendors about the impact fee and see if I can find out who the utility company is doing that work.

Mr. Harrah stated add the notification.

Ms. Berden asked can you clean up some of the words.

Mr. Laughlin stated it should be good now.

TWELFTH ORDER OF BUSINESS Next Scheduled Meeting – April 27, 2026 at 6:00 p.m. at the Durbin South Amenity Center

Mr. Laughlin stated the next meeting is scheduled for April 27, 2026 at 6:00 p.m. in the same location.

On MOTION by Mr. Harrah seconded by Ms. Hall with all in favor the meeting adjourned at 7:48 p.m.

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

B.

Durbin Crossing

Community Development District

Unaudited Financial Reporting

March 31, 2026

Durbin Crossing

Community Development District

Combined Balance Sheet

March 31, 2026

	General Fund	Debt Service Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	$ 190,683	$ -	$ 266,651	$ 457,333
Investments:				
State Board of Administration (SBA)	2,753	-	830,185	832,938
Custody	1,673,837	-	1,829	1,675,666
Series 2017A1				
Reserve	-	1,343,722	-	1,343,722
Revenue	-	3,790,174	-	3,790,174
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	**$ 1,867,473**	**$ 5,327,579**	**$ 1,098,665**	**$ 8,293,717**
Liabilities:				
Accounts Payable	$ 52,397	$ -	$ 14,980	$ 67,377
Total Liabilites	**$ 52,397**	**$ -**	**$ 14,980**	**$ 67,377**
Fund Balance:				
Nonspendable:				
Deposits	$ 200	$ -	$ -	$ 200
Restricted for:				
Debt Service - Series	-	5,327,579	-	5,327,579
Assigned for:				
Capital Reserve Fund	-	-	1,083,685	1,083,685
Unassigned	1,814,876	-	-	1,814,876
Total Fund Balances	**$ 1,815,076**	**$ 5,327,579**	**$ 1,083,685**	**$ 8,226,340**
Total Liabilities & Fund Balance	$ 1,867,473	$ 5,327,579	$ 1,098,665	$ 8,293,717

Durbin Crossing

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 2,960,402	$ 2,901,324	$ 2,901,324	$ -
Interest Income	20,000	10,000	10,491	491
Insurance Proceeds	-	-	12,626	12,626
Other Revenues	30,000	15,000	2,432	(12,568)
Total Revenues	**$ 3,010,402**	**$ 2,926,324**	**$ 2,926,873**	**$ 550**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 6,000	$ 5,600	$ 400
FICA Taxes	918	459	428	31
Assessment Roll Administration	5,732	5,732	5,732	(0)
Engineering Fees	13,000	6,500	9,108	(2,608)
Dissemination Fees	8,253	4,127	4,127	0
Attorney Fees	50,000	25,000	28,178	(3,178)
Annual Audit	4,600	-	-	-
Trustee Fees	11,880	5,940	5,000	940
Arbitrage	1,200	600	-	600
Impact Fee Administration	17,196	8,598	8,598	(0)
Management Fees	58,837	29,418	29,418	(0)
Information Technology	1,720	860	860	(0)
Website Maintenance	1,146	573	573	0
Telephone	800	400	145	255
Postage	3,000	1,500	1,278	222
Printing & Binding	2,000	1,000	174	826
Insurance General Liability	9,550	9,550	8,997	553
Legal Advertising	2,000	1,000	518	482
Other Current Charges	700	350	-	350
Office Supplies	150	75	4	71
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	**$ 204,857**	**$ 107,857**	**$ 108,912**	**$ (1,055)**
Operations & Maintenance				
Amenity Center				
Insurance	$ 45,064	$ 45,064	$ 41,380	$ 3,684
Repairs & Replacements	110,000	55,000	34,884	20,116
Recreational Passes	2,000	1,000	800	200
Office Supplies	5,000	2,500	2,153	347
Permit Fees	4,500	2,250	2,167	83
Utilities				
Water & Sewer	38,900	19,450	16,296	3,154
Electric	28,600	14,300	14,888	(588)
Cable/Phone/Internet	22,000	11,000	14,395	(3,395)
Security System	1,000	500	135	365

Durbin Crossing

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Amenity Center Management Contracts				
Managerial (Vesta)	263,168	131,584	131,584	0
Staffing (Vesta)	281,809	140,905	140,904	0
Lifeguards (Vesta)	101,135	50,567	8,557	42,010
Mobile App/Website (Vesta)	3,605	1,803	1,803	(0)
Refuse Service	11,500	5,750	6,610	(860)
Pool Chemicals	35,700	17,850	17,835	15
Special Events	50,000	25,000	27,307	(2,307)
Holiday Décor	20,000	19,252	19,252	-
Pest Control	8,000	4,000	4,112	(112)
Pressure Washing	9,000	4,500	3,630	870
Fitness Equip Maintenance	8,500	4,250	951	3,299
Subtotal Amenity Center	**$ 1,049,481**	**$ 556,524**	**$ 489,642**	**$ 66,882**
Grounds Maintenance				
Electric	$ 10,000	$ 5,000	$ 4,419	$ 581
Water & ReUse	325,000	162,500	118,964	43,536
Streetlighting	75,000	37,500	45,319	(7,819)
Lake Maintenance	57,289	28,644	28,928	(283)
Landscape Maintenance	579,135	289,568	289,567	0
Landscape Contingency	103,381	51,691	54,692	(3,001)
Mulch	65,000	65,000	67,200	(2,200)
Sod/Irrigation Replacement	450,000	450,000	442,319	7,681
Islesbrook Rd Sod Replacement	77,587	38,794	45,207	(6,413)
Fuel	900	450	362	88
Irrigation Repairs	35,000	17,500	15,791	1,709
Subtotal Ground Maintenance	**$ 1,778,292**	**$ 1,146,646**	**$ 1,112,768**	**$ 33,878**
Total Operations & Maintenance	**$ 2,827,773**	**$ 1,703,170**	**$ 1,602,410**	**$ 100,760**
Excess (Deficiency) of Revenues over Expenditures	$ (22,227)	$ 1,115,297	$ 1,215,551	$ 100,255
Total Expenditures	**$ 3,032,629**	**$ 1,811,027**	**$ 1,711,322**	**$ 99,705**
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	**$ (22,227)**	**$ 1,115,297**	**$ 1,215,551**	**$ 100,255**
Fund Balance - Beginning	$ 22,227		$ 599,525	
Fund Balance - Ending	$ -		$ 1,815,076	

Durbin Crossing

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	$ 12,107	$ 217,753	$ 2,536,849	$ 6,442	$ 101,477	$ 26,695	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,901,324
Interest Income	1,424	933	331	469	2,912	4,421	-	-	-	-	-	-	10,491
Insurance Proceeds	-	10,760	-	-	-	1,866	-	-	-	-	-	-	12,626
Other Revenues	1,528	-	-	904	-	-	-	-	-	-	-	-	2,432
Total Revenues	**$ 15,059**	**$ 229,446**	**$ 2,537,180**	**$ 7,816**	**$ 104,390**	**$ 32,983**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 2,926,873**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ 1,000	$ 600	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,600
FICA Taxes	77	46	77	77	77	77	-	-	-	-	-	-	428
Assessment Roll Administration	5,732	-	-	-	-	-	-	-	-	-	-	-	5,732
Engineering Fees	3,075	1,573	185	1,018	1,018	2,240	-	-	-	-	-	-	9,108
Dissemination Fees	688	688	688	688	688	688	-	-	-	-	-	-	4,127
Attorney Fees	5,457	9,197	3,976	4,780	4,768	-	-	-	-	-	-	-	28,178
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	5,000	-	-	-	-	-	-	-	-	-	-	-	5,000
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Impact Fee Administration	1,433	1,433	1,433	1,433	1,433	1,433	-	-	-	-	-	-	8,598
Management Fees	4,903	4,903	4,903	4,903	4,903	4,903	-	-	-	-	-	-	29,418
Information Technology	143	143	143	143	143	143	-	-	-	-	-	-	860
Website Maintenance	96	96	96	96	96	96	-	-	-	-	-	-	573
Telephone	22	43	13	20	15	32	-	-	-	-	-	-	145
Postage	161	612	20	195	168	122	-	-	-	-	-	-	1,278
Printing & Binding	39	15	32	19	22	47	-	-	-	-	-	-	174
Insurance General Liability	8,997	-	-	-	-	-	-	-	-	-	-	-	8,997
Legal Advertising	86	-	173	86	86	86	-	-	-	-	-	-	518
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	1	1	1	1	1	1	-	-	-	-	-	-	4
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	**$ 37,084**	**$ 19,349**	**$ 12,738**	**$ 14,458**	**$ 14,417**	**$ 10,866**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 108,912**
Operations & Maintenance													
Amenity Center													
Insurance	$ 41,380	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 41,380
Repairs & Replacements	1,478	3,396	7,674	8,335	8,063	5,939	-	-	-	-	-	-	34,884
Recreational Passes	-	-	-	400	400	-	-	-	-	-	-	-	800
Office Supplies	155	632	351	-	579	436	-	-	-	-	-	-	2,153
Permit Fees	-	-	-	2,167	-	-	-	-	-	-	-	-	2,167
Utilities	-	-	-	-	-	-	-	-	-	-	-	-	
Water & Sewer	2,899	2,781	3,101	3,197	2,252	2,066	-	-	-	-	-	-	16,296
Electric	3,130	3,222	2,479	2,728	2,802	527	-	-	-	-	-	-	14,888
Cable/Phone/Internet	2,339	2,340	2,377	2,446	2,446	2,446	-	-	-	-	-	-	14,395
Security System	-	-	-	135	-	-	-	-	-	-	-	-	135

Durbin Crossing

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Center Management Contracts													
Managerial (Vesta)	21,931	21,931	21,931	21,931	21,931	21,931	-	-	-	-	-	-	131,584
Staffing (Vesta)	23,484	23,484	23,484	23,484	23,484	23,484	-	-	-	-	-	-	140,904
Lifeguards (Vesta)	-	828	-	-	-	7,729	-	-	-	-	-	-	8,557
Mobile App/Website (Vesta)	300	300	300	300	300	300	-	-	-	-	-	-	1,803
Refuse Service	1,003	1,290	1,079	1,082	1,084	1,072	-	-	-	-	-	-	6,610
Pool Chemicals	3,058	3,058	3,280	3,181	3,181	2,076	-	-	-	-	-	-	17,835
Special Events	8,119	3,145	8,466	2,906	1,894	2,777	-	-	-	-	-	-	27,307
Holiday Décor	8,948	-	1,252	-	9,053	-	-	-	-	-	-	-	19,252
Pest Control	470	1,070	950	541	541	541	-	-	-	-	-	-	4,112
Pressure Washing	-	630	3,000	-	-	-	-	-	-	-	-	-	3,630
Fitness Equip Maintenance	-	401	-	-	-	550	-	-	-	-	-	-	951
Subtotal Amenity Center	**$ 118,694**	**$ 68,509**	**$ 79,724**	**$ 72,832**	**$ 78,009**	**$ 71,874**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 489,642**
Grounds Maintenance													
Electric	$ 660	$ 718	$ 715	$ 788	$ 797	$ 740	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,419
Water & ReUse	19,735	18,493	23,439	24,015	23,845	9,437	-	-	-	-	-	-	118,964
Streetlighting	6,326	6,650	6,484	6,901	7,378	11,580	-	-	-	-	-	-	45,319
Lake Maintenance	4,699	4,699	4,944	5,189	4,699	4,699	-	-	-	-	-	-	28,928
Landscape Maintenance	48,261	48,261	48,261	48,261	48,261	48,261	-	-	-	-	-	-	289,567
Landscape Contingency	1,867	15,676	25,102	3,725	8,322	-	-	-	-	-	-	-	54,692
Mulch	-	67,200	-	-	-	-	-	-	-	-	-	-	67,200
Sod/Irrigation Replacement	-	-	384,225	21,381	16,142	20,570	-	-	-	-	-	-	442,319
Islesbrook Rd Sod Replacement	-	-	1,426	18,562	25,218	-	-	-	-	-	-	-	45,207
Fuel	90	62	58	29	53	70	-	-	-	-	-	-	362
Irrigation Repairs	4,562	-	4,942	2,717	3,570	-	-	-	-	-	-	-	15,791
Subtotal Ground Maintenance	**$ 86,201**	**$ 161,760**	**$ 499,597**	**$ 131,567**	**$ 138,286**	**$ 95,358**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,112,768**
Total Operations & Maintenance	**$ 204,895**	**$ 230,269**	**$ 579,320**	**$ 204,400**	**$ 216,295**	**$ 167,232**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,602,410**
Total Expenditures	**$ 241,979**	**$ 249,618**	**$ 592,058**	**$ 218,857**	**$ 230,711**	**$ 178,098**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,711,322**
Excess (Deficiency) of Revenues over Expenditures	$ (226,919)	$ (20,172)	$ 1,945,121	$ (211,041)	$ (126,322)	$ (145,115)	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,215,551
Other Financing Sources/(Uses)													
Transfer In	$ -	$ -	$ -	$ 200,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 200,000
Transfer (Out)	-	-	-	-	(200,000)	-	-	-	-	-	-	-	(200,000)
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ -**	**$ 200,000**	**$ (200,000)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ (226,919)**	**$ (20,172)**	**$ 1,945,121**	**$ (11,041)**	**$ (326,322)**	**$ (145,115)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,215,551**

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 March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 3,054,876	$ 2,990,705	$ 2,990,705	$ -
Special Assessments - Prepayments	-	-	13,557	13,557
Interest Income	20,000	20,000	60,499	40,499
Total Revenues	**$ 3,074,876**	**$ 3,010,705**	**$ 3,064,761**	**$ 54,056**
Expenditures:				
Series 2017 A-1				
Interest -11/1	$ 488,375	$ 488,375	$ 488,375	$ -
Interest - 5/1	488,375	-	-	-
Principal - 5/1	1,695,000	-	-	-
Series 2017 A-2				
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	$ 2,442,337	$ 2,496,392	$ 54,056
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	$ -	$ -	$ -	$ -
Net Change in Fund Balance	**$ 68,139**	**$ 2,442,337**	**$ 2,496,392**	**$ 54,056**
Fund Balance - Beginning	$ 1,252,781		$ 2,831,187	
Fund Balance - Ending	$ 1,320,919		$ 5,327,579	

Durbin Crossing

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues				
Miscellaneous Revenue/Interest Income	$ 32,075	$ 16,038	$ 16,371	$ 333
Impact Fees	-	-	1,063	1,063
Total Revenues	**$ 32,075**	**$ 16,038**	**$ 17,434**	**$ 1,396**
Expenditures:				
Capital Outlay	$ 200,000	$ 100,000	$ 27,000	$ 73,000
Repair and Replacement	100,000	50,000	36,327	13,673
Irrigation Enhancement	43,487	21,743	-	21,743
Bollard/Rope Replacement	50,000	25,000	-	25,000
Exterior Door Enhancement	90,000	45,000	-	45,000
Other Current Charges	20,000	10,000	3,800	6,200
Total Expenditures	**$ 503,487**	**$ 251,743**	**$ 67,127**	**$ 184,616**
Excess (Deficiency) of Revenues over Expenditures	**$ (471,412)**		**$ (49,694)**	
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)**		**$ (49,694)**	
Fund Balance - Beginning	$ 1,425,358		$ 1,133,378	
Fund Balance - Ending	$ 953,946		$ 1,083,685	

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

	RECEIVED			
ST JOHNS COUNTY DISTRIBUTION	**DATE**	**DEBT**	**O&M**	**TOTAL AMOUNT RECEIVED**
1	11/3/2025	12,480.41	12,107.42	24,587.83
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
8	03/6/2026	27,517.89	26,695.47	54,213.36
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
TOTAL TAX ROLL RECEIPTS		**2,990,705.27**	**2,901,323.68**	**5,892,028.95**

TAX ROLL % COLLECTED	**98.0%**	**98.0%**	**98.0%**

D.

Durbin Crossing
Community Development District

Check Run Summary
March 31, 2026

Fund	Date	Check No.	Amount		
General Fund					
Payroll	3/25/26	50941-50945	$ 923.50		
			Sub-Total	$	923.50
Accounts Payable					
	3/3/26	7548-7558	$ 15,100.44		
	3/10/26	7559-7567	54,679.15		
	3/18/26	7568-7571	58,827.15		
			Sub-Total	$	128,606.74
Capital Reserve Fund			$ -		
			Sub-Total	$	-
Wells Fargo Credit Card*					
	3/30/26	February Purchases	$ 4,010.36		
			Sub-Total	$	4,010.36
Total				**$**	**133,540.60**

*Wells Fargo Credit Card Invoices available upon request

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50941	11	SARAH G HALL	184.70	3/25/2026
50942	13	JASON S HARRAH	184.70	3/25/2026
50943	8	PETER E POLLICINO	184.70	3/25/2026
50944	18	SHALENE B ESTES	184.70	3/25/2026
50945	19	SHAWNA R BERDEN	184.70	3/25/2026

TOTAL FOR REGISTER 923.50

DURB DURBIN CROSS DLAUGHLIN

ATTENDANCE SHEET

District: *Durbin Crossing CDD*

Meeting Date: *March 23, 2026*

	Supervisor	In Attendance	Fees
1.	**Shawna Berden** *Assistant Secretary*	✓	$200
2.	**Peter Pollicino** *Chairman*	✓	$200
3.	**Sarah Gabel Hall** *Assistant Secretary*	✓	$200
4.	**Shalene B. Estes** *Assistant Secretary*	✓	$200
5.	**Jason Harrah** *Vice Chairman*	✓	$200

District Manager: _____

PLEASE RETURN COMPLETED FORM TO BERNADETTE PEREGRINO

*** CHECK DATES 03/01/2026 - 03/31/2026 *** DURBIN CROSSING - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
3/03/26	00210	3/28/26	03282026	202603	320-53800-45511			*	750.00		
			SPRING/EASTER EVENT 2026								
							BOUNCERS SLIDES AND MORE INC			750.00	007548
3/03/26	00452	2/19/26	42958-00	202503	320-53800-45511			*	450.00		
			EASTER EVENT-3HR DJ								
		2/19/26	42958-00	202503	320-53800-45511			*	100.00-		
			$100 DISCOUNT								
							DAVID DABBS MCLNNIS			350.00	007549
3/03/26	00241	2/18/26	803190	202602	320-53800-44200			*	1,665.56		
			DOG WASTE ROLL/CAN LINERS								
							DOG WASTE DEPOT			1,665.56	007550
3/03/26	00398	2/25/26	4736	202602	320-53800-44200			*	1,062.00		
			EXTERIOR PAINTING-MONUMNT								
							DUSTIN MACPEEK DBA			1,062.00	007551
3/03/26	00291	2/19/26	15514	202602	320-53800-44200			*	557.00		
			REP URINAL/DRINKING FOUNT								
							PHILLIP MCDONALD PLUMBING INC			557.00	007552
3/03/26	00109	3/01/25	13129563	202503	320-53800-45510			*	1,104.57		
			MAR POOL CHEMICALS NORTH								
							POOLSURE			1,104.57	007553
3/03/26	00109	3/01/26	13129563	202603	320-53800-45510			*	2,076.26		
			MAR POOL CHEMICALS SOUTH								
							POOLSURE			2,076.26	007554
3/03/26	00098	3/28/26	12810765	202603	320-53800-45511			*	950.00		
			EASTER EVENT-MARCH 28TH								
							PROGRESSIVE ENTERTAINMENT INC			950.00	007555
3/03/26	00283	3/02/26	PSI24599	202603	320-53800-46800			*	4,698.73		
			MAR LAKE MAINTENANCE								
							SOLITUDE LAKE MANAGEMENT LLC			4,698.73	007556
3/03/26	00469	2/28/26	7597606	202602	310-51300-48000			*	86.32		
			NOTICE OF MEETING-2/23/26								
							USA TODAY MEDIA CORP			86.32	007557
3/03/26	00382	2/23/26	1113396	202602	320-53800-46210			*	1,800.00		
			TREE REMOVAL-OAK								
							YELLOWSTONE LANDSCAPE			1,800.00	007558

*** CHECK DATES 03/01/2026 - 03/31/2026 *** DURBIN CROSSING - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
3/10/26	00021	3/01/26	546	202603	310-51300-34000		*	4,903.08		
			MAR MANAGEMENT FEES							
		3/01/26	546	202603	310-51300-55000		*	95.50		
			MAR WEBSITE ADMIN							
		3/01/26	546	202603	310-51300-35100		*	143.33		
			MAR INFORMATION TECH							
		3/01/26	546	202603	310-51300-32500		*	1,433.00		
			MAR IMPACT COLLECTION FEE							
		3/01/26	546	202603	310-51300-31300		*	687.75		
			MAR DISSEMINATION SVCS							
		3/01/26	546	202603	310-51300-51000		*	.63		
			OFFICE SUPPLIES							
		3/01/26	546	202603	310-51300-42000		*	121.97		
			POSTAGE							
		3/01/26	546	202603	310-51300-42500		*	46.50		
			COPIES							
		3/01/26	546	202603	310-51300-41000		*	31.75		
			TELEPHONE							
						GOVERNMENTAL MANAGEMENT SERVICES			7,463.51	007559
3/10/26	00370	2/28/26	3704134	202601	310-51300-31500		*	4,865.78		
			JAN GENERAL COUNSEL							
		2/28/26	3704134	202601	310-51300-31500		V	4,865.78-		
			JAN GENERAL COUNSEL							
						KUTAK ROCK LLP			.00	007560
3/10/26	00288	3/03/26	INV03146	202603	320-53800-44200		*	159.60		
			(20) SLVANIA BULBS							
						LAMP SALES UNLIMITED INC			159.60	007561
3/10/26	00470	2/23/26	11112095	202602	320-53800-44200		*	400.00		
			ANNUAL BILLING AED-SOUTH							
		2/23/26	11112095	202602	320-53800-44200		*	400.00		
			ANNUAL BILLING AED-NORTH							
						LIFESAFE SERVICES LLC			800.00	007562
3/10/26	00066	3/02/26	62195671	202603	320-53800-45513		*	106.28		
			MAR PEST CONTROL SOUTH							
		3/02/26	62195671	202603	320-53800-45513		*	60.00		
			MAR RODENT SERVICES SOUTH							
						TURNER PEST CONTROL			166.28	007563
3/10/26	00066	3/02/26	62195727	202603	320-53800-45513		*	122.23		
			MAR MOSQUITO SRVCS SOUTH							
						TURNER PEST CONTROL			122.23	007564

*** CHECK DATES 03/01/2026 - 03/31/2026 *** DURBIN CROSSING - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
3/10/26	00066	3/03/26	62195671	202603	320-53800-45513		*	86.35		
			MAR PEST CONTROL NORTH							
						TURNER PEST CONTROL			86.35	007565
3/10/26	00066	3/03/26	62195727	202603	320-53800-45513		*	166.05		
			MAR MOSQUITO SRVCS NORTH							
						TURNER PEST CONTROL			166.05	007566
3/10/26	00252	3/01/26	431034	202603	320-53800-45517		*	8,348.92		
			MAR FACILITY MANAGER							
		3/01/26	431034	202603	320-53800-46000		*	6,362.22		
			MAR OPERATIONS MANAGER							
		3/01/26	431034	202603	320-53800-45502		*	7,219.50		
			MAR GENERAL MANAGER							
		3/01/26	431034	202603	320-53800-45507		*	2,373.46		
			MAR JANITORIAL SERVICES							
		3/01/26	431034	202603	320-53800-45505		*	3,244.65		
			MAR POOL MAINTENANCE							
		3/01/26	431034	202603	320-53800-45518		*	4,617.26		
			MAR MAINTENANCE TECHS							
		3/01/26	431034	202603	320-53800-45503		*	7,286.79		
			MAR FACILITY ATTENDANTS							
		3/01/26	431034	202603	320-53800-45515		*	5,961.91		
			MAR FACILITY MONITORS							
		3/01/26	431034	202603	320-53800-45210		*	300.42		
			MAR MOBILE APP							
						VESTA PROPERTY SERVICES INC			45,715.13	007567
3/18/26	00370	2/28/26	3714948	202601	310-51300-31500		*	4,780.28		
			JAN GENERAL COUNSEL							
						KUTAK ROCK LLP			4,780.28	007568
3/18/26	00370	3/16/26	3715907	202602	310-51300-31500		*	4,768.14		
			FEB GENERAL COUNSEL							
						KUTAK ROCK LLP			4,768.14	007569
3/18/26	00382	3/01/26	1123093	202603	320-53800-46200		*	48,261.23		
			MAR LANDSCAPE MAINTENANCE							
						YELLOWSTONE LANDSCAPE			48,261.23	007570
3/18/26	00402	3/13/26	4026	202602	310-51300-31100		*	1,017.50		
			FEB ENGINEERING SERVICES							
						YURO & ASSOCIATES LLC			1,017.50	007571

TOTAL FOR BANK A 128,606.74

DURB DURBIN CROSS TLEE

*** CHECK DATES 03/01/2026 - 03/31/2026 ***
DURBIN CROSSING - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
									TOTAL FOR REGISTER		128,606.74		

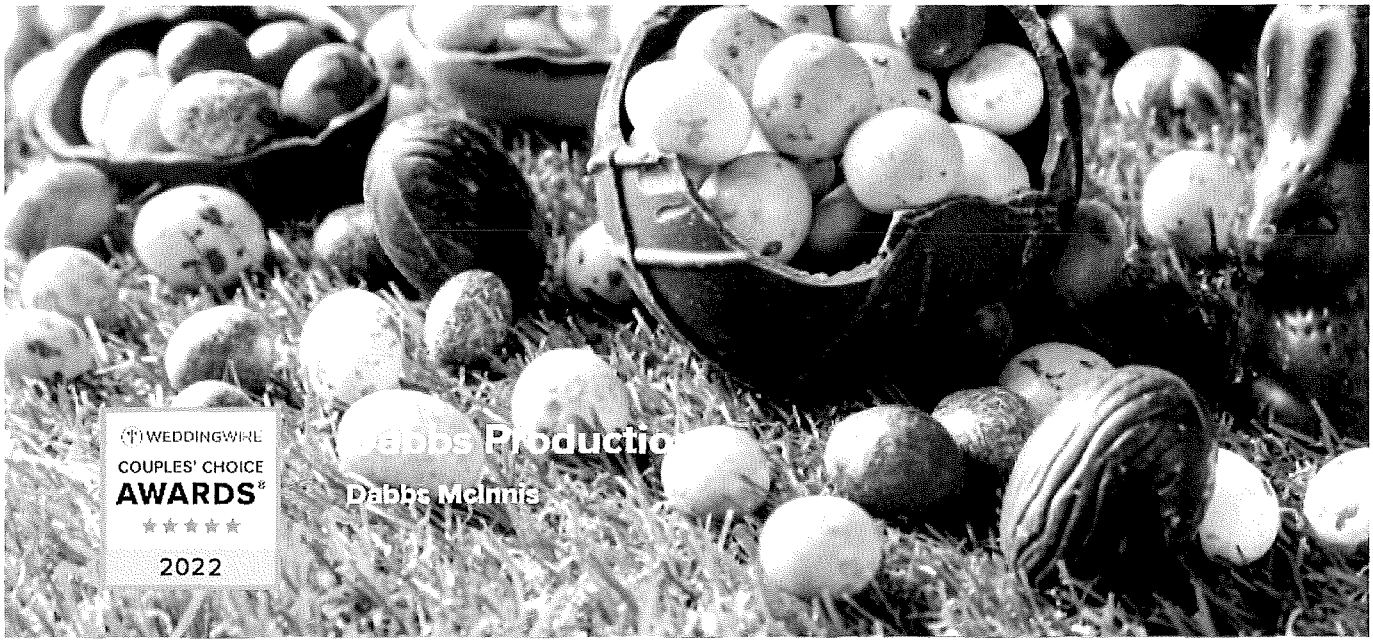
	Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003	Invoice Date: March 28th, 2026 Invoice Number: 03282026.23

Name / Address	Additional Details:
Attn: Kate Smith	
Durbin Crossing	
C/O Governmental Management	
475 W. Town Place, Ste. 114	
St. Augustine, FL 32092	

	Description	Quantity	Rate	Discount %	Extended	
1	Battlefield Obstacle Course	1	$650.00		$550.00	
2	Toddler Combo	1	$274.00		$200.00	
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						

Comments:				
	Subtotal			$750.00
	Sales Tax (0.0%)			n/a
	Total			$750.00

RECEIVED
By Tara Lee at 3:12 pm, Mar 02, 2026



Invoice

Bill to
Kate Smith
Durbin Crossing CDD
245 Riverside Ave, Suite 300, Jacksonville, FL 32202
klsmith@vestapropertyservices.com
(904) 230-2011

Invoice #
42958-000024

PO #
- - -

Date issued
Feb 19, 2026

Next payment due
Mar 25, 2026

SERVICE INFO	QTY	UNIT	UNIT PRICE	TAX	TOTAL
$$450 Event 3 hours			$450		**$450**
Discount $100 $100 Discount			-$100	✓	**-$100**

Subtotal	$350
Tax	$0
Total (USD)	**$350**

PAYMENT SCHEDULE

AMOUNT	DUE DATE	PAYMENT DATE	PAYMENT #	STATUS
$350	Mar 25, 2026		#000024-001	Upcoming

RECEIVED
By Tara Lee at 10:30 am, Feb 26, 2026

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

Invoice

Date	Invoice #
2/18/2026	803190

Bill To	Ship To
Durbin Crossing CDD Accounts Payable 475 West Town Place Suite 114 St. Augustine, FL 32092	Durbin Crossing 145 S Durbin Pkwy Office St Johns, FL 32259

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

ORDER#:	Rep	Ship Date	Via	Terms	PO#:	3RD Party Payment C...
B Phone-Zach	DWD	2/18/2026	FEDEX	Net 30		

Quantity	Item Code	Description	Price Each	Amount
6	DEPOT-001-30	Dog Waste Roll Bag 30 roll case (6000 bags)	246.27	1,477.62T
2	DEPOT-002	DOG STATION CAN LINERS CASE 200	93.97	187.94T
	Shipping	Shipping	0.00	0.00
		FedEx Package 1 Tracking #: 394735717342 FedEx Package 2 Tracking #: 394735720886 FedEx Package 3 Tracking #: 394735722113 FedEx Package 4 Tracking #: 394735723922 FedEx Package 5 Tracking #: 394735724377 FedEx Package 6 Tracking #: 394735727001		
		FEDEX | No. of Packages: 7 | Tracking #: 398867083690		
		Repairs + Replacements 1.320.53800.44200		

RECEIVED
By Tara Lee at 11:23 am, Feb 26, 2026

REMIT PAYMENT TO:
Dog Waste Depot
12316 World Trade Drive #102
San Diego, CA 92128

FED ID# 27-4523962

Subtotal	$1,665.56
Sales Tax (0.0%)	$0.00
Total	$1,665.56
Payments	$0.00
Balance Due	$1,665.56

INVESTMENT OF NORTH PAINTING FLORIDA

904-307-6649

Painting-Pressure Washing
Stucco Repair

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

JOB	#4736
INVOICE	#4736
SERVICE DATE	Feb 25, 2026
INVOICE DATE	Feb 25, 2026
PAYMENT TERMS	Upon receipt
DUE DATE	Feb 25, 2026
AMOUNT DUE	**$1,062.00**

RECEIVED
By Tara Lee at 12:47 pm, Mar 02, 2026

SERVICE ADDRESS

Tollerton Avenue
Saint Johns, FL 32259

CONTACT US

229 South Torwood Drive
Saint Johns, FL 32259

(904) 307-6649
Investmentpaintingfl@yahoo.com

INVOICE

SERVICES	QTY	UNIT PRICE	AMOUNT
Exterior Painting on caps of three monuments. Wellwood (exit side), one is at Tollerton (exit side) and the other is at Woodcross (exit side). See attached photos.	1.0	$1,062.00	$1,062.00

Pressure wash monuments to remove dirt and debris from them. Repaint the brown color on the chimney caps with Sherwin Williams top of the line emerald paint.

Price includes labor materials and taxes.

Subtotal	$1,062.00
Job Total	**$1,062.00**
Amount Due	**$1,062.00**

Repairs + Replacement

1.320.53800.44200

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 than 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.

PHILLIP MCDONALD
PLUMBING AND SEPTIC
904-964-3737

Phillip McDonald Plumbing, INC

Durbin Crossing
730 N Durbin Pkwy
Saint Johns, FL 32259

INVOICE	#15514
SERVICE DATE	Feb 17, 2026
INVOICE DATE	Feb 19, 2026
PAYMENT TERMS	Upon receipt
DUE DATE	Feb 19, 2026
AMOUNT DUE	**$557.00**

CONTACT US

740 S Orange St
Starke, FL 32091

(904) 964-3737
pmcdonaldplumbing@yahoo.com

Service completed by: Dakota Nettles

INVOICE

Service call	1.0	$557.00	$557.00

Special ordered parts to repair urinal and drinking fountain.
Repaired (1) American Standard Urinal that was leaking with new urinal gasket and flange kit.
Repaired (1) Elkay Drinking Fountain with new strainer.
Tested. No leaks seen at this time.

Subtotal	$557.00
Job Total	**$557.00**
Amount Due	**$557.00**

See our Terms & Conditions

Repairs + Replacements
1.320.53800.44200

RECEIVED
By Tara Lee at 11:23 am, Feb 26, 2026

poolsure
AN AQUASOL COMPANY

Invoice

Date	3/1/2026
Invoice#	131295634171

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

Terms	Net 20
Due Date	3/21/2026
PO #	

Bill To	Ship To
Attn: Office Durbin Crossing North 475 West Town Place, Suite 114 St. Augustine FL 32092	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 4:59 pm, Feb 25, 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

131295634171

poolsure
AN AQUASOL COMPANY

Invoice

Date	3/1/2026
Invoice#	131295634172

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

Terms	Net 20
Due Date	3/21/2026
PO #	

Bill To	**Ship To**
GMS, LLC 475 West Town Place, Suite 114 St. Augustine FL 32092	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 8:35 am, Feb 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

131295634172

PROGRESSIVE Entertainment
Total Entertainment Services

Invoice

Mailing Correspondence Address: 1623 Troy Lynn Trail, Jacksonville, Fl. 32225
(904) 645-9068 Fax: (904)645-9082
E-mail: bookme@progressiveent.com
www.progressiveent.com

Invoice date: 3/28/2026 Invoice #12810765 **Terms:** Prior to event date **PO#**
Customer name: Durbin Crossing CDD **Event type:** Spring Fling
Billing address: 145 South Durbin Parkway, Jacksonville, Fl. 32259
Original contact person: Kate Smith **Cell:** **Wk:** 904-230-2011 **E-mail/ fax:** klsmith@vestapropertyservices.com
At event contacts with cell:
Event date: Saturday March 28th, 2026 **Hours of event:** 1:00pm to 4:00pm **Hours of service:** 5hrs Same
Approximate set up time: 12:30 PM
Location name and address: Event lawn
Where to set up at location: Outside **Power within 75':** Yes
Set up-grass or pavement: **Water within 75':** **Covered area for entertainer:** NA
Notes:
SERVICES NEEDED:

Professional Balloon Artist 3hrs	**Reg. Rate**	$ 550.00	**Your Cost**	$ 475.00
Professional Face Painters 3hrs	**Reg. Rate**	$ 550.00	**Your Cost**	$ 475.00
	Total	$ 1,100.00	**Total**	$ 950.00
			Your Savings	**$150.00**

RECEIVED
By Tara Lee at 1:55 pm, Feb 26, 2026

Sub Total:	$ 950.00
Sales Tax:	
Invoice Total:	$ 950.00
50 % Deposit required	
Balance due at set up	$ 950.00
Payments received	
Current Balance	$ 950.00

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

CANCELLATION, RE-SCHEDULING, INCLAMENT WEATHER POLICY

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

Customer signiture required x_____ **Date:** _____

SOLITUDE
LAKE MANAGEMENT

INVOICE

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: PSI245999
Invoice Date: 3/2/2026

Bill To: Durbin Crossing CDD
Governmental Mgmt Services
United States

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

Ship Via
Ship Date 3/2/2026
Due Date 4/1/2026
Terms Net 30

Customer ID 5459
P.O. Number
P.O. Date 3/2/2026
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance March Billing 3/1/2026 - 3/31/2026 Durbin Crossing CDD-Lake-ALL		1	1	4,698.73	4,698.73

RECEIVED
By Tara Lee at 9:22 am, Mar 02, 2026

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

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

USA TODAY CO.

LocaliQ

ACCOUNT NAME		ACCOUNT #	INV DATE
Durbin Crossing / Gms		764133	02/28/26
INVOICE #	**INVOICE PERIOD**	**CURRENT INVOICE TOTAL**	
0007597606	Feb 1- Feb 28, 2026	$86.32	
PREPAY (Memo Info)	**UNAPPLIED (included in amt due)**	**TOTAL CASH AMT DUE***	
$0.00	$0.00	**$86.32**	

BILLING ACCOUNT NAME AND ADDRESS

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

PAYMENT DUE DATE: MARCH 31, 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
2/1/26	Balance Forward	$86.32
2/18/26	PAYMENT - THANK YOU	-$86.32

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
2/13/26	12074201	SAG St Augustine Record	Durbin Crossing February Meeting		$86.32

RECEIVED
By Tara Lee at 12:37 pm, Mar 02, 2026

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	$86.32
Service Fee 3.99%	$3.44
*Cash/Check/ACH Discount	-$3.44
*Payment Amount by Cash/Check/ACH	$86.32
Payment Amount by Credit Card	$89.76

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Durbin Crossing / Gms		764133		0007597606		
CURRENT DUE	**30 DAYS PAST DUE**	**60 DAYS PAST DUE**	**90 DAYS PAST DUE**	**120+ DAYS PAST DUE**	**UNAPPLIED PAYMENTS**	**TOTAL CASH AMT DUE***
$86.32	$0.00	$0.00	$0.00	$0.00	$0.00	**$86.32**

REMITTANCE ADDRESS (Include Account# & Invoice# on check)	TO PAY BY PHONE PLEASE CALL:	TOTAL CREDIT CARD AMT DUE
USA TODAY Media Corp. PO Box 631244 Cincinnati, OH 45263-1244	1-877-736-7612	$89.76
	To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/	

0000764133000000000000007597606000086326717 7

USA TODAY CO.

LocaliQ

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 02/13/2026
SAG staugustine.com 02/13/2026

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 02/13/2026

Legal Clerk

Notary, State of WI, County of Brown

8·25·26

My commission expires

Publication Cost:	$86.32	
Tax Amount:	$0.00	
Payment Cost:	$86.32	
Order No:	12074201	# of Copies:
Customer No:	764133	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS MEETING

Notice is hereby given that the Board of Supervisors ("**Board**") of the Durbin Crossing Community Development District ("**District**") will hold a regular meeting on Monday, February 23, 2026 at 6:00 p.m. at the Durbin Crossing South Amenity Center located at 145 South Durbin Parkway, St. Johns, Florida 32259, where the Board may consider any business that may properly come before it ("**Meeting**").

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

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

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

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

Daniel Laughlin
District Manager

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1113396	2/23/2026
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: March 25, 2026

Invoice Amount: $1,800.00

Description	Current Amount
Oak Removals	
Tree Removal	$1,800.00

RECEIVED
By Tara Lee at 12:50 pm, Mar 02, 2026

Invoice Total **$1,800.00**

Landscaping Contingency

1.320.53800.46210

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 #: 546
Invoice Date: 3/1/26
Due Date: 3/1/26
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 - March 2026		4,903.08	4,903.08
Website Administration - March 2026		95.50	95.50
Information Technology - March 2026		143.33	143.33
Impact Fee Collection Administration - March 2026		1,433.00	1,433.00
Dissemination Agent Services - March 2026		687.75	687.75
Office Supplies		0.63	0.63
Postage		121.97	121.97
Copies		46.50	46.50
Telephone		31.75	31.75

RECEIVED
By Tara Lee at 12:33 pm, Mar 05, 2026

Total	$7,463.51
Payments/Credits	$0.00
Balance Due	$7,463.51

LAMP SALES UNLIMITED, INC.
Always on.

Invoice

#INV0314685

03/03/2026

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 Mc Leod RD STE118
Orlando FL 32811-5682
PH(407)859-1515
FX(407)859-2423

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	04/02/2026	ZACH DAVIDSON	EMP018 Rix, Clayton	03/03/2026 LSU Delivery	CUS393	Chris Kaleel	Sales Order #SO20268

Item	Type	Quantity	Rate	Amount	SOI
CF26DT/E/IN835 CF26DT/E/IN835 26W TRIPLE 3500K GX24Q3 BASE #20881 50/CS SYLVANIA		20	$7.98	$159.60	No

RECEIVED
By Tara Lee at 10:21 am, Mar 04, 2026

Subtotal	$159.60
Tax (%)	$0.00
Shipping	$0.00
Total	$159.60
Amount Due	$159.60
Status	Open

Click Here to Pay Now

Repair & Replacements

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.

~~LifeSafe Services LLC~~

+18887670050
acctsrec@lifesafeservices.com
www.lifesafeservices.com

LifeSafe SERVICES

INVOICE

BILL TO
025-9928
Durbin Crossing CDD - Vesta
475 West Town Place, Ste 114
St Augustine, FL 32092

SHIP TO
025-9928
Durbin Crossing CDD - Vesta
Durbin Crossing Amenity Centers
St Johns, FL 32259

INVOICE # 111120953
DATE 02/23/2026
DUE DATE 03/25/2026
TERMS Net 30

EQUIPMENT & SERVICES - EMERGENCY USE ONLY	QTY	RATE	AMOUNT
Premier Service for Client-Owned Automated External Defibrillator (AED) Unit Includes Replacement Supplies as needed Annual Billing Site 1: Durbin Crossing South Amenity Center	1	400.00	400.00T
Premier Service for Client-Owned Automated External Defibrillator (AED) Unit Includes Replacement Supplies as needed Annual Billing Site 2: Durbin Crossing North Amenity Center	1	400.00	400.00T

Remit to:
LifeSafe Services LLC
5971 Powers Avenue, Ste108
Jacksonville, FL 32217

SUBTOTAL	800.00
TAX	0.00
TOTAL	800.00
BALANCE DUE	**$800.00**

For invoices, please contact Clair at 888-767-0050 x113.

Please disregard this invoice if you have already submitted payment.

3/6/2026

REPAIR & REPLACE
1.320.53800.44200

Woman Owned Small Business Certification WOSB200454
FL Permit #31728 Exp 3/31/2026

Service Slip/Invoice

Turner Pest Control

PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323
904-355-5300 • Toll Free: 800-225-5305 • turnerpest.com

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

INVOICE:	621956717
DATE:	03/02/2026
ORDER:	621956717

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

Work Location: [176602] 904-230-2011
Durbin Crossing CCD
Sue Olear
145 S Durbin Pkwy
St Johns, FL 32259-7224

Work Date	Time	Target Pest	Technician		Time In
03/02/2026	09:46 AM	MICE, RATS			09:46 AM

Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	03/02/2026			10:26 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 10:31 am, Mar 04, 2026

TECHNICIAN SIGNATURE

M
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.

Service Slip/Invoice

Turner Pest Control

PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323
904-355-5300 • Toll Free: 800-225-5305 • turnerpest.com

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

INVOICE:	621957278
DATE:	03/02/2026
ORDER:	621957278

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
03/02/2026	10:25 AM	MOSQUITO			10:25 AM

Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	03/02/2026			10:26 AM

Service	Description	Price
CPCMOSULV	Commercial Mosquito Service	$122.23

SUBTOTAL	$122.23
TAX	$0.00
AMT. PAID	$0.00
TOTAL	$122.23
AMOUNT DUE	**$122.23**

RECEIVED
By Tara Lee at 10:31 am, Mar 04, 2026

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

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

Service Slip/Invoice

Turner Pest Control

PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323
904-355-5300 • Toll Free: 800-225-5305 • turnerpest.com

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

INVOICE:	621956716
DATE:	03/03/2026
ORDER:	621956716

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

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

Work Date	Time	Target Pest	Technician		Time In
03/03/2026	08:28 AM				08:28 AM

Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	03/03/2026			08:51 AM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	$86.35

SUBTOTAL	$86.35
TAX	$0.00
AMT. PAID	$0.00
TOTAL	$86.35
AMOUNT DUE	**$86.35**

RECEIVED
By Tara Lee at 10:31 am, Mar 04, 2026

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

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

Service Slip/Invoice

Turner Pest Control

PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323
904-355-5300 • Toll Free: 800-225-5305 • turnerpest.com

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

INVOICE:	621957279
DATE:	03/03/2026
ORDER:	621957279

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
03/03/2026	08:28 AM	MOSQUITO			08:28 AM

Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	03/03/2026			08:50 AM

Service	Description	Price
CPCMOSULV	Commercial Mosquito Service	$166.05

SUBTOTAL	$166.05
TAX	$0.00
AMT. PAID	$0.00
TOTAL	$166.05
AMOUNT DUE	**$166.05**

RECEIVED
By Tara Lee at 10:31 am, Mar 04, 2026

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

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

Vesta

Invoice

Invoice #	431034
Date	03/01/2026
Terms	Net 30
Due Date	03/31/2026
Memo	Monthly Fees

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

Bill To

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

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

Thank you for your business.

Total 45,715.13

RECEIVED
By Tara Lee at 9:08 am, Mar 03, 2026

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

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

[redacted]

February 28, 2026

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

RECEIVED
By Tara Lee at 10:26 am, Mar 11, 2026

Invoice No. 3714948
6123-1

Re: General

For Professional Legal Services Rendered

01/03/26	G. Lovett	0.30	84.00	Monitor legislative process relating to matters impacting special districts
01/06/26	K. Haber	0.60	171.00	Prepare waivers for use of amenity facilities; correspond with O'Lear regarding same
01/15/26	K. Haber	0.90	256.50	Confer with Division of Alcohol and Tobacco regarding spirituous beverage license compliance for off-site sales; correspond with O'Lear and Smith regarding same
01/19/26	M. Eckert	0.90	355.50	Review draft minutes and provide comments; confer with Hogge; research impact fee issues; confer with Yuro; prepare for board meeting
01/22/26	K. Haber	0.40	114.00	Prepare January board meeting agenda memorandum
01/23/26	M. Eckert	0.80	316.00	Prepare for board meeting; research encroachment request

01/26/26	M. Eckert	5.90	2,330.50	Prepare for, travel to and attend board meeting; return travel; follow up
01/27/26	M. Eckert	0.40	158.00	Follow up from board meeting
01/28/26	K. Haber	2.40	684.00	Prepare work authorizations for tree injections and tree removals; research interlocal agreements for road maintenance within District's boundaries; correspond with Laughlin regarding same; prepare swim team agreement; prepare tennis instruction agreement and confer and correspond with O'Lear regarding same
01/30/26	K. Haber	0.50	142.50	Revise tennis instruction agreement; correspond with O'Lear regarding same

TOTAL HOURS 13.10

TOTAL FOR SERVICES RENDERED $4,612.00

DISBURSEMENTS

Meals	10.75
Travel Expenses	157.53

TOTAL DISBURSEMENTS 168.28

TOTAL CURRENT AMOUNT DUE $4,780.28

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

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

[redacted]

March 16, 2026

RECEIVED
By Tara Lee at 10:31 am, Mar 18, 2026

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

Invoice No. 3715907
6123-1

Re: General

For Professional Legal Services Rendered

02/02/26	M. Eckert	0.30	118.50	Prepare for board meeting; review draft minutes and provide comments
02/03/26	M. Eckert	0.10	39.50	Review waiver request; confer with Laughlin
02/03/26	K. Haber	0.70	199.50	Prepare volunteer waiver and release for Eagle Scout project; correspond with Laughlin regarding same
02/06/26	M. Eckert	0.10	39.50	Follow up with Yuro on impact fee credit hold back
02/07/26	L. Whelan	0.30	120.00	Monitor legislative process relating to matters impacting special districts
02/11/26	K. Haber	1.20	342.00	Correspond with O'Lear regarding swim team agreement; revise agreement; prepare market vendor agreement and correspond with Smith and O'Lear regarding same
02/13/26	M. Eckert	0.30	118.50	Prepare for and attend agenda call
02/14/26	M. Eckert	0.50	197.50	Revise and distribute impact fee credit sale resolution; confer with Berden

02/16/26	M. Eckert	0.10	39.50	Confer with Berden; confer with Hogge
02/17/26	K. Haber	0.40	114.00	Correspond with Smith regarding vendor market agreement
02/18/26	K. Haber	0.40	114.00	Review vendor market agreement and correspond with Smith regarding same
02/19/26	K. Haber	0.40	114.00	Prepare February meeting agenda memorandum
02/23/26	M. Eckert	7.10	2,804.50	Prepare for, travel to and attend board meeting; return travel; meeting follow up
02/24/26	M. Eckert	0.10	39.50	Follow up from board meeting
02/24/26	K. Haber	0.40	114.00	Correspond with O'Lear regarding electronic transportation devices policy and sign language
02/25/26	M. Eckert	0.20	79.00	Confer with O'Lear regarding community announcement

TOTAL HOURS 12.60

TOTAL FOR SERVICES RENDERED $4,593.50

DISBURSEMENTS

Meals	17.11	
Travel Expenses	157.53	
TOTAL DISBURSEMENTS		174.64
TOTAL CURRENT AMOUNT DUE		$4,768.14

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1123093	3/1/2026
TERMS	**PO NUMBER**
Net 30	

Bill To:

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

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 31, 2026

Invoice Amount: $48,261.23

Description	Current Amount
Monthly Landscape Maintenance March 2026	$48,261.23

RECEIVED
By Tara Lee at 10:21 am, Mar 04, 2026

Invoice Total **$48,261.23**

LANDSCAPE Maintenance

1.320.53800.46200

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

Yuro & Associates, LLC

Civil Engineering
Land Surveying & Mapping
Permitting
ADA Consulting

Invoice

Date	Invoice #
3/13/26	4026

Bill To
Durbin Crossing CDD C/O Governmental Management Services Attn: Daniel Laughlin

RECEIVED
By Tara Lee at 1:38 pm, Mar 13, 2026

P.O. No

Yuro & Asssoc. - Job No.
Y23-1310

Item	Date	Description	Hours	Rate	Amount
		DURBIN CROSSING - FEBRUARY ENGINEERING			
CDD Durbin...	2/5/26	fence sketch & legal coordination	0.5	185.00	92.50
CDD Durbin...	2/13/26	agenda call & impact fee estimate	1.5	185.00	277.50
CDD Durbin...	2/23/26	CDD meeting & research county communication re: traffic study	3.5	185.00	647.50

Total **$1,017.50**

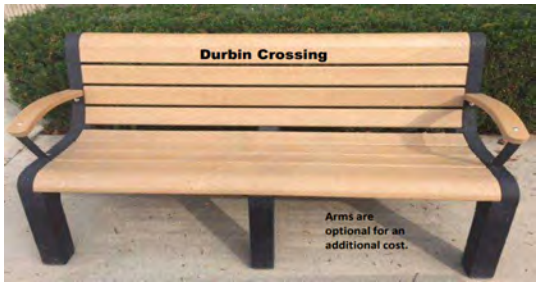
145 Hilden Road, Unit 108 Ponte Vedra, FL 32081
(904) 342-5199 * myuro@mjyuro.com

SIXTH ORDER OF BUSINESS

2027 Wishlist Items Durbin Crossing

Items	Cost/Scope of work	Repair/Replacment year	Warranties	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	**New furniture loungers** 10-year frame warranty 3-year powdercoat warranty 2-year vinyl strap warranty **refinishing/restrapping** 1-year on workmanship, vinyl straps, & powdercoat (blistering or peeling).	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/replace netting	$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	Gel Coat - Interior: ➢ Repair all common fiberglass repairs in ride path * (common repairs do not require lamination) ➢ All repairs will be done with vinyl-ester filler ➢ Prepare interior ride path for Gel Coat (prime coat blistered and submerged areas) ➢ Add textured surface to start tub if needed ➢ Refinish interior ride path of slide with Gel Coat ➢ Gel Coat will be applied to a thickness of 20 - 24 mils. ➢ Premium Gel Coat will be used ➢ Recaulk all seams ➢ Seams will be sealed with premium caulk **Total $18,000.00**	FY2027	2 year warranty	N/A
10 Benches and 10 concrete pads	10 Benches- **$7,503.82** 10-Concrete pads- **$2,350** per pad (total cost **$23,500** for 10 pads) **Total $31,003.82**	FY2027		N/A
Tennis court light pole replacments	**KAD Electric-** Remove and replace 26 tennis light poles at North and South with 90 degree arms, new LED fixtures and reconnecting power to each pole. **$30,150.00** **Lamp sales Unlimited** New light poles, double & single 90 arms and LED light fixtures.**$105,113.00** **Hardwick fencing -** detacting fencing from 7 light pole and reinstalling once job is completed **$4,050.00** **Total job price $139,313.00**	FY2027		FY 28-29 South- $92,882.00 FY 28-29 North-$49,173.00
Replacement of Social hall furniture	**will be presented in Lifestye report**	FY2027		FY 32-33 $63,587

Christmas light wreaths/replacement of lights	Palm tree minis (Four-Way crossing) Replacement lights **$5,788.25 (lights are old and wires are having to be repaired.)** North Tower additional 2 weathers and bows **$805.40** Garland and bow with lights for community Pillar monuments **$312.36 per pillar 36 pillars Total $11,244.96** Garland and bow with lights for monuments with walls **$877.86 per wall 6 walls Total $5,267.16**			Holiday décor budget $20,000.00



Area of Work	Amount
4 Corners	$65,146.29
Orchid Way	$22,856.98
Heron Landing	$10,179.26
Harbury	$30,047.20
South Tennis	$30,926.91
St. Andrews	$20,687.82
Castlegate Glen	$19,913.70
Cantley	$16,200.53
Wellwood	$15,726.13
Roundabout	$12,922.10
Averley Park	$19,549.48
Cloisterbane	$23,727.83
Leith Hall	$23,288.54
Laurel Estates	$20,312.21
Saddlestone Park	$39,109.87
Buckhead Manor	$34,228.58
Woodcross	$24,554.85
Staplehurst	$26,723.49
Hunston Place	$18,566.79
	$474,668.56

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.

YELLOWSTONE LANDSCAPE

AVERLEY PARK- DURBIN CROSSING

AVERLEY WAY

ENTRANCE
ROSSANA REYNA | 02/05/2026

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YELLOWSTONE LANDSCAPE

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.

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YELLOWSTONE LANDSCAPE

Durbin Crossing- Cantley Way

January, 2025

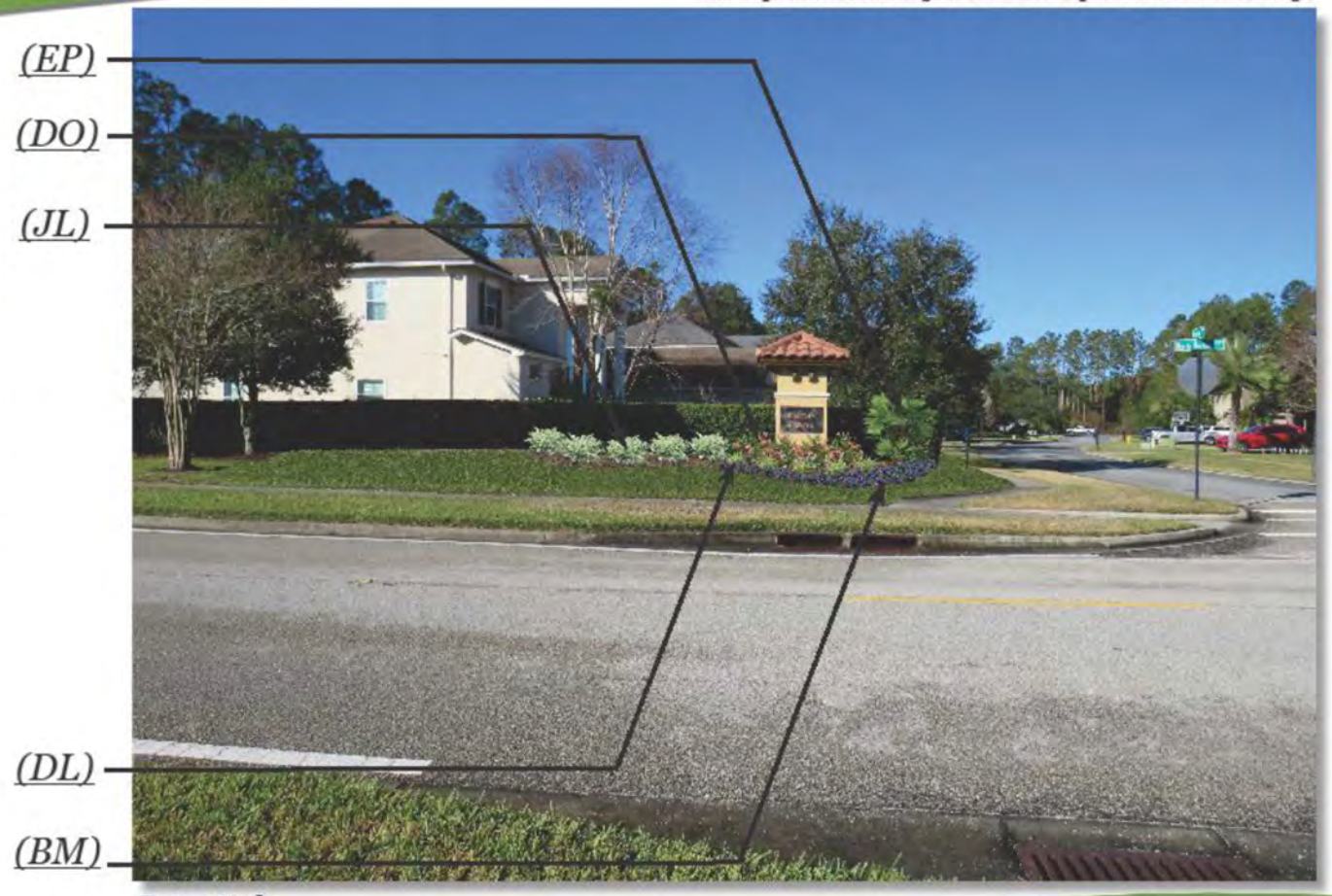
Jacksonville, FL

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



Potential

YELLOWSTONE LANDSCAPE

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.

YELLOWSTONE LANDSCAPE

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.

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YELLOWSTONE LANDSCAPE

Durbin Crossing

February, 2024

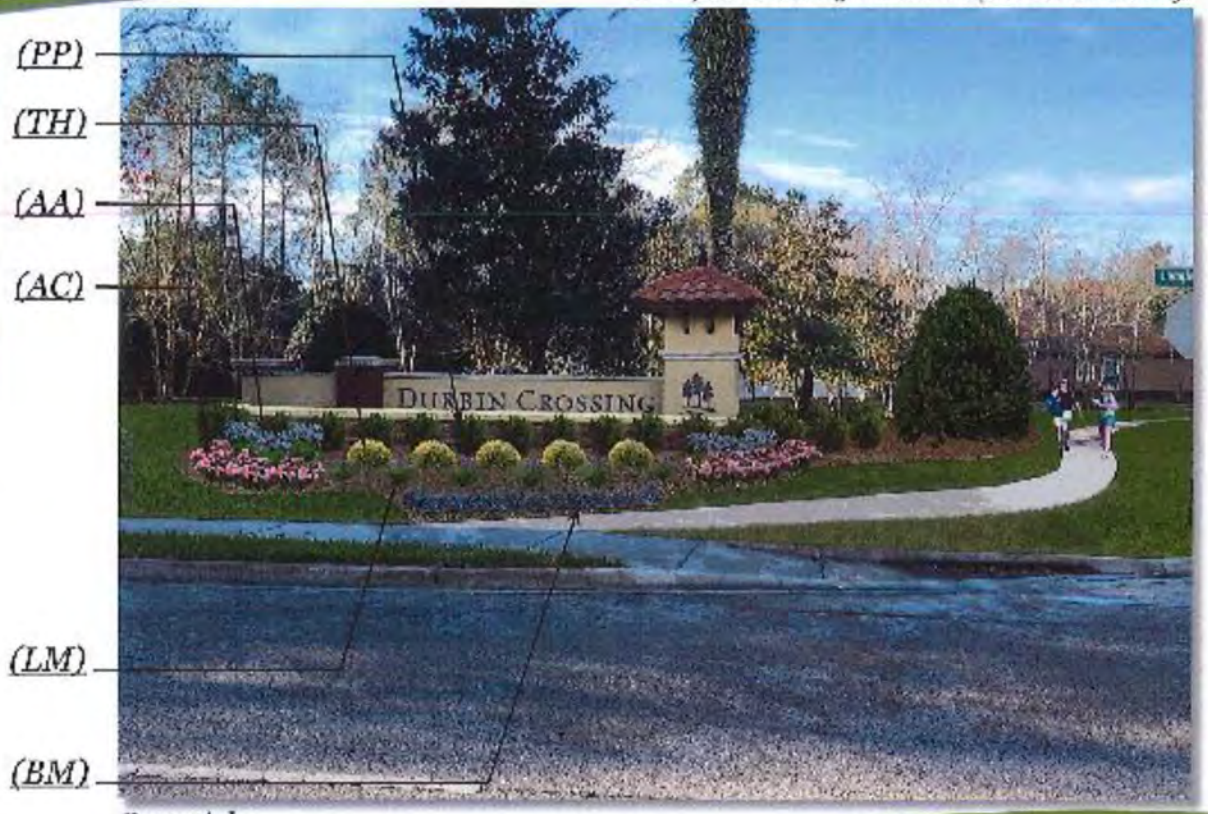
Jacksonville, FL

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



Potential

YELLOWSTONE LANDSCAPE

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

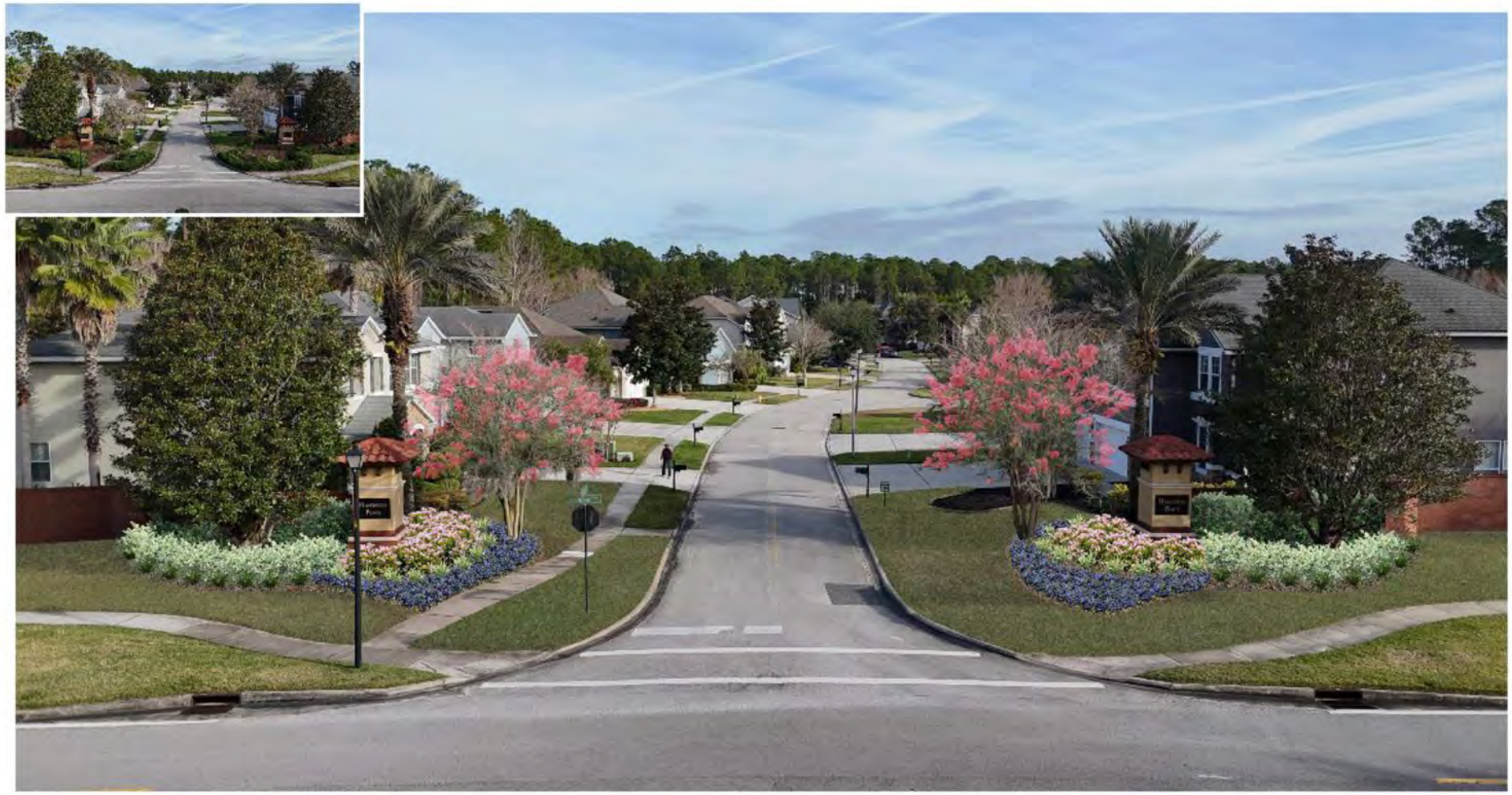
Potential

YELLOWSTONE LANDSCAPE

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.

YELLOWSTONE LANDSCAPE

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.

YELLOWSTONE LANDSCAPE

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.

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YELLOWSTONE LANDSCAPE

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.

YELLOWSTONE LANDSCAPE

ROUNDABOUT - DURBIN CROSSING

N DURBIN PKWY

ROUNDABOUT
ROSSANA REYNA | 02/09/2026

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

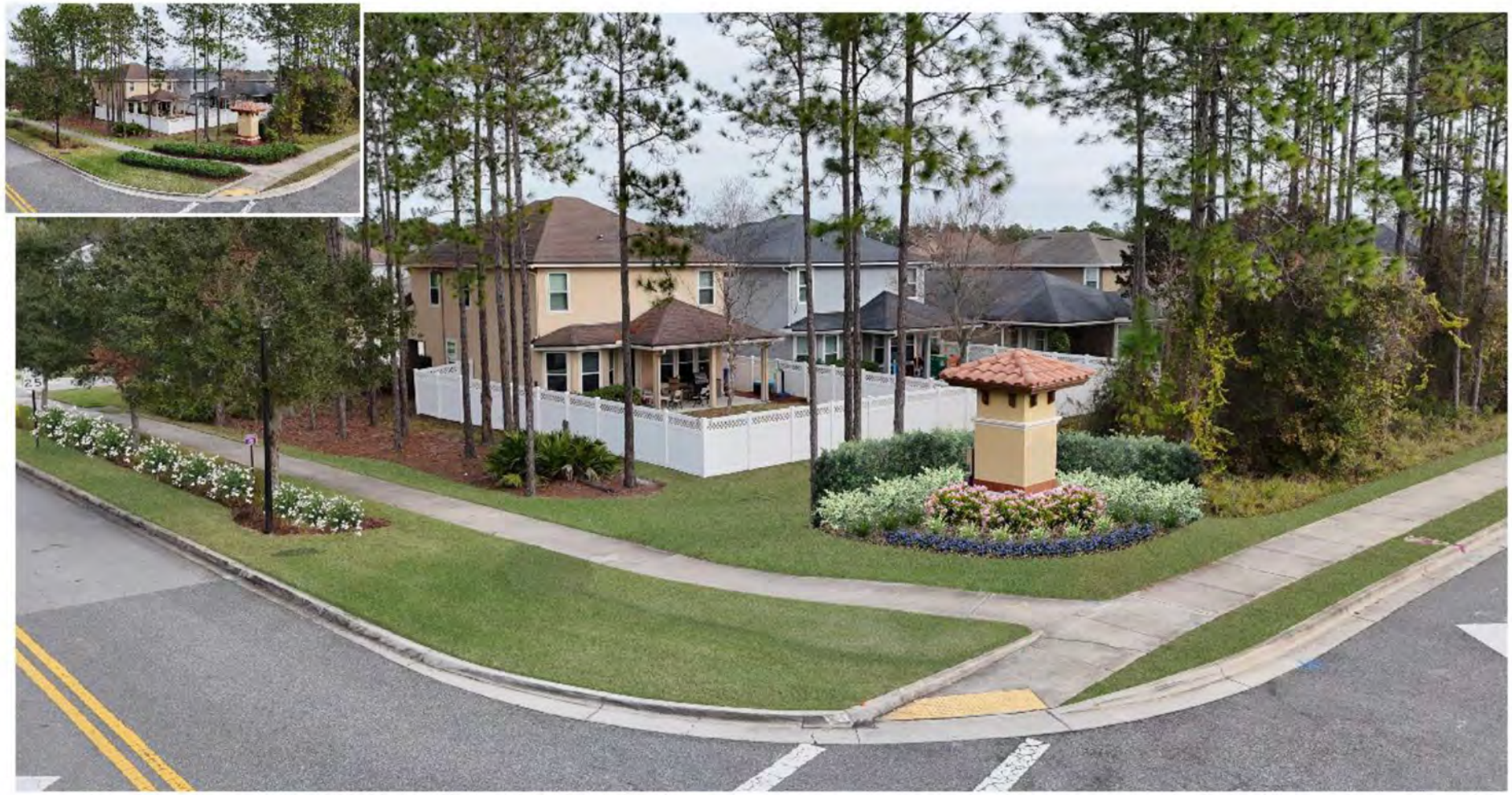
All renderings, plans, drawings, designs, specifications, memoranda, or other similar documents created and/or prepared by Yellowstone Landscape shall be its sole and exclusive property.

YELLOWSTONE LANDSCAPE

ORCHID - DURBIN CROSSING

ORCHID WAY

ENTRANCE
ROSSANA REYNA | 02/05/2026



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

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YELLOWSTONE LANDSCAPE

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.

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YELLOWSTONE LANDSCAPE

Durbin Crossing

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)
Variegated Ginger (VG)
Black Magic Cordyline (BC)
Mulch

Potential

YELLOWSTONE LANDSCAPE

Durbin Crossing

January, 2025

Jacksonville, FL

Conceptual Rendering-Plants are depicted at mature stage

Existing

Landscape Design Suggestions

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

Potential

YELLOWSTONE LANDSCAPE

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

Potential

YELLOWSTONE

Durbin Crossing

January, 2025

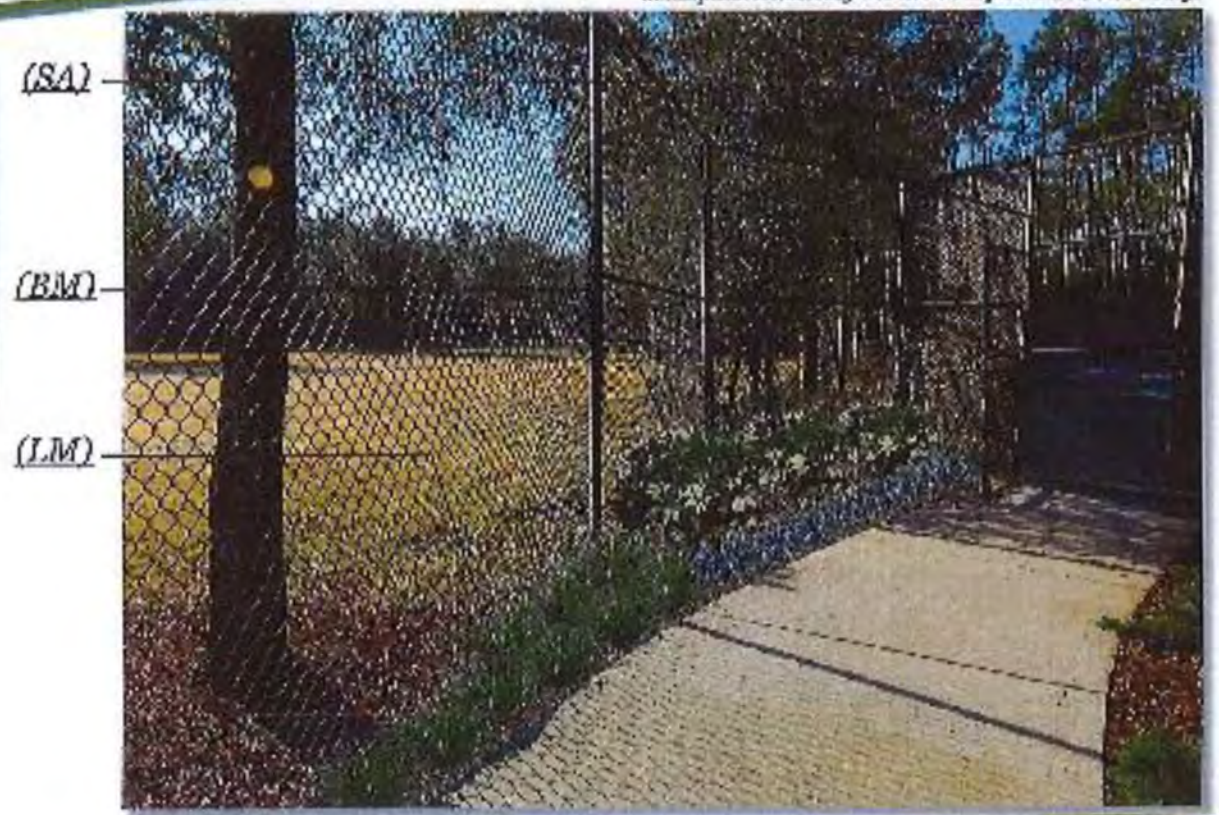
Jacksonville, FL

Conceptual Rendering-Plants are depicted at mature size

Existing

Landscape Design Suggestions

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



Potential

YELLOWSTONE LANDSCAPE

Durbin Crossing- Cresthaven PL

January, 2025

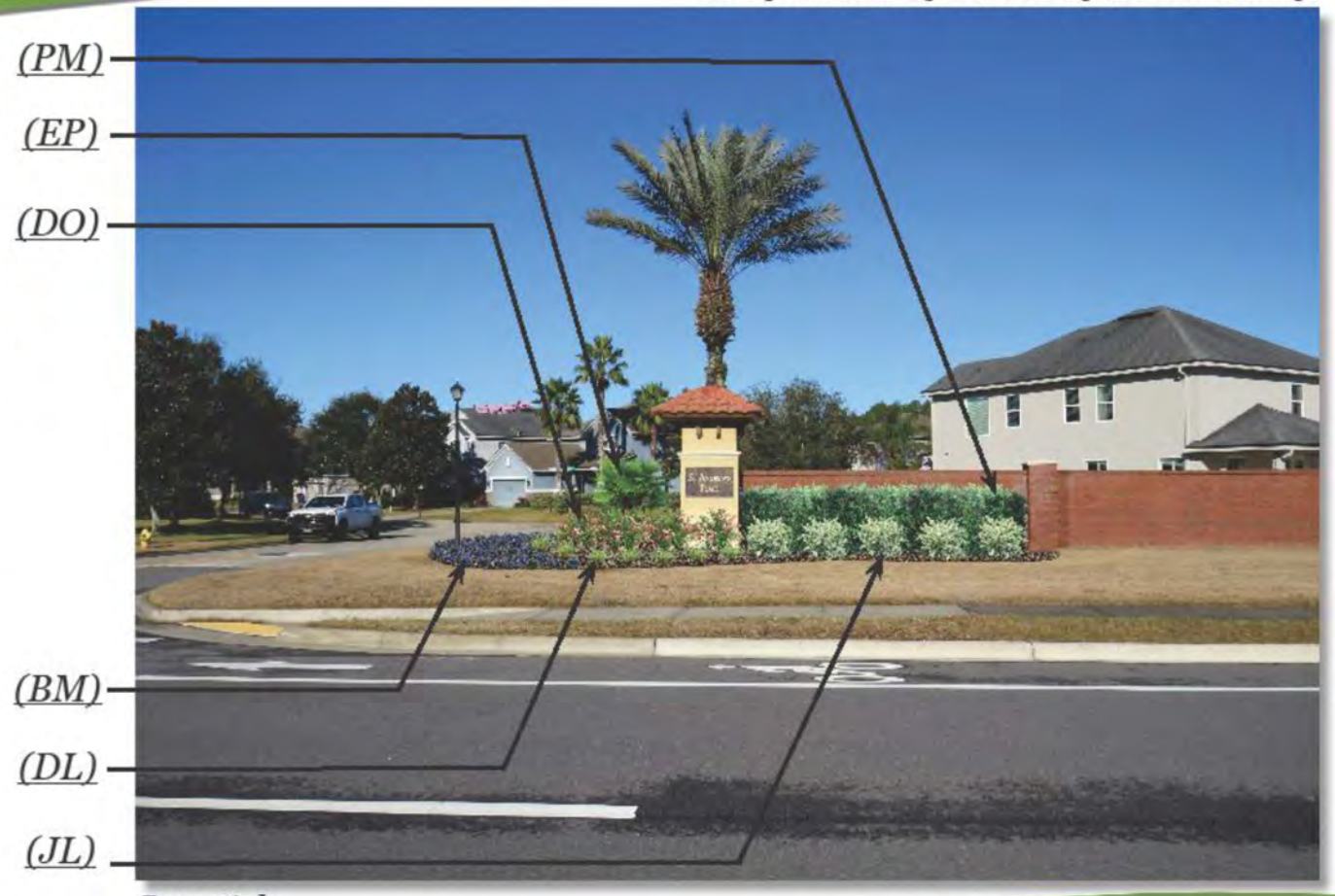
Jacksonville, FL

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



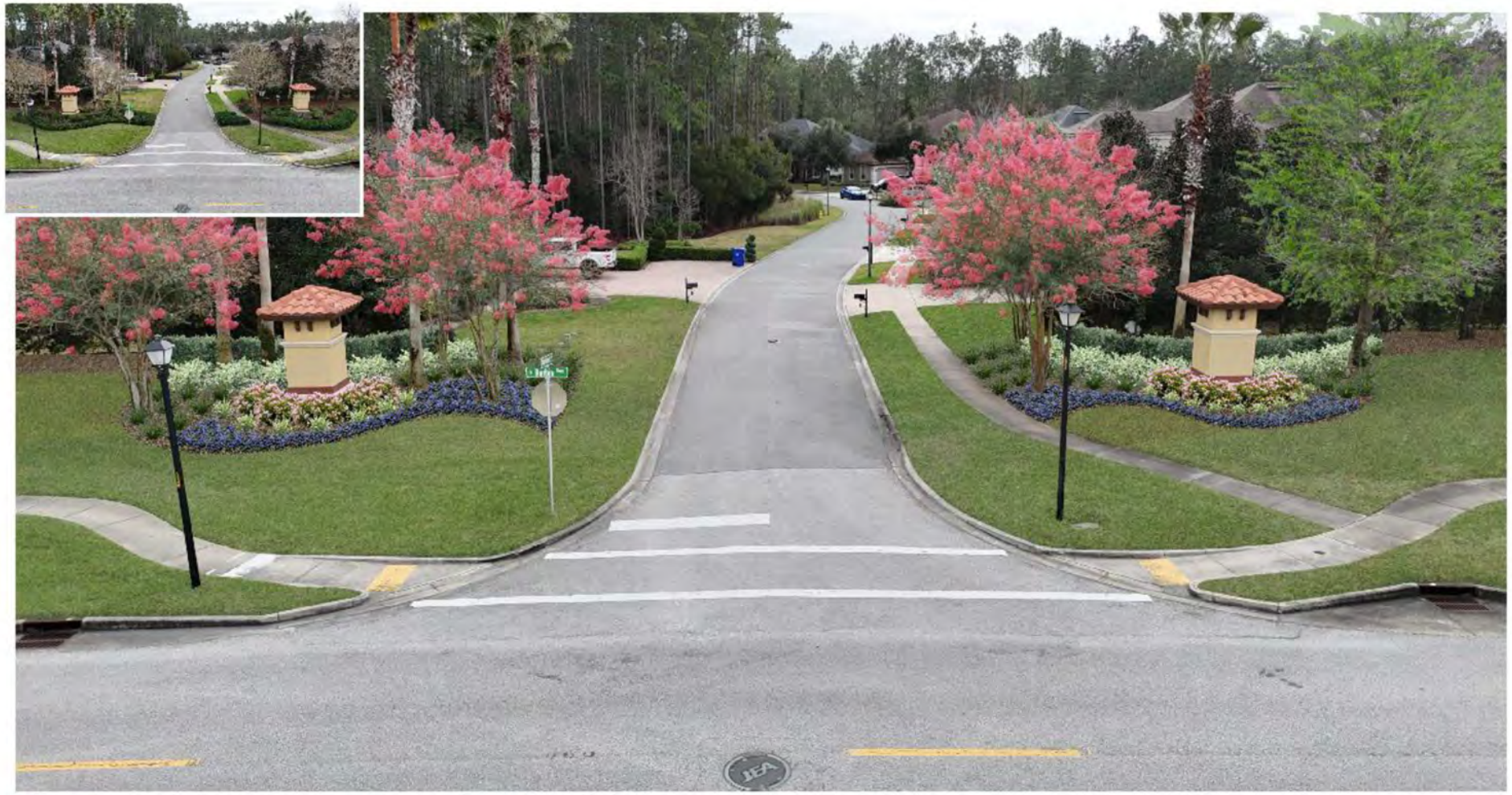
Potential

YELLOWSTONE LANDSCAPE

STAPLEHURST - DURBIN CROSSING

STAPLEHURST DR

ENTRANCE
ROSSANA REYNA | 02/06/2026



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

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YELLOWSTONE LANDSCAPE

Durbin Crossing- Wellwood

January, 2025

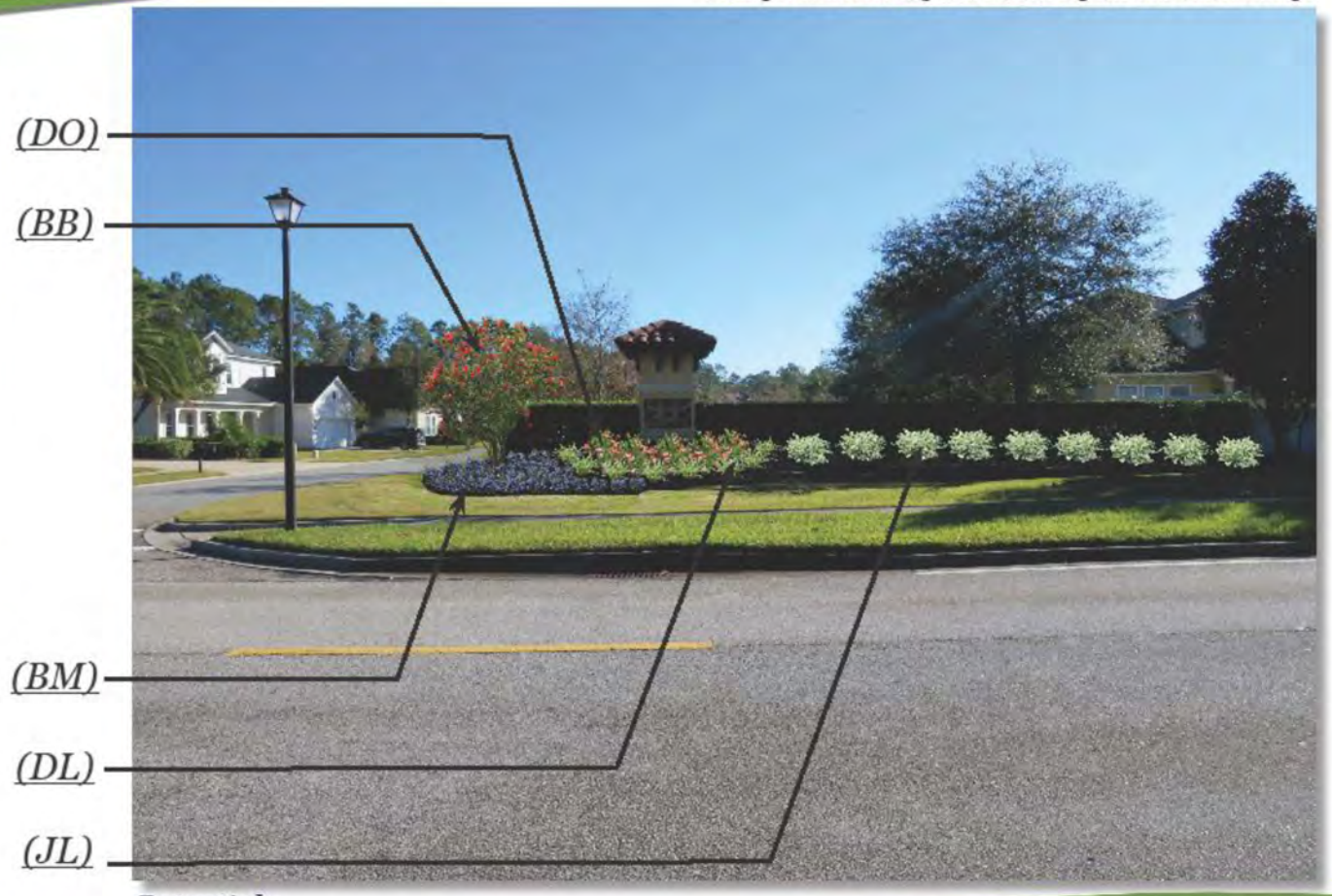
Jacksonville, FL

Conceptual Rendering-Plants are depicted at mature stage

Existing

Landscape Design Suggestions

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



Potential

YELLOWSTONE LANDSCAPE

WOODCROSS- DURBIN CROSSING

WOODCROSS 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.

YELLOWSTONE LANDSCAPE

SEVENTH ORDER OF BUSINESS

Durbin Crossing

Community Development District

Proposed Budget

FY 2027

Presented by:

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Durbin Crossing

Community Development District

Proposed Budget
General Fund

Description	Adopted Budget FY 2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessments - On Roll	$ 2,960,402	$ 2,901,324	$ 58,992	$ 2,960,316	$ 2,960,402
Interest income	20,000	10,491	5,500	15,991	15,000
Insurance Proceeds	-	12,626	-	12,626	-
Other Revenues	30,000	2,432	7,568	10,000	10,000
Carry Forward Surplus	22,227	-	22,227	22,227	-
TOTAL REVENUES	**$ 3,032,629**	**$ 2,926,873**	**$ 94,287**	**$ 3,021,161**	**$ 2,985,402**
EXPENDITURES:					
Administrative					
Supervisor Fees	$ 12,000	$ 5,600	$ 6,000	$ 11,600	$ 12,000
FICA Taxes	918	428	459	887	918
Assessment Roll Administration	5,732	5,732	-	5,732	5,732
Engineering Fees	13,000	9,108	3,893	13,000	13,000
Dissemination Fees	8,253	4,127	4,127	8,253	9,260
Attorney Fees	50,000	28,178	21,822	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	8,598	8,598	17,196	18,228
Management Fees	58,837	29,418	29,418	58,837	62,367
Information Technology	1,720	860	860	1,720	1,823
Website Maintenance	1,146	573	573	1,146	1,215
Telephone	800	145	655	800	800
Postage	3,000	1,278	1,722	3,000	3,000
Printing & Binding	2,000	174	1,826	2,000	2,000
Insurance General Liability	9,550	8,997	553	9,550	9,897
Legal Advertising	2,000	518	1,482	2,000	2,000
Other Current Charges	700	-	700	700	700
Office Supplies	150	4	146	150	150
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	**$ 204,857**	**$ 108,912**	**$ 95,914**	**$ 204,826**	**$ 211,445**

Durbin Crossing

Community Development District

Proposed Budget
General Fund

Description	Adopted Budget FY 2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
Operations & Maintenance					
Amenity Center					
Insurance	$ 45,064	$ 41,380	$ -	$ 41,380	$ 45,064
Repairs & Replacements	110,000	34,884	75,116	110,000	110,000
Recreational Passes	2,000	800	1,200	2,000	2,000
Office Supplies	5,000	2,153	2,847	5,000	5,000
Permit Fees	4,500	2,167	2,333	4,500	4,500
Utilities					
Water & Sewer	38,900	16,296	22,604	38,900	40,845
Electric	28,600	14,888	13,712	28,600	32,000
Cable/Phone/Internet	22,000	14,395	7,605	22,000	26,400
Security System	1,000	135	865	1,000	1,000
Amenity Center Management Contract					
Managerial (Vesta)	263,168	131,584	131,584	263,168	263,168
Staffing (Vesta)	281,809	140,904	140,905	281,809	281,809
Lifeguards (Vesta)	101,135	8,557	92,577	101,135	106,191
Mobile App/Website (Vesta)	3,605	1,803	1,802	3,605	3,605
Refuse Service	11,500	6,610	4,890	11,500	11,500
Pool Chemicals	35,700	17,835	17,865	35,700	39,000
Special Events	50,000	27,307	22,693	50,000	50,000
Holiday Décor	20,000	19,252	748	20,000	25,000
Pest Control	8,000	4,112	3,888	8,000	8,600
Pressure Washing	9,000	3,630	5,370	9,000	9,000
Fitness Equip Maintenance	8,500	951	7,549	8,500	8,500
TOTAL AMENITY CENTER	**$ 1,049,481**	**$ 489,642**	**$ 556,154**	**$ 1,045,797**	**$ 1,073,183**
Grounds Maintenance					
Electric	$ 10,000	$ 4,419	$ 5,581	$ 10,000	$ 10,330
Water & ReUse	325,000	118,964	168,293	287,257	325,000
Streetlighting	75,000	45,319	29,681	75,000	83,988
Lake Maintenance	57,289	28,928	28,361	57,289	60,000
Landscape Maintenance	579,135	289,567	289,568	579,135	596,510
Landscape Contingency	103,381	54,692	48,689	103,381	105,037
Mulch	65,000	67,200	-	67,200	72,395
Sod/Irrigation Replacement	450,000	442,319	-	442,319	-
Islesbrook Rd Sod Replacement	77,587	45,207	32,380	77,587	-
Fuel	900	362	538	900	1,000
Irrigation Repairs	35,000	15,791	19,209	35,000	35,000
Capital Reserve Funding	-	-	-	-	411,515
TOTAL GROUNDS MAINTENANCE	**$ 1,778,292**	**$ 1,112,768**	**$ 622,300**	**$ 1,735,068**	**$ 1,700,774**
TOTAL EXPENDITURES	**$ 3,032,629**	**$ 1,711,322**	**$ 1,274,369**	**$ 2,985,691**	**$ 2,985,402**
EXCESS REVENUES (EXPENDITURES)	**$ -**	**$ 1,215,551**	**$(1,180,081)**	**$ 35,470**	**$ -**

Durbin Crossing

Community Development District

Budget Narrative

Fiscal Year 2027

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 District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Contractor	Description	Monthly	Annual
GMS	Dissemination Agent	$ 730	$ 8,760
Disclosure Services	Revised Amortization Schedules		500
	Total		**$ 9,260**

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 2027

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
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.

Dues, 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	$	315	$	3,780
79200641	145 S Durbin Pkwy Reclaim		639		7,673
86131620	145 S Durbin Pkwy Water		221		2,646
67579848	145 S Durbin Pkwy Water		392		4,700
83113743	730 Durbin PY N Sewer		306		3,667
68090736	730 Durbin PY N Reclaim		879		10,546
85083672	730 Durbin PY N Water		319		3,830
83113743	731 Durbin PY N Water		217		2,608
	Contingency		116		1,395
	Total	**$**	**3,404**	**$**	**40,845**

Durbin Crossing

Community Development District

Budget Narrative

Fiscal Year 2027

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 Vesta Property Services Inc. and this is the cost to provide pool attendants (lifeguards) during the operating season for the pool.

Contractor		Monthly		Annual
Vesta	$	8,849	$	106,191

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 2027

Expenditures – Amenity Center (continued)

Pest Control

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

Contractor		Monthly		Annual
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.

Account #	Description		Monthly		Annual
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		456
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	**$**	**861**	**$**	**10,330**

Water & ReUse

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

Account #	Description		Monthly		Annual
86131602	102 Durbin PY N	$	4,500	$	54,000
70115360	102 Merkland Ct		120		1,440
72360080	1021 Lauriston Dr		300		3,600
69877485	104 Harbury Dr		120		1,440
66534516/85979418	105 S Durbin Pkwy		2,150		25,800
70115339	106 Charmed Pl		115		1,380
67386400/85979412	109 Islesbrook Pkwy		700		8,400
68090726/86131627	1090 Durbin PY N		315		3,780
74704275	116 Averley Wy Apt IR01		160		1,920
74704274	118 Pineta Wy Apt IR01		160		1,920
70115336	124 Weathered Oak Ct		150		1,800
71890295	1244 Leith Hall Dr		600		7,200
74704249	126 Cantley Wy Apt IR01		185		2,220
73697024	128 Willow Winds Parkway		380		4,560
71890305	1305 Fryston St		460		5,520
71890313	138 Tollerton Ave		125		1,500
71890303	1386 Fryston St		550		6,600
	Total	**$**	**11,090**	**$**	**133,080**

Durbin Crossing

Community Development District

Budget Narrative

Fiscal Year 2027

Expenditures – Field (continued)

Account #	Description	Monthly	Annual
	Balance Brought Forward	**$ 11,090**	**$ 133,080**
68682298	1503 Cullaig Ct.	120	1,440
74704273	155 Telford Dr Apt IR01	60	720
71890297	158 Castlegate LA	100	1,200
75457834	16 Cloisterbane Dr Apt LL01	100	1,200
71890296	1620 Fenton Av	100	1,200
83716990	185 Islesbrook Pkwy	180	2,160
85563431	2050 Longleaf Pine PY	2,500	30,000
68682232	240 Tollerton Ave	50	600
81948581	241 Islesbrook Pkwy Apt IR01	55	660
67862610	265 Willow Winds Pkwy	365	4,380
69214857	293 Willow Winds Pkwy	80	960
82196245	310 N Glen Laurel Dr	80	960
69877486	358 Willow Winds PKWY	80	960
72360078	585 Saddlestone Dr	200	2,400
80532666	594 Saddlestone Dr	200	2,400
64240486/85979458	606 Longleaf Pine PY	3,250	39,000
64240480	810 Durbin PY N	5,500	66,000
87614656	84 Willow Winds PY	120	1,440
74704276	867 Durbin PY N Apt IR01	225	2,700
74704251	868 Durbin PY N Apt IR01	100	1,200
67386405	89 Heron Landing Rd Apt IR01	850	10,200
68081639	90 Woodcross Dr	450	5,400
68081637	91 Staplehurst Dr	550	6,600
74704265	912 Durbin PY N Apt IR01	120	1,440
64240168	96 Cresthaven Place	58	700
	Contingency	500	6,000
	Total	**$ 27,083**	**$ 325,000**

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.

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 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessments - Tax Roll	$ 3,054,876	$ 2,990,705	$ 60,809	$ 3,051,514	$ 3,051,514
Special Assessments - Prepayments	-	13,557	-	13,557	-
Interest Earnings	20,000	60,499	35,000	95,499	20,000
Carry Forward Surplus [1]	1,252,781	1,314,527	-	1,314,527	1,453,359
TOTAL REVENUES	**$ 4,327,657**	**$ 4,379,288**	**$ 95,809**	**$ 4,475,097**	**$ 4,524,873**
EXPENDITURES:					
Series 2017A-1					
Interest - 11/1	$ 488,375	$ 488,375	$ -	$ 488,375	$ 461,597
Interest - 5/1	488,375	-	488,375	488,375	461,597
Principal - 5/1	1,695,000	-	1,695,000	1,695,000	1,750,000
Principal Prepayment - 5/1	-	-	15,000	15,000	-
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**	**$ 2,453,369**	**$ 3,021,738**	**$ 3,003,994**
Other Sources/(Uses)					
Interfund transfer In/(Out)	$ -	$ -	$ -	$ -	$ -
TOTAL OTHER SOURCES/(USES)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
TOTAL EXPENDITURES	**$ 3,006,738**	**$ 568,369**	**$ 2,453,369**	**$ 3,021,738**	**$ 3,003,994**
EXCESS REVENUES (EXPENDITURES)	**$ 1,320,919**	**$ 3,810,919**	**$(2,357,560)**	**$ 1,453,359**	**$ 1,520,880**

[1] Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27	$ 433,159
Interest Due 11/1/27	70,681
	$ 503,841

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

AMORTIZATION SCHEDULE

Debt Service Series 2017-1 Special Assessment Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	$ 23,485,000		-	$ 461,597	$ 2,673,194
05/01/27	23,485,000	3.250%	$ 1,750,000	461,597	
11/01/27	21,735,000		-	433,159	$ 2,671,319
05/01/28	21,735,000	3.375%	1,805,000	433,159	
11/01/28	19,930,000		-	402,700	$ 2,675,400
05/01/29	19,930,000	3.375%	1,870,000	402,700	
11/01/29	18,060,000		-	371,144	$ 2,677,288
05/01/30	18,060,000	3.500%	1,935,000	371,144	
11/01/30	16,125,000		-	337,281	$ 2,669,563
05/01/31	16,125,000	5.000%	1,995,000	337,281	
11/01/31	14,130,000		-	287,406	$ 2,669,813
05/01/32	14,130,000	5.000%	2,095,000	287,406	
11/01/32	12,035,000		-	235,031	$ 2,695,063
05/01/33	12,035,000	3.750%	2,225,000	235,031	
11/01/33	9,810,000		-	193,313	$ 2,696,625
05/01/34	9,810,000	3.750%	2,310,000	193,313	
11/01/34	7,500,000		-	150,000	$ 2,700,000
05/01/35	7,500,000	4.000%	2,400,000	150,000	
11/01/35	5,100,000		-	102,000	$ 2,704,000
05/01/36	5,100,000	4.000%	2,500,000	102,000	
11/01/36	2,600,000		-	52,000	$ 2,704,000
05/01/37	2,600,000	4.000%	2,600,000	52,000	
Total			**$ 23,485,000**	**$ 6,051,263**	**$ 29,536,263**

Durbin Crossing

Community Development District

Proposed Budget

Capital Reserve Fund

Description	Adopted Budget FY 2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Miscellaneous Revenue/Interest Income	$ 32,075	$ 16,371	$ 10,000	$ 26,371	$ 30,000
Capital Reserve Funding	-	-	-	-	411,515
Impact Fees	-	1,063	-	1,063	-
Carry Forward Balance	1,425,358	1,133,378	-	1,133,378	657,325
TOTAL REVENUES	**$ 1,457,433**	**$ 1,150,812**	**$ 10,000**	**$ 1,160,812**	**$ 1,098,840**
EXPENDITURES:					
Capital Outlay	$ 200,000	$ 27,000	$ 173,000	$ 200,000	$ 100,000
Repair and Replacement	100,000	36,327	63,673	100,000	50,000
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	10,000
Tennis Court Light Poles	-	-	-	-	139,313
Pool Furniture	-	-	-	-	55,000
Benchs & Concrete Pads	-	-	-	-	32,000
Sandblast & Paint Slide Tower	-	-	-	-	-
Repaint Water Feature & Replace Netting - North Amenity	-	-	-	-	-
Social Hall Furniture	-	-	-	-	-
TOTAL EXPENDITURES	**$ 503,487**	**$ 67,127**	**$ 436,360**	**$ 503,487**	**$ 386,313**
TOTAL EXPENDITURES	**$ 503,487**	**$ 67,127**	**$ 436,360**	**$ 503,487**	**$ 386,313**
EXCESS REVENUES (EXPENDITURES)	**$ 953,946**	**$ 1,083,684**	**$ (426,360)**	**$ 657,325**	**$ 712,527**

Durbin Crossing

Community Development District

Non-Ad Valorem Assessments Comparison

2026-2027

Neighborhood	O&M Units	Annual Maintenance Assessments			
		FY 2027	**FY 2026**	**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				

EIGHTH ORDER OF BUSINESS

A.

1.

Durbin Crossing CDD

Landscape Update for April 2026:

- **General Maintenance**
  - The crew is back into the weekly growing season services
  - Most of the plant material damaged over the Winter has begun to regenerate

- **Irrigation**
  - Monthly inspections & repairs are being completed by scope. The team has been performing general repairs, and mainline breaks as they have been discovered.
  - We continue to deal with drought conditions

- **Chemical & Fertilizer Application**
  - Granular turf applications are in progress

- **Projects**
  - Proposal and rendering for the Tollerton entry have been submitted and approved – scheduling to take place in April
  - Islesbrook Sod and Irrrigation Project – Completed
    - 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
  - Renderings for future landscape enhancement projects were reviewed during the March meeting. The proposals and accompanying spreadsheet have been submitted
  - Next rotation of annuals is scheduled to be installed on April 24th
  - Initial Winter damage replacement proposal has been submitted
  - The hurricane and storm clean-up letter is attached with this report

2.

Proposal #: 690701
Date: 4/15/2026
From: Richard Craig

Proposal for
Durbin Crossing CDD

Zach Davidson
Vesta Property Services
245 Riverside Ave
Suite 300
Jacksonville, FL 32202
zdavidson@vestapropertyservices.com

LOCATION OF PROPERTY

145 South Durbin Parkway
St. Johns, FL 32259

Entrance Redesign - Islebrook Entrance

DESCRIPTION	QTY
Irrigation Check and Modifications	
Mobilization, Demo and Site Prep	1
Irrigation Parts	1
Landscape Enhancement - Inbound	
Mobilization, Demo and Site Prep	1
Muhly Grass 3 Gal - 3 Gal Flower Installation	50
Ligustrum Jack Frost 3 Gal - 3 Gal Flower Installation	40
Liriope Emerald Goddess 1 Gal - 1 Gal Flower Installation	40
Blue My Mind 1 Gal - 1 Gal Flower Installation	40
Dwarf Oleander 3 Gal - 3 Gal Flower Installation	20
Japanese Blueberry 45 Gal - 45 Gal Shrub Installation	3
African Iris 1 Gal Yellow - 1 Gal Flower Installation	30
Bagged Brown Mulch 2CF (75/Pallet)	100
75/pallet	
Landscape Enhancement - Outbound	
Mobilization, Demo and Site Prep	1
Muhly Grass 3 Gal - 3 Gal Flower Installation	75
Ligustrum Jack Frost 3 Gal - 3 Gal Flower Installation	35
Liriope Emerald Goddess 1 Gal - 1 Gal Flower Installation	40
Blue My Mind 1 Gal - 1 Gal Flower Installation	40
Dwarf Oleander 3 Gal - 3 Gal Flower Installation	20
African Iris 1 Gal Yellow - 1 Gal Flower Installation	30

Bagged Brown Mulch 2CF (75/Pallet) 100

75/pallet

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

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

AUTHORIZATION TO PERFORM WORK:

By _____

_____
Print Name/Title

Date _____

Durbin Crossing CDD

Subtotal	$21,884.78
Sales Tax	$0.00
Proposal Total	**$21,884.78**

THIS IS NOT AN INVOICE

3.

904.268.2626 tel
904.683.7327 fax

2662 Robert Street
Jacksonville, FL 32207

www.yellowstonelandscape.com

April 9th, 2026

Hurricane Update/Planning

Dear Valued Client:

Hurricane season is June 1 through November 30. At Yellowstone we are committed to keeping your community at the forefront of our concerns. Typically, there are warning systems in place for hurricanes that allow ample time for evacuation and/or preparedness procedures to be implemented. When a Hurricane Watch is issued for the Jacksonville area, Yellowstone will activate our Hurricane Preparation Planning.

We will likely have a slight shift in our normal mowing operations during. If we need to postpone mowing services, the turf may be a little taller during the following week's mowing operations, but we should recover and resume normal operations with no issues. In the event additional cleanup is required, we will let you know in advance once site inspections have been completed post storm. If major damage occurs, we will stack down trees and limbs for pickup via our tree care grapple truck. The cleanup will be billed on a "Time and Materials" basis. This is the best option as it is unknown what damage will occur. Once it is determined that the cleanup is a billable event, a proposal will be generated based on the extent of cleanup required.

Our goal is to stay in communication regarding our plan throughout the storm event.

<u>We sincerely request that you pre-register in order for us to plan appropriately to include your community in our clean-up schedule.</u> By registering your community now, this authorization affords you as quick of a response, as possible, providing it is safe for our staff and vehicles to travel while obeying all enforcement and curfew laws. Please return the signed letter to us by email. Typically, after a hurricane, phones and fax machines are not working and because of evacuations, it is impossible to find a community representative to sign and authorize a work order to begin cleanup operations. Our employees know the importance of their role after a storm. If safety or imposed curfew is not an issue, we will be ready to begin the cleanup process of your community the day after the storm, provided we have a signed authorization on file.

Below is how we categorize our cleanup efforts in severe weather:

- ***Phase One:*** Evaluation of your site by Yellowstone Representative
    a. Photos taken
    b. Notes on down limbs, trees, debris, and cleanup needed
    c. Tagging of trees [Removal (red ribbon) or Staking (green ribbon)]
    d. It is our goal to save as much landscape material as possible to prevent costs from accumulating
- ***Phase Two:*** Clearing a path and replants
    a. Remove trees, branches, and debris from roadways and sidewalks
        1. Place debris in a safe place clear of blocking flow of traffic
        2. Confirm the debris placement with YOU
    b. Remove trees, branches, and debris from cars or buildings AFTER INSURANCE AGENT HAS DOCUMENTED THE INCIDENT
    c. Free up any drainage challenges (Storm drains along curbs or retention drains)
    d. Stake up as many trees that are down with appropriate staking devices
- ***Phase Three:*** Final cleanup and resume normal operations
    a. Resume mowing
    b. Perform a punch list of detail items
    c. Write up any plant replacements (if needed)

Communication will be key during this time and please know that we will address the clean-ups as quickly as we can.

Hurricane Pre-Approval Authorization Form

By signing below, Yellowstone is authorized to begin clean-up, once local authorities have lifted safety precautions or imposed curfews, at the following rates:

General Labor- $130/ Man Hour
Arbor Crew Labor- $210/ Man Hour
Landscape Truck Dump Fee- $500/ Each
Grapple Truck Dump Fee- $1500/ Each

Initials

_____	_____
Authorized Signature	Contact PH#
_____	_____
Print Name	Email Contact
_____	_____
PROPERTY NAME	Alternate PH# (Land Line)

CAT
FTL16006
CAT
DTB01976

C.

Yuro
&
Associates, LLC

- Civil Engineering
- Land Surveying & Mapping
- Permitting
- ADA Consulting

To: Durbin Crossing CDD - Board of Supervisors

From: Michael J. Yuro, President

RE: 2026 Public Facilities Report

Date: March 31, 2026

Pursuant to section 189.08, Florida Statutes, the District is required to submit a public facilities report and annual notice of any changes to each local-general purpose government in which it is located, and certain information is required to be updated every seven (7) years. Therefore, we are pleased to offer our services to prepare a Public Facilities Report for the Durbin Crossing CDD. Our efforts will include all mandatory parts of Section 189.08, including:

- Providing a description of existing public facilities owned or operated by the District
- If applicable, provide a description of each public facility the District is building, improving, expanding, or is currently proposing to build, improve or expand within at least the next seven (7) years.
- If applicable, provide the expected completion date for the proposed construction, improvement or expansion of a public facility.
- If applicable, provide the anticipated capacity of and demands on each public facility when completed.
- If applicable, identify any facilities to be replaced within 10 years and provide the date of replacement.

The above services will be performed for a *Lump Sum Fee of $2,950^{00}*

Accepted By:

3/31/26

Date

Durbin Crossing CDD

Michael J. Yuro, P.E. Date

Yuro & Associates, LLC

145 Hilden Road, Unit 108, Ponte Vedra FL 32081
(904) 342-5199 * myuro@mjyuro.com

E.

DURBIN CROSSING

General Manager's Report

Date of report 4-27-2026 *Submitted by:* ***Zach Davidson***

Community palm trimming/No Board action required: Trimming of all palm trees are scheduled to be performed 5/11-5/13. They will start inside the south amenity on Monday and North amenity on Tuesday then move out into the community to finish the additional palms. We will be sure to communicate this to the community.

North and South zero entrance bollards/No Board action required: Replacement of the pickets at North and South have been completed, after 45 days we will schedule them to be painted.

Replacement of tennis light pole/No Board action required: Project completed

North and South replacement doors/ stripping staining, sealing existing doors/No Board action required: The doors at North and South have been replaced, the painter is 2 weeks behind schedule due to unexpected weather. We Will be sure to update the community when this work is scheduled.

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.

Eagle scouts cornhole board project/No Board action required: Cornholes are set to be installed inside the North pool deck on May 2nd with weather permitting. If it must be rescheduled the next date will be May 9th. We will be sending out communication to the residents on this project.

Over night parking policy/Board action required: Over the years we have had issues with overnight parking at North amenity center. Our process currently is contacting the SJSO non-emergency and requesting an office to come out and get the information, we then contact the residents to ask them to please come get their vehicle. Below is what is currently in the amenity policies.

- The Amenity Facilities Policies, General Provisions, states that vehicles should not be parked in "common areas" overnight.

  Below is what we would like to amend into the amenity policies.

- Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, or in any way which blocks the normal flow of traffic, nor should vehicles be parked on District Property overnight, absent written consent from the district.

- Additionally, the district would need to install appropriate signage such as "Tow Away Zone" (in large lettering) and "Unauthorized vehicles will be towed at owner's expense" and include name and contact number for the towing company.

E-bike and E-scooter policy/Board action required:

Suggested Revisions to Durbin Crossing CDD E-bike, etc. Policies

DEFINITIONS (p.2):

"Other Power Driving Mobility Device" or "OPDMD" – shall mean any mobility device powered by batteries, fuel, or other engine used by individuals with mobility disabilities for mobility purposes, including, but not limited to, golf carts, electric bicycles, electric scooters, mopeds, utility vehicles, all-terrain vehicles, or similar power-operated transportation devices that are not a wheelchair.

"Micromobility Device" – shall mean small, lightweight motorized or electric wheeled vehicles designed for personal use that travel at low speeds not to exceed [15] mph, including, but not limited to, electric bicycles, electric scooters, electric skateboards, onewheels, hoverboards, segways, mopeds, motorbikes or similar electrically powered transportation devices, not inclusive of OPDMDs used by individuals with mobility disabilities for mobility purposes.

[New Section] MICROMOBILITY DEVICES

Micromobility Devices are permitted for use on District property, unless otherwise specifically prohibited by District policies when the operator of the Micromobility Device is:

(1) Complying with all applicable provisions of Florida Statutes, 316.20655 and 316.2128, as amended from time to time.
(2) Under the age of 16 wearing a properly fitted helmet that meets federal safety standards;
(3) Operating the device at safe speeds at all times as determined solely by the District's amenity staff;
(4) Yields to pedestrians on sidewalks and parking lots, and reduces speed to under 10 mph if within 50 feet of pedestrians on sidewalks; and,
(5) Operating the device in a manner that does not create legitimate safety concerns.

Micromobility Devices are prohibited from green or landscaped areas, open spaces, recreational fields, and ponds This section shall not apply to persons with mobility disabilities using Other Power Driving Mobility Devices.

Micromobility Devices may be operated within an Amenity Center parking lot for the sole purpose of accessing a designated bicycle rack.

GENERAL SWIMMING POOL RULES (p.9)

(9) Pets (with the exception of Service Animals), bicycles, skateboards, roller blades, skates, scooters, golf carts, Micromobility Devices, items with wheels, basketballs, volleyballs, and any regulation sporting equipment not made for pool use are not permitted on or within the Pool Area.

BASKETBALL FACILITIES POLICIES (p.13)

(7) General Policies:

• Proper basketball etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
• Persons using the Basketball Facilities must supply their own basketballs.

• The Basketball Facilities are for the play of basketball only. Pets (with the exception of Service Animals), skateboards, roller blades, skates, scooters, golf carts, Micromobility Devices, and items with wheels are prohibited at the Basketball Facilities.

TENNIS FACILITIES POLICIES (p.15)

(8) General Policies:

• Proper tennis etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
• Persons using the Tennis Facilities must supply their own equipment (rackets, balls, etc.).
The Tennis Facilities are for the play of tennis only. Pets (with the exception of Service Animals), skateboards, roller blades, skates, scooters, golf carts, Micromobility Devices, and items with wheels are prohibited from the Tennis Facilities.

PICKLEBALL FACILITIES POLICIES (p.16)

(8) General Policies:

• Proper pickleball etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
• Persons using the Pickleball Facilities must supply their own equipment (rackets, balls, etc.).
• The Pickleball Facilities are for the play of pickleball only. Pets (with the exception of Service Animals), skateboards, roller blades, skates, scooters, golf carts, Micromobility Devices, and items with wheels are prohibited from the Pickleball Facilities.

FIELD OPERATIONS UPDATES / No Board action required:

- Building and parking lot inspection was performed, parking lot and building lights have been replaced and are in 100% working condition.
- All 28 dog stations have been inspected for functionality and all repairs were made.
- 15 reclaim signs have been replaced and post were painted as well.
- Clean algae from south tennis court windscreens.
- Repaint all yellow curbing in North and South Durbin parkway.
- Pressure washed and repainted all dive block for swim season.
- Sump pump inspection was performed; one sump pump was replaced at north.
- Removed broken bike rack at South Amenity back field, we will not replace the bike racks as it helps with food truck Friday nights with e-bike and e-scooter parking.
- Reset all uneven bricks near the bike rack at South Amenity.
- Replace 3 GFI outlets in the North and South pump room coffins.
- Cleaned all exterior windows on North and South buildings.
- Repaint front entrance gate for South amenity.
- Replaced the keypad door handle for North gym.

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

zdavidson@vestapropertyservices.com

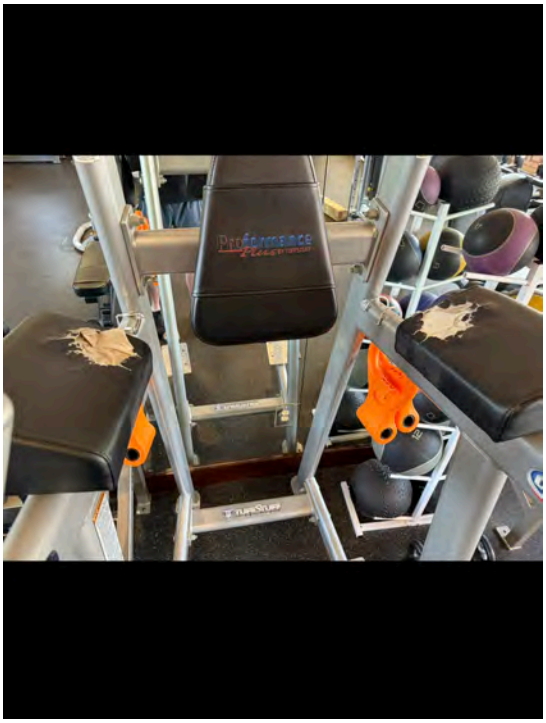
F.

DURBIN CROSSING

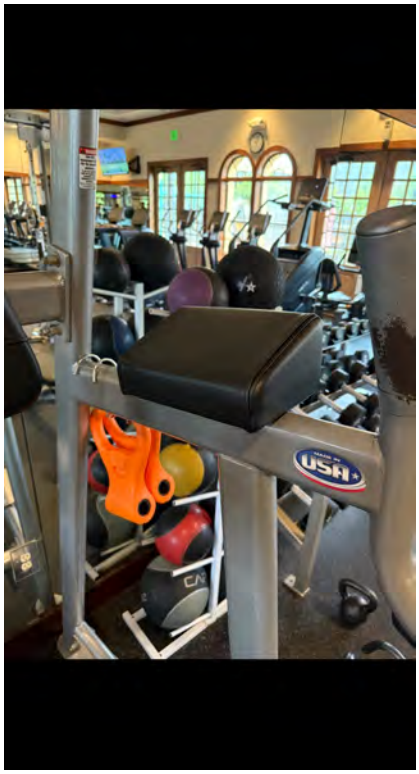
Amenity Manager's Report

Date of report 4-27-2026 *Submitted by:* ***Jack Morrow***

<u>South Gym Upholstery/No Board Action Required:</u> Work has been completed.
We had On-Site Upholstery repair 7 pads in the South gym. Additional pad covers were added onto the two pads on the pullup tower, free of charge, to preserve the padding.



Before



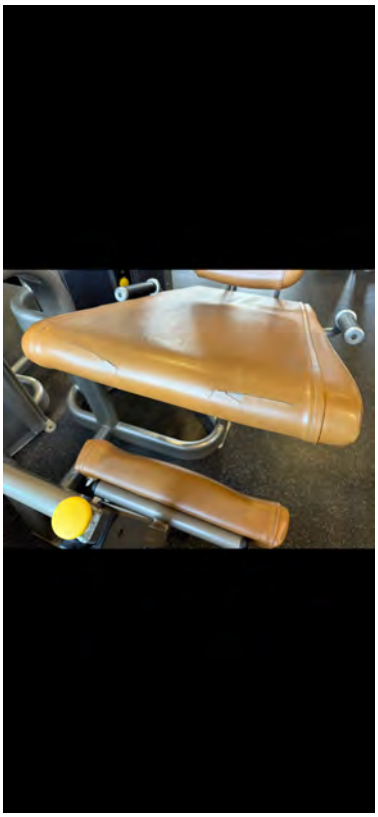
After

Before

After

Before

After



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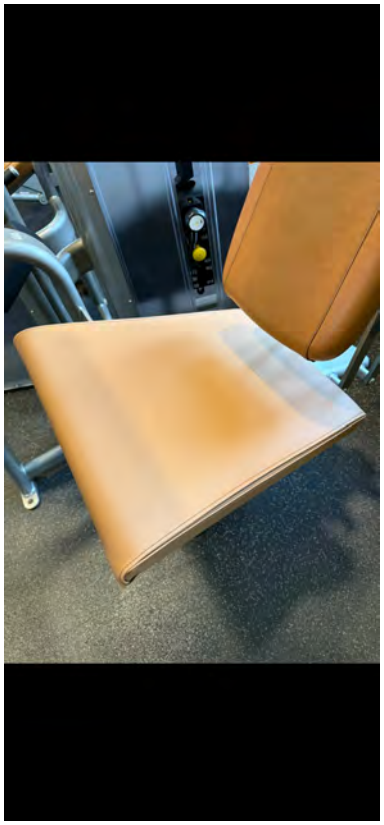

After

<u>Summer Swim Lessons/No Board Action Required:</u> Swim lessons began this month at North with Champion Swim School. They are currently operating one day per week (Sundays) through the end of May. Tuesday/Thursday classes will begin on June 2nd.

<u>Durbin Crossing Dolphins/No Board Action Required:</u> The Dolphins began their season with their evaluations on April 20th. Monday, May 11th they will have their annual mock meet at the South pool. May 16th and May 30th they will have two of their home meets here at Durbin Crossing.

<u>North Staffing:</u> With the weather getting warmer, both pools and amenity centers have been getting busier. Beginning in May, we will be staffing the North office on Wednesdays (school early release), Fridays, Saturdays, and Sundays. We will staff North further during the summer months.

<u>South Gym Deep Cleaning Closure/Board Action Required:</u> We are requesting that we close the South gym one hour early on the first Friday of every month. The gym would close at 9pm instead of 10pm. Although the gym is cleaned daily, this would allow staff to move equipment and access hard-to-reach areas that aren't accessible with residents using them. Friday nights are typically one of the quietest nights in the gym. We already have additional staff working for Food Truck Fridays, so we would be able to deep clean the entire gym within an hour or two.

Should you have any comments or questions feel free to contact us directly.
jamorrow@vestapropertyservices.com

G.

Lifestyle Director's Report

Date of report 4/27/2026 *Submitted by: Kaitlyn Smith*

AMENITY UPDATES

Uniform Update

New uniforms have been ordered. We have gone with burgundy and khaki polos with the Durbin Crossing Logo, emulating a "resort-style" feel for our staff. We have also ordered T-shirts with the Durbin Crossing Logo for Party Coordinators for private party rentals, as well as UV-protective shirts for our maintenance team

We have also updated our nametags to Durbin Crossing branding. They are currently in the shipping process and should arrive prior to the Board of Supervisors Meeting.

Push Notifications

I have implemented the use of Push Notifications into our communication system. In order to receive push notifications, residents must have the Durbin Crossing app downloaded and Push Notifications enabled. We have posted flyers around the community, on social media, and in all our weekend updates with a link or QR code to download the app and a reminder to allow push notifications.

PAST EVENTS

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

Attendance: 300
Budget: $3,500
Cost: $3008.25
This year, our Spring Fling Easter party has a garden and bloom theme! We hosted 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. Despite weather challenges, we hosted about 300 people and ran three egg hunts for children of different ages. The weather held just long enough for the event to complete.

UPCOMING EVENTS

Spring Cleaning Day (April 18th)

Expected Attendance: 60-100
Minimum Attendance: 20
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
Minimum Attendance: 10
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.

Evenings by the Pool Series (2nd and 4th Fridays May-August)

Budget: $350/$450
Estimated Attendance: 150
Minimum: None
Maximum: None
Instead of Brew Crew this year, I will be introducing Evenings by the Pool, featuring Dive-in Movies on the 2nd Friday of the month, and Live poolside music on the 4th Friday of the month. This event will run May-August and will enhance Food Truck Fridays. Residents can grab a bite to eat and enjoy poolside entertainment twice a month.

Bottles & Bombshells (May 9th)

Estimated Attendance: 150+
Minimum: 80
Maximum: 200
Budget: $3,000
Our 2nd Annual Bottles & Bombshells event will be taking place at the North Pool! This 21+ event for the ladies of Durbin Crossing will feature poolside spa services, a mimosa bar, fan painting, and live music.

Memorial Weekend Kickoff (May 23rd)

Budget: $800
Estimated Attendance: 100+
Minimum: 50
Maximum: 300
We will kick off Memorial Day Weekend with a poolside party! We will have a Live DJ, bounce houses, games, and food trucks for residents to enjoy.

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

Budget: $300
Estimated Attendance: 150
Minimum: 50
Maximum: 200
Following tradition, we will be celebrating the last day of school with treats by the pool! From 2-4pm, we will be serving cups of Bruster's Ice Cream

Options for Table Replacements

TABLE OPTIONS

https://www.wayfair.com/furniture/pdp/ophelia-co-idiaquez-9449-dining-table-w003380080.html?piid=605759115%2C539263425
Dimensions: 29.92'' H X 94.49'' W X 39.37'' D
Weight: 131lbs
Cost: $1,699.99 Per table or $8,499.95 total
Notes: Most Expensive option, excellent review, solid table.

https://www.wayfair.com/furniture/pdp/bale-extendable-dining-table-w003378184.html

Dimensions: 30.25'' H X 40'' W X 60'' D (74” with leaf)

Weight: 112lbs

Cost: $929.99 (On Sale) per table or $4,649.95 total

Notes: Significantly lighter in weight, similar legs to current tables

https://www.lowes.com/pd/Flash-Furniture-HERCULES-Antique-Rustic-Dining-Table-Wood-with-Brown-Wood-Pedestal-Base-84-in-L-x-30-in-H/5015587869
Dimensions: 7-ft x 40-in
Weight: 112lbs
Cost: $899.31 per table or $4,496.55 total
Notes: Most cost-effective option, foldable and stackable, built for commercial/wedding rental use, not similar to previous tables in style at all.
Comes with a round option as well if we wanted to do round tables instead of rectangular

CHAIR OPTIONS

https://www.globaleventsupply.com/stackable-king-louis-chair.html#92=754
Cost: $112 per chair
Notes: Stackable! Comes in two finishes, build for commercial/wedding rental use, most expensive option

https://www.wayfair.com/furniture/pdp/red-barrel-studio-upholstered-dining-side-chairs-w113095471.html?piid=705286538

Cost: $375 per 4 chairs ($93.75 per chair)
Notes: Not stackable, upholstered and cushioned

https://www.wayfair.com/furniture/pdp/gracie-oaks-amoz-solid-wood-cross-back-side-chair-w110212322.html?piid=237492418

Cost: $209.99 per 2 chairs ($104.99 per chair)

Notes: Not Stackable, Cost effective

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

klsmith@vestapropertyservices.com

Vesta

TENTH ORDER OF BUSINESS

Durbin Crossing Action Items

Item	Date	Responsibility	Status	Target Follow Up Date	Description	Resolution
Continue to Follow up With the County Regarding Round-A-Bout at North Durbin & Sanctuary and Monitor Traffic Study	2/24/25	Mike Yuro	In Progress	Oct-25	Engineer to follow up with County for updates on their plans for the round-a-bout at North Durbin & Sancuary. Monitor traffic study that may take place on Longleaf Pine. Update Board at August meeting	Continue to monitor. Revisit on October
Follow Up with County on Park Improvements in the Area	2/24/25	Daniel Laughlin	In Progress		Get status/update from the County regarding their park projects in the area	
Continue to Contact JEA to Replace Out Streetlights	2/24/25	Zach Davidson	In Progress		Continue to monitor/put in tickets to replace out streetlights in the community.	Draft letter if no change occurs after the June 1 ride through check
Monitor Traffic Study	3/24/25	Mike Yuro/Zach Davidson/Daniel Laughlin	In Progress	Aug-25	Monitor traffic study that may take place on Longleaf Pine. Update Board at August meeting	
Update Amenity Doors	4/28/25	Zach Davidson	In Progress		Convert Doors to Windows/ Quote for any door that needs replacement/ Painter to see what can be done with remaining	Repair/Replacement of doors was approved at June 2025 meeting. After speaking with Fire Marshel the doors will remain the same lay out
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 Letter to Commissioner Whitehurst Regarding Lighting at Santcuary Round-a-Bout as Follow Up to Previous Letter	1/26/26	Daniel Laughlin	In Progress	May-26	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	May-26	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	
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 tresspassers
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 prohbitive 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
Draft Impact Fee Authorization Resolution	1/26/26	Mike Eckert/Mike Yuro	Comeplete	2/23/26	Draft Resolution authorizing the sale of impact fees between CDD Board meetings	Resolution was ratified at 3/23/26 Board meeting