

Durbin Crossing

Community Development District

Approved Budget
FY 2027

Presented by:



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Durbin Crossing
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY 2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Budget FY 2027
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REVENUES:

Special Assessments - Tax Roll	\$ 2,960,402	\$ 2,944,605	\$ 15,711	\$ 2,960,316	\$ 2,960,316
Interest Income	20,000	15,431	2,500	17,931	15,000
Insurance Proceeds	-	12,626	-	12,626	-
Other Revenues	30,000	7,816	7,184	15,000	15,000
Carry Forward Surplus	22,227	-	22,227	22,227	-

TOTAL REVENUES	\$ 3,032,629	\$ 2,980,479	\$ 47,621	\$ 3,028,101	\$ 2,990,316
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EXPENDITURES:

Administrative

Supervisor Fees	\$ 12,000	\$ 6,600	\$ 7,000	\$ 13,600	\$ 12,000
FICA Taxes	918	505	536	1,040	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	4,914	3,339	8,253	9,260
Attorney Fees	50,000	35,415	14,585	50,000	50,000
Annual Audit	4,600	5,000	-	5,000	5,100
Trustee Fees	11,880	10,650	1,230	11,880	11,880
Arbitrage Rebate	1,200	1,200	-	1,200	1,200
Impact Fee Administration	17,196	10,031	7,165	17,196	18,228
Management Fees	58,837	34,322	24,515	58,837	62,367
Information Technology	1,720	1,003	716	1,720	1,823
Website Maintenance	1,146	669	478	1,146	1,215
Telephone	800	158	642	800	800
Postage	3,000	1,297	1,703	3,000	3,000
Printing & Binding	2,000	242	1,758	2,000	2,000
Insurance General Liability	9,550	8,997	-	8,997	9,897
Legal Advertising	2,000	604	1,396	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	\$ 136,626	\$ 69,800	\$ 206,426	\$ 211,445
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Durbin Crossing
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY 2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Budget FY 2027
Operations & Maintenance					
Amenity Center					
Insurance	\$ 45,064	\$ 41,380	\$ -	\$ 41,380	\$ 45,064
Repairs & Replacements	110,000	39,082	70,918	110,000	110,000
Recreational Passes	2,000	1,300	700	2,000	2,000
Office Supplies	5,000	2,678	2,322	5,000	5,000
Permit Fees	4,500	2,167	2,333	4,500	4,500
Utilities					
Water & Sewer	38,900	18,746	20,154	38,900	41,040
Electric	28,600	17,816	10,784	28,600	36,400
Cable/Phone/Internet	22,000	16,843	5,157	22,000	28,200
Security System	1,000	415	585	1,000	1,000
Amenity Center Management Contract					
Managerial (Vesta)	263,168	153,514	109,654	263,168	263,168
Staffing (Vesta)	281,809	164,388	117,421	281,809	281,809
Lifeguards (Vesta)	101,135	8,557	92,577	101,135	106,191
Mobile App/Website (Vesta)	3,605	2,103	1,502	3,605	3,605
Refuse Service	11,500	7,684	3,816	11,500	13,200
Pool Chemicals	35,700	21,016	14,684	35,700	39,000
Special Events	50,000	28,148	21,852	50,000	50,000
Holiday Décor	20,000	19,252	748	20,000	25,000
Pest Control	8,000	5,375	2,624	8,000	8,600
Pressure Washing	9,000	3,630	5,370	9,000	9,000
Fitness Equip Maintenance	8,500	1,121	7,379	8,500	8,500
TOTAL AMENITY CENTER	\$ 1,049,481	\$ 555,217	\$ 490,580	\$ 1,045,797	\$ 1,081,278
Grounds Maintenance					
Electric	\$ 10,000	\$ 5,164	\$ 4,836	\$ 10,000	\$ 11,726
Water & ReUse	325,000	134,149	153,108	287,257	325,600
Streetlighting	75,000	52,889	22,111	75,000	88,988
Lake Maintenance	57,289	33,626	23,662	57,289	60,000
Landscape Maintenance	579,135	337,829	241,306	579,135	596,510
Landscape Contingency	103,381	55,102	48,279	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	496	404	900	1,000
Irrigation Repairs	35,000	17,291	17,709	35,000	35,000
Capital Reserve Funding	-	-	-	-	401,338
TOTAL GROUNDS MAINTENANCE	\$ 1,778,292	\$ 1,191,271	\$ 543,796	\$ 1,735,068	\$ 1,697,594
TOTAL EXPENDITURES	\$ 3,032,629	\$ 1,883,115	\$ 1,104,176	\$ 2,987,291	\$ 2,990,316
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 1,097,365	\$(1,056,555)	\$ 40,810	\$ -

Durbin Crossing
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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 members of the Board of Supervisors to be compensated \$200 for each meeting 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, Yuro & Associates, LLC, 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 Securities and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

<u>Contractor</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
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 Grau and Associates 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 Rebate

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
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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 the 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 incurred 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 of \$175 to the Florida Department of Commerce.

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:

Meter #	Description	Monthly	Annual
86131620	145 S Durbin Pkwy Sewer	\$ 400	\$ 4,800
100717046	145 S Durbin Pkwy Reclaim	800	9,600
86131620	145 S Durbin Pkwy Water	120	1,440
67579848	145 S Durbin Pkwy Water	500	6,000
83113743	730 Durbin PY N Sewer	400	4,800
68090736	730 Durbin PY N Reclaim	500	6,000
85083672	730 Durbin PY N Water	300	3,600
83113743	731 Durbin PY N Water	150	1,800
	Contingency	-	3,000
Total		\$ 3,170	\$ 41,040

Durbin Crossing
Community Development District
Budget Narrative
Fiscal Year 2027

Expenditures – Amenity Center (continued)
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Electric

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

<u>Meter #</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
22969122	145 S Durbin Pkwy	\$ 2,200	\$ 26,400
22357510	730 Durbin PY N	750	9,000
	Contingency	-	1,000
Total		\$ 2,950	\$ 36,400

Cable/Phone/Internet

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

<u>Account #</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
XX 1015619	Durbin Crossing South	\$ 800	\$ 9,600
XX 0420497	Durbin Crossing South	250	3,000
XX 1246669	Durbin Crossing North	700	8,400
XX 1022920	Durbin Crossing South Fitness	500	6,000
	Contingency	-	1,200
Total		\$ 2,250	\$ 28,200

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.

<u>Contractor</u>	<u>Monthly</u>	<u>Annual</u>
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.

<u>Contractor</u>	<u>Monthly</u>	<u>Annual</u>
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.

<u>Contractor</u>	<u>Monthly</u>	<u>Annual</u>
Vesta	\$ 8,849	\$ 106,191

Mobile App/Website

Alternative mobile communication of information related to Amenity Facilities for residents and patrons, including 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.

<u>Account #</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
UG-103588	Durbin Crossing North	\$ 500	\$ 6,000
UG-103589	Durbin Crossing South	600	7,200
Total		\$ 1,100	\$ 13,200

Pool Chemicals

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

<u>Contractor</u>	<u>Monthly</u>	<u>Annual</u>
Poolsure	\$ 3,200	\$ 38,400
Contingency	50	600
Total		\$ 3,250

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.

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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	-	600
Total	\$ 600	\$ 8,600

Pressure Washing

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

Fitness Equipment Maintenance

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

Expenditures - Field

Electric

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

Meter #	Description	Monthly	Annual
23656031	101 Castlegate Ln	\$ 33	\$ 396
24083893	104 Durbin PY N	56	670
23663870	1049 Longleaf Pine Parkway	118	1,416
24063283	107 Tollerton Ave	42	504
24071915	1513 Longleaf Pine Pkwy	40	480
24063269	16 Cloisterbane Dr Apt LL01	27	324
22580514	20 Orchid Way Apt IR01	33	396
24063285	2401 St Johns PY APT SG01	40	480
22654216	28 Heron Landing Rd Apt SG01	38	456
23665752	291 Durbin PY N	33	396
26344535	322 Islebrook PY APT IR01	34	408
23665769	501 Saddlestone Dr	34	408
22969723	590 N Durbin Pkwy	34	408
23667066	694 N Durbin Pkwy	37	444
24067070	72 Englewood Tr Apt SG01	33	396
23667067	857 Durbin Py N Apt SG01	33	396
23667068	861 Durbin PPY N Apt SG01	33	396
24067004	910 Durbin PY N Apt SG01	33	396
23663871	94 Staplehurst Dr Apt IR01	33	396
23663888	95 Woodcross Dr Apt IR01	32	384
23655990	96 Cresthaven Pl	32	384
24063270	987 Durbin PY N	33	396
23665750	997 Lauriston Dr	33	396
	Contingency	-	1,000
	Total	\$ 894	\$ 11,726

Water & ReUse

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

Meter #	Description	Monthly	Annual
86131602	102 Durbin PY N	\$ 4,500	\$ 54,000
70115360	102 Merkland Ct	120	1,440
81845052	1021 Lauriston Dr	300	3,600
514013121	104 Harbury Dr	120	1,440
81842794	105 S Durbin Pkwy	2,150	25,800
70115339	106 Charmed Pl	115	1,380
93965698	109 Islesbrook Pkwy	700	8,400
94647963	1090 Durbin PYN	315	3,780
81845399	116 Averley Wy Apt IR01	160	1,920
74704274	118 Pineta Wy Apt IR01	160	1,920
514108654	124 Weathered Oak Ct	150	1,800
83794472	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
514117971	1386 Fryston St	550	6,600
	Total	\$ 11,090	\$ 133,080

Durbin Crossing
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Expenditures - Field (continued)

Meter #	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
99313787	185 Islesbrook Pkwy	180	2,160
94647756	2050 Longleaf Pine PY	2,500	30,000
68682232	240 Tollerton Ave	50	600
99210164	241 Islesbrook Pkwy Apt IR01	55	660
514108643	265 Willow Winds Pkwy	365	4,380
514091823	293 Willow Winds Pkwy	80	960
82196245	310 N Glen Laurel Dr	80	960
89063681	335 Islesbrook Pkwy	80	960
514058879	358 Willow Winds PKWY	200	2,400
81845392	585 Saddlestone Dr	200	2,400
99208469	594 Saddlestone Dr	3,250	39,000
101144570	606 Longleaf Pine PY	5,500	66,000
514007499	810 Durbin PY N	120	1,440
87614656	84 Willow Winds PY	225	2,700
74704276	867 Durbin PY N Apt IR01	100	1,200
74704251	868 Durbin PY N Apt IR01	850	10,200
67386405	89 Heron Landing Rd Apt IR01	450	5,400
68081639	90 Woodcross Dr	550	6,600
68081637	91 Staplehurst Dr	120	1,440
74704265	912 Durbin PY N Apt IR01	58	700
514092963	96 Cresthaven Place	50	600
	Contingency	-	6,000
	Total	\$ 26,633	\$ 325,600

Streetlighting

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

Meter #	Description	Monthly	Annual
70 watts/244UNITS	104 Durbin PY N	\$ 2,200	\$ 26,400
200 watts/4UNITS	104 Durbin PY N	66	792
70 watts/66UNITS	128 Willow Winds Pkwy	600	7,200
24062914	104 Durbin Py N Apt 2	33	396
200 watts/56u	145 S Durbin Pkwy	800	9,600
70 watts/170u	145 S Durbin Pkwy	1,500	18,000
70 watts/90u	145 S Durbin Pkwy	800	9,600
70 watts/25UNITS	16 Cloisterbane Dr	250	3,000
70 watts/32UNITS	16 Cloisterbane Dr	300	3,600
70 watts/44UNITS	89 Heron Landing Rd Apt IR01	400	4,800
Clubhouse 1	145 S Durbin Pkwy	300	3,600
	Contingency	-	2,000
	Total	\$ 7,249	\$ 88,988

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.

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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 for the renewal and replacement of the District's capital-related facilities, which is transferred to the Capital Reserve Fund.

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Approved Budget

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

Description	Adopted Budget FY 2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments - Tax Roll	\$ 3,054,876	\$ 3,035,320	\$ 16,195	\$ 3,051,515	\$ 3,051,515
Special Assessments - Prepayments	-	13,557	-	13,557	-
Interest Income	20,000	76,277	25,000	101,277	20,000
Carry Forward Surplus ⁽¹⁾	1,252,781	1,314,527	-	1,314,527	1,459,138
TOTAL REVENUES	\$ 4,327,657	\$ 4,439,681	\$ 41,195	\$ 4,480,875	\$ 4,530,653
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	\$ 3,871,312	\$(2,412,174)	\$ 1,459,138	\$ 1,526,659

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27	\$ 433,159
Interest Due 11/1/27	70,681
	<u>\$ 503,841</u>

Durbin Crossing
Community Development District
AMORTIZATION SCHEDULE

Debt Service Series 2017-1 Special Assessment Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	\$ 23,485,000		-	\$ 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

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
Approved Budget
Capital Reserve Fund

Description	Adopted Budget FY 2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Miscellaneous Revenue/Interest Income	\$ 32,075	\$ 18,995	\$ 5,000	\$ 23,995	\$ 20,000
Capital Reserve Funding	-	-	-	-	401,338
Impact Fees	-	1,063	-	1,063	-
Carry Forward Balance	1,425,358	1,133,378	-	1,133,378	654,949
TOTAL REVENUES	\$ 1,457,433	\$ 1,153,436	\$ 5,000	\$ 1,158,436	\$ 1,076,288
EXPENDITURES:					
Capital Outlay	\$ 200,000	\$ 27,000	\$ 173,000	\$ 200,000	\$ -
Repair and Replacement	100,000	67,661	32,339	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	-
Tennis Court Light Poles	-	-	-	-	30,000
Refurbish/Replace Pool Furniture	-	-	-	-	55,000
Amenity Center Furniture	-	-	-	-	6,000
Tower Slide Maintenance	-	-	-	-	110,000
Wax & Gel Coat Slide	-	-	-	-	18,000
Repainting/Refurbish North Pool Play Feature	-	-	-	-	39,000
Benches & Concrete Pads	-	-	-	-	32,000
4 Corners Landscape Enhancement	-	-	-	-	58,000
Other Current Charges	20,000	3,800	16,200	20,000	10,000
TOTAL EXPENDITURES	\$ 503,487	\$ 98,461	\$ 405,025	\$ 503,487	\$ 408,000
TOTAL EXPENDITURES	\$ 503,487	\$ 98,461	\$ 405,025	\$ 503,487	\$ 408,000
EXCESS REVENUES (EXPENDITURES)	\$ 953,946	\$ 1,054,975	\$ (400,025)	\$ 654,949	\$ 668,288

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)	
83'	141	\$1,885.53	\$1,885.53	\$0.00	0.00%
80'	198	\$1,885.53	\$1,885.53	\$0.00	0.00%
73'	135	\$1,662.49	\$1,662.49	\$0.00	0.00%
70'	184	\$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%
Retail/ Commercial	99,281	\$0.62	\$0.62	\$0.00	0.00%
Office	44,872	\$0.62	\$0.62	\$0.00	0.00%
Total	146,477				