

*Durbin Crossing Community
Development District*

JUNE 22, 2026

AGENDA

Durbin Crossing Community Development District

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

June 15, 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, June 22, 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 May 18, 2026 Meeting
 - B. Financial Statements
 - C. Assessment Receipts Schedule
 - D. Check Register
- VI. Discussion of Adding Benches in Community
- VII. Discussion of the Fiscal Year 2027 Budget
- VIII. Discussion of the Fiscal Year 2027 Wish List Items
- IX. Staff Reports
 - A. Landscape & Irrigation Maintenance Team – Report

- B. District Counsel
- C. District Engineer - Traffic Study Report
- D. District Manager
- E. General Manager – Report
- F. Amenity Manager – Report
- G. Lifestyle Manager
 - 1. Report
 - 2. Options for Christmas Garland
 - 3. Options for Table Replacement
- X. Supervisors’ Request and Audience Comments
- XI. Review of Action Items
- XII. Next Scheduled Meeting – July 27, 2026 at 6:00 p.m. at the Durbin South Amenity Center
- XIII. Adjournment

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

Sincerely,

Daniel Laughlin

Daniel Laughlin
District Manager

FOURTH ORDER OF BUSINESS

Durbin Crossing Action Items

Item	Date	Responsibility	Status	Target Follow Up Date	Description	Resolution
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	Jun-26	Engineer to follow up with County for updates on their plans for the round-a-bout at North Durbin & Sanctuary. Monitor traffic study that may take place on Longleaf Pine. Update Board at August meeting	Continue to monitor. Revisit on October
Follow Up with County on Park Improvements in the Area	2/24/25	Daniel Laughlin	In Progress	Jun-26	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	Jun-26	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
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 Marshal the doors will remain the same lay out
Bollards	4/28/25	Zach Davidson	In Progress		Ensure numbers are correct for bollard replacement	
Draft Letter to Commissioner Whitehurst Regarding Lighting at Santuary 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 trespassers
Pool Pumps	4/28/25	Zach Davidson	Complete		Confirm pool pumps to be replacement in November	Installation of new pumps have been completed
Communications	4/28/25	Kiki Jimenez	Complete		Keep Residents informed of landscape/irrigation enhancements	E-blasts were sent out to residents throughout the phase 4 sod project which is now complete
Beatification of Glen Laurel	7/28/25	Zach Davidson	Complete		Look into landscape around pond off Glen Laurel and options for sod	Proposal approved to terra seed an area of the pond bank as a test area to confirm it works before doing the entire pond bank Terra seeding was completed and successful
Request Commissioner Attend November Meeting to Discuss the Results of Traffic Studies in the Area	9/22/25	Daniel Laughlin	Complete		Contact Commissioner Whitehurst and ask him to attend November meeting	E-mail has been sent to Commissioner Whitehurst asking his attendance at the November meeting. Commissioner will be attending Commissioner attended November meeting
Research the Process to Widen the Sidewalks Along North & South Durbin Pkwy	11/17/25	Daniel Laughlin/Zach Davidson/Mike Yuro	Complete		See what the process and cost would be to widen the sidewalk along North & South Durbin Pkwy	The costs to widen the sidewalks is prohibitive to the funds that would need to be raised by the Districts residents

Write Letter to JEA Requesting Fence Installation on Powerline Utility Easement	10/27/25	Daniel Laughlin	Complete		Send a letter to JEA requesting they install a fence to restrict vehicular traffic on the powerline utility easement	Letter was sent to JEA. They responded with an application and title search to install a fence.
Write Letter to SJSO Requesting Assistance in Monitoring Vehicular Traffic on JEA Powerline Utility Easement	10/27/25	Daniel Laughlin	Complete		Send a letter to SJSO requesting they help patrol and respond to calls regarding vehicular traffic on the JEA powerline utility easement	Letter was sent to Sheriff Hardwick
Contact County Regarding Parking on Islesbrook	9/22/25	Daniel Laughlin	Complete		Send letter to County regarding parking issues on Islesbrook by the baseball field as well as sod replacement that has been discussed	Letter was sent to the County. They responded that they will be looking into the matter
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
Update Sign at Entrance of South Amenity Center	7/28/25	Sue O'lear	Complete		Update Message Board at entrance of South Amenity Center	Sign has been updated.

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, May 28, 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
Shawna Berden	Supervisor

Also present were:

Daniel Laughlin	District Manager
Mike Eckert	District Counsel by telephone
Mike Yuro	District Engineer
Kate Smith	Vesta/Amenity Services Group
Jack Morrow	Vesta/Amenity Services Group
Scott Smith	Vesta/Amenity Services Group
Zach Davidson	Vesta/Amenity Services Group
Richard Craig	Yellowstone

The following is a summary of the discussions and actions taken at the May 28, 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

Brandon McFarland stated in November I proposed putting in concrete corn hole boards at the north amenity center as an Eagle Scout project and I have completed the project and I would like to thank Mr. Davidson for his help and the board to allow this.

Mr. Davidson presented a certificate to Mr. McFarland to thank jim for his hard work.

FOURTH ORDER OF BUSINESS Review of Action Items

Mr. Laughlin reviewed the status of the action items.

Ms. Hall joined the meeting at this time.

FIFTH ORDER OF BUSINESS Approval of Consent Agenda

- A. Minutes of the April 27, 2026 Meeting**
- B. Financial Statements**
- C. Assessment Receipt Schedule**
- D. Check Register**

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

SIXTH ORDER OF BUSINESS Acceptance of the Fiscal Year 2025 Audit

Mr. Laughlin stated it is a clean audit.

On MOTION by Ms. Berden seconded by Ms. Hall with all in favor the fiscal year 2025 audit was accepted.

The next item taken out of order.

EIGHTH ORDER OF BUSINESS Discussion of Fiscal Year 2027 Wish List

Mr. Davidson reviewed the wish list along with the updated prices and the board discussed the lounges, benches, tennis court light poles, social hall tables, holiday lighting/decorations.

**SEVENTH ORDER OF BUSINESS Consideration of Resolution 2026-05
Approving the Proposed Budget for Fiscal
Year 2027 and Setting a Public Hearing Date**

Mr. Laughlin stated Resolution 2026-05 approves the proposed budget for fiscal year 2027 and sets a public hearing date for adoption at the August meeting. We have had this on the agenda for a couple of months. There is no proposed increase in assessments.

On MOTION by Ms. Estes seconded by Mr. Pollicino with all in favor Resolution 2026-05 was approved.

EIGHTH ORDER OF BUSINESS

Discussion of Fiscal Year 2027 Wish List

This item taken earlier in the meeting.

NINTH ORDER OF BUSINESS

Discussion of Adding Benches to Community

This item tabled.

TENTH ORDER OF BUSINESS

Discussion of Towing Policies

Mr. Laughlin stated Mike sent a memo a couple years ago when this first came up and it goes through the process of what is required for the towing. Zach met with ASAP Towing as well and got some information from them, which is in his report. There is no fee with the actual tow company, we would enter into an agreement with them and they would install the signage, which is standard. We could purchase better signage if you wanted to get something nicer as long as it meets the requirements for the signage. It would be placed at the entrance to each amenity center. This is information. The car we had an issue with is gone now. If we need to do it, it will be a two to three month process.

Mr. Eckert stated for the CDD to be the one to initiate towing you do have to comply with the signage requirements and I know they are a little offensive in terms of ugly signs and more signs but if you want to be able to tow then you have to comply with the statute.

Mr. Laughlin stated let's monitor it over the summer.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Landscape Maintenance Team

1. Report

Mr. Craig reviewed the landscape maintenance report, a copy of which was included in the agenda package.

2. Proposals for Redesign of Four Corners Monument

Mr. Laughlin stated we are in Phase 3 water restrictions and we are not supposed to water new plant material.

3. Proposals for Woodline Pushback at Longleaf Parkway, North Durbin and South Durbin

This item tabled.

B. District Counsel – Memorandum Regarding Traffic Regulation

There being none, the next item followed.

C. District Engineer

Mr. Yuro stated I expect to have the public facilities report in the next few weeks.

D. District Manager

1. Report on Number of Registered Voters (4,414)

A copy of the letter from the supervisor of elections reporting there are 4,414 registered voters residing in the district was included in the agenda package.

2. Reminder of Upcoming General Election

Mr. Laughlin stated the qualifying period is from noon June 8th to noon June 12th. If you are looking to qualify you need to go to the supervisor of elections office to get that completed for Seat 1 which is Peter, seat 3 which is Jason and seat 5 which is Shalene.

E. General Manager - Report

Mr. Davidson outlined the proposals from Top Rail Fence and Hardwick Fencing and the board took the following action.

On MOTION by Ms. Hall seconded by Mr. Pollicino with all in favor the proposal from Top Rail Fence to install a fence and gate on JEA powerline easement in an amount not to exceed \$4,000 was approved.

Mr. Davidson reviewed the general manager’s report, copy of which was included in the agenda package.

F. Amenity Manager - Report

Mr. Morrow gave an overview of the amenity manager’s report, copy of which was included in the agenda package.

G. Lifestyle Manager – Report

Ms. Smith gave an overview of the lifestyle director’s report, copy of which was included in the agenda package.

TWELTH ORDER OF BUSINESS

Supervisor’s Requests and Audience Comments

Ms. Hall stated new court reservations. You go to play and there is a league and you don’t even know the league is going to be there.

Mr. Laughlin stated this came up before and the board wanted to use the paddle system.

Ms. Hall stated the paddle system is for the pickleball courts. It is two different things.

Mr. Morrow stated currently the league schedule is posted on the tennis court bulletin board and on our event schedule. Casual play and pickleball play are also posted on our website, event calendar and on the court.

Ms. Hall stated since we are talking about benches, because we didn’t put four courts where pickleball is there is a lot of open space and it would be nice to have a couple more benches out there. A lot of people wait around for the paddle system.

A resident stated I did see action items being monitored, JEA easement and it sounds like they have been completed and consolidate into what you are doing.

Mr. Laughlin stated we tried to get JEA to install the fence but they will not so the district is going to install the fence.

A resident stated I saw where you were going to put it. The only consideration is where the Durbin Townhomes are it looks like you are only blocking off one access and not blocking off that other access. If you moved up the choke point a little bit it would block off everything.

The resident pointed out on a map the best places to block off access.

A resident stated the parking is out of control by the fields, the grass is dead. The county owns it, but we are responsible for replacing the grass and the county owes some responsibility for that.

Mr. Laughlin stated what has been approved is grass on the edges of it, but the district is not going to replace anything along that bend because the county was not willing to help us at all.

A resident stated someone needs to contact the commissioner because we can't put anything up, we can't block people but it is our responsibility to replace things.

Mr. Laughlin stated we are hopeful that the irrigation is getting up there. We want to see when it is fully irrigated. That was not an issue until the irrigation went out. We have met with Commissioner Whitehurst at the parking lot with parks and rec.

A resident stated the location of the benches, there is a sexual predator moved in Ellsworth. There is a 1,000 foot area where a predator is unable to go. On Ellsworth you are not covered. If you put in a bench as long as it is registered with the county a predator cannot go there.

THIRTEENTH ORDER OF BUSINESS Review of Action Items

Mr. Laughlin stated at the next meeting we will have the two updated with the bollards and the amenity doors.

FOURTEENTH ORDER OF BUSINESS Next Scheduled Meeting – June 22, 2026 at 6:00 p.m. at the Durbin South Amenity Center

Mr. Laughlin stated the next meeting is scheduled for June 22, 2026 at 6:00 p.m. in the same location.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Durbin Crossing
Community Development District

Unaudited Financial Reporting
May 31, 2026



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

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 185,669	\$ -	\$ 220,336	\$ 406,005
Investments:				
State Board of Administration (SBA)	2,771	-	835,499	838,270
Custody	1,325,948	-	1,840	1,327,789
Series 2017A1				
Reserve	-	1,343,722	-	1,343,722
Revenue	-	1,427,585	-	1,427,585
Prepayment	-	1,476	-	1,476
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
Prepaid Expenses	5,000	-	-	5,000
Deposits	200	-	-	200
Total Assets	\$ 1,519,588	\$ 2,949,990	\$ 1,057,676	\$ 5,527,254
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 5,000	\$ -	\$ -	\$ 5,000
Deposits	200	-	-	200
Restricted for:				
Debt Service - Series	-	2,949,990	-	2,949,990
Assigned for:				
Capital Reserve Fund	-	-	1,057,676	1,057,676
Unassigned	1,514,388	-	-	1,514,388
Total Fund Balances	\$ 1,519,588	\$ 2,949,990	\$ 1,057,676	\$ 5,527,254
Total Liabilities & Fund Balance	\$ 1,519,588	\$ 2,949,990	\$ 1,057,676	\$ 5,527,254

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

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 2,960,402	\$ 2,960,402	\$ 2,944,605	\$ (15,797)
Interest Income	20,000	13,333	19,339	6,006
Insurance Proceeds	-	-	12,626	12,626
Other Revenues	30,000	20,000	7,956	(12,044)
Total Revenues	\$ 3,010,402	\$ 2,993,735	\$ 2,984,527	\$ (9,208)

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 8,000	\$ 7,400	\$ 600
FICA Taxes	918	612	566	46
Assessment Roll Administration	5,732	5,732	5,732	(0)
Engineering Fees	13,000	8,667	9,755	(1,088)
Dissemination Fees	8,253	5,502	5,602	(100)
Attorney Fees	50,000	33,333	37,767	(4,434)
Annual Audit	4,600	4,600	5,000	(400)
Trustee Fees	11,880	7,920	10,650	(2,730)
Arbitrage	1,200	1,200	1,200	-
Impact Fee Administration	17,196	11,464	11,464	(0)
Management Fees	58,837	39,225	39,225	(0)
Information Technology	1,720	1,146	1,147	(0)
Website Maintenance	1,146	764	764	0
Telephone	800	533	166	367
Postage	3,000	2,000	1,477	523
Printing & Binding	2,000	1,333	314	1,019
Insurance General Liability	9,550	9,550	8,997	553
Legal Advertising	2,000	1,333	604	729
Other Current Charges	700	467	-	467
Office Supplies	150	100	5	95
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 204,857	\$ 143,657	\$ 148,010	\$ (4,353)

Operations & Maintenance

Amenity Center

Insurance	\$ 45,064	\$ 45,064	\$ 41,380	\$ 3,684
Repairs & Replacements	110,000	73,333	48,628	24,705
Recreational Passes	2,000	1,333	1,700	(367)
Office Supplies	5,000	3,333	2,943	390
Permit Fees	4,500	3,000	2,167	833
Utilities				
Water & Sewer	38,900	25,934	21,218	4,715
Electric	28,600	19,067	20,895	(1,829)
Cable/Phone/Internet	22,000	14,667	19,294	(4,627)
Security System	1,000	667	509	157

Durbin Crossing

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
<u>Amenity Center Management Contracts</u>				
Managerial (Vesta)	263,168	175,445	175,445	0
Staffing (Vesta)	281,809	187,873	187,873	0
Lifeguards (Vesta)	101,135	67,423	15,985	51,438
Mobile App/Website (Vesta)	3,605	2,403	2,403	(0)
Refuse Service	11,500	7,667	8,818	(1,151)
Pool Chemicals	35,700	23,800	24,196	(396)
Special Events	50,000	33,333	33,301	32
Holiday Décor	20,000	20,052	20,052	-
Pest Control	8,000	5,333	5,916	(583)
Pressure Washing	9,000	6,000	3,630	2,370
Fitness Equip Maintenance	8,500	5,667	1,121	4,545
Subtotal Amenity Center	\$ 1,049,481	\$ 721,394	\$ 637,477	\$ 83,917
<u>Grounds Maintenance</u>				
Electric	\$ 10,000	\$ 6,666	\$ 5,906	\$ 760
Water & ReUse	325,000	216,667	150,147	66,519
Streetlighting	75,000	50,000	59,963	(9,963)
Lake Maintenance	57,289	38,192	38,325	(133)
Landscape Maintenance	579,135	386,090	386,090	0
Landscape Contingency	103,381	68,921	65,953	2,968
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	51,725	45,207	6,518
Fuel	900	600	576	24
Irrigation Repairs	35,000	23,333	17,291	6,042
Subtotal Ground Maintenance	\$ 1,778,292	\$ 1,357,195	\$ 1,278,977	\$ 78,218
Total Operations & Maintenance	\$ 2,827,773	\$ 2,078,588	\$ 1,916,454	\$ 162,134
Excess (Deficiency) of Revenues over Expenditures	\$ (22,227)	\$ 771,490	\$ 920,063	\$ 148,573
Total Expenditures	\$ 3,032,629	\$ 2,222,245	\$ 2,064,464	\$ 157,781
<u>Other Financing Sources/(Uses)</u>				
Transfer In	\$ -	\$ -	\$ 200,000	\$ 200,000
Transfer (Out)	-	-	(200,000)	(200,000)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (22,227)	\$ 771,490	\$ 920,063	\$ 148,573
Fund Balance - Beginning	\$ 22,227		\$ 599,525	
Fund Balance - Ending	\$ -		\$ 1,519,588	

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	\$ 43,281	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,944,605
Interest Income	1,424	933	331	469	2,912	4,421	4,940	3,908	-	-	-	-	19,339
Insurance Proceeds	-	10,760	-	-	-	1,866	-	-	-	-	-	-	12,626
Other Revenues	1,528	-	-	904	-	-	5,385	140	-	-	-	-	7,956
Total Revenues	\$ 15,059	\$ 229,446	\$ 2,537,180	\$ 7,816	\$ 104,390	\$ 32,983	\$ 53,606	\$ 4,048	\$ -	\$ -	\$ -	\$ -	\$ 2,984,527

Expenditures:

General & Administrative:

Supervisor Fees	\$ 1,000	\$ 600	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ 7,400
FICA Taxes	77	46	77	77	77	77	77	61	-	-	-	-	566
Assessment Roll Administration	5,732	-	-	-	-	-	-	-	-	-	-	-	5,732
Engineering Fees	3,075	1,573	185	1,018	1,018	2,240	648	-	-	-	-	-	9,755
Dissemination Fees	688	688	688	688	688	688	788	688	-	-	-	-	5,602
Attorney Fees	5,457	9,197	3,976	4,780	4,768	7,237	2,352	-	-	-	-	-	37,767
Annual Audit	-	-	-	-	-	-	5,000	-	-	-	-	-	5,000
Trustee Fees	5,000	-	-	-	-	-	5,650	-	-	-	-	-	10,650
Arbitrage	-	-	-	-	-	-	1,200	-	-	-	-	-	1,200
Impact Fee Administration	1,433	1,433	1,433	1,433	1,433	1,433	1,433	1,433	-	-	-	-	11,464
Management Fees	4,903	4,903	4,903	4,903	4,903	4,903	4,903	4,903	-	-	-	-	39,225
Information Technology	143	143	143	143	143	143	143	143	-	-	-	-	1,147
Website Maintenance	96	96	96	96	96	96	96	96	-	-	-	-	764
Telephone	22	43	13	20	15	32	13	8	-	-	-	-	166
Postage	161	612	20	195	168	122	19	180	-	-	-	-	1,477
Printing & Binding	39	15	32	19	22	47	69	72	-	-	-	-	314
Insurance General Liability	8,997	-	-	-	-	-	-	-	-	-	-	-	8,997
Legal Advertising	86	-	173	86	86	86	86	-	-	-	-	-	604
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	1	1	1	1	1	1	1	1	-	-	-	-	5
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 37,084	\$ 19,349	\$ 12,738	\$ 14,458	\$ 14,417	\$ 18,104	\$ 23,477	\$ 8,384	\$ -	\$ -	\$ -	\$ -	\$ 148,010

Operations & Maintenance

Amenity Center

Insurance	\$ 41,380	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,380
Repairs & Replacements	1,478	3,396	7,674	8,335	8,063	5,939	4,198	9,546	-	-	-	-	48,628
Recreational Passes	-	-	-	400	400	-	500	400	-	-	-	-	1,700
Office Supplies	155	632	351	-	579	436	526	265	-	-	-	-	2,943
Permit Fees	-	-	-	2,167	-	-	-	-	-	-	-	-	2,167
Utilities													
Water & Sewer	2,899	2,781	3,101	3,197	2,252	2,066	2,450	2,472	-	-	-	-	21,218
Electric	3,130	3,222	2,479	2,728	2,802	527	2,927	3,080	-	-	-	-	20,895
Cable/Phone/Internet	2,339	2,340	2,377	2,446	2,446	2,446	2,448	2,450	-	-	-	-	19,294
Security System	-	-	-	135	-	-	280	95	-	-	-	-	509

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	21,931	21,931	-	-	-	-	175,445
Staffing (Vesta)	23,484	23,484	23,484	23,484	23,484	23,484	23,484	23,484	-	-	-	-	187,873
Lifeguards (Vesta)	-	828	-	-	-	7,729	7,428	-	-	-	-	-	15,985
Mobile App/Website (Vesta)	300	300	300	300	300	300	300	300	-	-	-	-	2,403
Refuse Service	1,003	1,290	1,079	1,082	1,084	1,072	1,074	1,134	-	-	-	-	8,818
Pool Chemicals	3,058	3,058	3,280	3,181	3,181	2,076	3,181	3,181	-	-	-	-	24,196
Special Events	8,119	3,145	8,466	2,906	1,894	2,777	841	5,154	-	-	-	-	33,301
Holiday Décor	8,948	-	1,252	-	9,053	-	-	800	-	-	-	-	20,052
Pest Control	470	1,070	950	541	541	541	1,264	541	-	-	-	-	5,916
Pressure Washing	-	630	3,000	-	-	-	-	-	-	-	-	-	3,630
Fitness Equip Maintenance	-	401	-	-	-	550	170	-	-	-	-	-	1,121
Subtotal Amenity Center	\$ 118,694	\$ 68,509	\$ 79,724	\$ 72,832	\$ 78,009	\$ 71,874	\$ 73,003	\$ 74,832	\$ -	\$ -	\$ -	\$ -	\$ 637,477
Grounds Maintenance													
Electric	\$ 660	\$ 718	\$ 715	\$ 788	\$ 797	\$ 740	\$ 745	\$ 742	\$ -	\$ -	\$ -	\$ -	5,906
Water & ReUse	19,735	18,493	23,439	24,015	23,845	9,437	15,185	15,998	-	-	-	-	150,147
Streetlighting	6,326	6,650	6,484	6,901	7,378	11,580	7,570	7,074	-	-	-	-	59,963
Lake Maintenance	4,699	4,699	4,944	5,189	4,699	4,699	4,699	4,699	-	-	-	-	38,325
Landscape Maintenance	48,261	48,261	48,261	48,261	48,261	48,261	48,261	48,261	-	-	-	-	386,090
Landscape Contingency	1,867	15,676	25,102	3,725	8,322	-	410	10,851	-	-	-	-	65,953
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	133	80	-	-	-	-	576
Irrigation Repairs	4,562	-	4,942	2,717	3,570	-	1,500	-	-	-	-	-	17,291
Subtotal Ground Maintenance	\$ 86,201	\$ 161,760	\$ 499,597	\$ 131,567	\$ 138,286	\$ 95,358	\$ 78,503	\$ 87,706	\$ -	\$ -	\$ -	\$ -	\$ 1,278,977
Total Operations & Maintenance	\$ 204,895	\$ 230,269	\$ 579,320	\$ 204,400	\$ 216,295	\$ 167,232	\$ 151,506	\$ 162,537	\$ -	\$ -	\$ -	\$ -	\$ 1,916,454
Total Expenditures	\$ 241,979	\$ 249,618	\$ 592,058	\$ 218,857	\$ 230,711	\$ 185,336	\$ 174,983	\$ 170,922	\$ -	\$ -	\$ -	\$ -	\$ 2,064,464
Excess (Deficiency) of Revenues over Expenditures	\$ (226,919)	\$ (20,172)	\$ 1,945,121	\$ (211,041)	\$ (126,322)	\$ (152,353)	\$ (121,377)	\$ (166,874)	\$ -	\$ -	\$ -	\$ -	\$ 920,063
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)	\$ (152,353)	\$ (121,377)	\$ (166,874)	\$ -	\$ -	\$ -	\$ -	\$ 920,063

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 May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 3,054,876	\$ 3,054,876	\$ 3,035,320	\$ (19,556)
Special Assessments - Prepayments	-	-	13,557	13,557
Interest Income	20,000	20,000	91,664	71,664
Total Revenues	\$ 3,074,876	\$ 3,074,876	\$ 3,140,541	\$ 65,665
Expenditures:				
<u>Series 2017 A-1</u>				
Interest -11/1	\$ 488,375	\$ 488,375	\$ 488,375	\$ -
Interest - 5/1	488,375	488,375	488,375	-
Principal - 5/1	1,695,000	1,695,000	1,695,000	-
Principal Prepayment - 5/1	-	-	15,000	(15,000)
<u>Series 2017 A-2</u>				
Interest -11/1	\$ 79,994	\$ 79,994	\$ 79,994	\$ -
Interest - 5/1	79,994	79,994	79,994	-
Principal - 5/1	175,000	175,000	175,000	-
Total Expenditures	\$ 3,006,738	\$ 3,006,738	\$ 3,021,738	\$ (15,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 68,139	\$ 68,138	\$ 118,804	\$ 50,665
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 68,139	\$ 68,138	\$ 118,804	\$ 50,665
Fund Balance - Beginning	\$ 1,252,781		\$ 2,831,187	
Fund Balance - Ending	\$ 1,320,919		\$ 2,949,990	

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

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues				
Miscellaneous Revenue/Interest Income	\$ 32,075	\$ 21,383	\$ 21,696	\$ 313
Impact Fees	-	-	1,063	1,063
Total Revenues	\$ 32,075	\$ 21,383	\$ 22,759	\$ 1,375
Expenditures:				
Capital Outlay	\$ 200,000	\$ 133,333	\$ 27,000	\$ 106,333
Repair and Replacement	100,000	66,667	67,661	(995)
Irrigation Enhancement	43,487	28,991	-	28,991
Bollard/Rope Replacement	50,000	33,333	-	33,333
Exterior Door Enhancement	90,000	60,000	-	60,000
Other Current Charges	20,000	13,333	3,800	9,533
Total Expenditures	\$ 503,487	\$ 335,658	\$ 98,461	\$ 237,197
Excess (Deficiency) of Revenues over Expenditures	\$ (471,412)		\$ (75,703)	
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)		\$ (75,703)	
Fund Balance - Beginning	\$ 1,425,358		\$ 1,133,378	
Fund Balance - Ending	\$ 953,946		\$ 1,057,676	

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)
Less: May 1, 2025	(1,695,000)
Less: May 1, 2025 (Prepayment)	(15,000)
Current Bonds Outstanding	\$ 23,485,000

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)
Less: May 1, 2025	(175,000)
Current Bonds Outstanding	\$ 2,680,000

C.

DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT
Fiscal Year 2026 Assessment Receipts

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

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

ST JOHNS COUNTY DISTRIBUTION	RECEIVED			
	DATE	DEBT	O&M	TOTAL AMOUNT RECEIVED
1	11/3/2025	12,480.41	12,107.42	24,587.83
2	11/18/2025	95,839.26	92,974.96	188,814.22
3	11/21/2025	128,621.63	124,777.58	253,399.21
4	12/16/2026	141,348.48	137,124.08	278,472.56
5	12/24/2026	173,909.44	168,711.91	342,621.35
6	01/14/2026	2,299,743.90	2,231,012.71	4,530,756.61
INTEREST	01/27/2026	6,640.89	6,442.41	13,083.30
7	02/16/2026	104,603.37	101,477.14	206,080.51
8	03/6/2026	27,517.89	26,695.47	54,213.36
9	04/5/2026	2,678.30	2,598.26	5,276.56
10	04/26/2026	41,936.52	40,683.19	82,619.71
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
TOTAL TAX ROLL RECEIPTS		3,035,320.09	2,944,605.13	5,979,925.22
TAX ROLL % COLLECTED		99.5%	99.5%	99.5%

D.

Durbin Crossing
Community Development District

Check Run Summary
May 31, 2026

Fund	Date	Check No.	Amount
General Fund			
Payroll	5/20/26	50951-50954	\$ 738.80
			<u>Sub-Total</u> \$ 738.80
 Accounts Payable			
	5/5/26	7602-7614	\$ 67,181.01
	5/12/26	7615-7622	70,584.84
	5/27/26	7623-7633	15,168.56
			<u>Sub-Total</u> \$ 152,934.41
 Capital Reserve Fund			
			\$ -
			<u>Sub-Total</u> \$ -
 Wells Fargo Credit Card*			
	5/28/26	April Purchases	\$ 5,440.17
			<u>Sub-Total</u> \$ 5,440.17
Total			\$ 159,113.38

*Wells Fargo Credit Card Invoices available upon request

PR300R

PAYROLL CHECK REGISTER

RUN 5/20/26 PAGE 1

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50951	11	SARAH G HALL	184.70	5/20/2026
50952	8	PETER E POLLICINO	184.70	5/20/2026
50953	18	SHALENE B ESTES	184.70	5/20/2026
50954	19	SHAWNA R BERDEN	184.70	5/20/2026
TOTAL FOR REGISTER			738.80	

DURB DURBIN CROSS DLAUGHLIN

ATTENDANCE SHEET

District: Durbin Crossing CDD

Meeting Date: May 18, 2026

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

District Manager:



PLEASE RETURN COMPLETED FORM TO BERNADETTE PEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/05/26	00210	5/08/26	05082026	202605	320	53800	45511		OUTDOOR MOVIE EVENT-5/8	*	350.00		
									BOUNCERS SLIDES AND MORE INC			350.00	007602
5/05/26	00210	5/23/26	05232026	202605	320	53800	45511		22'WET SLIDE-5/23 EVENT	*	350.00		
		5/23/26	05232026	202605	320	53800	45511		SPIDERMAN COMBO-5/23 EVNT	*	275.00		
		5/23/26	05232026	202605	320	53800	45511		GENERATOR-5/23 EVENT	*	75.00		
									BOUNCERS SLIDES AND MORE INC			700.00	007603
5/05/26	00452	4/28/26	42958-00	202605	320	53800	45511		5/20 - MEMORIAL DAY EVENT	*	450.00		
		4/28/26	42958-00	202605	320	53800	45511		\$100 DISCOUNT	*	100.00-		
									DAVID DABBS MCLNNIS			350.00	007604
5/05/26	00281	4/14/26	17	202604	310	51300	31300		AMRT SE2017A-1 PRE \$15K	*	100.00		
									DISCLOSURE SERVICES LLC			100.00	007605
5/05/26	00466	5/01/26	277	202605	320	53800	45511		LIVE MUSIC EVNET-7/24/26	*	500.00		
									J.C. PAPPAS ENT. INC			500.00	007606
5/05/26	00109	5/01/26	13129563	202605	320	53800	45510		MAY POOL CHEMICALS NORTH	*	1,104.57		
									POOLSURE			1,104.57	007607
5/05/26	00109	5/01/26	13129563	202605	320	53800	45510		MAY POOL CHEMICALS SOUTH	*	2,076.26		
									POOLSURE			2,076.26	007608
5/05/26	00283	5/02/26	PSI26658	202605	320	53800	46800		MAY LAKE MAINTENANCE	*	4,698.73		
									SOLITUDE LAKE MANAGEMENT LLC			4,698.73	007609
5/05/26	00026	4/24/26	8163826	202604	310	51300	32300		FY26 SE 2017A1/A2 TRUSTEE	*	5,000.00		
		4/24/26	8163826	202604	300	15500	10000		FY27 SE 2017A1/A2 TRUSTEE	*	5,000.00		
		4/24/26	8163826	202604	310	51300	32300		INCIDENTAL EXPENSES	*	650.00		
									US BANK			10,650.00	007610

DURB DURBIN CROSS TLEE

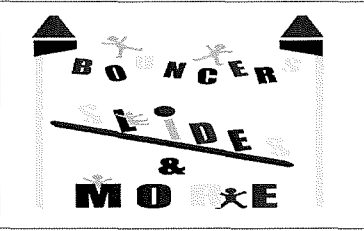
CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
5/05/26	00469	4/30/26 7690489	202604 310-51300-48000	NOTICE OF MEETING-4/27/26	*	86.32	
				USA TODAY MEDIA CORP			86.32 007611
5/05/26	00252	5/01/26 432072	202605 320-53800-45517	MAY FACILITY MANAGER	*	8,348.92	
		5/01/26 432072	202605 320-53800-46000	MAY OPERATIONS MANAGER	*	6,362.22	
		5/01/26 432072	202605 320-53800-45502	MAY GENERAL MANAGER	*	7,219.50	
		5/01/26 432072	202605 320-53800-45507	MAY JANITORIAL SERVICES	*	2,373.46	
		5/01/26 432072	202605 320-53800-45505	MAY POOL MAINTENANCE	*	3,244.65	
		5/01/26 432072	202605 320-53800-45518	MAY MAINTENANCE TECHS	*	4,617.26	
		5/01/26 432072	202605 320-53800-45503	MAY FACILITY ATTENDANTS	*	7,286.79	
		5/01/26 432072	202605 320-53800-45515	MAY FACILITY MONITORS	*	5,961.91	
		5/01/26 432072	202605 320-53800-45210	MAY MOBILE APP	*	300.42	
				VESTA PROPERTY SERVICES INC			45,715.13 007612
5/05/26	00424	4/24/26 1423	202605 320-53800-45511	LIVE MUSIC EVENT - 5/9/26	*	425.00	
				VIOLETTE HIPPELI			425.00 007613
5/05/26	00424	4/24/26 1424	202605 320-53800-45511	LIVE MUSIC EVENT-5/22/26	*	425.00	
				VIOLETTE HIPPELI			425.00 007614
5/12/26	00472	4/03/26 01012040	202605 320-53800-45511	CHAIR MASSAGE SVCS-5/9	*	520.00	
				BODY TECH JAX INC			520.00 007615
5/12/26	00021	5/01/26 549	202605 310-51300-34000	MAY MANAGEMENT FEES	*	4,903.08	
		5/01/26 549	202605 310-51300-55000	MAY WEBSITE ADMIN	*	95.50	
		5/01/26 549	202605 310-51300-35100	MAY INFORMATION TECH	*	143.33	
		5/01/26 549	202605 310-51300-32500	MAY IMPACT COLLECTION FEE	*	1,433.00	
		5/01/26 549	202605 310-51300-31300	MAY DISSEMINATION SVCS	*	687.75	

DURB DURBIN CROSS TLEE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		5/01/26	549	202605	310-51300	51000	OFFICE SUPPLIES	*	.63		
		5/01/26	549	202605	310-51300	42000	POSTAGE	*	179.74		
		5/01/26	549	202605	310-51300	42500	COPIES	*	71.55		
		5/01/26	549	202605	310-51300	41000	TELEPHONE	*	8.48		
GOVERNMENTAL MANAGEMENT SERVICES										7,523.06	007616
5/12/26	00275	12/28/25	1125	202512	320-53800	47100	REFURB (4) SNOWFLAKES	*	800.00		
A BEAUTIFUL LIFE ENTERPRISES LLC										800.00	007617
5/12/26	00066	5/05/26	62222491	202605	320-53800	45513	MAY PEST CONTROL NORTH	*	86.35		
TURNER PEST CONTROL										86.35	007618
5/12/26	00066	5/05/26	62222546	202605	320-53800	45513	MAY MOSQUITO SRVCS NORTH	*	166.05		
TURNER PEST CONTROL										166.05	007619
5/12/26	00252	4/30/26	432306	202604	320-53800	45501	APRIL LIFEGUARDS	*	7,428.15		
VESTA PROPERTY SERVICES INC										7,428.15	007620
5/12/26	00382	5/01/26	1169087	202605	320-53800	46200	MAY LANDSCAPE MAINTENANCE	*	48,261.23		
YELLOWSTONE LANDSCAPE										48,261.23	007621
5/12/26	00382	5/05/26	1166658	202605	320-53800	46210	PINE TREE REMOVALS	*	5,800.00		
YELLOWSTONE LANDSCAPE										5,800.00	007622
5/27/26	00056	3/09/26	435005	202603	320-53800	45509	MAR SVC CALL-TIMER TEST	*	94.50		
ATLANTIC SECURITY										94.50	007623
5/27/26	00439	5/20/26	47177	202605	320-53800	44300	(25) ACCESS CARDS	*	200.00		
		5/20/26	47177	202605	320-53800	44300	(25) ACCESS FOB'S	*	200.00		
DYNAMIC SECURITY PROFESSIONALS INC										400.00	007624
5/27/26	00473	5/20/26	242201	202605	320-53800	44200	CANOPY/UMBRELLA-REPLMTS	*	4,234.84		
FLORIDA BACKYARD BY EBEL INC										4,234.84	007625
DURB DURBIN CROSS TLEE											

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/27/26	00370	5/14/26	3745796	202603	310	51300	31500		MAR GENERAL COUNSEL	*	120.00		
		5/14/26	3745796	202604	310	51300	31500		APR GENERAL COUNSEL	*	2,232.00		
KUTAK ROCK LLP											2,352.00	007626	
5/27/26	00475	5/16/26	3285	202605	320	53800	45511		LIVE MUSIC EVENT-5/16/26	*	300.00		
SAMUEL SANDERS												300.00	007627
5/27/26	00474	5/18/26	138-26	202605	320	53800	44200		50%DEP-EXTERIOR PAINTING	*	1,800.00		
ST JOHNS PAINTING LLC												1,800.00	007628
5/27/26	00066	5/11/26	62222491	202605	320	53800	45513		MAY PEST CONTROL SOUTH	*	106.28		
		5/11/26	62222491	202605	320	53800	45513		MAY RODENT SERVICES SOUTH	*	60.00		
TURNER PEST CONTROL												166.28	007629
5/27/26	00066	5/11/26	62222546	202605	320	53800	45513		MAY MOSQUITO SRVCS SOUTH	*	122.23		
TURNER PEST CONTROL												122.23	007630
5/27/26	00382	5/12/26	1173274	202605	320	53800	46210		WINTER DAMANGE REPLMNTS	*	4,411.51		
YELLOWSTONE LANDSCAPE												4,411.51	007631
5/27/26	00382	5/12/26	1173275	202605	320	53800	46210		LANDSCAPE ENHANCEMENT	*	639.70		
YELLOWSTONE LANDSCAPE												639.70	007632
5/27/26	00402	5/12/26	4071	202604	310	51300	31100		APR ENGINEERING SERVICES	*	647.50		
YURO & ASSOCIATES LLC												647.50	007633
TOTAL FOR BANK A											152,934.41		
TOTAL FOR REGISTER											152,934.41		

DURB DURBIN CROSS TLEE



Bouncers, Slides, and More Inc.
 1915 Bluebonnet Way
 Fleming Island, FL
 32003

Invoice
 Date: May 8th, 2026
 Invoice Number: 05082026.04

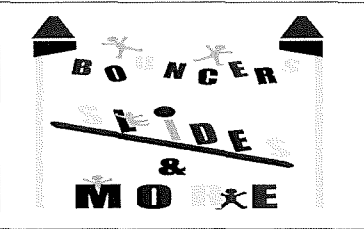
Name / Address
 Attn: Kate Smith
 Durbin Crossing
 C/O Governmental Management
 475 W. Town Place, Ste. 114
 St. Augustine, FL 32092

Additional Details:

	<u>Description</u>	<u>Quantity</u>	<u>Rate</u>	<u>Discount %</u>	<u>Extended</u>
1	Outdoor Movie	1	\$500.00		\$350.00
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					

<u>Comments:</u>	Subtotal	\$350.00
	Sales Tax (0.0%)	n/a
	Total	\$350.00

RECEIVED
 By Tara Lee at 3:23 pm, May 01, 2026



Bouncers, Slides, and More Inc.
 1915 Bluebonnet Way
 Fleming Island, FL
 32003

Invoice
 Date: May 23rd, 2026
 Invoice Number: 05232026.03

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

Additional Details:

	<u>Description</u>	<u>Quantity</u>	<u>Rate</u>	<u>Discount %</u>	<u>Extended</u>
1	22' Wet Slide	1	\$400.00		\$350.00
2	Spiderman Combo	1	\$300.00		\$275.00
3	Generator	1	\$125.00		\$75.00
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					

Comments:	Subtotal		\$700.00
	Sales Tax (0.0%)		n/a
	Total		\$700.00

RECEIVED
 By Tara Lee at 8:21 am, May 04, 2026

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



Dabbs Productions
(904) 206-8408 | dabbsthedj@aol.com
6530 Hannah Stables Drive, Jacksonville, FL, 32244

RECEIVED
By Tara Lee at 1:11 pm, Apr 29, 2026

Invoice

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

Invoice # 42958-000029 PO # MemorialWeekend
Date issued Apr 28, 2026 Next payment due May 20, 2026

SERVICE INFO	QTY	UNIT	UNIT PRICE	TOTAL
\$\$\$450 Event			\$450	\$450
3 hours				
Discount \$100			-\$100	-\$100
\$100 Discount				

Subtotal \$350

Total (USD) **\$350**

PAYMENT SCHEDULE

AMOUNT	DUE DATE	PAYMENT DATE	PAYMENT #	STATUS
\$350	May 20, 2026		#000029-001	• Upcoming

Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
4/14/2026	17

Bill To
Durbin Crossings CDD C/O GMS

RECEIVED
By Tara Lee at 8:10 am, May 01, 2026

Terms	Due Date
Net 30	5/14/2026

Description	Amount
Amortization Schedule Series 2017A-1 5-1-26 Prepay \$15,000	100.00
<div style="border: 1px solid black; height: 80px; width: 100%;"></div>	

Total	\$100.00
Payments/Credits	\$0.00
Balance Due	\$100.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

Jimi Pappas/ J. C. Pappas Ent. Inc.

5668 Baybrook Ave

Orlando, FL 32819

Phone 407-325-6382

Fax 407-345-8760

E-Mail - Jimipappas@aol.com

Jimi Pappas

Solo Live Music

www.JimiPappas.com

Invoice # 277

RECEIVED

By Tara Lee at 12:39 pm, May 01, 2026

INVOICE for / Live Music Poolside, Durbin Crossing CDD

c/O Governmental Management Services

Client Contacts- Kate Smith 904-230-2011 klsmith@vestapropertyservices.com

J.C. Pappas Ent. Inc. Will provide Solo Live Music

Location - 145 South Durbin Parkway St. Johns Fl. 32259

Event times/ 5 to 7:pm

Show times/ Two sets

Venue - To provide, Level set up area and sound system. accessible bathrooms , bottled water.

Band - will provide all stage gear , instruments mics cables sound system etc.

Cancellation: 4 Days prior to engagement, only due to act of God or forces beyond either parties control.

When: JULY 24th 2026

Where: 145 South Durbin Prky. St. Johns Fl. 32259

Event - Rain or Shine / Accommodations- N/A

Rate: - To be paid rate of \$500

- Deposit no deposit unless requested

Performer / Contact Jimi Pappas 407-325-6382 prior to event if any changes to details

Please make and mail Checks to: J.C.Pappas Ent. Inc—Due day of event prior to performance.

5668 Baybrook Ave.

Orlando Fl 32819

Client _____ Artist _____ James C. Pappas _____



Invoice

Date Invoice#

5/1/2026
131295634977

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

Terms	Net 20
Due Date	5/21/2026
PO #	

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

Ship To
Durbin Crossing North 730 North Durbin Pkwy Saint Johns FL 32259

OUR REMITTANCE ADDRESS HAS CHANGED. Physical payments will only be received at 1707 Townhurst Dr, Houston, TX 77043. Payments sent to any other address may experience delays. 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 10:15 am, Apr 17, 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](#)



131295634977



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

Invoice

Date
Invoice#

5/1/2026
131295634978

Terms	Net 20
Due Date	5/21/2026
PO #	

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

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

OUR REMITTANCE ADDRESS HAS CHANGED. Physical payments will only be received at 1707 Townhurst Dr, Houston, TX 77043. Payments sent to any other address may experience delays. 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 8:25 am, Apr 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](#)





INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC
 *****ADDRESS CHANGED*****
 PO BOX 85529
 CHICAGO, IL 60689-5529
 Phone #: (888) 480-5253
 Fax #: (888) 358-0088

Invoice Number: PSI266587
 Invoice Date: 5/2/2026

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

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

Ship Via
 Ship Date 5/2/2026
 Due Date 6/1/2026
 Terms Net 30

Customer ID 5459
 P.O. Number
 P.O. Date 5/2/2026
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance May Billing 5/1/2026 - 5/31/2026 Durbin Crossing CDD-Lake-ALL		1	1	4,698.73	4,698.73

RECEIVED
By Tara Lee at 11:12 am, May 04, 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



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number:
Account Number:
Invoice Date:
Direct Inquiries To:
Phone:

8163828
[REDACTED]
04/24/2026
Schuhle, Scott A
(954)-938-2476

Durbin Crossing CDD
c/o GMS - North Florida, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092
United States

Durbin Crossing Community Development District Special Assessment Refunding Bonds, Series 2017A-1 (Senior) and Series2017A-2 (Subordinate)

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$10,650.00

All invoices are due upon receipt.

RECEIVED

By Tara Lee at 10:23 am, Apr 29, 2026

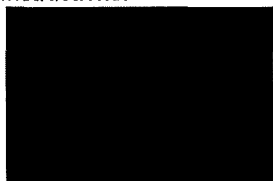
Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

Durbin Crossing Community Development District
Special Assessment Refunding Bonds, Series
2017A-1 (Senior) and Series2017A-2 (Subordinate)

Invoice Number: 8163828
Account Number: [REDACTED]
Current Due: \$10,650.00

Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

Wire Instructions:



Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
 St. Paul, MN 55107

Invoice Number: 8163828
 Invoice Date: 04/24/2026
 Account Number: [REDACTED]
 Direct Inquiries To: Schuhle, Scott A
 Phone: (954)-938-2476

Durbin Crossing Community Development District
 Special Assessment Refunding Bonds, Series
 2017A-1 (Senior) and Series2017A-2 (Subordinate)

Accounts Included
 In This Relationship:



CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	10,000.00	100.00%	\$10,000.00
Subtotal Administration Fees - In Advance 04/01/2026 - 03/31/2027				\$10,000.00
Incidental Expenses 04/01/2026 to 03/31/2027	10,000.00	0.065		\$650.00
Subtotal Incidental Expenses				\$650.00
TOTAL AMOUNT DUE				\$10,650.00



USA TODAY CO.



ACCOUNT NAME Durbin Crossing / Gms		ACCOUNT # 764133	INV DATE 04/30/26
INVOICE # 0007690489	INVOICE PERIOD Apr 1- Apr 30, 2026	CURRENT INVOICE TOTAL \$86.32	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL CASH AMT DUE* \$86.32	

BILLING ACCOUNT NAME AND ADDRESS Durbin Crossing / Gms 475 W Town Place, Ste 114 Saint Augustine, FL 32092	PAYMENT DUE DATE: MAY 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
4/1/26	Balance Forward	\$86.32
4/20/26	PAYMENT - THANK YOU	-\$86.32

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
4/16/26	12237402	SAG St Augustine Record	Board Mtg April 27, 2026	Board Mtg April 27	\$86.32

RECEIVED
By Tara Lee at 12:00 pm, May 04, 2026

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

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

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Durbin Crossing / Gms		ACCOUNT NUMBER 764133		INVOICE NUMBER 0007690489		AMOUNT PAID
CURRENT DUE \$86.32	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$86.32
REMITTANCE ADDRESS (Include Account# & Invoice# on check) USA TODAY Media Corp. PO Box 631244 Cincinnati, OH 45263-1244				TO PAY BY PHONE PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$89.76
				To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/		

000076413300000000000000076904890000863267172

AFFIDAVIT OF PUBLICATION

Courtney Hogge
Durbin Crossing / Gms
475 W Town Place, Ste 114

Saint 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 Govt 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 04/16/2026
SAG staugustine.com 04/16/2026

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 04/16/2026

M Jacobs
Legal Clerk

Mariah Verhagen
Notary, State of WI, County of Brown

8. 75. 26

My commission expires

Publication Cost: \$86.32
Tax Amount: \$0.00
Payment Cost: \$86.32
Order No: 12237402 # of Copies:
Customer No: 764133 1
PO #: Board Mtg April 27

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, April 27, 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



Invoice

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

Invoice # 432072
Date 05/01/2026
Terms Net 30
Due Date 05/31/2026
Memo Monthly Fees

Bill To

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

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

Thank you for your business.

Total 45,715.13

RECEIVED
By Tara Lee at 10:21 am, Apr 23, 2026

Violette Lani and Iris Andie

INVOICE

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

INVOICE #1423
DATE: 4/24/26

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

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
1	Live music for Durbin Crossing 5.9.26	\$425	\$425

RECEIVED
By Tara Lee at 1:40 pm, Apr 29, 2026

TOTAL DUE \$425

Thank you for your business!

Violette Lani and Iris Andie

INVOICE

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

INVOICE #1424
DATE: 4/24/26

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

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
1	Live music for Durbin Crossing 5.22.26	\$425	\$425

RECEIVED
By Tara Lee at 1:44 pm, Apr 29, 2026

TOTAL DUE \$425

Thank you for your business!

INVOICE



Body Tech Mobile Massage Spa Services
PO Box 37635, Jacksonville, FL 32236-7635,
UNITED STATES

Phone: +1 904-655-2464; bodytechcorp@aol.com

Invoice No# : 0101204088
Invoice Date : Apr 3, 2026
Due Date : May 9, 2026



\$520.00 USD

AMOUNT DUE

BILL TO

klsmilh@vestapropertyservices.com

#	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT(\$)
1	Chair Massage Services. Bill To: Durbin Crossing CDD C/o Governmental Management Services 475 W. Town Place Suite 114 St. Augustine, FL 32092	1	\$520.00	\$520.00
			Subtotal	\$520.00
			TOTAL	\$520.00 USD

RECEIVED

By Tara Lee at 2:01 pm, May 05, 2026

NOTES TO CUSTOMER

APPOINTMENT SCHEDULED

DATE: Saturday May 9th 2026.

TIMES: Arrival/set-up 4:30 AM (arrival/set-up time is scheduled 30 minutes prior to the start/hands-on time). Hands-on time from 5:00 - 7:00 AM. (2.0 hrs).

CONTACT: Kate Smith

COMPANY: Durbin Crossing CDD

OFFICE PHONE: (904) 230-2011

MOBILE: (727) 418-9693

EMAIL: klsmilh@vestapropertyservices.com

ADDRESS: North Amenlty Center at 730 N Durbin Pkwy, St Johns, FL 32259

SERVICES: Chair massage services for 2 hours for around 50 people give or take with 2 LMTs.

CHARGE: We charge \$130.00 an hour per LMT. Total for two hours with two therapists \$520.00.

PAYMENT: Company check to be mailed.

LMT's: Charles and Latoya.

Thank you! Cami @ Body Tech Mobile Massage Spa Services

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

Invoice

Invoice #: 549
 Invoice Date: 5/1/26
 Due Date: 5/1/26
 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 - May 2026		4,903.08	4,903.08
Website Administration - May 2026		95.50	95.50
Information Technology - May 2026		143.33	143.33
Impact Fee Collection Administration - May 2026		1,433.00	1,433.00
Dissemination Agent Services - May 2026		687.75	687.75
Office Supplies		0.63	0.63
Postage		179.74	179.74
Copies		71.55	71.55
Telephone		8.48	8.48

Total \$7,523.06

Payments/Credits \$0.00

Balance Due \$7,523.06

RECEIVED
 By Tara Lee at 2:38 pm, May 06, 2026

INVOICE

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

holidayandeventights@gmail.com
+1 (904) 679-1150



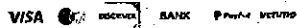
Bill to
Sue O'lear
Durbin Crossing CDD
145 S. Durbin Parkway
St. Johns, FL 32259

Invoice details
Invoice no.: 1125
Terms: Net 30
Invoice date: 12/28/2025
Due date: 01/27/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Services	Refurbishing 4 Snowflakes	4	\$200.00	\$800.00

Total \$800.00

Ways to pay



Overdue 01/27/2026

[View and pay](#)

Holiday Decos 1,320, 53800, 47100

RECEIVED
By Tara Lee at 9:58 am, May 07, 2026



**Turner
Pest Control**
turnerpest.com

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


Service Slip/Invoice

INVOICE: 622225469
DATE: 05/05/2026
ORDER: 622225469

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
05/05/2026	01:13 PM	MOSQUITO		01:13 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	05/05/2026		01:32 PM

Service	Description	Price
CPCMOSULV	Commercial Mosquito Service	\$166.05
<div style="border: 1px solid black; padding: 10px; width: fit-content;"> <p>RECEIVED By Tara Lee at 9:55 am, May 07, 2026</p> </div>		SUBTOTAL \$166.05
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$166.05
		AMOUNT DUE \$166.06
		 _____ 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.

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

PLEASE PAY FROM THIS INVOICE

2025 05/05/2026 11:32 AM 0001 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100



Invoice

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

Invoice # 432306
Date 04/30/2026
Terms Net 30
Due Date 05/30/2026
Memo Lifeguard Hours

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
Lifeguards	300.37	24.73	7,428.15

Total 7,428.15

RECEIVED
By Tara Lee at 9:48 am, May 05, 2026



Vested in your community.

Vesta
245 Riverside Avenue
Suite 300
Jacksonville, FL. 32202
Phone: 904-355-1831

Billable Services Invoice

Invoice #:5012026

Date:5-01-2026

To:

Durbin Crossing CDD
475 W. Town Place Suite 114
St. Augustine, Florida 32092
904-940-5850

For:

Non-contractual Billable Services
Lifeguard hours

DESCRIPTION	HOURS	RATE	AMOUNT
Lifeguard hours for April	300.37	\$24.73	\$7,428.15
		TOTAL	\$7,428.15



Vested in your community.

Thank you for your business!



INVOICE

INVOICE #	INVOICE DATE
1169087	5/1/2026
TERMS	PAYMENT
Net 30	

Bill To:

Durbin Crossing CDD
c/o Vesta Property Services
245 Riverside Ave
Suite 300
Jacksonville, FL 32202

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: May 31, 2026

Invoice Amount: \$48,261.23

DESCRIPTION	AMOUNT
Monthly Landscape Maintenance May 2026	\$48,261.23

Invoice Total \$48,261.23

Landscape Maintenance 1.320.53800.46200

RECEIVED

By Tara Lee at 9:58 am, May 07, 2026

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



YELLOWSTONE
LANDSCAPE

INVOICE

Invoice #	Invoice Date
1166658	5/5/2026
Terms	Payment
Net 30	

Bill To:

Durbin Crossing CDD
c/o Vesta Property Services
245 Riverside Ave
Suite 300
Jacksonville, FL 32202

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: June 4, 2026

Invoice Amount: \$5,800.00



Dead Pine Fellings and Removal

Tree Removal \$5,800.00

Invoice Total \$5,800.00

Landscape Contingency 1.320.53300.46210

RECEIVED

By Tara Lee at 9:58 am, May 07, 2026

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



Atlantic Companies, Inc.
 Tel. 904-743-8444
 www.smarthome.biz
 sales@smarthome.biz

Durbin Crossing North Cdd
 475 West Town Place Ste 114
 St Augustine FL 32092

PLEASE PAY BY	AMOUNT	INVOICE DATE
04/06/2026	\$94.50	03/09/2026

INVOICE NO. 435005

Site: 730 N Durbin Pkwy St Johns
Site Address: 730 N Durbin Pkwy
 St Johns FL 32259
Job No.: 92242
Job Name:
Order No.:

Description

If you have any further problems with your system please contact us. 09/03/2026 - Brent Touchet :

The job is complete.
 Connect phone line. Replace battery and test
 Customer is having issues with a missed timer test.

Service - Security

Item	Quantity	Unit Price	Total
12V 7AH Battery	1.00	\$30.00	\$30.00
Residential service	0.50 hrs	\$150.00	\$75.00
		Discount	\$-10.50
		Sub-Total ex Tax	\$94.50
		Tax	\$0.00
		Total	\$94.50

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

IMPORTANT: Please remember to test your system monthly.

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

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

Incl. Discount	\$-10.50
Sub-Total ex Tax	\$94.50
Tax	\$0.00
Total inc Tax	\$94.50
Amount Applied	\$0.00
Balance Due	\$94.50

RECEIVED
 By Tara Lee at 11:06 am, May 24, 2026

Dynamic Security Professionals, Inc.

Invoice

P.O. Box 23861
 Jacksonville, FL 32241
 EF0001108

Date	Invoice #
5/20/2026	47177

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

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

P.O. No.	Terms
Jack Morrow	Due on receipt

Quantity	Description	Rate	Amount
25	26 Bit Clamshell Access Control Proximity Cards	8.00	200.00
25	26 Bit Access Control Proximity FOB's	8.00	200.00
	All were dropped off to site		

Thank you for your business.

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

Recreational Passes

1.320.53800, 44 360

RECEIVED
 By Tara Lee at 11:21 am May 24 2026

Florida Backyard by Ebel, Inc.

Florida Backyard by Ebel, Inc.
 8270 Arlington Expressway
 Jacksonville, FL 32211

Invoice

Date	Invoice #
5/20/26	242201

Bill To
Durbin Crossing CDD 475 W Town Placc Suite 114 St. Augustine FL, 32092

Ship To

S.O. No.	P.O. No.	Terms	Rep	Project
22989	22989		JB	

Item	Description	Ordered	Prev. Inv...	Backor...	Invoiced	Rate	Amount
SO-90-XX	9' Canopy replacement; 48145-0005 Remix Mesa	6	0	0	6	378.00	2,268.00
SO-735X	9' Umbrella w. Pin; Antique Bronze, 48145-0005 Remix Mesa	3	0	0	3	492.00	1,476.00
SO-736	9' Auto Tilt Market Umbrella, Bronze, 48145-0004 Remix Mushroom	1	0	0	1	450.00	450.00
SO-Replace...	Telescope Replacement Part, Foot Caps for 2W5K Dining Legs, RP1414201, REPL PARTS/15245R GLIDE, 16PK - Fabric: 48145-0005 Remix Mesa, 48145-0004 Remix Mushroom - P/U at Warehouse TBD	1	0	0	1	40.84	40.84

Subtotal	\$4,234.84
Sales Tax (6.5%)	\$0.00
Total	\$4,234.84
Payments/Credits	\$0.00
Balance Due	\$4,234.84

Repairs + Replacements

1.320.53800.44200

RECEIVED

By Tara Lee at 11:18 am, May 24, 2026

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

May 14, 2026

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157



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

RECEIVED
By Tara Lee at 11:10 am, May 24, 2026

Invoice No. 3745796
6123-1

Re: General

For Professional Legal Services Rendered

03/21/26	L. Whelan	0.30	120.00	Monitor legislative process relating to matters impacting special districts
04/01/26	J. Daly	0.40	80.00	Coordinate response to auditor letter
04/01/26	M. Eckert	0.10	39.50	Respond to auditor request
04/01/26	K. Haber	1.60	456.00	Correspond with Morrow regarding swim team agreement revisions; review amenity policies regarding overnight parking and suspension of privileges; prepare revisions to policies and language for parking signs; correspond with Davidson regarding same
04/15/26	M. Eckert	0.20	79.00	Prepare for and attend agenda call
04/24/26	K. Haber	0.80	228.00	Prepare agenda memorandum for April board meeting; prepare budget approval resolution; correspond with Hogge regarding same
04/27/26	M. Eckert	2.90	1,145.50	Review draft audit and provide comments; prepare for and attend board meeting; follow up

KUTAK ROCK LLP

Durbin Crossing CDD

May 14, 2026

Client Matter No. 6123-1

Invoice No. 3745796

Page 2

04/28/26	M. Eckert	0.10	39.50	Follow up from board meeting; prepare towing memorandum
04/30/26	M. Eckert	0.20	79.00	Review draft minutes and provide comments; review policy changes
04/30/26	K. Haber	0.30	85.50	Correspond with Dixon regarding county utilities public records request

TOTAL HOURS 6.90

TOTAL FOR SERVICES RENDERED \$2,352.00

TOTAL CURRENT AMOUNT DUE \$2,352.00



SS Live Entertainment

sslive.co@gmail.com

INVOICE

BILL TO

Kaitlyn Smith
Durbin Crossing CDD - C/o
Government Management
Services
475 W. Town Place
Suite 114
St. Augustine, Florida 32092

INVOICE # 3285

DATE 05/16/2026

DUE DATE 05/16/2026

TERMS Due on receipt

ACTIVITY	QTY	RATE	AMOUNT
Live Entertainment Live Entertainment / Samuel Sanders / 5.16.2026 / 2 hours	1	300.00	300.00

Ways to pay

BALANCE DUE

\$300.00



[View and pay](#)

RECEIVED
By Tara Lee at 11:40 am, May 24, 2026



Thousands of satisfied customers, one job at a time

10/4
P.O. Box 181
Ponte Vedra, FL 32004
Tel: 904-755-2961
stjohnspaintingcompany.com

RECEIVED

By Tara Lee at 11:31 am, May 24, 2026

INVOICE 138-26

May 18, 2026

Durbin Crossing

Zach Davidson

145 S. Durbin Parkway

St Johns, FL 32259

Exterior Painting

34 New Wooden Bollards

Prime and paint customer color.

Sherwin Williams or Benjamin Moore paints.

Total labor & materials, \$ 3,600.00

Half down at start, balance upon completion

THIS INVOICE IS FOR HALF DOWN \$ 1,800.00

PLEASE MAKE PAYABLE TO:

ST JOHNS PAINTING, LLC

7035 PHILILPS HIGHWAY, SUITE 22

JACKSONVILLE, FL 32216

50% Down Invoice

Repairs + Replacements

1.320.53800.44200



Turner Pest Control

turnerpest.com

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

Service Slip/Invoice

INVOICE: 622224919
DATE: 05/11/2026
ORDER: 622224919

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
05/11/2026	09:13 AM	MICE, RATS		09:13 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	05/11/2026		09:34 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 11:02 am, May 24, 2026

TECHNICIAN SIGNATURE

Ben
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.



Turner Pest Control

turnerpest.com

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

Service Slip/Invoice

INVOICE: 622225468
DATE: 05/11/2026
ORDER: 622225468

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
05/11/2026	09:13 AM	MOSQUITO		09:13 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	05/11/2026		09:35 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 11:04 am, May 24, 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.



INVOICE

INVOICE #	INVOICE DATE
1173274	5/12/2026
TERMS	PO NUMBER
Net 30	

Bill To:

Durbin Crossing CDD
 c/o Vesta Property Services
 245 Riverside Ave
 Suite 300
 Jacksonville, FL 32202

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: June 11, 2026

Invoice Amount: \$4,411.51

Description	Current Amount
Winter Damage Replacements at South Amenity Building	
Landscape Enhancement	\$4,411.51

RECEIVED
 By Tara Lee at 11:38 am, May 14, 2026

Invoice Total \$4,411.51

LANDSCAPE CONTINGENCY

1.320.53800.46210



YELLOWSTONE

LANDSCAPE SERVICES

INVOICE

INVOICE #	INVOICE DATE
1173275	5/12/2026
TERMS	PO NUMBER
Net 30	

Bill To:

Durbin Crossing CDD
 c/o Vesta Property Services
 245 Riverside Ave
 Suite 300
 Jacksonville, FL 32202

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: June 11, 2026

Invoice Amount: \$639.70

Description	Current Amount
Cloisterbane Island Tip	
Landscape Enhancement	\$639.70

RECEIVED
 By Tara Lee at 11:37 am, May 14, 2026

Invoice Total \$639.70

Landscape Contingency

1.320.53800.46210



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

Invoice

Date	Invoice #
5/12/26	4071

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

Yuro & Assoc. - Job No.
Y23-1310

Item	Date	Description	Hours	Rate	Amount
		Durbin Crossing CDD - April Engineering			
CDD Durbin...	4/2/26	CE tree removal request	0.5	185.00	92.50
CDD Durbin...	4/27/26	CDD meeting	3	185.00	555.00

RECEIVED
By Tara Lee at 8:59 am, May 13, 2026

Total \$647.50

SEVENTH ORDER OF BUSINESS

Durbin Crossing

Community Development District

Approved Budget
FY 2027

Presented by:



Table of Contents

1-2	<u>General Fund</u>
3-8	<u>Narratives</u>
9	<u>Debt Service Fund Series 2017</u>
10	<u>Series 2017-1 Amortization Schedule</u>
11	<u>Series 2017-2 Amortization Schedule</u>
12	<u>Capital Reserve Fund</u>
13	<u>Assessment Schedule</u>

Durbin Crossing
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY 2026	Actuals Thru 5/31/26	Projected Next 4 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	19,339	2,500	21,839	15,000
Insurance Proceeds	-	12,626	-	12,626	-
Other Revenues	30,000	7,956	3,500	11,456	15,000
Carry Forward Surplus	22,227	-	22,227	22,227	-
TOTAL REVENUES	\$ 3,032,629	\$ 2,984,527	\$ 43,938	\$ 3,028,465	\$ 2,990,316

EXPENDITURES:

Administrative

Supervisor Fees	\$ 12,000	\$ 7,400	\$ 4,000	\$ 11,400	\$ 12,000
FICA Taxes	918	566	306	872	918
Assessment Roll Administration	5,732	5,732	-	5,732	5,732
Engineering Fees	13,000	9,755	3,245	13,000	13,000
Dissemination Fees	8,253	5,602	2,651	8,253	9,260
Attorney Fees	50,000	37,767	12,233	50,000	50,000
Annual Audit	4,600	5,000	-	5,000	5,100
Trustee Fees	11,880	10,650	-	10,650	11,880
Arbitrage Rebate	1,200	1,200	-	1,200	1,200
Impact Fee Administration	17,196	11,464	5,732	17,196	18,228
Management Fees	58,837	39,225	19,612	58,837	62,367
Information Technology	1,720	1,147	573	1,720	1,823
Website Maintenance	1,146	764	382	1,146	1,215
Telephone	800	166	634	800	800
Postage	3,000	1,477	1,523	3,000	3,000
Printing & Binding	2,000	314	1,686	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	5	145	150	150
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$ 204,857	\$ 148,010	\$ 54,818	\$ 202,828	\$ 211,445

Durbin Crossing
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY 2026	Actuals Thru 5/31/26	Projected Next 4 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	48,628	61,372	110,000	110,000
Recreational Passes	2,000	1,700	300	2,000	2,000
Office Supplies	5,000	2,943	2,057	5,000	5,000
Permit Fees	4,500	2,167	2,333	4,500	4,500
Utilities					
Water & Sewer	38,900	21,218	17,682	38,900	41,040
Electric	28,600	20,895	7,705	28,600	36,400
Cable/Phone/Internet	22,000	19,294	2,706	22,000	28,200
Security System	1,000	509	491	1,000	1,000
Amenity Center Management Contract					
Managerial (Vesta)	263,168	175,445	87,723	263,168	263,168
Staffing (Vesta)	281,809	187,873	93,936	281,809	281,809
Lifeguards (Vesta)	101,135	15,985	85,149	101,135	106,191
Mobile App/Website (Vesta)	3,605	2,403	1,202	3,605	3,605
Refuse Service	11,500	8,818	2,682	11,500	13,200
Pool Chemicals	35,700	24,196	11,504	35,700	39,000
Special Events	50,000	33,301	16,699	50,000	50,000
Holiday Décor	20,000	20,052	2,500	22,552	25,000
Pest Control	8,000	5,916	2,083	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	\$ 637,477	\$ 410,872	\$ 1,048,349	\$ 1,081,278
Grounds Maintenance					
Electric	\$ 10,000	\$ 5,906	\$ 4,094	\$ 10,000	\$ 11,726
Water & ReUse	325,000	150,147	137,110	287,257	325,600
Streetlighting	75,000	59,963	15,037	75,000	88,988
Lake Maintenance	57,289	38,325	18,964	57,289	60,000
Landscape Maintenance	579,135	386,090	193,045	579,135	596,510
Landscape Contingency	103,381	65,953	37,428	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	576	324	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	\$ 1,278,977	\$ 456,091	\$ 1,735,068	\$ 1,697,594
TOTAL EXPENDITURES	\$ 3,032,629	\$ 2,064,464	\$ 921,780	\$ 2,986,244	\$ 2,990,316
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 920,063	\$ (877,843)	\$ 42,220	\$ -

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 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
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 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.

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.

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

<u>Meter #</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
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.

<u>Meter #</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
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
Community Development District
Budget Narrative
Fiscal Year 2027

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.

Durbin Crossing
Community Development District
Budget Narrative
Fiscal Year 2027

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.

Durbin Crossing
Community Development District
Approved Budget

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

Description	Adopted Budget FY 2026	Actuals Thru 5/31/26	Projected Next 4 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	\$ 3,021,738	\$ -	\$ 3,021,738	\$ 3,003,994
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 3,006,738	\$ 3,021,738	\$ -	\$ 3,021,738	\$ 3,003,994
EXCESS REVENUES (EXPENDITURES)	\$ 1,320,919	\$ 1,417,943	\$ 41,195	\$ 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 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Miscellaneous Revenue/Interest Income	\$ 32,075	\$ 21,696	\$ 3,500	\$ 25,196	\$ 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	656,150
TOTAL REVENUES	\$ 1,457,433	\$ 1,156,137	\$ 3,500	\$ 1,159,637	\$ 1,077,488
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	\$ 1,057,675	\$ (401,525)	\$ 656,150	\$ 669,488

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%
80'	198	\$1,885.53	\$1,885.53	\$0.00	0%
73'	135	\$1,662.49	\$1,662.49	\$0.00	0%
70'	184	\$1,662.49	\$1,662.49	\$0.00	0%
63'	482	\$1,462.19	\$1,462.19	\$0.00	0%
53'	468	\$1,230.10	\$1,230.10	\$0.00	0%
43'	206	\$1,045.58	\$1,045.58	\$0.00	0%
Town Homes	235	\$774.96	\$774.96	\$0.00	0%
Town Homes DR	275	\$774.96	\$774.96	\$0.00	0%
Retail/ Commercial	99,281	\$0.62	\$0.62	\$0.00	0%
Office	44,872	\$0.62	\$0.62	\$0.00	0%
Total	146,477				

EIGHTH ORDER OF BUSINESS

2027 Wishlist Items Durbin Crossing

Items	Cost/Scope of work	Repair/Replacement 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	Freedom steel restoration Remove all stair treads * Disassemble Slide Tower. This does not include support columns or support arms of slide tower. * Hot water/high pressure wash structure/treads, (5,000 PSI) per AMPP SSPC-SP1 * Abrasive blast structure down to bare metal per AMPP SSPC-SP6 in tent on site * Reasonable measures will be taken to capture/contain the majority of debris associated with abrasive blasting (i.e. blast tarps, ground tarps, tent) * Prime Coat structure and stairs with 2-part by spray * Apply finish coat with poly-siloxane paint by spray - * Reassemble Slide Tower * Re-install stair treads * Touch up as needed *Fabrication included - hand rails where tape is present and steel tubing on side of start tub \$109,223.00	FY2027	Disassemble, Blast down to metal and Paint, Reassemble Structure - 1 Year Warranty	FY 32-33 \$196,780.00
Repaint water feature at North/replace netting	Freedom Steel Restoration - Remove all hardware and replace * Spot blast, if needed *Hot water/high pressure wash structure/treads, (5,000 PSI) per AMPP SSPC-SP1 * Prime Coat structure and stairs with 2-part by spray - This is not powder coating * Apply finish coat with poly-siloxane paint by spray - This is not powder coating \$38,889.00	FY2027	Replace hardware and Paint 1 Year Warranty	Play Equipment Refurbish 5,000 FY25-26 Play Equipment Allowance 56,275 FY29-30
Wax and gel coat slide ride path	Safe Slide 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 \$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 replacements	KAD Electric - Remove and replace 5 tennis light poles between North and South with 90 degree arms, new LED fixtures and reconnecting power to each pole. \$18,600.00 Lamp sales Unlimited, 5 New light poles between North and South, double & single 90 arms and LED light fixtures \$92,064.86 Total job price \$110,664.86	FY2027		FY 28-29 South-\$92,882.00 FY 28-29 North-\$49,173.00
Replacement of Social hall furniture	Replacement Cost of 5 tables matching existing tables \$5,495.00 (arrival 3-5 months) Repairing Cost repair legs of 5 existing tables \$2,747.75	FY2027		FY 32-33 \$63,587
Christmas light wreaths/replacement of lights	Palm tree minis (Longleaf 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 \$6,593.65			Holiday décor budget \$20,000.00



Bench price-10 benches \$5,960.00 includes anchoring hardware

Bench price-10 benches \$7,266.83 includes anchoring hardware

NINTH ORDER OF BUSINESS

A.



Durbin Crossing CDD

Landscape Update for June 2026:

- **General Maintenance**
 - The crew continues to work through weekly growing season services

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

- **Chemical & Fertilizer Application**
 - An application of Top Choice was completed in all Bermuda turf areas
 - A liquid turf application will commence in the coming weeks

- **Projects**
 - Tollerton Entry Enhancement - **Completed**
 - Islesbrook Entry Enhancement – Scheduled for the week 6/15
 - 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 in July
 - Initial Winter damage replacement proposal has been submitted – **Installed and Completed**
 - The hurricane and storm clean-up letter and pricing - **Submitted**
 - Revised 4 Corners Enhancement Proposal – **Submitted**
 - Warranty sod replacement on N Durbin – Set to be completed by 6/12
 - Hawaiian Ti replacements on pool decks scheduled for the week of 6/15

- Heron Landing Lantana replacement scheduled for the week of 6/15
- Drake Elm replacement on North Durbin scheduled for 6/12

C.



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

June 18, 2026

Summary of Longleaf Pine Parkway Traffic Study Report

- Study was completed 8/22/2025 and was initiated to address concerns related to speeding and reckless behavior as well as to evaluate the need for a marked pedestrian crossing near the intersection of Longleaf Pine Pkwy & Scotland Yard Blvd. The study also looked at existing traffic volume trends and evaluating future traffic control needs
- Evaluated traffic between Queen Victoria Ave and St. Johns Parkway (4.6 miles)
- **FIELD OBSERVATIONS**
 - Long morning queues on Longleaf Pine at Orchid Way eastbound and turning right onto 2209.
 - Caused detours along North Durbin Pkwy, Sanctuary Dr, and Orchid Way
 - Opposite detour observed for evening traffic congestion (westbound)
- **SPEED DATA: (POSTED SPEED LIMIT: 45MPH)**
 - Highest concentration of speeding vehicles occurs at peak times (6-8AM, 5-6PM)
 - Traffic observed between Knight's Lane and Tollerton Ave and between N/S Durbin Parkway and Orchid Way
 - 70-88% of vehicles speed (53-57 mph)
- **ACCIDENT DATA**
 - 279 crashes with 1 fatality, 62 injuries, and 216 property damage only between 1/1/2020 and 3/4/2025
 - **Report does not include fatality on 2/17/2026**
 - Rear end crashes were the predominant crash type
- **RECOMMENDATIONS**
 - Traffic strain exists at 2209 and Longleaf Pine intersection and warrants a comprehensive operational analysis
 - Use of countermeasures (i.e. speed humps, bulb outs, etc.) will not deter the detour between N Durbin Parkway and Orchid Way and will be a nuisance to residents
 - ***No known safety or capacity concerns along these bypass roadways, therefore further changes at this time are not warranted to address these issues.***

E.



General/Operations Manager's Report

Date of report 6-22-2026

Submitted by: Zach Davidson

Cattle gate/ fence install JEA easement/No Board action required: Top Rail fence provided update the proposal for the fencing added 30ft in fencing to ensure that truck/dirtbikes/ 4 wheelers won't be able to get around it. May have to do the install in 2 parts. The gate will go up then when the area dries out, they will then install the fencing on both sides. Proposal has been sent over to district to finish the required process and approval from JEA.

Cintas fire safety inspection/No board action required: Cintas was out on Monday 6/8 for inspection of all exit signs, emergency lights and fire extinguishers. 1 emergency light was not functioning and has been replaced. 2 Fire extinguishers had expired and were replaced. We are now 100% compliance.

North Durbin roof Birdstop replacements/No Board action required: While inspecting the bird stops on the North and South amenity building, we discovered there was damage from squirrels and birds on the North amenity building on the parking lot side, we worked with CG roofing to get these replaced.

Pool umbrellas replacements/No Board action required: There are 6 umbrella canopies at South pool that need replacement. Those have been ordered and will be replaced once they arrive. 3 replacement umbrellas have been ordered as well and feet levelers for the tables.

Aluminum pickleball benches/No Board action required: Worked with Supervisor Hall on selecting 2 more aluminum benches for the pickleball courts at South. Those have been ordered and will be assembled and installed once they arrive.

Department of Heath pool inspections/No board action required: Department of Health was out the week of 6/1. All bodies of water were inspected; no violations were found. We have received our updated permits for all pools.

Community palm trimming/No Board action required: Still in progress.

North and South zero entrance bollards/No Board action required: Project completed.

North and South replacement doors/ stripping staining, sealing existing doors/No Board action required: This work is still in progress.

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

FIELD OPERATIONS UPDATES / No Board action required:

- Performed building light inspection, replaced 3 lights in south gym and 1 light in the women's bathroom
- Inspection of all sump pumps was performed, replaced 3 failed sump pumps in south pool pits.
- Replaced emergency in gym bathroom hall.
- Inspected tennis court fencing, tightened up loose sections of fencing and replaced missing tie backs.
- Replaced flashing ground light in median near longleaf the 4-corner entrance.
- Repainted pool pump gates at North and South.
- Address sagging and dragging tennis court gates at North amenity tennis courts
- Replace slide pump motor switch for Slide motor.
- Replaced main tennis court timer for North courts.
- Broken latch on tennis court/pickleball courts at South has been replaced.
- Inspected all dog stations and performed repairs.

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

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F.



Amenity Manager's Report

Date of report 6/22/2026

Submitted by: Jack Morrow

Staff Meeting Recap/No Board Action Required: We had our summer preparation staff meeting on May 27th. Our focus for the meeting was customer service and policy enforcement. Our entire team left all on the same page, energized for the summer!

Lifeguard Meeting Recap/No Board Action Required: For the first time at Durbin Crossing, we had in-service training this month in the water! The first half of our meeting took place in the social hall where we went over operating procedures, policies, and other safety measures. We also revisited the Red Cross videos from the certification course on Active Rescues, Passive Rescues, and rescues requiring the backboard.

The second half of the meeting took place in the pool where our two lifeguard supervisors, Florentine Schmidt and Norah Shihadeh, led our whistle and rescue training. Each lifeguard performed an Active Front Rescue, Active Rear Rescue, Passive Front Rescue, and Passive Rear Rescue.

After training, the lifeguards stayed and ate lunch together and hung out by the pool. They seemed to really enjoy getting in more practice and spending time together. Overall, it was a great success! Going forward, we will continue to do these at the beginning of each summer.

Lifeguard Audits: We have begun Visual Awareness Testing with our lifeguards, performed unannounced and at random, to help guards develop and maintain appropriate scanning, recognition and reaction to potential emergency situations. We are currently using a red ball, but may use dolls and silhouettes as well. This information was posted in the monthly newsletter to make residents aware.

Lifeguard Tube and Umbrella Replacements/No Board Action Required: We replaced all the torn lifeguard umbrellas and tubes.

Summer Swim Lessons/No Board Action Required: Swim lessons are ongoing at North with Champion Swim School. They are currently operating three days per week (Tuesdays, Thursdays, and Sundays).

Durbin Crossing Dolphins/No Board Action Required: Swim team practice is ongoing. The final Home meet is June 20th. We spoke with the Dolphins Swim Meet President after the last meet and asked for additional monitoring of the parking. They are putting out more signs and adding an extra parking attendant for this swim meet.

South Gym Deep Cleaning Closure/No Board Action Required: The last Gym Deep Clean took place on Friday, June 5th. The last deep clean was very effective as there was a vast difference in gym cleanliness compared to the last time. We will continue doing this on the first Friday of every month with the next one scheduled for July 3rd, 2026.

North Staffing: North is currently staffed six days a week. Our staff over there is doing a great job monitoring the pools, enforcing policies, and maintaining the entire property's cleanliness.

Pool Hour Extension Results/No Board Action Required: We extended the pool hours last month to close the South pool at 9pm every night, rather than just Fridays and Saturdays. I received a few compliments from some of our late-night lap swimmers who were very appreciative of the extra hour. I believe we should take into consideration this positive feedback when discussing the pool hours for the months of September, October, March, April, and May. Here is the number of people at the pool between 8-9pm once we extended the hours:

Day/Date	Number of People
Tuesday, May 19th	15
Wednesday, May 20th	3
Thursday, May 21st	Swim Practice
Friday, May 22nd	30
Saturday, May 23rd	18
Sunday, May 24th	8
Tuesday, May 26th	6
Wednesday, May 27th	7
Thursday, May 28th	0
Friday, May 29th	Closed (Thunder)
Saturday, May 30th	3
Sunday, May 31st	0

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



G.

1.

SOUND-MACHINE AND POOL MUSIC UPDATE

We decided to switch our pool/gym music provider after our current provider started playing ads (very frequently). After researching, we decided to go with Sound-Machine, a fully licensed music player for commercial use. Sound-Machine includes full licensing for public performance (what we need to play at the pool and gym) for all music played, so we are cutting out the cost of needed ASCAP/SESAC/BMI, saving us a significant amount of money per year. So far, resident feedback has been very positive! We have heard that they love the new playlists and listening to music that they actually recognize.

CORNHOLE PROJECT COMPLETE!

The Eagle Scout Project to install cornhole boards is officially complete, and we got in Durbin Crossing branded cornhole bags for residents to use.



PAST EVENTS

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

Budget: \$350/\$450

Attendance: 80

Our very first Evenings by the Pool series was Friday, May 22nd! We had about 80 people around the pool to listen to live music by Violette Lani and Iris Andie. The vibes were great, and the feedback we got from residents was very positive! We will definitely continue this series through summer and extend into September if the demand continues.

Bottles & Bombshells (May 9th)

Estimated Attendance: 30

Budget: \$1700

Our 2nd Annual Bottles & Bombshells event was originally scheduled for May 9th in conjunction with Mother's Day Weekend, but unfortunately, we were rained out. We had 90 people initially signed up for the event, but on the rescheduled day, only 30 of those 90 were able to make it. The residents who did attend enjoyed the event very much and requested it come back next year. I plan to find ways to cut costs and expand marketing next year so we can see it grow without needing to increase budget. Unfortunately, the weather was not on our side for this one.

Memorial Weekend Kickoff (May 23rd)

Budget: \$800

Attendance: 150

This event was initially scheduled for the Saturday of Memorial Day Weekend, but rain required us to move to Memorial Day itself. This worked perfectly, as many residents were able to attend and enjoy. We had a Live DJ, Inflatable waterslide, food trucks, and slushies on the pool deck.

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

Budget: \$300

Estimated Attendance: 250

Following tradition, we celebrated the last day of school with an ice cream social. We handed out 250 cups of ice cream, and residents enjoyed a fun day at the pool! We also heard feedback from residents who loved receiving a push notification about this event as a reminder.

UPCOMING EVENTS

Selah Session Sound Bath (June 14th)

Revenue: 10% of ticket sales

Estimated Attendance: 20

St. Johns Women's Counseling is hosting a meditation and sound bath session in our Social hall! This residents-only event is great for anyone who wants to relax and enjoy the meditative sound bath provided by SJWC.

Dude's Day (June 20th)

Budget: \$2000

Estimated Attendance: 70

Minimum: 50

Maximum: 180

We will be celebrating Father's Day with a dudes-only event! Featuring a bourbon bar, mechanical bull, light appetizers and games, this is great event for the guys to get out and enjoy some western-themed fun.

4th of July Summer Splash (July 4th)

Budget: \$800

Estimated Attendance: 150

Minimum: None

Maximum: 185 in the pool at once

Following the tradition of a classic holiday celebration, we will be hosting live music, slushies, hot dogs, and fun patriotic-themed activities on the pool deck to celebrate America's 250th!

Wild Wonders Reptile Show (July 28th)

Budget: \$600

Estimated Attendance: 70

Minimum: 30

Maximum: 80

We will be having Wild Wonders Reptiles out to present a creepy-crawly presentation featuring 17+ live reptiles, amphibians, and mammals for kids to learn about, touch, and hold! This STEM-based activity will be a great indoor activity for kids and adults.

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

klsmith@vestapropertyservices.com



2.

Options for Christmas Garland



I received a quote back from Commercial Christmas Supply for 36 garlands, each 16' in length, of unlit Scotch Pine style garland.

Cost: 115.25

Total Cost: \$4149 + \$723 Shipping = \$4872

This garland is outdoor rated and made for commercial and business use. The picture below is the garland style with lights, we would be getting the same style but without lights.

The Alternative is ordering from Amazon. We tested the Garland and it definitely needs to be double wrapped in order to look full enough for the monuments. These garlands are lit via batteries.

144 Garlands @ \$29.99 = \$4,318.56

For \$500 more we get quality, commercial-grade garlands in the exact lengths we need. The downside is that they are not lit. They can be lit by wrapping lights through them if, down the line, we ever decided to go with lit monuments.



3.

Options for Table Replacements

I looked into Wood You in Gainesville (The Jacksonville store has since closed). They have a table very similar to our current tables that we can get custom-made. It is made from durable rubberwood and can be finished however we'd like.

Cost: \$1144 per table (including custom finishing) + approx. \$200 for shipping

Approximately \$5,920





ELEVENTH 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	Jun-26	Engineer to follow up with County for updates on their plans for the round-a-bout at North Durbin & Sanctuary. Monitor traffic study that may take place on Longleaf Pine. Update Board at August meeting	Continue to monitor. Revisit on October
Follow Up with County on Park Improvements in the Area	2/24/25	Daniel Laughlin	In Progress	Jun-26	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	Jun-26	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
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 Marshal the doors will remain the same lay out
Bollards	4/28/25	Zach Davidson	In Progress		Ensure numbers are correct for bollard replacement	
Draft Letter to Commissioner Whitehurst Regarding Lighting at Santuary 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 trespassers
Pool Pumps	4/28/25	Zach Davidson	Complete		Confirm pool pumps to be replacement in November	Installation of new pumps have been completed
Communications	4/28/25	Kiki Jimenez	Complete		Keep Residents informed of landscape/irrigation enhancements	E-blasts were sent out to residents throughout the phase 4 sod project which is now complete
Beatification of Glen Laurel	7/28/25	Zach Davidson	Complete		Look into landscape around pond off Glen Laurel and options for sod	Proposal approved to terra seed an area of the pond bank as a test area to confirm it works before doing the entire pond bank Terra seeding was completed and successful
Request Commissioner Attend November Meeting to Discuss the Results of Traffic Studies in the Area	9/22/25	Daniel Laughlin	Complete		Contact Commissioner Whitehurst and ask him to attend November meeting	E-mail has been sent to Commissioner Whitehurst asking his attendance at the November meeting. Commissioner will be attending Commissioner attended November meeting
Research the Process to Widen the Sidewalks Along North & South Durbin Pkwy	11/17/25	Daniel Laughlin/Zach Davidson/Mike Yuro	Complete		See what the process and cost would be to widen the sidewalk along North & South Durbin Pkwy	The costs to widen the sidewalks is prohibitive to the funds that would need to be raised by the Districts residents

Write Letter to JEA Requesting Fence Installation on Powerline Utility Easement	10/27/25	Daniel Laughlin	Complete		Send a letter to JEA requesting they install a fence to restrict vehicular traffic on the powerline utility easement	Letter was sent to JEA. They responded with an application and title search to install a fence.
Write Letter to SJSO Requesting Assistance in Monitoring Vehicular Traffic on JEA Powerline Utility Easement	10/27/25	Daniel Laughlin	Complete		Send a letter to SJSO requesting they help patrol and respond to calls regarding vehicular traffic on the JEA powerline utility easement	Letter was sent to Sheriff Hardwick
Contact County Regarding Parking on Islesbrook	9/22/25	Daniel Laughlin	Complete		Send letter to County regarding parking issues on Islesbrook by the baseball field as well as sod replacement that has been discussed	Letter was sent to the County. They responded that they will be looking into the matter
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
Update Sign at Entrance of South Amenity Center	7/28/25	Sue O'lear	Complete		Update Message Board at entrance of South Amenity Center	Sign has been updated.