

*Durbin Crossing Community
Development District*

JULY 27, 2026

AGENDA

Durbin Crossing Community Development District

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

July 20, 2026

Board of Supervisors
Durbin Crossing Community Development District
Staff Call In #: 1-877-304-9269; Code 5818716

Dear Board Members:

The Durbin Crossing Community Development District and Board of Supervisors Meeting is scheduled for **Monday, July 27, 2026 at 6:00 p.m.** at the Durbin Crossing South Amenity Center, 145 South Durbin Parkway, St. Johns, Florida 32259.

Following is the agenda for the meeting:

- I. Pledge of Allegiance
- II. Roll Call
- III. Audience Comments
- IV. Review of Action Items
- V. Approval of Consent Agenda
 - A. Minutes of the June 22, 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. Consideration of Resolution 2026-06, Declaring Surplus Tangible Property (Old Amenity Room Tables)

- X. Consideration of Resolution 2026-07, Declaring a Vacancy in Seat 5
- XI. Consideration of Hold Harmless Agreement to Install Fence on JEA Easement
- XII. Staff Reports
 - A. Landscape & Irrigation Maintenance Team
 - 1. Report
 - 2. Hurricane Planning Update
 - B. District Counsel
 - C. District Engineer
 - 1. Traffic Study Report
 - 2. Acceptance of the 2026 Public Facilities Report
 - D. District Manager
 - E. General Manager – Report
 - F. Amenity Manager – Report
 - G. Lifestyle Manager – Report
- XIII. Supervisors’ Request and Audience Comments
- XIV. Review of Action Items
- XV. Next Scheduled Meeting – August 24, 2026 at 6:00 p.m. at the Durbin South Amenity Center
- XVI. 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	
Send a letter to the County each year 90 days before the budget cycle to request the County fund projects the District has requested	6/22/26	Daniel Laughlin	In Progress	Nov-26	Request the County to fund projects the District has requested prior to their budget cycle so it can be adopted in their final budget approval	
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, June 22, 2026 at 6:01 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
Jason Harrah	Supervisor
Shawna Berden	Supervisor by telephone

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
Zach Davidson	Vesta/Amenity Services Group
Blake Dougherty	Yellowstone
Richard Craig	Yellowstone

The following is a summary of the discussions and actions taken at the June 22, 2026 meeting.

FIRST ORDER OF BUSINESS

Pledge of Allegiance

Mr. Laughlin called the meeting to order at 6:01 p.m. and led the pledge allegiance.

SECOND ORDER OF BUSINESS

Roll Call

Mr. Laughlin called the roll.

Mr. Davidson introduced two lifeguards and Mr. Pollicino presented Jillian with a certificate of recognition for the two saves she executed.

THIRD ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

FOURTH ORDER OF BUSINESS

Review of Action Items

Mr. Laughlin reviewed the items on the action items list, copy of which was included in the agenda package.

FIFTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Minutes of the May 18, 2026 Meeting

B. Financial Statements

C. Assessment Receipt Schedule

D. Check Register

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

The next item taken out of order.

Engineer's report

Mr. Yuro gave a high-level summary of the traffic study. Staff will post the report on the website, contact the sheriff about speeding concerns, keep this item on the agenda and put it in the newsletter.

Mr. Yuro left the meeting at this time.

SIXTH ORDER OF BUSINESS

Discussion of Adding Benches in Community

Mr. Laughlin stated this was on the wish list items. We have identified the bench; we need the number and locations. We originally thought ten benches and ten pads.

SEVENTH ORDER OF BUSINESS

Discussion of the Fiscal Year 2027 Budget

Mr. Laughlin stated we do not have proposed changes at this time.

EIGHTH ORDER OF BUSINESS

Discussion of the Fiscal Year 2027 Wish List

Mr. Laughlin stated I think we have this settled and have it all in the budget so we can take this off the agenda.

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

Mr. Harrah stated at some point in the future I think we should add more pickleball courts at north and south.

NINTH ORDER OF BUSINESS

Staff Reports

A. Landscape Maintenance Team - Report

Mr. Dougherty reviewed the landscape team report, copy of which was included in the agenda package.

B. District Counsel

Mr. Eckert stated the three bills I have been talking to you about related to supervisor recall, sovereign immunity and accepting electronic payments have not yet been signed by the governor. Looks like the final legislative signatures were on June 15th. I expect we will get word on those soon, since one of them is scheduled to go into effect July 1st. We will update the board at your next meeting.

C. District Engineer

This item taken earlier in the meeting.

D. District Manager

Mr. Laughlin stated I did want to report of the three seats available, two were qualified, and seat 5 will be filled by appointment. In the past we have sent out an eblast that there is a vacant seat if you are interested reach out to me or Courtney. We will take resumes or letters of intent.

I contacted JEA after the last meeting, the board approved a not to exceed amount to install the fence and I reached out to them, and we had to get the title search updated and our initial fence proposal was with a 14-foot cattle gate, and they required at least 16-foot. Zach did get an updated proposal, and I sent both to them and we are waiting to hear back.

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

E. General Manager - Report

Mr. Davidson reviewed the monthly report, copy of which was included in the agenda package.

F. Amenity Manager - Report

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

G. Lifestyle Manager**1. Report**

Ms. Smith reviewed the lifestyle manager's report, copy of which was included in the agenda package then presented proposals for garland and table replacement.

2. Options for Christmas Garland

This item tabled.

3. Options for Table Replacement

On MOTION by Ms. Estes seconded by Mr. Pollicino with all in favor the proposal from Wood You for table replacements in an amount not to exceed \$6,500 was approved.

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

Mr. Rucker stated I want to compliment Zach and his staff. I have noticed a very different approach in the last few months.

Ms. Hall stated if you have big events, it might be good to have a projected rain date.

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

There being no items added to the list, the next item followed.

TWELFTH ORDER OF BUSINESS

Next Scheduled Meeting – June 27, 2026 at 6:00 p.m. at the Durbin South Amenity Center

Mr. Laughlin stated the next meeting will be held June 27, 2026 at 6:00 p.m. in the same location

On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor the meeting adjourned at 7:10 p.m.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Durbin Crossing
Community Development District

Unaudited Financial Reporting
June 30, 2026



Durbin Crossing
Community Development District
Combined Balance Sheet
June 30, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 403,317	\$ -	\$ 200,251	\$ 603,568
Investments:				
State Board of Administration (SBA)	2,780	-	838,129	840,909
Custody	936,793	-	1,846	938,638
Series 2017A1				
Reserve	-	1,343,722	-	1,343,722
Revenue	-	1,443,464	-	1,443,464
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	\$ 1,348,090	\$ 2,965,869	\$ 1,040,226	\$ 5,354,185
Liabilities:				
Accounts Payable	\$ 30,590	\$ -	\$ -	\$ 30,590
Total Liabilities	\$ 30,590	\$ -	\$ -	\$ 30,590
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 5,000	\$ -	\$ -	\$ 5,000
Deposits	200	-	-	200
Restricted for:				
Debt Service - Series	-	2,965,869	-	2,965,869
Assigned for:				
Capital Reserve Fund	-	-	1,040,226	1,040,226
Unassigned	1,312,300	-	-	1,312,300
Total Fund Balances	\$ 1,317,500	\$ 2,965,869	\$ 1,040,226	\$ 5,323,595
Total Liabilities & Fund Balance	\$ 1,348,090	\$ 2,965,869	\$ 1,040,226	\$ 5,354,185

Durbin Crossing
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 2,960,402	\$ 2,960,402	\$ 2,951,512	\$ (8,890)
Interest Income	20,000	20,000	23,285	3,285
Insurance Proceeds	-	-	12,626	12,626
Other Revenues	30,000	22,500	9,903	(12,597)
Total Revenues	\$ 3,010,402	\$ 3,002,902	\$ 2,997,326	\$ (5,576)

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 9,000	\$ 8,400	\$ 600
FICA Taxes	918	689	643	46
Assessment Roll Administration	5,732	5,732	5,732	-
Engineering Fees	13,000	9,750	10,403	(653)
Dissemination Fees	8,253	6,190	6,290	(100)
Attorney Fees	50,000	37,500	43,858	(6,358)
Annual Audit	4,600	4,600	5,000	(400)
Trustee Fees	11,880	8,910	10,650	(1,740)
Arbitrage	1,200	1,200	1,200	-
Impact Fee Administration	17,196	12,897	12,897	-
Management Fees	58,837	44,128	44,128	-
Information Technology	1,720	1,290	1,290	-
Website Maintenance	1,146	860	860	-
Telephone	800	600	219	381
Postage	3,000	2,250	1,581	669
Printing & Binding	2,000	1,500	337	1,163
Insurance General Liability	9,550	9,550	8,997	553
Legal Advertising	2,000	1,500	843	657
Other Current Charges	700	525	-	525
Office Supplies	150	113	6	107
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 204,857	\$ 158,957	\$ 163,507	\$ (4,550)

Operations & Maintenance

Amenity Center

Insurance	\$ 45,064	\$ 45,064	\$ 41,380	\$ 3,684
Repairs & Replacements	110,000	82,500	63,363	19,137
Recreational Passes	2,000	2,000	2,300	(300)
Office Supplies	5,000	3,750	3,231	519
Permit Fees	4,500	3,375	3,092	283
Utilities				
Water & Sewer	38,900	29,175	24,973	4,203
Electric	28,600	21,450	24,214	(2,764)
Cable/Phone/Internet	22,000	16,500	21,739	(5,239)
Security System	1,000	750	789	(39)

Durbin Crossing
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
<u>Amenity Center Management Contracts</u>				
Managerial (Vesta)	263,168	197,376	197,376	-
Staffing (Vesta)	281,809	211,357	211,357	-
Lifeguards (Vesta)	101,135	75,851	51,439	24,412
Mobile App/Website (Vesta)	3,605	2,704	2,704	-
Refuse Service	11,500	8,625	9,992	(1,367)
Pool Chemicals	35,700	26,775	27,457	(682)
Special Events	50,000	37,500	38,145	(645)
Holiday Décor	20,000	20,052	20,052	-
Pest Control	8,000	6,000	6,457	(458)
Pressure Washing	9,000	6,750	3,630	3,120
Fitness Equip Maintenance	8,500	6,375	1,121	5,254
Subtotal Amenity Center	\$ 1,049,481	\$ 803,929	\$ 754,812	\$ 49,118
Grounds Maintenance				
Electric	\$ 10,000	\$ 7,500	\$ 6,637	\$ 863
Water & ReUse	325,000	243,750	168,829	74,921
Streetlighting	75,000	56,250	66,962	(10,712)
Lake Maintenance	57,289	42,966	43,024	(57)
Landscape Maintenance	579,135	434,351	434,351	-
Landscape Contingency	103,381	77,536	68,553	8,983
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	58,191	45,207	12,984
Fuel	900	675	661	14
Irrigation Repairs	35,000	26,250	17,291	8,959
Subtotal Ground Maintenance	\$ 1,778,292	\$ 1,462,469	\$ 1,361,033	\$ 101,436
Total Operations & Maintenance	\$ 2,827,773	\$ 2,266,397	\$ 2,115,844	\$ 150,554
Excess (Deficiency) of Revenues over Expenditures	\$ (22,227)	\$ 577,548	\$ 717,975	\$ 140,428
Total Expenditures	\$ 3,032,629	\$ 2,425,354	\$ 2,279,351	\$ 146,004
Other Financing Sources/(Uses)				
Transfer In	\$ -	\$ -	\$ 200,000	\$ 200,000
Transfer (Out)	-	-	(200,000)	(200,000)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (22,227)	\$ 577,548	\$ 717,975	\$ 140,428
Fund Balance - Beginning	\$ 22,227		\$ 599,525	
Fund Balance - Ending	\$ -		\$ 1,317,500	

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	\$ -	\$ 6,907	\$ -	\$ -	\$ -	\$ 2,951,512
Interest Income	1,424	933	331	469	2,912	4,421	4,940	3,908	3,946	-	-	-	23,285
Insurance Proceeds	-	10,760	-	-	-	1,866	-	-	-	-	-	-	12,626
Other Revenues	1,528	-	-	904	-	-	5,385	140	1,946	-	-	-	9,903
Total Revenues	\$ 15,059	\$ 229,446	\$ 2,537,180	\$ 7,816	\$ 104,390	\$ 32,983	\$ 53,606	\$ 4,048	\$ 12,799	\$ -	\$ -	\$ -	\$ 2,997,326

Expenditures:

General & Administrative:

Supervisor Fees	\$ 1,000	\$ 600	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 800	\$ 1,000	\$ -	\$ -	\$ -	\$ 8,400
FICA Taxes	77	46	77	77	77	77	77	61	77	-	-	-	643
Assessment Roll Administration	5,732	-	-	-	-	-	-	-	-	-	-	-	5,732
Engineering Fees	3,075	1,573	185	1,018	1,018	2,240	648	648	-	-	-	-	10,403
Dissemination Fees	688	688	688	688	688	688	788	688	688	-	-	-	6,290
Attorney Fees	5,457	9,197	3,976	4,780	4,768	7,237	2,352	6,092	-	-	-	-	43,858
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	1,433	-	-	-	12,897
Management Fees	4,903	4,903	4,903	4,903	4,903	4,903	4,903	4,903	4,903	-	-	-	44,128
Information Technology	143	143	143	143	143	143	143	143	143	-	-	-	1,290
Website Maintenance	96	96	96	96	96	96	96	96	96	-	-	-	860
Telephone	22	43	13	20	15	32	13	8	53	-	-	-	219
Postage	161	612	20	195	168	122	19	180	104	-	-	-	1,581
Printing & Binding	39	15	32	19	22	47	69	72	23	-	-	-	337
Insurance General Liability	8,997	-	-	-	-	-	-	-	-	-	-	-	8,997
Legal Advertising	86	-	173	86	86	86	86	-	239	-	-	-	843
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	1	1	1	1	1	1	1	1	1	-	-	-	6
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 37,084	\$ 19,349	\$ 12,738	\$ 14,458	\$ 14,417	\$ 18,104	\$ 23,477	\$ 15,123	\$ 8,758	\$ -	\$ -	\$ -	\$ 163,507

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	14,735	-	-	-	63,363
Recreational Passes	-	-	-	400	400	-	500	400	600	-	-	-	2,300
Office Supplies	155	632	351	-	579	436	526	265	288	-	-	-	3,231
Permit Fees	-	-	-	2,167	-	-	-	-	925	-	-	-	3,092
Utilities	-	-	-	-	-	-	-	-	-	-	-	-	-
Water & Sewer	2,899	2,781	3,101	3,197	2,252	2,066	2,450	2,472	3,754	-	-	-	24,973
Electric	3,130	3,222	2,479	2,728	2,802	527	2,927	3,080	3,319	-	-	-	24,214
Cable/Phone/Internet	2,339	2,340	2,377	2,446	2,446	2,446	2,448	2,450	2,446	-	-	-	21,739
Security System	-	-	-	135	-	-	280	95	280	-	-	-	789

Durbin Crossing
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Amenity Center Management Contracts</u>													
Managerial (Vesta)	21,931	21,931	21,931	21,931	21,931	21,931	21,931	21,931	21,931	-	-	-	197,376
Staffing (Vesta)	23,484	23,484	23,484	23,484	23,484	23,484	23,484	23,484	23,484	-	-	-	211,357
Lifeguards (Vesta)	-	828	-	-	-	7,729	7,428	-	35,453	-	-	-	51,439
Mobile App/Website (Vesta)	300	300	300	300	300	300	300	300	300	-	-	-	2,704
Refuse Service	1,003	1,290	1,079	1,082	1,084	1,072	1,074	1,134	1,174	-	-	-	9,992
Pool Chemicals	3,058	3,058	3,280	3,181	3,181	2,076	3,181	3,181	3,260	-	-	-	27,457
Special Events	8,119	3,145	8,466	2,906	1,894	2,777	841	5,154	4,844	-	-	-	38,145
Holiday Décor	8,948	-	1,252	-	9,053	-	-	800	-	-	-	-	20,052
Pest Control	470	1,070	950	541	541	541	1,264	541	541	-	-	-	6,457
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	\$ 117,335	\$ -	\$ -	\$ -	\$ 754,812
Grounds Maintenance													
Electric	\$ 660	\$ 718	\$ 715	\$ 788	\$ 797	\$ 740	\$ 745	\$ 742	\$ 731	\$ -	\$ -	\$ -	6,637
Water & ReUse	19,735	18,493	23,439	24,015	23,845	9,437	15,185	15,998	18,681	-	-	-	168,829
Streetlighting	6,326	6,650	6,484	6,901	7,378	11,580	7,570	7,074	6,999	-	-	-	66,962
Lake Maintenance	4,699	4,699	4,944	5,189	4,699	4,699	4,699	4,699	4,699	-	-	-	43,024
Landscape Maintenance	48,261	48,261	48,261	48,261	48,261	48,261	48,261	48,261	48,261	-	-	-	434,351
Landscape Contingency	1,867	15,676	25,102	3,725	8,322	-	410	10,851	2,600	-	-	-	68,553
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	84	-	-	-	661
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	\$ 82,056	\$ -	\$ -	\$ -	\$ 1,361,033
Total Operations & Maintenance	\$ 204,895	\$ 230,269	\$ 579,320	\$ 204,400	\$ 216,295	\$ 167,232	\$ 151,506	\$ 162,537	\$ 199,391	\$ -	\$ -	\$ -	\$ 2,115,844
Total Expenditures	\$ 241,979	\$ 249,618	\$ 592,058	\$ 218,857	\$ 230,711	\$ 185,336	\$ 174,983	\$ 177,661	\$ 208,148	\$ -	\$ -	\$ -	\$ 2,279,351
Excess (Deficiency) of Revenues over Expenditures	\$ (226,919)	\$ (20,172)	\$ 1,945,121	\$ (211,041)	\$ (126,322)	\$ (152,353)	\$ (121,377)	\$ (173,613)	\$ (195,349)	\$ -	\$ -	\$ -	\$ 717,975
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)	\$ (173,613)	\$ (195,349)	\$ -	\$ -	\$ -	\$ 717,975

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 June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 3,054,876	\$ 3,054,876	\$ 3,042,440	\$ (12,436)
Special Assessments - Prepayments	-	-	13,557	13,557
Interest Income	20,000	20,000	100,423	80,423
Total Revenues	\$ 3,074,876	\$ 3,074,876	\$ 3,156,420	\$ 81,544
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	\$ 134,683	\$ 66,544
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 68,139	\$ 68,138	\$ 134,683	\$ 66,544
Fund Balance - Beginning	\$ 1,252,781		\$ 2,831,187	
Fund Balance - Ending	\$ 1,320,919		\$ 2,965,869	

Durbin Crossing
Community Development District
Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues				
Miscellaneous Revenue/Interest Income	\$ 32,075	\$ 24,056	\$ 24,331	\$ 275
Impact Fees	-	-	1,063	1,063
Total Revenues	\$ 32,075	\$ 24,056	\$ 25,394	\$ 1,338
Expenditures:				
Capital Outlay	\$ 200,000	\$ 150,000	\$ 27,000	\$ 123,000
Repair and Replacement	100,000	75,000	87,747	(12,747)
Irrigation Enhancement	43,487	32,615	-	32,615
Bollard/Rope Replacement	50,000	37,500	-	37,500
Exterior Door Enhancement	90,000	67,500	-	67,500
Other Current Charges	20,000	15,000	3,800	11,200
Total Expenditures	\$ 503,487	\$ 377,615	\$ 118,547	\$ 259,068
Excess (Deficiency) of Revenues over Expenditures	\$ (471,412)		\$ (93,153)	
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)		\$ (93,153)	
Fund Balance - Beginning	\$ 1,425,358		\$ 1,133,378	
Fund Balance - Ending	\$ 953,946		\$ 1,040,226	

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, 2026		(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

RECEIVED				
ST JOHNS COUNTY DISTRIBUTION	DATE	DEBT	O&M	TOTAL AMOUNT RECEIVED
1	11/3/2025	12,480.41	12,107.42	24,587.83
2	11/18/2025	95,839.26	92,974.96	188,814.22
3	11/21/2025	128,621.63	124,777.58	253,399.21
4	12/16/2026	141,348.48	137,124.08	278,472.56
5	12/24/2026	173,909.44	168,711.91	342,621.35
6	01/14/2026	2,299,743.90	2,231,012.71	4,530,756.61
INTEREST	01/27/2026	6,640.89	6,442.41	13,083.30
7	02/16/2026	104,603.37	101,477.14	206,080.51
8	03/6/2026	27,517.89	26,695.47	54,213.36
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
11	06/14/2026	7,119.86	6,907.07	14,026.93
		-	-	
		-	-	
		-	-	
		-	-	
TOTAL TAX ROLL RECEIPTS		3,042,439.95	2,951,512.20	5,993,952.15
TAX ROLL % COLLECTED		99.7%	99.7%	99.7%

D.

Durbin Crossing
Community Development District

Check Run Summary
June 30, 2026

Fund	Date	Check No.	Amount
General Fund			
Payroll	6/23/26	50955-50959	\$ 923.50
			Sub-Total \$ 923.50
Accounts Payable	6/3/26	7634-7637	\$ 5,554.35
	6/11/26	7638-7648	72,437.44
	6/16/26	7649-7659	58,247.61
	6/17/26	7660	390.00
	6/23/26	7661-7663	3,880.13
			Sub-Total \$ 140,509.53
Capital Reserve Fund			
Accounts Payable	6/11/26	299	\$ 11,160.82
	6/16/26	300	8,924.49
			Sub-Total \$ 20,085.31
Wells Fargo Credit Card*			
	6/29/26	May Purchases	\$ 4,681.92
			Sub-Total \$ 4,681.92
Total			\$ 166,200.26

*Wells Fargo Credit Card Invoices available upon request

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50955	11	SARAH G HALL	184.70	6/23/2026
50956	13	JASON S HARRAH	184.70	6/23/2026
50957	8	PETER E POLLICINO	184.70	6/23/2026
50958	18	SHALENE B ESTES	184.70	6/23/2026
50959	19	SHAWNA R BERDEN	184.70	6/23/2026
TOTAL FOR REGISTER			923.50	

ATTENDANCE SHEET

District: Durbin Crossing CDD

Meeting Date: June 22, 2026

	Supervisor		In Attendance	Fees
1.	Shawna Berden <i>Assistant Secretary</i>	Phone	☒	\$200
2.	Peter Pollicino <i>Chairman</i>		☒	\$200
3.	Sarah Gabel Hall <i>Assistant Secretary</i>		☒	\$200
4.	Shalene B. Estes <i>Assistant Secretary</i>		☒	\$200
5.	Jason Harrah <i>Vice Chairman</i>		☒	\$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 #
6/03/26	00210	6/12/26 06122026	202606 320-53800-45511 OUTDOOR MOVIE EVENT-6/12		*	350.00	
				BOUNCERS SLIDES AND MORE INC			350.00 007634
6/03/26	00109	6/01/26 13129563	202606 320-53800-45510 JUN POOL CHEMICALS NORTH		*	1,104.57	
		6/01/26 13129563	202606 320-53800-45510 JUN FUEL SURCHARGE NORTH		*	27.61	
				POOLSURE			1,132.18 007635
6/03/26	00109	6/01/26 13129563	202606 320-53800-45510 JUN POOL CHEMICALS SOUTH		*	2,076.26	
		6/01/26 13129563	202606 320-53800-45510 JUN FUEL SURCHARGE SOUTH		*	51.91	
				POOLSURE			2,128.17 007636
6/03/26	00098	4/30/26 12811155	202606 320-53800-45511 6/13 EVT-AMUSEMENT GAMES		*	1,944.00	
				PROGRESSIVE ENTERTAINMENT INC			1,944.00 007637
6/11/26	00021	6/01/26 550	202606 310-51300-34000 JUN MANAGEMENT FEES		*	4,903.08	
		6/01/26 550	202606 310-51300-55000 JUN WEBSITE ADMIN		*	95.50	
		6/01/26 550	202606 310-51300-35100 JUN INFORMATION TECH		*	143.33	
		6/01/26 550	202606 310-51300-32500 JUN IMPACT COLLECTION FEE		*	1,433.00	
		6/01/26 550	202606 310-51300-31300 JUN DISSEMINATION SVCS		*	687.75	
		6/01/26 550	202606 310-51300-51000 OFFICE SUPPLIES		*	.78	
		6/01/26 550	202606 310-51300-42000 POSTAGE		*	103.51	
		6/01/26 550	202606 310-51300-42500 COPIES		*	23.10	
		6/01/26 550	202606 310-51300-41000 TELEPHONE		*	52.50	
				GOVERNMENTAL MANAGEMENT SERVICES			7,442.55 007638
6/11/26	00476	6/04/26 0001	202606 320-53800-45511 LIVE ACOUSTIC MUSIC		*	240.00	
				ALEXI PINKNEY			240.00 007639
6/11/26	00283	6/02/26 PSI27535	202606 320-53800-46800 JUN LAKE MAINTENANCE		*	4,698.73	
				SOLITUDE LAKE MANAGEMENT LLC			4,698.73 007640

				DURB DURBIN CROSS	TLEE		

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/11/26	00066	6/01/26 62235347	202606 320-53800-45513	JUN PEST CONTROL SOUTH	*	106.28	
		6/01/26 62235347	202606 320-53800-45513	JUN RODENT SERVICES SOUTH	*	60.00	
				TURNER PEST CONTROL			166.28 007641
6/11/26	00066	6/01/26 62235398	202606 320-53800-45513	JUN MOSQUITO SRVCS SOUTH	*	122.23	
				TURNER PEST CONTROL			122.23 007642
6/11/26	00066	6/02/26 62235347	202606 320-53800-45513	JUN PEST CONTROL NORTH	*	86.35	
				TURNER PEST CONTROL			86.35 007643
6/11/26	00066	6/02/26 62235398	202606 320-53800-45513	JUN MOSQUITO SRVCS NORTH	*	166.05	
				TURNER PEST CONTROL			166.05 007644
6/11/26	00469	5/31/26 7735046	202605 310-51300-48000	NOTICE OF MEETING-5/18/26	*	86.32	
		5/31/26 7735046	202605 310-51300-48000	NTC-QUALIFYING PD-BOS	*	65.92	
				USA TODAY MEDIA CORP			152.24 007645
6/11/26	00252	5/31/26 432931	202605 320-53800-45501	MAY LIFEGUARDS	*	11,047.88	
				VESTA PROPERTY SERVICES INC			11,047.88 007646
6/11/26	00252	6/01/26 432526	202606 320-53800-45517	JUN FACILITY MANAGER	*	8,348.92	
		6/01/26 432526	202606 320-53800-46000	JUN OPERATIONS MANAGER	*	6,362.22	
		6/01/26 432526	202606 320-53800-45502	JUN GENERAL MANAGER	*	7,219.50	
		6/01/26 432526	202606 320-53800-45507	JUN JANITORIAL SERVICES	*	2,373.46	
		6/01/26 432526	202606 320-53800-45505	JUN POOL MAINTENANCE	*	3,244.65	
		6/01/26 432526	202606 320-53800-45518	JUN MAINTENANCE TECHS	*	4,617.26	
		6/01/26 432526	202606 320-53800-45503	JUN FACILITY ATTENDANTS	*	7,286.79	
		6/01/26 432526	202606 320-53800-45515	JUN FACILITY MONITORS	*	5,961.91	
		6/01/26 432526	202606 320-53800-45210	JUN MOBILE APP	*	300.42	
				VESTA PROPERTY SERVICES INC			45,715.13 007647

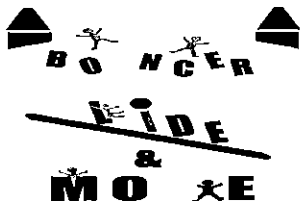
				DURB DURBIN CROSS TLEE			

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	EXPENSED TO.... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
6/11/26	00382	5/31/26 1182259	202605 320-53800-46210	ARBOR INJECTION	*	2,600.00	
				YELLOWSTONE LANDSCAPE			2,600.00 007648
6/16/26	00125	6/08/26 0F616915	202606 320-53800-44200	INSPECTION/EXTINGUISHERS	*	1,992.00	
				CINTAS FIRE 636525			1,992.00 007649
6/16/26	00392	5/13/26 48123	202605 320-53800-44200	BACKFLOW INSPECTION/CERT	*	148.50	
				DOLPHIN BACKFLOW INC			148.50 007650
6/16/26	00439	6/08/26 47205	202606 320-53800-44200	RPLED MAGLOCK-POOL GATE	*	1,090.00	
				DYNAMIC SECURITY PROFESSIONALS INC			1,090.00 007651
6/16/26	00439	6/10/26 47208	202606 320-53800-44300	(75) ACCESS CARDS	*	600.00	
				DYNAMIC SECURITY PROFESSIONALS INC			600.00 007652
6/16/26	00094	6/10/26 5160	202606 320-53800-44200	REWIRE TENNIS CT LIGHTS	*	395.00	
				KAD ELECTRIC COMPANY			395.00 007653
6/16/26	00094	6/10/26 5161	202606 320-53800-44200	LANDSCAPE LIGHTING-REPAIR	*	718.00	
				KAD ELECTRIC COMPANY			718.00 007654
6/16/26	00094	6/10/26 5162	202606 320-53800-44200	HARDWIRE-IRRIGATION TIMER	*	155.00	
				KAD ELECTRIC COMPANY			155.00 007655
6/16/26	00370	6/11/26 3760837	202603 310-51300-31500	MAR GENERAL COUNSEL	*	3,171.00	
		6/11/26 3760837	202604 310-51300-31500	APR GENERAL COUNSEL	*	781.50	
				KUTAK ROCK LLP			3,952.50 007656
6/16/26	00468	6/10/26 176238	202606 320-53800-44200	X-DUTY 8 1/8"(120#)TY-RAP	*	287.88	
				TENNIS HOLDINGS ACQUISITION LLC			287.88 007657
6/16/26	00382	6/01/26 1187665	202606 320-53800-46200	JUN LANDSCAPE MAINTENANCE	*	48,261.23	
				YELLOWSTONE LANDSCAPE			48,261.23 007658

DURB DURBIN CROSS TLEE

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/16/26	00402	6/12/26 4099	202605 310-51300-31100	MAY ENGINEERING SERVICES	*	647.50	
				YURO & ASSOCIATES LLC			647.50 007659
6/17/26	00436	6/03/26 36765-00	202606 320-53800-45511	MIRCO EVENT-JUN 20TH	*	390.00	
				DESTINY WHITEHEAD			390.00 007660
6/23/26	00412	6/11/26 1465	202606 320-53800-44200	BIRD STOP REPAIRS	*	2,437.00	
				CG ROOFING & WATERPROOFING LLC			2,437.00 007661
6/23/26	00477	6/18/26 6537	202606 320-53800-45511	LIVE PERFORMANCE-JUN 26TH	*	300.00	
				DANIEL T MARSHALL			300.00 007662
6/23/26	00103	6/15/26 #S01144	202606 320-53800-44200	FUN CENTER BALCONY	*	1,143.13	
				PLAYMORE RECREATIONAL PRODUCTS			1,143.13 007663
TOTAL FOR BANK A						140,509.53	
TOTAL FOR REGISTER						140,509.53	

DURB DURBIN CROSS TLEE

	Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003	Invoice			
		Date: June 12th, 2026 Invoice Number: 06122026.02			
<u>Name / Address</u> 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					
Comments:		Subtotal			\$350.00
		Sales Tax (0.0%)			n/a
		Total			\$350.00

RECEIVED

By Tara Lee at 10:55 am, May 24, 2026



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

Invoice

Date
Invoice#

6/1/2026
131295635467

Terms	Net 20
Due Date	6/21/2026
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
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	\$27.61

RECEIVED

By Tara Lee at 10:55 am, May 24, 2026

Subtotal \$1,132.18

Tax \$0.00

Total \$1,132.18

Amount Paid/Credit Applied \$0.00

Balance Due \$1,132.18

[Click Here to Pay Now](#)



131295635467



1707 Townhurst Drive
Houston, Texas 77043
800.858.7665
www.poolsure.com

05/18/2026

Dear Valued Customer,

As part of our ongoing commitment to maintaining consistent service levels and avoiding mid-year rate increases, we have worked diligently to absorb the majority of rising fuel costs since February. However, due to continued increases in operating fuel expenses, effective June 1st, 2026, Poolsure will implement a minor temporary fuel surcharge on deliveries and monthly water management/maintenance invoices.

This adjustment is necessary to help maintain the reliable service, responsiveness, and support our customers expect from our team.

Please know this surcharge is strictly temporary and will be removed as fuel costs stabilize.

We sincerely appreciate your continued trust, partnership, and understanding.

Sincerely,

Vincent Flaviani
Vice President of Sales



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

Invoice

Date
Invoice#

6/1/2026
131295635468

Terms	Net 20
Due Date	6/21/2026
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
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	\$51.91

RECEIVED

By Tara Lee at 10:55 am, May 24, 2026

Subtotal \$2,128.17

Tax \$0.00

Total \$2,128.17

Amount Paid/Credit Applied \$0.00

Balance Due \$2,128.17

[Click Here to Pay Now](#)



131295635468



1707 Townhurst Drive
Houston, Texas 77043
800.858.7665
www.poolsure.com

05/18/2026

Dear Valued Customer,

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Sincerely,

Vincent Flaviani
Vice President of Sales



Total Entertainment Services

Invoice

Mailing Correspondence Address: 1623 Troy Lynn Trail, Jacksonville, FL 32225

(904) 645-9068 Fax: (904) 645-9082

E-mail: bookme@progressiveent.com

www.progressiveent.com

Invoice date: 4/30/2026 **Invoice #** 12811155 **Terms:** Prior to event date **PO#**
Customer name: Durbin Crossing CDD **Event type:** Spring Event
Billing address: 145 South Durbin Parkway, Jacksonville, FL 32259
Original contact person: Kate Smith **Cell:** **Wk:** 904-230-2011 **E-mail/ fax:** klsmith@vestapropertyservices.com
At event contacts with cell:
Event date: Saturday, June 13th, 2026 **Hours of event:** 10:00am to 12:00 pm **Hours of service:** 3hrs Same
Approximate set up time: 8:00:00 am - 9:00am
Location name and address: Event lawn
Where to set up at location: Outside **Power within 75':** Yes
Set up-grass or pavement: **Water within 75':** **Covered area for entertainer:** NA
Notes:
SERVICES NEEDED:

* Spider Mountain Amusement game 2.- hrs.

*Area delivery

Reg. Rate \$	2,095.00	Your Cost \$	1,895.00
Reg. Rate \$	49.00	Your Cost \$	49.00
Total \$	2,144.00	Total \$	1,944.00
	Your Savings		\$200.00

RECEIVED

By Tara Lee at 8:12 am, Jun 01, 2026

Sub Total: \$ 1,944.00

Sales Tax:

Invoice Total: \$ 1,944.00

50 % Deposit required

Balance due at set up \$ 1,944.00

Payments received

Current Balance \$ 1,944.00

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

CANCELLATION, RE-SCHEDULING, INCLAMENT WEATHER POLICY

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

Customer signature required x _____ Date: _____

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

Invoice

Invoice #: 550

Invoice Date: 6/1/26

Due Date: 6/1/26

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 - June 2026		4,903.08	4,903.08
Website Administration - June 2026		95.50	95.50
Information Technology - June 2026		143.33	143.33
Impact Fee Collection Administration - June 2026		1,433.00	1,433.00
Dissemination Agent Services - June 2026		687.75	687.75
Office Supplies		0.78	0.78
Postage		103.51	103.51
Copies		23.10	23.10
Telephone		52.50	52.50

Total	\$7,442.55
-------	------------

Payments/Credits	\$0.00
------------------	--------

Balance Due	\$7,442.55
--------------------	-------------------

RECEIVED

By Tara Lee at 10:29 am, Jun 09, 2026

INVOICE

INVOICE: 0001
DATE: 6/4/2025

FOR:
Live Acoustic Music Performance

Payment due upon receipt.

RECEIVED
By Tara Lee at 12:00 pm, Jun 05, 2026



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: PSI275352
Invoice Date: 6/2/2026

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 6/2/2026
Due Date 7/2/2026
Terms Net 30

Customer ID 5459
P.O. Number
P.O. Date 6/2/2026
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	4,698.73	4,698.73
June Billing					
6/1/2026 - 6/30/2026					
Durbin Crossing CDD-Lake-ALL					

RECEIVED

By Tara Lee at 9:28 am, Jun 02, 2026

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

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



Turner
Pest Control

turnerpest.com

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

Service Slip/Invoice

INVOICE: 622353472
DATE: 06/01/2026
ORDER: 622353472

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
06/01/2026	08:42 AM	MICE, RATS		08:42 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	06/01/2026		09:09 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 9:04 am, Jun 08, 2026

TECHNICIAN SIGNATURE

Cavine
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: 622353983
DATE: 06/01/2026
ORDER: 622353983

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
06/01/2026	08:42 AM	MOSQUITO		08:42 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	06/01/2026		09:06 AM

Service

Description

Price

CPCMOSULV

Commercial Mosquito Service

\$122.23

SUBTOTAL	\$122.23
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$122.23

RECEIVED

By Tara Lee at 9:04 am, Jun 08, 2026

AMOUNT DUE \$122.23

TECHNICIAN SIGNATURE

cavine
CUSTOMER SIGNATURE



Turner
Pest Control

turnerpest.com

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

Service Slip/Invoice

INVOICE: 622353471
DATE: 06/02/2026
ORDER: 622353471

Bill To: [176599]

Durbin Crossing CDD
475 W Town Pl Ste 114
Saint Augustine, FL 32092-3649

Work

Location:

[176599] 904-230-2011

Durbin Crossing CDD
730 N Durbin Pkwy
St Johns, FL 32259-8217

Work Date	Time	Target Pest	Technician		Time In
06/02/2026	08:06 AM				08:06 AM
Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	06/02/2026			08:33 AM

Service

Description

Price

CPCM

Commercial Pest Control - Monthly Service

\$86.35

SUBTOTAL \$86.35

TAX \$0.00

AMT. PAID \$0.00

TOTAL \$86.35

RECEIVED

By Tara Lee at 9:04 am, Jun 08, 2026

AMOUNT DUE \$86.35

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.



Turner
Pest Control

turnerpest.com

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

Service Slip/Invoice

INVOICE: 622353984
DATE: 06/02/2026
ORDER: 622353984

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
06/02/2026	08:06 AM	MOSQUITO		08:06 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	06/02/2026		08:34 AM

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

RECEIVED

By Tara Lee at 9:04 am, Jun 08, 2026

(Signature)

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.

USA TODAY CO.



ACCOUNT NAME		ACCOUNT #	INV DATE
Durbin Crossing / Gms		764133	05/31/26
INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL	
0007735046	May 1- May 31, 2026	\$152.24	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$152.24	

BILLING ACCOUNT NAME AND ADDRESS	PAYMENT DUE DATE: JUNE 30, 2026
Durbin Crossing / Gms 475 W Town Place, Ste 114 Saint Augustine, FL 32092	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
5/1/26	Balance Forward	\$86.32
5/11/26	PAYMENT - THANK YOU	-\$86.32

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
5/7/26	12306645	SAG St Augustine Record	Board Mtg May 18, 2026	Board Mtg May 18, 26	\$86.32
5/14/26	12310183	SAG St Augustine Record	Durbin Crossing Qualifying Period		\$65.92

RECEIVED

By Tara Lee at 10:50 am, Jun 03, 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	\$152.24
Service Fee 3.99%	\$6.07
*Cash/Check/ACH Discount	-\$6.07
*Payment Amount by Cash/Check/ACH	\$152.24
Payment Amount by Credit Card	\$158.31

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Durbin Crossing / Gms		764133		0007735046		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$152.24	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$152.24
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 \$158.31
				To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/		

00007641330000000000000077350460001522467170

AFFIDAVIT OF PUBLICATION

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

Saint Augustine FL 32092

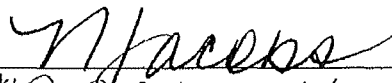
STATE OF WISCONSIN, COUNTY OF BROWN

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:

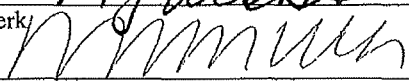
SAG St Augustine Record 05/07/2026
SAG staugustine.com 05/07/2026

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 05/07/2026



Legal Clerk



Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:	\$86.32	
Tax Amount:	\$0.00	
Payment Cost:	\$86.32	
Order No:	12306645	# of Copies:
Customer No:	764133	1
PO #:	Board Mtg May 18, 26	

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, May 18, 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

USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

Saint Augustine FL 32092

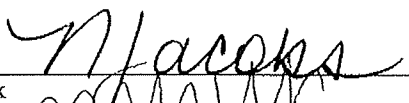
STATE OF WISCONSIN, COUNTY OF BROWN

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 05/14/2026
SAG staugustine.com 05/14/2026

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 05/14/2026



Legal Clerk

Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:	\$65.92	
Tax Amount:	\$0.00	
Payment Cost:	\$65.92	
Order No:	12310183	# of Copies:
Customer No:	764133	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.



MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of Durbin Crossing Community Development District will commence at **noon on June 8, 2026, and close at noon on June 12, 2026.** Candidates must qualify for the office of Supervisor with the St. Johns County Supervisor of Elections located at the **4455 Avenue A #101, St. Augustine, Florida 32095; Ph: (904) 823-2238.** All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Johns County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes. Durbin Crossing Community Development District has three (3) seats up for election, specifically Seat 1, Seat 3, and Seat 5. Each seat carries a four (4)-year term of office. Elections are non-partisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections. For additional information, please contact the St. Johns County Supervisor of Elections.



Invoice

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

Invoice #	432931
Date	05/31/2026
Terms	Net 30
Due Date	06/30/2026
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	446.74	24.73	11,047.88

Total 11,047.88

RECEIVED

By Tara Lee at 8:49 am, Jun 05, 2026



Vested in your community.

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

Billable Services Invoice

Invoice #:6042026

Date:6-04-2026

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 May	446.74	\$24.73	\$11,047.88
TOTAL			\$11,047.88



Vested in your community.

Thank you for your business!



Invoice

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

Invoice # 432526
Date 06/01/2026

Terms Net 30
Due Date 07/01/2026
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 10:52 am, Jun 03, 2026



YELLOWSTONE
LANDSCAPE

Bill To:

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

Property Name: Durbin Crossing CDD

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

INVOICE

INVOICE #	INVOICE DATE
1182259	5/31/2026
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: June 30, 2026

Invoice Amount: \$2,600.00

Description	Current Amount
Arbor Jet 3 step injections of 13 Magnolias with active Twig Borer 10	
Arbor Injection	\$2,600.00

RECEIVED

By Tara Lee at 1:29 pm, Jun 05, 2026

Invoice Total \$2,600.00

LANDSCAPE Contingency

1.320.53800.46210

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

Service Receipt

Location: CINTAS FIRE 636525
LOC: 00F61
Route: 14
Acct#: 9617
Acct zip: 322597224

Receipt No: 0F61691525
Receipt Date: 06/08/2026
Payment Term: NET 10 DAYS
Customer No: 9617
Receipt Type: CHG-S
PO Number:
Service Visit No: 12180518

Remit To:
CINTAS FIRE 636525
P.O. BOX 636525,
CINCINNATI, OH 452636525
9045627000

Bill To:
DURBIN CROSSING CDD
145 S DURBIN PKWY,
JACKSONVILLE, FL 322597224

Serviced:
DURBIN CROSSING CDD
145 S DURBIN PKWY, 730 N DURBIN PKWY
JACKSONVILLE, FL 32259

Item	Qty	Description	Unit Price	Net Amount	Tax
B22603	1	EXTINGUISHER, 10# ABC, ALUMINUM VALVE	321.57	321.57	Y
INPTT	27	INSP, ELIGHT PUSH TO TEST	30.11	812.97	Y
B22435	1	EXTINGUISHER, 5# ABC, ALUMINUM VALVE	220.69	220.69	Y
IN	13	INSPECTION, EXTINGUISHER ANNUAL	17.37	225.81	Y
EEDISP	2	EXTINGUISHER DISPOSAL	44.93	89.86	Y
EEPIN	5	PULL PIN	12.97	64.85	Y
EESEAL	13	FLAG SEAL/TAMPER INDICATOR	6.25	81.25	Y
SC	1	Service Charge	175.00	175.00	Y

Sub Total: 1992.00

Tax: 0.00

Total: 1992.00

Amount

Received: 0.00

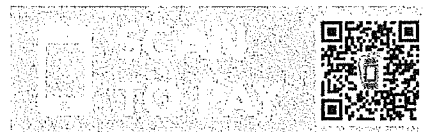
Please pay =====>

Balance Due: 1992.00

Work Authorized By: ZACH DAVIDSON
Work Signed By: ZACH DAVIDSON

Work Performed By: Sullivan, Fernando
Date Completed: 06/08/2026

Signature: X _____



Repairs + Replacements

1.320.53800.44200

RECEIVED

By Term Loc at 2:56 pm Jun 10, 2026

Dolphin Backflow, Inc.

Plumbing Contractor

P. O. Box 2591
Orange Park, FL 32067-2591
www.dolphinbackflow.com

Phone: (904) 269-5489 FAX (904) 215-6025

Invoice

Plumbing CFC1428994
Underground Utilities: CUC 1224448
Fire Protection: FPC11-000004

BILL TO

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

DATE	INVOICE #
5/13/2026	48123

P.O. NO.	TERMS
	Due on receipt

WE SEND INSPECTION REPORT TO UTILITY

DESCRIPTION	QUANTITY	PRICE	AMOUNT
Inspection and Certification of Backflow Preventer: Durbin Crossing CDD, 145 South Durbin Pkwy, St. Augustine, FL 32092	3	45.00	135.00
Wilkins RP 2.0" Model: 975XL SN: ACR3273 Meter #67569848 - Potable Wilkins RP 2.5" Model: 375 SN: L71198 Meter #86131620 - Potable Wilkins RP 2.0" Model: 975XL SN: 3682619 Meter #67579848 - Irrigation			
JEA Report Submission Fee Account #8268402655	3	4.50	13.50
<i>Repairs & Replacements</i> <i>1.320.53200.44200</i>			
RECEIVED By Tara Lee at 2:55 pm, Jun 10, 2026			
EMAIL ADDRESS OR TEXT NUMBER NEEDED FOR CREDIT CARD RECEIPTS			
We Accept Visa, Mastercard, AMX, Discover			
Credit Card #	Exp.	CVV	Billing Zip Code
			BALAN... \$148.50
A 10% fee will be charged on all invoices unpaid after 60 days.			
Thank you for your continued business.			

Dynamic Security Professionals, Inc.

Invoice

P.O. Box 23861
Jacksonville, FL 32241
EF0001108

Date	Invoice #
6/8/2026	47205

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
Zach	Due on receipt

Quantity	Description	Rate	Amount
2	1st trip: Isolated trouble to be bad maglock. Ordered new unit. Trip #2 Technician replaced bad gate maglock on rear pool gate. Tested gate with valid proximity Fob and also tested push to release button. Gate is back up and operational. Also delivered (3) boxes of access control proximity cards for Keyscan System.	85.00	170.00
2	Trip Fee	85.00	170.00
1	RCI Gate Maglock 12/24VDC	750.00	750.00

Thank you for your business.

RECEIVED
By Tara Lee at 2:55 pm, Jun 10, 2026

Repairs + Replacements
1.320.53800.44200

Subtotal	\$1,090.00
Sales Tax (6.5%)	\$0.00
Total	\$1,090.00
Payments/Credits	\$0.00
Balance Due	\$1,090.00

Dynamic Security Professionals, Inc.

Invoice

P.O. Box 23861
Jacksonville, FL 32241
EF0001108

Date	Invoice #
6/10/2026	47208

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
	Due on receipt

Quantity	Description	Rate	Amount
75	26 Bit Proximity Cards for Access Control (3 boxes of 25) Dropped Off to Site	8.00	600.00

Thank you for your business.

RECEIVED

By Tara Lee at 2:55 pm, Jun 10, 2026

Recreational Passes

1.320.53800.44300

Subtotal	\$600.00
Sales Tax (6.5%)	\$0.00
Total	\$600.00
Payments/Credits	\$0.00
Balance Due	\$600.00

KAD ELECTRIC COMPANY
P.O. BOX 8567
FLEMING ISLAND FL 32006-0014

Invoice

DATE	INVOICE #
6/10/2026	5160

BILL TO				
Durbin Crossing CDD 475 West Town Place, Suite 114 St. Augustine FL 32092				
		P.O. NO.	TERMS	JOB
			Due on receipt	26-944
ITEM	QUANTITY	DESCRIPTION	RATE	AMOUNT
Elec. Labor	1	Durbin Crossing South- Tennis and material. Re-wired tennis court lights to function off the time-clock. <i>Repairs + Replacements</i> <i>1.320.53800.44200</i>	395.00	395.00
Thank you for your business. We appreciate it very much.			Total	\$395.00
			Payments/Credits	\$0.00
Phone #	Fax #	E-mail	Balance Due	\$395.00
904-541-1000	904-215-3475	LDEASE@AOL.COM		

RECEIVED

By Tara Lee at 12:38 pm, Jun 11, 2026

KAD ELECTRIC COMPANY
P.O. BOX 8567
FLEMING ISLAND FL 32006-0014

Invoice

DATE	INVOICE #
6/10/2026	5161

BILL TO					
Durbin Crossing CDD 475 West Town Place, Suite 114 St. Augustine FL 32092					
		P.O. NO.	TERMS	JOB	
			Due on receipt	26-932	
ITEM	QUANTITY	DESCRIPTION		RATE	AMOUNT
Elec. Labor	1	North Durbin & Veteran Main Entrance and material. Re-wired and repaired landscape lighting. <i>Repairs & Replacements</i> <i>1.320.53800, 44200</i>		718.00	718.00
Thank you for your business. We appreciate it very much.			Total	\$718.00	
			Payments/Credits	\$0.00	
Phone #	Fax #	E-mail		Balance Due	\$718.00
904-541-1000	904-215-3475	LDEASE@AOL.COM			

RECEIVED

By Tara Lee at 12:38 pm, Jun 11, 2026

KAD ELECTRIC COMPANY
P.O. BOX 8567
FLEMING ISLAND FL 32006-0014

Invoice

DATE	INVOICE #
6/10/2026	5162

BILL TO										
Durbin Crossing CDD 475 West Town Place, Suite 114 St. Augustine FL 32092										
		P.O. NO.	TERMS	JOB						
			Due on receipt	26-933						
ITEM	QUANTITY	DESCRIPTION	RATE	AMOUNT						
Elec. Labor	1	Islesbrook Parkway and material. Hard-wired irrigation timer on Islesbrook Parkway Repairs + Replacements 1.320.53800.44200	155.00	155.00						
Thank you for your business. We appreciate it very much.			Total \$155.00							
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 5px;">Phone #</td> <td style="padding: 5px;">Fax #</td> <td style="padding: 5px;">E-mail</td> </tr> <tr> <td style="padding: 5px;">904-541-1000</td> <td style="padding: 5px;">904-215-3475</td> <td style="padding: 5px;">LDEASE@AOL.COM</td> </tr> </table>			Phone #	Fax #	E-mail	904-541-1000	904-215-3475	LDEASE@AOL.COM	Payments/Credits \$0.00	
			Phone #	Fax #	E-mail					
			904-541-1000	904-215-3475	LDEASE@AOL.COM					
Balance Due \$155.00										

RECEIVED

By Tara Lee at 12:38 pm, Jun 11, 2026

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 11, 2026

Mr. Jim Perry
Cordova Palms CDD
Governmental Management Services - North Florida
Suite 114
475 West Town Place
St. Augustine, FL 32092

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**RECEIVED****By Tara Lee at 9:07 am, Jun 15, 2026**

Invoice No. 3760837
4823-1

Re: General Counsel

For Professional Legal Services Rendered

03/03/26	A. Cox	1.60	232.00	Review and revise project completion resolution
03/03/26	W. Haber	0.20	70.00	Begin preparation of project completion resolution
03/08/26	G. Lovett	0.50	140.00	Monitor legislative process relating to matters impacting special districts
03/10/26	A. Cox	1.40	203.00	Prepare project completion resolution
03/12/26	A. Cox	1.20	174.00	Review and revise project completion agreement and confer with Haber regarding same
03/12/26	W. Haber	1.40	490.00	Prepare for and participate in Board meeting
03/12/26	K. Jusevitch	0.20	29.00	Correspond with district manager and confer with Cox regarding award letters
03/13/26	W. Haber	0.50	175.00	Review and revise audit; confer with Kuzmuk regarding same
03/16/26	A. Cox	1.20	174.00	Prepare award letter for district engineer RFQ and confer with Haber and Jusevitch regarding same

KUTAK ROCK LLP

Cordova Palms CDD

June 11, 2026

Client Matter No. 4823-1

Invoice No. 3760837

Page 2

03/16/26	K. Jusevitch	0.20	29.00	Review award letters and confer with Cox
03/17/26	A. Cox	0.70	101.50	Prepare license agreement for vending machines with Tier One and confer with Haber regarding same
03/17/26	W. Haber	0.20	70.00	Review and revise response to auditor inquiry
03/18/26	A. Cox	1.00	145.00	Confer with Jusevitch and Haber regarding award letters; confer with Haber regarding project completion resolution
03/18/26	J. Daly	0.40	58.00	Coordinate response to auditor letter
03/18/26	W. Haber	0.40	140.00	Review and revise RFQ award letters; review and revise agreement for engineering services
03/19/26	K. Haber	0.90	256.50	Prepare suspension letter regarding unsupervised minor in pool facility; correspond with Laughlin regarding same
03/19/26	W. Haber	0.20	70.00	Review correspondence regarding suspension
03/20/26	K. Jusevitch	0.10	14.50	Correspond with district manager regarding budget and election schedule
03/21/26	L. Whelan	0.50	192.50	Monitor legislative process relating to matters impacting special districts
03/24/26	A. Cox	0.80	116.00	Confer with Haber regarding agreement for vending machines; disseminate award letters and agreement for professional engineering services to Hogge; disseminate agreement for vending machines to Laughlin
03/24/26	W. Haber	0.30	105.00	Review and revise agreement for vending machine
03/27/26	W. Haber	0.20	70.00	Review agenda for April meeting
03/31/26	A. Cox	0.80	116.00	Prepare resolution approving FY 2027 proposed budget and setting hearing and resolution adopting FY 2027 budget

KUTAK ROCK LLP

Cordova Palms CDD

June 11, 2026

Client Matter No. 4823-1

Invoice No. 3760837

Page 3

04/09/26	W. Haber	0.90	315.00	Prepare for and participate in Board meeting
04/13/26	K. Haber	0.90	256.50	Prepare suspension extension letter; correspond with Laughlin regarding same; revise letter
04/30/26	W. Haber	0.60	210.00	Review agenda for May meeting; review correspondence regarding request to sell real property

TOTAL HOURS	17.30
-------------	-------

TOTAL FOR SERVICES RENDERED	\$3,952.50
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TOTAL CURRENT AMOUNT DUE	<u>\$3,952.50</u>
--------------------------	-------------------



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

Invoice

#176238

Date: 6/10/2026

Bill To

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

Ship To

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

Terms	Due Date	PO #	Sales Rep	Ship Via
Net 30	7/10/2026	Zach	Shannon Wilder	FedEx Ground®

Quantity	Item	Options	Customer Description	Rate	Amount
10	FS1013 X-Duty 8" (120#) Ty-Rap - (Bag of 100)			\$20.00	\$200.00
1	FN1007-BLK Gate Fork & Collar- BLK-2 1/2"			\$18.99	\$18.99
1	FN2008-BLK (Bag of 100) Aluminum Fence Tys 8 1/4"	Color: Black		\$45.00	\$45.00

Subtotal \$263.99

Shipping Costs \$23.89
(FedEx Ground®)

Tax (0%) \$0.00

Total \$287.88

Amount Paid \$0.00

Amount Due \$287.88

Repairs + Replacements

1.320.53800.44200

RECEIVED

By Tara Lee at 12:38 pm, Jun 11, 2026



**Bill To:**

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

Property Name: Durbin Crossing CDD

INVOICE

INVOICE #	INVOICE DATE
1187665	6/1/2026
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 1, 2026

Balance Due: \$48,261.23

Description	Current Amount
Monthly Landscape Maintenance June 2026	\$48,261.23
Fuel Surcharge	\$2,413.06

RECEIVED

By Tara Lee at 2:37 pm, Jun 15, 2026

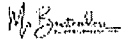
Subtotal \$50,674.29

Fuel waived \$2,413.06

BALANCE DUE \$48,261.23

Landscape Maintenance

1-320.53800.46200



Mr. Barttenderr
(904) 521-5323 | mrbarttenderr@gmail.com
7189 South Beekman Lake Drive, Jacksonville, FL, 32222

INVOICE

RECEIVED

By Tara Lee at 1:42 pm, Jun 16, 2026

Bill to
Durbin Crossing CDD
C/o Governmental Management Services
475 W. Town Place Suite 114
St. Augustine, FL 32092
klsmith@vestapropertyservices.com
904-230-2011

Invoice #
36765-001207

PO #

Date issued
Jun 3, 2026

Next payment due
Jun 3, 2026

SERVICE INFO	QTY	UNIT	UNIT PRICE	GRATUI TY	TOTAL
--------------	-----	------	------------	--------------	-------



Micro Event	2.5	Hours	\$100	✓	\$250
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What's Included:

- 1 Licensed & Experienced Professional Bartender
- Bar Tools
- Custom bar menu
- 30 minutes required for Set Up



Outdoor Bar	1	Item	\$75	✓	\$75
--------------------	---	------	------	---	------

Flat rate for serving outdoors



Pop Up Bar Setup	1	Item	\$0	✓	\$0
-------------------------	---	------	-----	---	-----

Crisp black or white linen (your Choice) on a sleek 6-foot bar height table, with a 6-foot back bar for mixers, overflow items and glassware. Minimalist Flower bar decor and appropriate bar signage.

Subtotal	\$325
Gratuity	\$65
Total (USD)	\$390

PAYMENT SCHEDULE

AMOUNT	DUE DATE	PAYMENT DATE	PAYMENT #	STATUS
\$390	Jun 3, 2026		#001207-001	• Overdue

INVOICE

CG Roofing & Waterproofing LLC
4320 Deerwood Lake Pkwy Suite
101-133
Jacksonville, FL 32216

kpllsbury@cgroofing.net
+1 (904) 377-0866

Durbin Crossing CDD
Bill to
475 W. Town Place Ste. 114
St Johns, FL 32259

Invoice details

Invoice no.: 1465

Terms: Due on receipt

Invoice date: 06/11/2026

Due date: 06/11/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Repairs- Commerical	730 N Durbin Pkwy Completion of bird stop repairs per contract.	1	\$2,437.00	\$2,437.00

Ways to pay

BANK

Total

\$2,437.00

Overdue

06/11/2026

[View and pay](#)

RECEIVED

By Tara Lee at 10:34 am, Jun 22, 2026

Repairs & Replacements

1,320,538.00 . 44200

Dan Marshall
"LoopManDan"

INVOICE

10356 Wickenburg Court Jacksonville, FL 32256
Phone: 513-394-9962

INVOICE #6537
DATE:6-18-2026

TO:
Kate Smith
Durbin Crossing CDD
145 South Durbin Parkway
St Johns, FL 32259

SHIP TO:
Dan Marshall
10356 Wickenburg Court
Jacksonville FL 32256

COMMENTS OR SPECIAL INSTRUCTIONS:
Please make Check Payable to Dan Marshall

SALESPERSON	P.O. NUMBER	REQUISITIONER	SHIPPED VIA	F.O.B. POINT	TERMS
Dan					Due on Performance

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
Quantity 1	"LoopManDan" Live Performance Saturday, June 26th13 at 6pm- 8pm \$300.00 Including PA system.	\$300.00	\$300.00
TOTAL DUE			300.00

Make all checks payable to Dan Marshall.

If you have any questions concerning this invoice, contact: Dan Marshall at 513-394-9962 or
loopmandan@gmail.com

THANK YOU FOR YOUR BUSINESS!

RECEIVED

By Tara Lee at 8:56 am, Jun 22, 2026



Deposit Invoice

#SO1144

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

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

Invoice Date	Salesperson
6/15/2026	Mary Cyr

Project Name		Project ID	Terms	PO#
Vesta Property Services : Durbin Crossing Fun Center Balcony		24717	Due w/ Order	
Quantity	Description	Unit Price	Total Extended	
1	Playworld BPL0234 - FUN CENTER BALCONY TROPICAL YELLOW *COLOR WON'T MATCH EXACTLY	\$618.94	\$618.94	
2	PLAYWORLD BPL0300 CAP- 3/8in BOLT - TROPICAL YELLOW	\$3.23	\$6.46	
4	Playworld BAE0668 BOLT-3/8in-16 X 2-1/2in BUTTON	\$2.57	\$10.28	
2	Playworld BAE0595 WASHER - 3/8in SAE FLAT -	\$0.12	\$0.24	
2	Playworld BAE0600 WASHER - 1in O.D. FLAT -	\$0.25	\$0.50	
1	Playworld BAE0902 WRENCH - 7/32in SHT HEX KEY -	\$3.23	\$3.23	
1	Playworld BAE0922 TOOL- TT 45 L WRENCH	\$4.48	\$4.48	
1	Freight	\$499.00	\$499.00	
**INSTALLATION BY OTHERS				
3% CONVENIENCE FEE ADDED TO ALL CREDIT CARD ORDERS				
THANK YOU FOR YOUR BUSINESS		Subtotal	\$1,143.13	
		Tax (%)	\$0.00	
		Total	\$1,143.13	

Original SO# 0711564

Repairs + Replacements
 1.320.53200.44200

RECEIVED

By Tara Lee at 7:51 am, Jun 19, 2026

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/11/26	00070	6/03/26 1190298	202606 600-53800-61000	LANDSCAPE ENHANCEMENT	*	11,160.82	
				YELLOWSTONE LANDSCAPE			11,160.82 000299
6/16/26	00398	5/28/26 D-4318	202605 600-53800-61000	50%DEP-STRIP/SAND/STAIN	*	8,924.49	
				DUSTIN MACPEEK			8,924.49 000300
TOTAL FOR BANK B						20,085.31	
TOTAL FOR REGISTER						20,085.31	

DURB DURBIN CROSS TLEE



YELLOWSTONE

LANDSCAPE ARCHITECTS

Bill To:

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

Property Name: Durbin Crossing CDD

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

INVOICE

INVOICE #	INVOICE DATE
1190298	6/3/2026
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 3, 2026

Invoice Amount: \$11,160.82

Description	Current Amount
Landscape Enhancement - Tollerton Entrance_2026	
Landscape Enhancement - Entry Side	\$11,160.82

RECEIVED

By Tara Lee at 1:29 pm, Jun 05, 2026

Invoice Total \$11,160.82

Capital Reserve



904-307-6649

Painting-Pressure Washing
Stucco Repair

Investment Painting of North Florida

Durbin Crossing CDD

Durbin Crossing CDD

730 North Durbin Parkway 145 S Durbin Parkway

Saint Johns, FL 32259

(904) 258-2044

z davidson@vestapropertyservices.com

JOB	#4318
INVOICE	#D-4318
SERVICE DATE	May 28, 2026
INVOICE DATE	Jul 01, 2025
PAYMENT TERMS	On date
DUE DATE	Jul 15, 2025
DEPOSIT DUE	\$8,924.49

SERVICE ADDRESS

145 South Durbin Parkway

Saint Johns, FL 32259

CONTACT US

229 South Torwood Drive

Saint Johns, FL 32259

(904) 307-6649

Investmentpaintingfl@yahoo.com

INVOICE

Exterior strip, sand, and stain 23 doors - clubhouse doors

1.0 \$18,348.98 \$18,348.98

Strip 23 exterior doors, sand down, stain 33 doors and trim around the outside of doors. Apply exterior only stain with mix wax stain and apply 3 coats of spar urethane clear coat to doors and trim around doors which will Including trim around the outside of door.

Price includes labor materials and taxes.

Doors will be completed onsite off to the side

036.600.53800.61000

CR - Repairs/Replacements

Exterior Door Enhancement

Subtotal \$18,348.98

Job Total \$18,348.98

Deposit Due \$8,924.49

RECEIVED

By Tara Lee at 2:55 pm, Jun 10, 2026

Payment History

Jul 15 Tue 4:54pm Check \$500.00

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 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Budget FY 2027
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REVENUES:

Special Assessments - Tax Roll	\$ 2,960,402	\$ 2,951,512	\$ 8,803	\$ 2,960,316	\$ 2,960,316
Interest Income	20,000	23,285	1,500	24,785	15,000
Insurance Proceeds	-	12,626	-	12,626	-
Other Revenues	30,000	9,903	3,500	13,403	15,000
Carry Forward Surplus	22,227	-	22,227	22,227	-

TOTAL REVENUES	\$ 3,032,629	\$ 2,997,326	\$ 36,031	\$ 3,033,357	\$ 2,990,316
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EXPENDITURES:

Administrative

Supervisor Fees	\$ 12,000	\$ 8,400	\$ 3,000	\$ 11,400	\$ 12,000
FICA Taxes	918	643	230	872	918
Assessment Roll Administration	5,732	5,732	-	5,732	5,732
Engineering Fees	13,000	10,403	2,598	13,000	13,000
Dissemination Fees	8,253	6,290	1,963	8,253	9,260
Attorney Fees	50,000	43,858	6,142	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	12,897	4,299	17,196	18,228
Management Fees	58,837	44,128	14,709	58,837	62,367
Information Technology	1,720	1,290	430	1,720	1,823
Website Maintenance	1,146	860	287	1,146	1,215
Telephone	800	219	581	800	800
Postage	3,000	1,581	1,419	3,000	3,000
Printing & Binding	2,000	337	1,663	2,000	2,000
Insurance General Liability	9,550	8,997	-	8,997	9,897
Legal Advertising	2,000	843	1,157	2,000	2,000
Other Current Charges	700	-	700	700	700
Office Supplies	150	6	144	150	150
Dues, Licenses & Subscriptions	175	175	-	175	175

TOTAL ADMINISTRATIVE	\$ 204,857	\$ 163,507	\$ 39,321	\$ 202,828	\$ 211,445
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Durbin Crossing
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY 2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Budget FY 2027
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Operations & Maintenance

Amenity Center

Insurance	\$ 45,064	\$ 41,380	\$ -	\$ 41,380	\$ 45,064
Repairs & Replacements	110,000	63,363	46,637	110,000	110,000
Recreational Passes	2,000	2,300	-	2,300	2,000
Office Supplies	5,000	3,231	1,769	5,000	5,000
Permit Fees	4,500	3,092	1,408	4,500	4,500

Utilities

Water & Sewer	38,900	24,973	13,928	38,900	41,040
Electric	28,600	24,214	4,386	28,600	36,400
Cable/Phone/Internet	22,000	21,739	261	22,000	28,200
Security System	1,000	789	211	1,000	1,000

Amenity Center Management Contract

Managerial (Vesta)	263,168	197,376	65,792	263,168	263,168
Staffing (Vesta)	281,809	211,357	70,452	281,809	281,809
Lifeguards (Vesta)	101,135	51,439	49,696	101,135	106,191
Mobile App/Website (Vesta)	3,605	2,704	901	3,605	3,605

Refuse Service	11,500	9,992	1,508	11,500	13,200
Pool Chemicals	35,700	27,457	8,243	35,700	39,000
Special Events	50,000	38,145	11,855	50,000	50,000
Holiday Décor	20,000	20,052	2,500	22,552	25,000
Pest Control	8,000	6,457	1,542	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	\$ 754,812	\$ 293,837	\$ 1,048,649	\$ 1,081,278
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Grounds Maintenance

Electric	\$ 10,000	\$ 6,637	\$ 3,363	\$ 10,000	\$ 11,726
Water & ReUse	325,000	168,829	118,428	287,257	325,600
Streetlighting	75,000	66,962	8,038	75,000	88,988
Lake Maintenance	57,289	43,024	14,265	57,289	60,000
Landscape Maintenance	579,135	434,351	144,784	579,135	596,510
Landscape Contingency	103,381	68,553	34,828	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	661	239	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	\$ 1,361,033	\$ 374,035	\$ 1,735,068	\$ 1,697,594
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TOTAL EXPENDITURES	\$ 3,032,629	\$ 2,279,351	\$ 707,193	\$ 2,986,544	\$ 2,990,316
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EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 717,975	\$ (671,163)	\$ 46,812	\$ -
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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)

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	\$	39,000

Special Events

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

Holiday Décor

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

Durbin Crossing
Community Development District
Budget Narrative
Fiscal Year 2027

Expenditures – Amenity Center (continued)

Pest Control

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

<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 PY N		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 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments - Tax Roll	\$ 3,054,876	\$ 3,042,440	\$ 9,075	\$ 3,051,515	\$ 3,051,515
Special Assessments - Prepayments	-	13,557	-	13,557	-
Interest Income	20,000	100,423	5,000	105,423	20,000
Carry Forward Surplus ⁽¹⁾	1,252,781	1,314,527	-	1,314,527	1,463,285
TOTAL REVENUES	\$ 4,327,657	\$ 4,470,947	\$ 14,075	\$ 4,485,022	\$ 4,534,800
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	\$ 1,449,210	\$ 14,075	\$ 1,463,285	\$ 1,530,806

⁽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 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Budget FY 2027
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REVENUES:

Miscellaneous Revenue/Interest Income	\$ 32,075	\$ 24,331	\$ 1,500	\$ 25,831	\$ 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	656,785

TOTAL REVENUES	\$ 1,457,433	\$ 1,158,772	\$ 1,500	\$ 1,160,272	\$ 1,078,124
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EXPENDITURES:

Capital Outlay	\$ 200,000	\$ 27,000	\$ 173,000	\$ 200,000	\$ -
Repair and Replacement	100,000	87,747	12,253	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
Benchs & 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	\$ 118,547	\$ 384,940	\$ 503,487	\$ 408,000
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TOTAL EXPENDITURES	\$ 503,487	\$ 118,547	\$ 384,940	\$ 503,487	\$ 408,000
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EXCESS REVENUES (EXPENDITURES)	\$ 953,946	\$ 1,040,225	\$ (383,440)	\$ 656,785	\$ 670,124
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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					

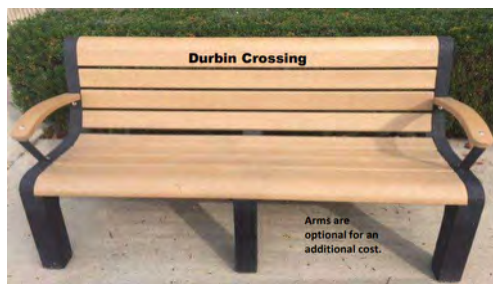
EIGHTH ORDER OF BUSINESS

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 (1 year cycle) North \$5,150.00 (1 year cycle)
Sandblast/ repaint slide tower/ steel repairs	Freedom steel restoration Remove all stair treads * Dissassemble 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	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 replacments	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	Update included in Lifestyles report	FY2027		FY 32-33 \$63,587
Christmas light wreaths/replacement of lights	Palm tree minis (Lingleaf 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 includedes anchoring hardware

NINTH ORDER OF BUSINESS

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT CLASSIFYING SURPLUS TANGIBLE PERSONAL PROPERTY VALUED AT LESS THAN \$5,000.00; AUTHORIZING DISPOSITION OF SURPLUS TANGIBLE PERSONAL PROPERTY PURSUANT TO F.S. § 274.06; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Durbin Crossing Community Development District (“District”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, as such, the District is a governmental unit within the meaning of Chapter 274, *Florida Statutes* (“Governmental Unit”); and

WHEREAS, the District has purchased and owns certain furniture, equipment, and/or other personal property as listed in more detail in the attached **Exhibit A** (“Surplus Property”); and

WHEREAS, the District desires to classify the Property as surplus tangible personal property, and to determine that the Property is obsolete and that continued use of the Property is uneconomical, inefficient to maintain, and/or serves no useful function; and

WHEREAS, the District has considered the best interests of the District, and the value and condition of the Property, and

WHEREAS, the District desires to dispose of the Property for value to any person, or for value without bids to the state, to any Governmental Unit, or to any political subdivision as defined in Section 1.01, *Florida Statutes*; or, if neither sale nor donation can reasonably be accomplished, the District hereby determines that the Property is without commercial value and desires to destroy or abandon it, all in accordance with the provisions of Chapter 274, *Florida Statutes*; and

WHEREAS, the District believes that disposing of the Property in this fashion is the most efficient and cost-effective means of disposing of the Property; and

WHEREAS, the District has estimated the value of the respective pieces of Property to be less than Five Thousand Dollars (\$5,000), or without commercial value; and

WHEREAS, the District believes that it is in its best interests to dispose of the Property in this fashion.

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

SECTION 1. INCORPORATION OF RECITALS. All of the representations, findings and determinations contained within the recitals stated above are recognized as true and accurate and are expressly incorporated into this Resolution.

SECTION 2. CLASSIFICATION OF SURPLUS TANGIBLE PERSONAL PROPERTY. The District hereby classifies the Property as surplus tangible personal property, and hereby determines that the continued use of the Property is uneconomical, inefficient to maintain, and/or serves no useful function.

SECTION 3. DISPOSITION OF SURPLUS TANGIBLE PERSONAL PROPERTY. The District hereby directs and authorizes staff to dispose of the Property for value to any person, or for value without bids to the state, to any Governmental Unit, or to any political subdivision as defined in Section 1.01, *Florida Statutes*; or, if neither sale nor donation can reasonably be accomplished, by destroying or abandoning it, all in accordance with the provisions of Chapter 274, *Florida Statutes*. Staff may dispose of the respective pieces of Property to different persons, at different times. Although referenced jointly, it is the intent of the District to dispose of the Property separately to the extent it is in the best interest of the District.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect immediately upon the passage and adoption of this Resolution by the Board of Supervisors of the District.

PASSED AND ADOPTED this ____ day of _____, 2026.

ATTEST:

**DUBIN CROSSING COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A
Description of the Property

Five (5) Six-Foot (6') Tables, as depicted in photograph below



TENTH ORDER OF BUSINESS

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT DECLARING VACANCY IN SEAT 5 OF THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), *FLORIDA STATUTES*; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Durbin Crossing Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, on November 3, 2026, three members of the Board of Supervisors (“**Board**”) were to be elected by the “**Qualified Electors**” of the District, as that term is defined in Section 190.003, *Florida Statutes*; and

WHEREAS, the District published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period, no Qualified Elector qualified to run for one (1) of the seats available for election by the Qualified Electors of the District; and

WHEREAS, pursuant to Section 190.006(3)(b), *Florida Statutes*, the Board shall declare the seat vacant, effective the second Tuesday following the general election; and

WHEREAS, a Qualified Elector is to be appointed to the vacant seat within 90 days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the seat available for election as vacant.

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

1. DECLARATION OF VACANT BOARD SUPERVISOR SEAT. The following seat is hereby declared vacant effective as of November 17, 2026:

Seat 5 – (currently held by Shalene B. Estes).

2. INCUMBENT BOARD SUPERVISORS. Until such time as the Board appoints a Qualified Elector to fill the vacancy declared in Section 1 above, the incumbent Board Supervisor for Seat 5 shall remain in office.

3. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

4. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 27th day of July 2026.

ATTEST:

**DURBIN CROSSING COMMUNITY
DEVELOPMENT DISTRICT**

Assistant Secretary

Chairperson, Board of Supervisors

ELEVENTH ORDER OF BUSINESS

Prepared by and return to:
JEA Real Estate
225 N. Pearl St.
Jacksonville, FL 32202

RE Parcel #: 009840-0000

**USE AND HOLD HARMLESS
AGREEMENT
(JEA Easement)**

THIS USE AND HOLD HARMLESS AGREEMENT (the “Agreement”) is made this ____ day of _____, 2026, between **Durbin Crossing Community Development District**, a local unit of special purpose government whose mailing address is 475 W. Town Pl., Ste. 114, St. Augustine. FL 32092 (the “Owner”), and **JEA**, a body politic and corporate whose mailing address is 225 North Pearl Street, Jacksonville, Florida 32202 (“JEA”).

RECITALS:

A. Owner is the owner of certain real property located in St. Johns County, Florida, in the vicinity of Russel Sampson Road, commonly known as RE# 009840-0000, and more particularly described on Exhibit A attached hereto (the “Property”).

B. JEA is the current owner and holder of utility rights upon portions of the Property pursuant to that certain Easement dated December 6, 1990, recorded in Official Records Book 878, Page 1152, public records of St. Johns County, Florida (the “Easement”) (the portions of the Property encumbered by the Easement are hereinafter referred to as the “Easement Area”).

C. Owner plans to build and maintain a 4' Woven Wire Fence with T posts (~150 ft) and 1-16ft Cattle Gate (collectively, the “Fence”) on a portion of the Easement Area.

D. Owner for itself, its successors and assigns is willing, to the extent permitted by Florida law and without waiving any of the privileges or immunities afforded to Owner under Florida law, to indemnify, defend and hold JEA harmless from damages and expenses which may be incurred as a direct or indirect result of Owner’s use of the Easement Area, as more particularly described in this Agreement.

E. The purpose of this Agreement is to set forth the terms and conditions under which JEA has granted permission to Owner to construct and maintain the Fence on the Easement Area.

NOW THEREFORE, for Ten and No/100 Dollars (\$10.00) and in consideration of the premises and of the mutual covenants contained herein, the receipt and legal sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. JEA hereby consents to the installation and maintenance of the Fence by Owner, its contractors, successors and assigns, subject to the terms, conditions and restrictions more particularly detailed herein.

2. Owner shall not interfere with JEA’s use of the Easement Area or otherwise conduct any activities in violation of the Easement. In the event of any such interference or violation, Owner, upon receipt of notice and description of such interference or violation from JEA shall cause any such interference to cease and modify its use of the Easement Area as may be reasonably required to prevent such interference in the future. If Owner fails or is unable to cure such interference or violation within

fifteen (15) days of receipt of JEA's notice, JEA may terminate this Agreement. Provided, however, and notwithstanding any other terms in this Agreement, JEA may suspend or temporarily terminate all or a portion of Owner's use of the Fence and Easement Area: (a) immediately, without prior notice to Owner, during emergency situations requiring immediate repairs to JEA's equipment and facilities within the Easement Area until such time as the emergency is resolved, and (b) upon not less than five (5) days' prior written notice for the purpose of any scheduled maintenance or repair of JEA's equipment and facilities within the Easement Area until such time as the maintenance or repair is completed. Should removal of the Fence become necessary in JEA's sole discretion, any removal, relocation, and rebuilding of the Fence will be performed by Owner at its sole expense. Notwithstanding the foregoing, in the event that JEA determines, in its sole and absolute discretion, that circumstances require the immediate removal of the Fence, JEA shall have the right to perform the removal of the Fence, with the costs incurred by JEA for such removal to be reimbursed by Owner.

3. Owner agrees to comply with the additional requirements and conditions set forth in Exhibit B attached hereto.

4. Owner and JEA acknowledge and agree that JEA shall have the right to expand its use of the Easement Area in the future in accordance with the terms of the Easement, including but not limited to the addition of additional utilities, equipment and facilities. In the event that JEA decides, in JEA's sole and absolute discretion, that Owner's use of the Easement Area pursuant to this Agreement is inconsistent with JEA's current or future use of the Easement Area in accordance with the terms of the Easement, JEA shall have the right to (i) modify Owner's use of the Easement Area in accordance with JEA's current or future use, or (ii) terminate this Agreement upon written notice to the Owner.

5. Owner, as fee title holder of the Property subject to the Easement, shall be responsible for the existence or storage of any hazardous substances, materials, or wastes by Owner; as defined in 49 CFR 171-172, 40 CFR 260-265, 29 CFR 1910, 40 CFR 302 and by any other federal, state or local law, rule or regulation. Owner, will pay, at its sole expense, the entire cost for removal or correction of any such waste, substance, material, or condition, created or caused by Owner.

6. To the extent permitted by Florida law and without waiving any of the privileges or immunities afforded to Owner under Florida law, Owner hereby agrees to indemnify, defend, and hold JEA harmless from and against any and all damages, claims, actions, costs, losses and expenses incurred in connection with the injury or death of any person, or damage to the property of any person arising out of or in connection with the use by Owner or its agents, contractors, servants or employees of the Easement Area or rights granted by this Agreement, except for claims, actions, costs, losses and expenses arising from the gross negligence or willful act or omission of JEA or its agents, contractors, servants or employees. Nothing herein shall be construed as a waiver of the Owner's or JEA's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other statute.

7. Owner shall, at its own expense, maintain the Fence on the Easement Area in a good, safe, and attractive condition. Owner is solely responsible and agrees to repair any damages to the Easement Area that result from Owner's use thereof, including but not limited to alteration of topography or drainage and replacement of grass and landscaping. In addition to the foregoing, Owner hereby releases JEA for any damages to the Fence resulting from JEA's reasonable and proper use and activities within the Easement Area in accordance with the terms of the Easement.

8. Owner shall not install any additional improvements, other than the Fence, on the Easement Area without written permission from JEA.

9. Any notice, demand, or request required or authorized by this Agreement shall be deemed properly given if mailed postage prepaid to the following addresses, or to such other locations that either party may designate in writing

To JEA: JEA
225 North Pearl Street
Jacksonville, Florida 32202
Attention: Real Estate Services

To Owner: Durbin Crossing Community Development District
475 W. Town Pl., Ste. 114
St. Augustine. FL 32092

10. The rights and obligations contained within this Agreement shall run with the land and inure to, and be for the benefit of, Owner and JEA, their respective successors and assigns, and the tenants, subtenants, licensees, concessionaires, mortgagees in possession, customers and business invitees of such parties.

11. Any waiver at any time by JEA of its rights with respect to Owner or with respect to any matter arising in connection with this Agreement shall not be considered a waiver with respect to any other prior or subsequent default or matter.

12. This Agreement may be revoked immediately by JEA, at any time, if Owner violates any of the provisions, terms, or conditions contained in this Agreement.

(signatures on following pages)

IN WITNESS WHEREOF, Owner and JEA have caused these presents to be executed on the day and year first above written.

WITNESSES:

Print: _____

Witness #1 Address:

Print: _____

Witness #2 Address:

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ____ day of _____, 2026, by _____, as the _____ of Durbin Crossing Community Development District, a local unit of special purpose government, who is personally known to me or produced _____ as identification.

(seal)

OWNER:

**DURBIN CROSSING COMMUNITY
DEVELOPMENT DISTRICT,**
a local unit of special purpose government

By: _____
Print: _____
Its: _____

Print: _____
Notary Public, State of Florida
Commission No.: _____
My commission expires: _____

WITNESSES:

Print: _____

Witness #1 Address:

Print _____

Witness #2 Address:

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ____ day of _____, 2026, by Jordan Pope, as Senior VP, Administrative Services of JEA, a body politic and corporate, on behalf of the JEA, and who is personally known to me or has produced _____ as identification.

JEA:

JEA, a body politic and corporate

By: _____
Jordan Pope
Senior VP, Administrative Services

Print: _____
Notary Public, State of Florida
Commission No.: _____
My commission expires: _____

(seal)

EXHIBIT A

The Property

* THIS IS NOT A BOUNDARY SURVEY *
LEGAL DESCRIPTION OF EASEMENT

A PORTION OF THOSE LANDS DESCRIBED WITHIN A 130 FOOT WIDE UTILITY EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 878, PAGE 1152, SECTION 7, TOWNSHIP 5 SOUTH RANGE 28 EAST, ST JOHNS COUNTY, FLORIDA:

BEGINNING AT POINT IN THE SOUTHEASTERLY LINE OF OPEN AREA TRACT L, AS SHOWN ON A PLAT ENTITLED "DURBIN CROSSING SOUTH, PHASE 2, AS RECORDED IN PLAT BOOK 65, PAGE 42-66 OF THE PUBLIC RECORDS OF ST JOHNS COUNTY, FLORIDA SAID POINT BEING DISTANT 250.00 FEET FROM THE SOUTHEASTERLY CORNER OF OPEN AREA TRACT L ON AFORESAID MAP THENCE, THROUGH A UTILITY EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 878, PAGE 1152 S 28°05' 50" E A DISTANCE OF 130.00 FEET TO THE SOUTHEASTERLY LINE OF SAID EASEMENT, THENCE ALONG THE SOUTHEASTERLY LINE OF SAID EASEMENT S 61° 54' 10" W A DISTANCE OF 10.00 FEET, THENCE N 28° 05' 50" W A DISTANCE OF 130.00 FEET TO THE NORTHWESTERLY LINE OF SAID EASEMENT AND THE SOUTHEASTERLY LINE OF OPEN AREA TRACT L AS SHOWN ON THE PLAT FOR DURBIN CROSSING SOUTH PHASE 2, THENCE N 61° 54' 10" E A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,300.0 SQUARE FEET



145 Hilden Road, Unit 108
Ponte Vedra, FL 32081
(904) 342-5199

PROFESSIONAL SURVEYOR AND MAPPER
BUSINESS CERTIFICATE # LB8489

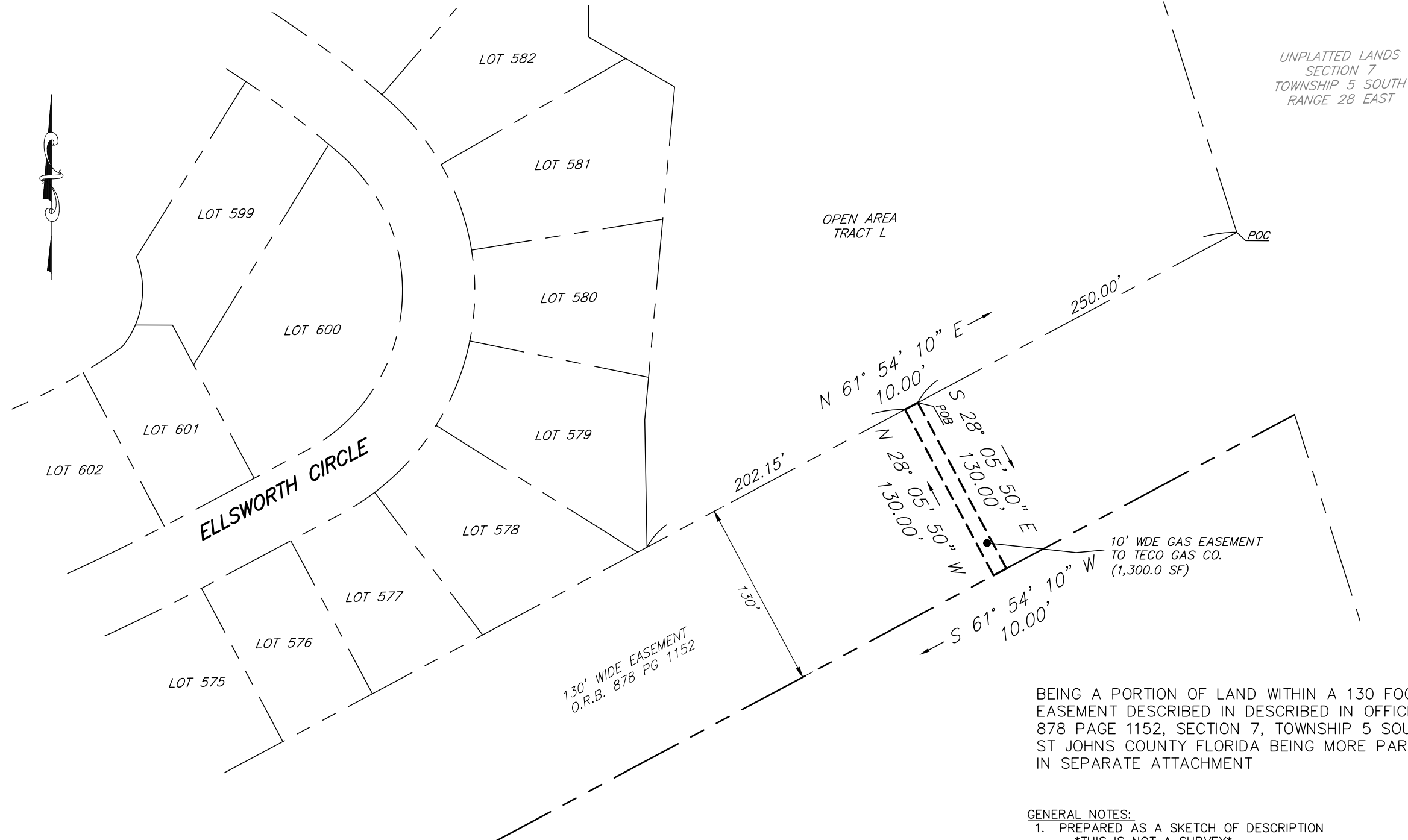
PROJECT NO.	Y23-1310
DRAWN BY:	GPY
DATE:	3/15/26
REVISED:	
REVISED:	
SHEET:	

Gary P. Yuro
GARY P. YURO, P.S.M.
FLORIDA CERTIFICATION NO. 7208
PROFESSIONAL SURVEYOR AND MAPPER

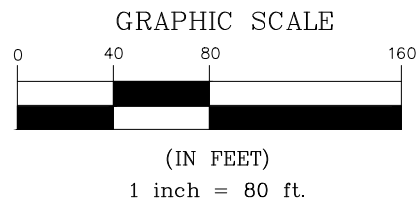
DATE SIGNED: 3/15/26



* THIS IS NOT A BOUNDARY SURVEY *



UNPLATTED LANDS
SECTION 7
TOWNSHIP 5 SOUTH
RANGE 28 EAST



BEING A PORTION OF LAND WITHIN A 130 FOOT WIDE UTILITY EASEMENT DESCRIBED IN DESCRIBED IN OFFICIAL RECORDS BOOK 878 PAGE 1152, SECTION 7, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST JOHNS COUNTY FLORIDA BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT

- GENERAL NOTES:
1. PREPARED AS A SKETCH OF DESCRIPTION
THIS IS NOT A SURVEY
 2. BEARINGS BASED ON A PLLAT ENTITLED "BURBIN CROSSING SOUTH PHASE 2, A PORTION ON SECTIONS 11 AND 12, TOWNSHIP 5 SOUGH, RANGE 27 EAST, TOGETHER WITH A PORTION OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST JOHNS COUNTY FLORIDA" AS RECORDED IN PLAT BOOK 65 PAGES 42-66 OF THE PUBLIC RECORDS OF ST JOHNS COUNTY, FLORIDA

NO.	DATE	REVISIONS	PROJECT NO.
			Y23-1310
			DRAWN BY: GPY
			CHECKED BY:
			DATE: 3/15/26

Yuro & Associates, LLC

145 Hilden Road, Unit 108
Ponte Vedra, FL 32081
(904) 342-5199

PROFESSIONAL SURVEYOR AND MAPPER BUSINESS CERTIFICATE # LB8489

GARY P. YURO, P.S.M.
FLORIDA CERTIFICATION NO. 7208
PROFESSIONAL SURVEYOR AND MAPPER

DATE SIGNED: 3/15/26

SKETCH FOR DESCRIPTION

DURBIN CROSSING SOUTH
ST JOHNS COUNTY, FL

PREPARED FOR:
DURBIN CROSSING

* THIS IS NOT A BOUNDARY SURVEY *



NO.	DATE	REVISIONS	PROJECT NO.
			Y23-1310
			DRAWN BY: GPY
			CHECKED BY:
			DATE: 3/15/26



**Yuro
&
Associates, LLC**

145 Hilden Road, Unit 108
Ponte Vedra, FL 32081
(904) 342-5199

PROFESSIONAL SURVEYOR AND MAPPER BUSINESS CERTIFICATE # LB8489

GARY P. YURO, P.S.M.
FLORIDA CERTIFICATION NO. 7208
PROFESSIONAL SURVEYOR AND MAPPER

DATE SIGNED: _____

SKETCH FOR DESCRIPTION

DURBIN CROSSING SOUTH
ST JOHNS COUNTY, FL
PREPARED FOR:
DURBIN CROSSING

EXHIBIT B

- If metal fencing is used, then the fence must be grounded with 8' ground rod driven below grade at 40' intervals along the path of fence, at corners and ends.
- The Contractor is required to maintain a radial clearance of at least 20 feet to any overhead transmission phase conductors. If a clearance of 20 feet cannot be feasibly maintained, an outage will be required to be coordinated with JEA in advance.
- Outages are feasible in the Spring and Fall months, and a request for an outage needs to be sent to Sebastian with JEA at least 90 days in advance. Outage durations are typically 1 - 4 days, one circuit at a time. Outages may be cancelled by JEA up to and during the outage as needed.

Sebastian Chmist
Electric Systems Engineer
Electric Transmission & Substation Projects
Direct: (904) 562-8060
Mobile: (860) 995-0075
Email: chmism@jea.com

- If JEA needs to ground the circuit to allow for safe operation, JEA must be reimbursed for the cost to temporarily ground the circuit.
- Any excavation is prohibited within twenty-five (25) feet of any single wood pole structure and guying and within fifty (50) feet of any steel or concrete structure. This clearance is required for emergency repairs or routine maintenance of these structures.
- Equipment or materials taller than 8' high are not permitted in JEA's electric transmission corridor.
- JEA's approved 16' standard cattle gate and standard grounding must be used.
- The gate must be located at the patrol road. If locked, then JEA must have a lock inserted in the chain to permit access 24/7/365

TWELFTH ORDER OF BUSINESS

A.

1.



Durbin Crossing CDD

Landscape Update for July 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 and watering restrictions
- **Chemical & Fertilizer Application**
 - A liquid turf application has been completed
- **Projects**
 - Tollerton Entry Enhancement - Completed
 - Islesbrook Entry Enhancement – Completed
 - Renderings for future landscape enhancement projects were reviewed during the March meeting. The proposals and accompanying spreadsheet have been submitted
 - Next rotation of annuals is scheduled to be installed on July 24th
 - 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 – Completed
 - Hawaiian Ti replacements on pool decks - Completed
 - Heron Landing Lantana replacement - Completed
 - Drake Elm replacement on North Durbin - Completed

2.



904.268.2626 tel
904.683.7327 fax

2662 Robert Street
Jacksonville, FL 32207

www.yellowstonelandscape.com

April 9th, 2026

Hurricane Update/Planning

Dear Valued Client:

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

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

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

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

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

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

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

Hurricane Pre-Approval Authorization Form

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

General Labor- \$130/ Man Hour

Arbor Crew Labor- \$210/ Man Hour

Landscape Truck Dump Fee- \$500/ Each

Grapple Truck Dump Fee- \$1500/ Each

Initials

Authorized Signature

Contact PH#

Print Name

Email Contact

PROPERTY NAME

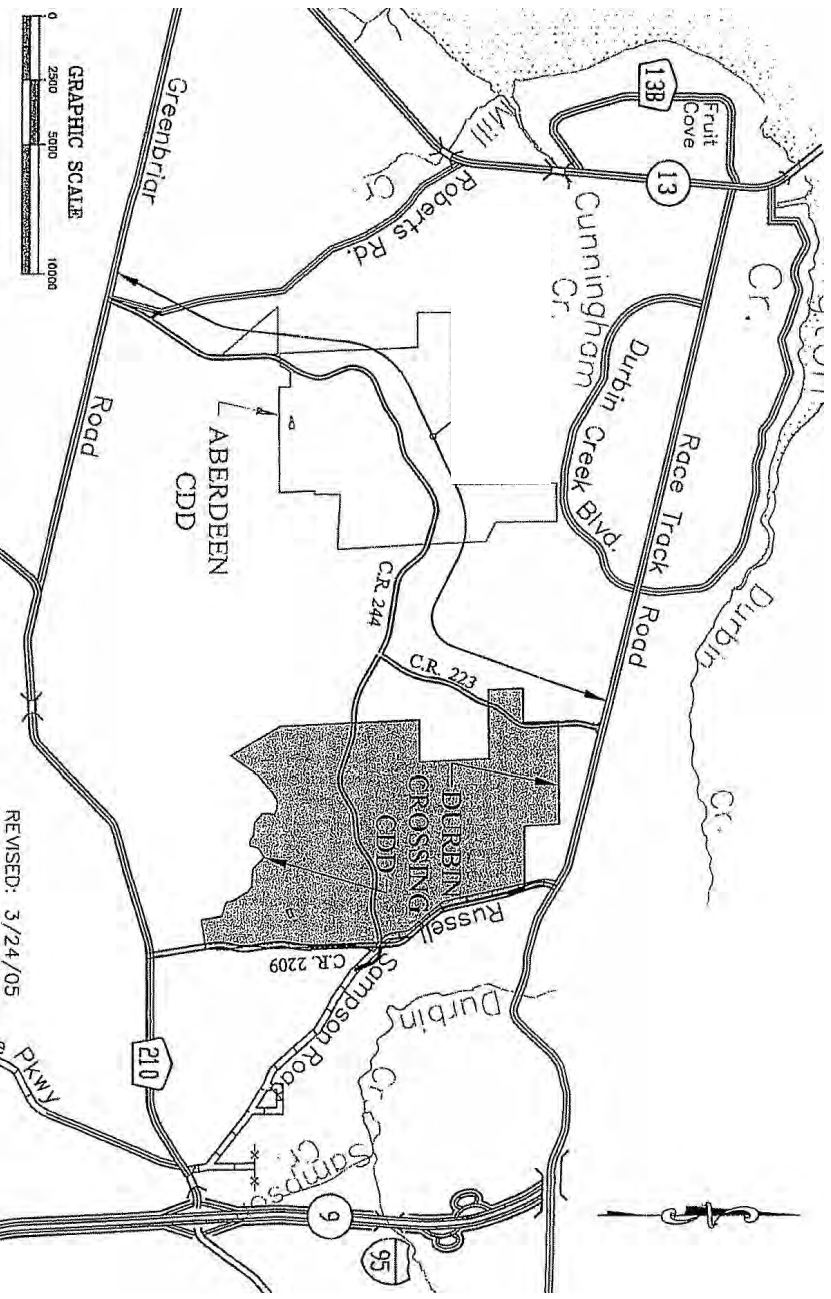
Alternate PH# (Land Line)



C.

2.

Durbin Crossing Community Development District Public Facilities Report



Prepared for:

**Durbin Crossing Community Development
Board of Supervisors**

Prepared By:



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

July 17, 2026

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY:

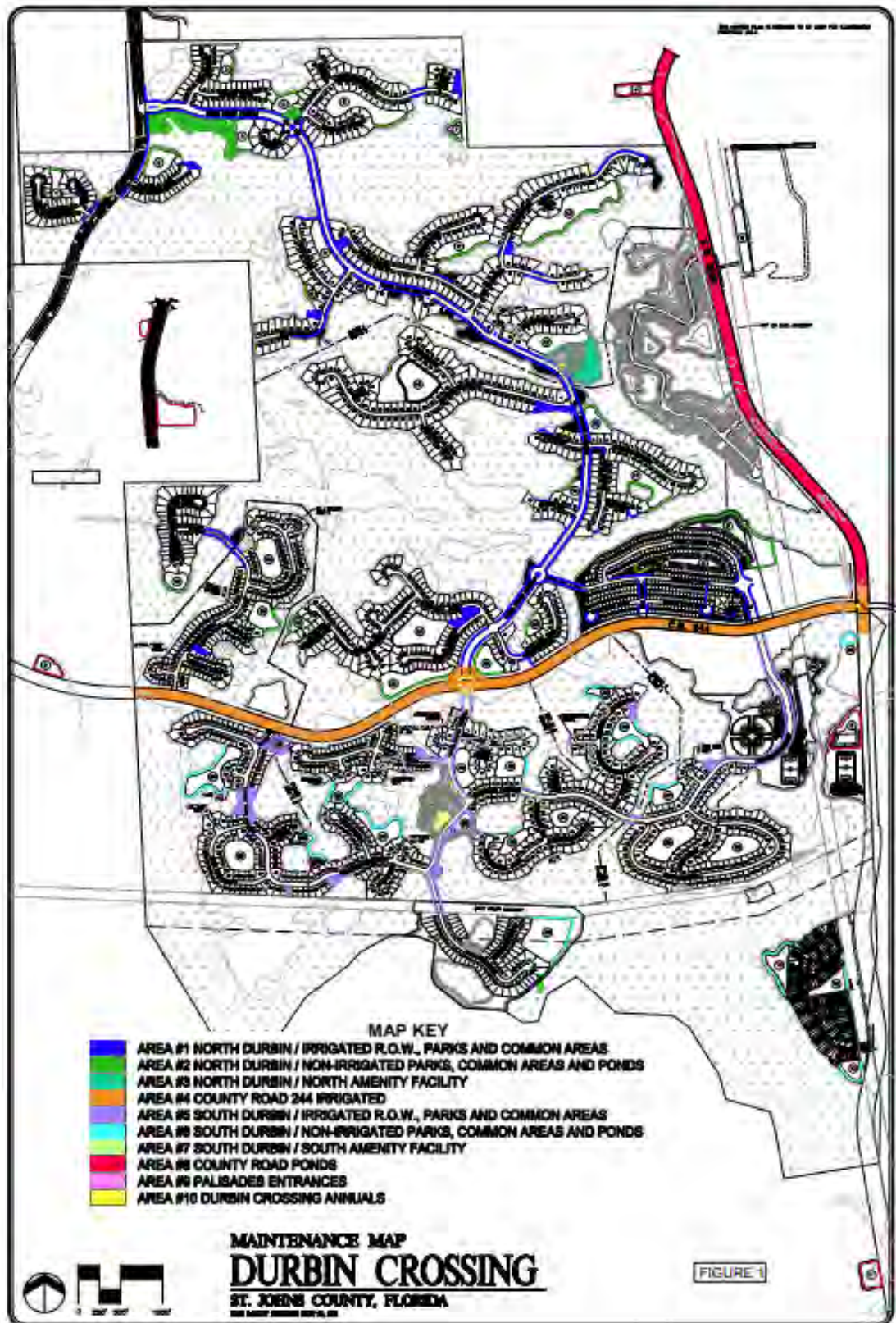
ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED
SIGNED AND SEALED AND THE SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES.





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





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

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

PURPOSE AND SCOPE

Pursuant to section 189.08, *Florida statutes*, the District is required to submit a public facilities report and annual notice of any changes to each local-general purpose government in which it is located, and certain information is required to be updated every seven (7) years. As the District Engineer, Yuro & Associates LLC was directed to complete this report on behalf of the Durbin Crossing CDD.

Section 189.08 states that the report and annual notice contain the following information.

1. *A description of existing public facilities owned or operated by the District, and each public facility that is operated by another entity, except a local general purpose government, through a lease or other agreement with the District.*
2. *A description of each public facility the District is building, improving, or expanding, or is currently proposing to build, improve, or expand within at least the next seven (7) years.*
3. *If the District currently proposes to replace any facilities identified above with the next 10 years, the date when such facility will be replaced.*
4. *The anticipated time the construction, improvement, or expansion of a public facility will be completed.*
5. *The anticipated capacity of and demands on each public facility when completed.*

GENERAL INFORMATION

The Durbin Crossing CDD currently encompasses approximately two thousand forty seven (2,047) acres of land located entirely within unincorporated St. Johns County, Florida. As a local unit of special-purpose government, the District provides an alternative means of planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction. The District owns, operates, and/or maintains certain public facilities within and outside of its boundary. These public facilities include recreational facilities, entry features, landscaping and irrigation, wetland mitigation areas and certain stormwater management facilities. A brief description of each is provided below.



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

PUBLIC FACILITIES

A. Recreational Facilities

The District designed, permitted and constructed three (3) types of recreational improvements within the boundaries of the District. The first type of recreational improvement constructed by the District is a community park consisting of four (4) lighted baseball fields, two (2) lighted soccer/football fields and associated parking. The community park has been transferred to St. Johns County for ownership, operation and maintenance.

The second recreational improvement constructed by the District consists of two (2) community centers. The first community center is located off of North Durbin Parkway. It is a multi-use recreation facility consisting of a clubhouse, bathrooms, family pool & children's water play area, playground equipment, tennis courts, basketball courts, recreational sports field, parking facilities and landscaping and lighting. The District owns, operates and maintains the community center and associated improvements.

The clubhouse building has an occupancy load of 67 persons. The pool deck has an occupancy load of 133 persons and the pool has a bather load capacity of 70 people.

The second community center is located off of South Durbin Parkway. It is a multi-use recreation facility consisting of a clubhouse/social hall, fitness equipment, bathrooms, family pool/competition pool, waterslide, wading pool, playground equipment, tennis courts, basketball courts, recreational sports field, parking facilities and landscaping and lighting. The District owns, operates and maintains the community center and associated improvements.

The clubhouse building has an occupancy load of 113 persons. The pool deck has an occupancy load of 128 persons and the pool has a bather load capacity of 195 people.

Both community centers and associated pool facilities were designed to serve 2,498 units (1,551 single-family units and 947 multi-family units at build-out). The current demands on the community centers vary based on the day-to-day use, weather, holidays, etc. During special events or at certain times of the year the facilities may operate near or at full capacity. We are not aware of any plans for expansion of the community centers within the next five years.

The third type of recreational improvement consists of small neighborhood parks throughout the community used for passive recreation. The District maintains the neighborhood parks. The neighborhood parks remain unimproved. There is capacity to install playground equipment or other improvements should the District elect to do so in the future. The current capacity of the neighborhood parks is sufficient to meet the demands of the residents of the District. We are not aware of any plans for expansion of the neighborhood parks within the next five years.



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B. Entry Features & Landscaping/Irrigation

The District currently operates and maintains several entry features/entry monuments within the boundaries of the District. The District maintains the entry features located at the intersection of Longleaf Pine Parkway and Durbin Parkway, at Veterans Parkway and North Durbin Parkway, at Longleaf Pine Parkway and St. Johns Parkway, at Longleaf Pine Parkway and Islesbrook Parkway, at Longleaf Pine Parkway and Tollerton Avenue, and at Longleaf Pine Parkway and Harbury Drive. These entry features consist of, among other items, landscaping, irrigation, lighting, signage, and monuments/towers. The District also operates and maintains numerous smaller neighborhood entry signs located at various communities accessed from North Durbin Parkway. In connection with these smaller neighborhood entry signs, the District also maintains approximately 4,300 lineal feet of a 6-foot high brick wall adjacent to North Durbin Parkway.

The District also currently operates and maintains landscaping and irrigation within Longleaf Pine Parkway, St. Johns Parkway, Veterans Parkway, North Durbin Parkway and various areas along South Durbin Parkway, Islesbrook Parkway and Willow Winds Parkway. Refer to the attached Exhibit entitled “Maintenance Map” for those common areas maintained by the District. The irrigation system is sufficient to meet the demands of the District. A demand/capacity analysis is not applicable to the entry features and landscaping. There are currently no plans for expansion of these facilities within the next five years.

C. Wetland Mitigation Areas

The wetland mitigation system consists of the creation, restoration and preservation of wetlands in accordance with the permit requirements from the St. Johns River Water Management District and The U.S. Army Corps of Engineers. The District owns and maintains these mitigation areas to ensure compliance with the applicable permits.

A demand/capacity analysis is not applicable to this facility. There are no plans for expansion of these mitigation areas within the next five years.

D. Stormwater Management Facilities

The District designed, permitted, constructed and/or acquired stormwater management facilities (SMF’s), and numerous outfall control structures throughout the District, which include outfall pipes and appurtenances thereto.

The District currently maintains the SMF’s as shown on the attached Exhibit entitled “Maintenance Map”. In connection therewith, the District inspects, cleans, mows, and treats the SMF’s to maintain water quality.

The stormwater management facilities are at full capacity and meet the demands of the District. There are no plans for expansion of these facilities within the next five years.



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

REPLACEMENT OF FACILITIES

The District currently has no plans for replacement of the District-owned facilities.

We appreciate the opportunity to assist with this Public Facilities Report. Please contact me at your convenience if you have any questions.

Sincerely,

Michael J. Yuro, P.E.
President
P.E. License No. 65247

E.

DURBIN CROSSING
General/Operations Manager's Report

Date of report 7-27-2026

Submitted by: Zach Davidson

New maintenance tech/No Board action required: Our new maintenance tech has been hired. His name is John Gunter he comes to us from Texas with a great background in maintenance. Ryan Miller, our lead maintenance tech, has been training him in all aspects of Durbin Crossings Day to day tasks and processes. He is a great addition to the Durbin Crossing maintenance team.

South lap pool pump motor/No Board action required: On Tuesday our maintenance staff arrived to find out the main pump motor was not on. After attempts at troubleshooting the issue, we were unable to get the motor to start. The vendor was contacted, and after his inspection he discovered that the VFD was bad. He was able to get the motor turned back on so we could reopen the pool. The proposal for the replacement of the VFD has been signed and sent over, we are just waiting to be scheduled to have this work completed.

Mailbox cluster/bike rack painting/No Board action required: On 7/16 painting of the mailbox clusters in Cloisterbane, Woodcross and Tollerton has started. Once those have been completed, we will move to the bike racks. This project will be done by our in-house maintenance staff.

Cattle gate/ fence install JEA easement/No Board action required: Project still in progress.

Community palm trimming/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. We have been having issues with solitude in communication and services for the month of July. I have reached out to the district manager of Solitude to request a sit-down meeting to discuss the issues and concern. I will continue to keep the board posted.

FIELD OPERATIONS UPDATES / No Board action required:

- Addressed down trees along North, South parkway and longleaf due to windstorms
- Cleaned out all pinestraw from Storm drains throughout the month.
- Performed playground inspections at North and South. All replaced parts needed have been ordered. No safety concerns were observed.
- Light checks at all monuments were performed in the week of 7/6, no issues were found.
- Tennis court light inspection was done on the week of 7/6; all lights are fully functional.
- Inspection of all sump pumps was performed in the week of 7/6. All pumps are fully functional.

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

zdavidson@vestapropertyservices.com



F.

DURBIN CROSSING
Amenity Manager's Report

Date of report 7/27/2026

Submitted by: Jack Morrow

Lifeguard Training Recap/No Board Action Required: Our lifeguards had another in-service training on Sunday, July 12th. We had almost 80% attendance, and those who could not make it will be attending the make-up date on Thursday, July 30th. We are expecting many of the lifeguards from the first in-service training this month to attend the make-up date for additional training/practice.

Our two wonderful lifeguard supervisors, Norah Shihadeh and Florentine Schmidt, helped me organize and run the training. The training included rescue training (for both passive and active saves), AED training, as well as each guard performing a rescue using the backboard.

After training, the lifeguards all ate dinner together and got to hang out by the pool, which they all seemed to enjoy. The feedback I received was that they were glad to have more practice with rescues and using the backboard.

Lifeguard Audits/No Board Action Required: Our Visual Awareness Testing with the lifeguards is ongoing. These tests are performed unannounced and at random, to help guards develop and maintain appropriate scanning, recognition, and reaction to potential emergency situations. We are auditing almost daily using rubber red balls.

Lifeguard Rescues/No Board Action Required: Alison Courtney, one of our first-year lifeguards, performed two separate saves on Friday, July 3rd. The first save was between the lap pool and rec pool area, where Alison entered the water from our first stand. The second save was for a child who came down the slide and could not get out of the current. Great job, Alison!

South Gym Elliptical Repair/No Board Action Required: One of the elliptical machines at the South Gym was out of order. Our vendor, Lifetime Fitness, came out and repaired the machine. It is now back up and running!

Cardio Equipment Inspection/No Board Action Required: Lifetime Fitness came out to perform their annual maintenance inspection on the new cardio equipment at the North and South gyms. They did not report any concerns.

904 Tennis Fall Session/No Board Action Required: The fall session for 904 Tennis begins on August 20th and goes through November 19th. Kate has invited them to attend one of our events to increase interest and participation in tennis lessons.

Summer Swim Lessons/No Board Action Required: Swim lessons are ongoing at North with Champion Swim School. They are currently operating on Sunday afternoons and will continue through the end of September.

South Gym Deep Cleaning Closure/No Board Action Required: The most recent Gym Deep Clean took place on Friday, July 3rd. We will continue doing this on the first Friday of every month, with the next one scheduled for August 7th, 2026.

North Staffing: North is currently staffed six days a week. Once school begins (August 10th), North will be staffed on Mondays, Wednesdays (early release), Fridays, Saturdays, and Sundays through the end of August. Our staff is continuing to do an excellent job monitoring the pool, assisting residents, and enforcing policies.

Pool/Slide Hours/No Board Action Required: The pool hours will remain unchanged for August. We are following the same schedule as last year. South will close at 9pm on Sundays, Tuesdays, Wednesdays, and Thursdays and 10pm on Fridays and Saturdays. The slide hours will remain unchanged for the first week of August. Once school begins, the slide will be open 5-8pm on Fridays, 11am-8pm on Saturdays, and 11am-7pm on Sundays.

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

jamorrow@vestapropertyservices.com



G.

7/27/2026

Submitted by: Kaitlyn Smith

COMMUNITY LIFESTYLE SURVEY

We would like to bring to the board a community-wide survey focused on events and lifestyle. This was an idea brought up in a lifestyle meeting, and after doing some digging, it seems like the last time the community was surveyed regarding lifestyle and events was several years ago. There is no current baseline for what the community wants when it comes to events, so we'd like to work with the Board of Supervisors and the community to create that baseline.

We'd like to propose sending a new survey to get a better feel for the community's wants and interests. We have created a draft of a survey so you can see the kind of questions we'd like to ask and the type of data we are looking to collect. We have discussed this survey with Supervisor Pollicino, and below are the concerns and responses in our discussion.

What specific insights are we hoping to gain? The last survey was years ago, and we no longer have the results of that survey. As I have been here almost a year, I'd like to gain insight into the general feeling regarding events, as well as changes or additions residents would like to see.

How will we ensure one response per household and limit to Durbin Crossing Residents? SurveyMonkey has a feature for IP address tracking, so we can limit responses to one per person, and include a line for residents to add their address for verification purposes.

Minimum Response Rate: As we have no baseline to go off, any response rate is appreciated. It is the residents' choice to vote, and we miss 100% of the shots we don't take.

Measuring success: We can measure success based off how much of a response we get, as well as the quality of the responses.

How do we plan to share results of the survey? We will roll out the results in a CDD meeting. Further Board guidance is requested on whether we share these results in an email blast or keep them on record in the board meeting.

If a community-wide survey is not ideal for the Board, we also brought up the idea of having a QR code or paper slips at each event to gauge resident feedback at the events themselves.

Please let us know your thoughts, and we are happy to answer any questions you may have.

Link to draft survey: <https://www.surveymonkey.com/r/HP2FWKP>

TABLE UPDATES & LEAD TIME

After discussing with the team at Wood You Gainesville, they let me know the lead time would be 7-8 weeks from payment. Attached below is the final invoice including all finishing and shipping.

Wood You Furniture of GV
2400 N Main Street
Gainesville, FL 32609

wygville@gmail.com

Sales Person:



Date: 06/23/2026 Cart: 20260623180140753 Customer: Vesta Property Services



WTC WTC-T-3878X TABLE

BOSTON EXTENSION TABLE

38.0" W x 78.0" D x 30.0" H

Extension Table: 38" w x 60" - 78" L (1) 18" Self Storing Leaf

Quantity: 5

Item Price: \$819.00

Total Price: \$4,095.00



WY WY-FINISH SERVICE



Furniture Finishing



0.0" W x 0.0" D x 0.0" H

Top: Stained Apron & Legs: Painted

Finish - Standard:

Finish - Paint: TBD

Quantity: 5

Item Price: \$415.00

Total Price: \$2,075.00

ETA to our Store = Approx 7-8 weeks from Order Date.

Merchandise Total \$6,170.00

Delivery: \$210.00

Estimated Tax: \$0.00

Cart Total: \$6,380.00

GARLAND DECISION FOR CHRISTMAS



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.





PAST EVENTS

Dude's Day (June 20th)

Budget: \$1400

Expected Attendance: 35

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. Unfortunately, weather demanded this event be rescheduled, resulting in a change in attendance. In the future, we will have a weather backup plan in case of inclement weather that include indoor activities, rather than rescheduling.

4th of July Summer Splash (July 4th)

Budget: \$800

Attendance: 180-200

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! This event was very successful, and every chair on the pool deck was filled, with many more in the pool.

UPCOMING EVENTS

Wild Wonders Reptile Show (July 30th)

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.

National Chocolate Chip Cookie Day (August 4th)

Budget: \$150

Estimated Attendance: 50

Minimum: N/A

To celebrate National Chocolate Chip Cookie Day, we are going to be handing out chocolate chip cookies at the South Amenity Center.

Back to School Bash (July 28th)

Budget: \$4,500

Estimated Attendance: 150-200

Minimum: 80

We will celebrate the return to school with an outdoor adventure day, featuring rock climbing, bungee jumping, tie-dye shirts and a lemonade bar!

Candle-Making Workshop (August 22nd)

Budget: \$350

Estimated Attendance: 30

Minimum: 15

Revenue: \$10 per person

Brass Cart Co. will be returning to Durbin Crossing to teach a candle-making workshop. Up to 30 residents will learn how to make a candle to take home with them.

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

klsmith@vestapropertyservices.com



FOURTEENTH 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	
Send a letter to the County each year 90 days before the budget cycle to request the County fund projects the District has requested	6/22/26	Daniel Laughlin	In Progress	Nov-26	Request the County to fund projects the District has requested prior to their budget cycle so it can be adopted in their final budget approval	
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.