

*Durbin Crossing Community
Development District*

AUGUST 24, 2026

AGENDA

Durbin Crossing Community Development District

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

August 17, 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, August 24, 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. Consideration of Pond Maintenance Proposals
- V. Review of Action Items
- VI. Approval of Consent Agenda
 - A. Minutes of the July 27, 2026 Meeting
 - B. Financial Statements
 - C. Assessment Receipts Schedule
 - D. Check Register
- VII. Acceptance of the Engagement Letter with Grau & Associates for the Fiscal Year 2026 Audit
- VIII. Discussion of the Fiscal Year 2027 Wish List

- IX. Consideration of Proposals for Updating the Capital Reserve Study (to be provided under separate cover)
- X. Public Hearing for the Purpose of Adopting the Fiscal Year 2027 Budget
 - A. Consideration of Resolution 2026-08, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2027
 - B. Consideration of Resolution 2026-09, Imposing Special Assessments and Certifying an Assessment Roll
- XI. Staff Reports
 - A. Landscape & Irrigation Maintenance Team – Report
 - B. District Counsel
 - C. District Engineer
 - D. District Manager
 - 1. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2027
 - 2. Consideration of Goals & Objectives for Fiscal Year 2027
 - E. General Manager – Report
 - F. Amenity Manager – Report
 - G. Lifestyle Manager – Report
- XII. Supervisors’ Request and Audience Comments
- XIII. Review of Action Items
- XIV. Next Scheduled Meeting – September 28, 2026 at 6:00 p.m. at the Durbin South Amenity Center
- XV. 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

TIGRIS

AUGUST 2026

145 South Durbin Parkway
St. Johns, FL 32259

DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT

Aquatic Management Program — Scope & Pricing

58 Stormwater Management Facilities · St. Johns County, Florida

TABLE OF CONTENTS

Every waterbody is unique.
Your service should be too.

Company Overview	3
Scope of Work	4
Equipment to be Used	7
Deliverables	8
Estimated Program Costs	9
How This Program is Priced	10
Additional Services Available	11
References	12
Safety Procedures	13
Next Steps	14

COMPANY OVERVIEW

TIGRIS

TIGRIS is a lake and pond management company dedicated to creating waters that thrive — and a company culture where people thrive.

As a platform company, TIGRIS brings together the industry's most talented and respected veterans in lake management, along with top-performing providers from across the nation. With the support and resources of a large national organization, we provide our clients the highest level of service and expertise.

We understand the importance of maintaining the ecological balance of ponds while also enhancing their aesthetic value. Our team uses innovative techniques and current technology to achieve both — across nuisance and invasive vegetation and algae management, surveys and mapping, water quality management, nutrient mitigation, and sediment evaluation and removal.

We are committed to long-term partnerships, working collaboratively to develop customized management plans that meet each client's specific needs and goals. Our approach is rooted in science-based practice and a deep respect for the natural environment.

PROTECT YOUR INVESTMENT WITH TIGRIS.

REGIONAL COVERAGE

Great Lakes

Northeast

Coastal Southeast

Florida

58

District ponds in scope

12

Service rotations per year

100%

Ponds with a written service record

tigrisusa.com · 844.4.TIGRIS · info@tigrisusa.com

SCOPE OF WORK

Base Grasses, Weed and Basic Algae Program

\$4,983.28

per month

\$59,799.36 annually

Twelve (12) scheduled service rotations per year. A rotation is a complete pass of all fifty-eight (58) District ponds, delivered over approximately four consecutive service days, so that every pond receives a scheduled service visit each month.

INCLUDED IN EVERY ROTATION

- Visual inspection of each pond, its shoreline and its visible outfall.
- Algae control using chelated and fine-particle copper-based algaecides, targeting filamentous and planktonic nuisance algae present at time of service.
- Shoreline and emergent vegetation control using aquatic-labeled glyphosate with approved surfactant — cattail, torpedograss, primrose willow, alligatorweed, para grass.
- Control of unwanted vegetation within rip-rap and stone bank stabilization areas.
- Removal of routine light floating trash and debris, disposed off site.
- A written per-pond service record for every pond on every rotation — date, technician, conditions observed, product applied and rate — delivered monthly in a format suitable for the District's agenda package.
- All labor, licensed applicator supervision, vehicles, equipment, fuel and the products described above.



Program Chemistry

The Base Program is delivered with two chemistries only: copper-based algaecides and aquatic-labeled basic herbicide, together with the adjuvants and surfactants required for their correct application.

These are proven, economical products appropriate for routine algae and shoreline vegetation management — and they are the reason the recurring price sits where it does. No other named chemistry is included.

AIM Continuous Monitoring

\$82.66

per waterbody, per year

\$6.89 per pond per month · 10 pond minimum

AIM observes each enrolled waterbody continuously between scheduled service visits, using satellite imagery analyzed for change in algae and vegetation cover. Conditions are identified as they develop rather than at the next visit — and each observation is retained, building a condition history the District has never had.



The same logic the District already applies to irrigation

The District's irrigation system is metered pond by pond and street by street — the adopted budget lists individual meters by number and address, each with its own monthly and annual figure, across a \$325,600 water and re-use line, with monthly inspection and a \$35,000 annual repair line behind it. Sod and irrigation replacement absorbed \$442,319 in a single fiscal year.

The District's fifty-eight ponds carry no instrumentation whatsoever. There is meter-level visibility on the water going onto the grass, and none at all on the ponds that water drains into.

ENROLL AT YOUR OWN PACE

Ponds enrolled	Monthly	Annual
10 (minimum)	\$68.88	\$826.60
29 (half)	\$199.76	\$2,397.14
58 (all)	\$399.52	\$4,794.28

The District may enroll all fifty-eight ponds, or begin with the 10 worst and add others as the value is demonstrated. Enrollment may be increased or reduced on thirty (30) days' written notice.

WHAT ENROLLMENT PROVIDES

- Continuous observation between visits, with material change flagged and investigated.
- A cumulative, year-over-year condition history for every enrolled pond.
- Long-term planning data — rank ponds by trend rather than by complaint, and program capital work before a problem becomes an emergency.

Submersed Vegetation & HAB Response

1 Invasive Submersed Vegetation Control

\$130.00 per acre-foot treated

Certain submersed species are genuinely detrimental and are controlled when they appear — hydrilla (*Hydrilla verticillata*), a listed noxious weed that forms dense surface canopies and impedes stormwater conveyance, and slender spikerush (*Eleocharis baldwinii*), which forms dense mats across pond bottoms.

Dosed to the volume of water treated, not surface area. Treated acres × average depth in feet = acre-feet.

Treated area	Avg depth	Volume	Charge
0.5 acres	3 ft	1.5 acre-ft	\$195
1.0 acres	4 ft	4.0 acre-ft	\$520
1.5 acres	4 ft	6.0 acre-ft	\$780
2.5 acres	5 ft	12.5 acre-ft	\$1,625

Lines above are performed only when a condition requires them and only on the District's written authorization. They are not estimated, not pre-billed, and not included in the recurring price.

2 Beneficial Submersed — Manicuring, Not Eradication

\$130.00 per acre-foot, applied only to the area being thinned

Vallisneria americana — eelgrass or tape grass — is a native submersed plant we recommend the District retain and manage rather than remove. It draws nutrients out of the water column and sediment: the same nutrients that would otherwise feed algae.

Eradicating it produces the opposite of what the District wants. The stand dies, the nutrients it was holding are released, and the predictable result is an algae bloom — a visible plant traded for an algae problem that is harder to control and more expensive to treat.

We manicure instead: selective thinning by spraying to keep growth below nuisance level while the stand itself is retained. Because only the portion being thinned is dosed, the treated volume — and the charge — is a fraction of whole-pond eradication.

3 Harmful Algal Bloom Response — Excluded

Applying a routine copper algaecide to an established cyanobacteria bloom can rupture the cells and release intracellular toxins into the water column. A suspected bloom requires identification, sampling and a decision on correct response — quoted at occurrence.

EQUIPMENT TO BE USED

Purpose-Built for Stormwater Pond Routes

Fifty-eight ponds on a monthly rotation is a route problem before it is a chemistry problem. Our equipment is selected for access, precision and documentation on small residential stormwater basins — not for open-water lake work.

T

Service Vehicles

Pick-up trucks and Mule-class UTVs for bank access to ponds set behind homes, along parkways and within rip-rap easements.

A

Application Systems

Calibrated backpack and skid-mounted spray systems for shoreline and emergent work; boat access identified at survey where a pond cannot be reached from the bank.

C

Calibration & Dosing

Systems calibrated on a scheduled basis so label rate is achieved consistently — the difference between a treatment that works and one that is repeated.

D

Digital Field Records

GPS and time-stamped per-pond records captured in the field on every rotation, feeding the monthly report the District receives.

S

AIM Satellite Monitoring

Continuous remote observation of enrolled waterbodies between visits, with change detection for algae and vegetation cover.

L

Licensed Applicators

All applications made by or under the supervision of a licensed Florida aquatic applicator, per EPA-registered aquatic labels.

DELIVERABLES

What Each Party Provides

TO BE PROVIDED BY TIGRIS

- All labor, materials, equipment, vehicles, fuel and licensed applicator supervision required to perform the scheduled program.
- Copper-based algaecide and aquatic-labeled basic herbicide with required adjuvants and surfactants.
- A written per-pond service record on every rotation — date, technician, conditions observed, product applied and rate.
- A consolidated monthly report formatted for inclusion in the District's Board agenda package.
- A no-charge baseline assessment of all 58 ponds prior to commencement — acreage, average depth, shoreline length, species present and condition.
- AIM monitoring output and flagged conditions for every enrolled waterbody, where Line 2 is awarded.
- Written scope and price for any as-needed work before it is performed, including pond, species, treated area, depth and resulting acre-feet.
- Certificates of insurance, applicator licenses and Safety Data Sheets on request.

TO BE PROVIDED BY THE DISTRICT

- Identification of the 58 stormwater management facilities included in the program, and notice of any change to that inventory.
- Reasonable vehicle and personnel access to all ponds and shorelines, including access across District easements.
- A single designated point of contact for reporting concerns and issuing authorizations.
- Written authorization prior to any as-needed work — invasive submersed control, beneficial submersed manicuring, or HAB response.
- Confirmation of the number of waterbodies to be enrolled in AIM monitoring.
- Notification of any resident concern, so it can be logged and addressed on the documented record.

Response to District-reported concerns within forty-eight (48) hours.

ESTIMATED PROGRAM COSTS

Program Budget

Line	Line item	Basis	Price
1	Base Grasses, Weed and Basic Algae Program — 58 ponds	12 rotations / year	\$4,983.28 / month
2	AIM Continuous Monitoring	Per waterbody, 10 pond min.	\$82.66 / waterbody / year
3	Invasive submersed vegetation control — as needed	Per acre-foot treated	\$130.00 / acre-foot
4	Beneficial submersed vegetation manicuring — as needed	Per acre-foot treated	\$130.00 / acre-foot
5	Harmful algal bloom (HAB) response	Quoted at occurrence	Excluded

RECURRING ANNUAL PROGRAM

\$59,799.36

Base Program — Line 1, billed monthly

PLUS AIM MONITORING

\$826.60 — \$4,794.28

10 ponds at minimum enrollment, up to all 58

Lines 3, 4 and 5 are quoted and authorized individually as conditions require, and are not included in the recurring figures above. Pond surface acreage and average depth have not yet been surveyed; the acre-foot rate is applied to volumes established by the no-charge baseline assessment.

HOW THIS PROGRAM IS PRICED

Why the program is priced in separate lines

It would be simpler to quote one all-inclusive monthly fee covering everything that might happen to fifty-eight ponds. We do not price that way, deliberately — and both reasons work in the District's favor.



It keeps the recurring price affordable

An all-inclusive fee must be priced for the worst case, because the contractor carries the risk of every treatment that might be required. In practice that means paying every month for problems most ponds will never have.

Pricing the routine work as the base program, and quoting specialist work only if and when it is genuinely needed, means the District pays the lower figure in the years it does not need that work — and pays for it only on the ponds and in the volumes that actually require it.



It keeps us, and our technicians, honest

Under an all-inclusive contract every treatment a technician performs comes directly out of the contractor's margin. That creates a quiet but real incentive not to look too hard — to walk past submersed growth, to record a developing condition as seasonal, to defer to the next visit. The District has no way of knowing, because the invoice is identical either way.

Separating the line items removes that incentive entirely. Identifying a problem costs our technician nothing and recommending it costs him nothing. The District receives an honest condition record for every pond and decides what is authorized.

We would rather quote a submersed treatment and be told no than hold a fee that quietly pays us to leave it alone.

ADDITIONAL SERVICES AVAILABLE

Pond Maintenance & Stormwater Solutions

Every waterbody is unique — your service should be too. Beyond this program, the following are available to the District at any time by separate proposal.

Fountains & Aeration

Installation, scheduled maintenance, repair and warranty service on fountain and aeration systems.

Surveys & Mapping

Bathymetry, vegetation and sedimentation surveys producing detailed maps of contours, sediment distribution and habitat.

Stormwater Inspections

Inspection and consulting so systems function as designed and comply with federal, state and local requirements.

Nutrient Remediation

Phosphorus and nutrient mitigation programs addressing the root cause of recurring algae rather than the symptom.

Mechanical & Dredging

Harvesters, hydro-rakes and amphibious equipment for chemical-free removal of dense vegetation; sediment and muck removal.

Shoreline Stabilization

Native plantings, rip-rap and hardscape options to stop or prevent bank erosion, or a combination of solutions.

Fisheries Services

Electrofishing assessments, fish stocking, trophy management and habitat enhancement.

Vector Control

Midge, mosquito and nuisance aquatic insect programs.

REFERENCES

Northeast Florida Communities & Districts

TIGRIS maintains recurring aquatic management programs across St. Johns, Duval, Nassau and Flagler counties, including several Community Development Districts of comparable scale to Durbin Crossing.

District / Community	County	Program	Contact
Trout Creek CDD (Shearwater)	St. Johns	Recurring CDD stormwater pond program	On request
Cross Creek North CDD	Clay	Recurring CDD stormwater pond program	On request
Cedar Pointe CDD	NE Florida	Recurring CDD stormwater pond program	On request
Sandridge CDD	NE Florida	Recurring CDD stormwater pond program	On request
Bainebridge CDD	Duval	Recurring CDD stormwater pond program	On request
Del Webb at Nocatee	St. Johns	Recurring community pond program	On request
City of Neptune Beach	Duval	Municipal stormwater and pond management	On request

Several of the districts listed above are within a short drive of Durbin Crossing and may be visited by any Supervisor who wishes to see the standard of work first hand. Additional references and direct contact information provided at the request of the District.

SAFETY PROCEDURES

Pond & Lake Management Operations

TIGRIS Aquatic Services LLC maintains a written Safety Manual and Hazard Communication Program governing all aquatic vegetation management, water quality treatment, aeration and shoreline work. The complete manual, SDS library, certificates of insurance and applicator licenses are available on request.

Program & Regulatory Compliance

Written to comply with OSHA 29 CFR 1910 and 1926, including HazCom 1910.1200. A designated Safety Officer maintains the hazardous chemical list, Safety Data Sheets, container labeling and all training records.

Licensing & Crew Training

Only certified aquatic pesticide applicators — or employees under the direct supervision of one — mix or apply any product. Training precedes first exposure, with monthly procedural reviews and documented annual refreshers.

Chemical Handling & Application

Labels are read in full before every use; off-label use is prohibited. Products are transported sealed, secured and labeled, never in the vehicle cab. Applications are confined to the target area with drift control.

Personal Protective Equipment

PPE is mandatory and provided at no cost — at minimum what each product label specifies. Inspected before each use; defective equipment is removed from service immediately.

Working Near or Over Water

USCG-approved life jackets are worn whenever a drowning hazard exists. A signed pre-task safety plan is completed before any work near or over water. Crews leave the water at the first sign of lightning.

Spill Prevention & Emergency Response

A written Chemical Spill Contingency Plan governs every release. Every chemical-carrying vehicle carries a fire extinguisher, spill kit and safety supply box. All incidents receive a formal investigation.

Contact Us

TIGRIS Aquatic Services LLC
 6869 Phillips Parkway Drive South
 Jacksonville, Florida 32256
 smetzger@tigrisusa.com
 904-997-0044

**Quote: 357668**

Quote Date: 08/14/2026
 Expiration Date: 11/12/2026

Bill To:

Durbin Crossing CCD
 145 South Durbin Parkway
 St. Johns, Florida 32259

Customer: Durbin Crossing CCD

145 South Durbin Parkway
 St. Johns, Florida 32259

Description	Unit Price	Qty	Amount
Aquatic Services - Annual Program Durbin Crossing Community Development District — 58 Stormwater Management Facilities 1. Base Grasses, Weed and Basic Algae Program Qty 12 Unit: Month Rate \$4,983.00 Annual \$59,796.00 Twelve (12) scheduled service rotations per year. A rotation is a complete pass of all fifty-eight (58) District ponds, delivered over approximately four consecutive service days, so that every pond receives a scheduled service visit each month. INCLUDED IN EVERY ROTATION: - Visual inspection of each pond, its shoreline and its visible outfall. - Algae control by application of chelated and fine-particle copper-based algaecides, targeting filamentous and planktonic nuisance algae present at the time of service. - Shoreline and emergent vegetation control by application of aquatic-labeled glyphosate with an approved aquatic surfactant - cattail, torpedograss, primrose willow, alligatorweed, para grass and comparable bank species. - Control of unwanted vegetation growing within rip-rap and stone bank stabilization areas adjoining the treated ponds. - Removal of routine light floating trash and debris from the pond surface, disposed off site. - A written per-pond service record for every pond on every rotation - date, technician, conditions observed, product applied and rate - delivered monthly in a format suitable for the District's agenda package. - All labor, licensed applicator supervision, vehicles, equipment, fuel and the copper and glyphosate products described above. PROGRAM CHEMISTRY: The Base Program is delivered with two chemistries only: copper-based algaecides and aquatic-labeled basic herbicide, together with the adjuvants and surfactants required for their correct application. These are proven, economical products appropriate for routine algae and shoreline vegetation			

management, and they are the reason the recurring price sits where it does. No other named chemistry is included.

2. AIM Continuous Monitoring (recommended above regular service)

Qty = ponds enrolled | Unit: Waterbody / Year | Rate \$82.66 |
Min 10 ponds
10 ponds \$826.60/yr · 29 ponds \$2,397.14/yr · 58 ponds \$4,794.28/yr
\$82.66 per waterbody per year - \$6.89 per waterbody per month.

AIM observes each enrolled waterbody continuously between scheduled service visits, using satellite imagery analyzed for change in algae and vegetation cover. Conditions are identified as they develop rather than at the next visit, and each observation is retained - building, pond by pond, a condition history the District has never had.

That instrumentation exists because the District learned what the alternative costs. Sod and irrigation replacement absorbed \$442,319 in a single fiscal year - a bill that arrives when deterioration is only visible after it has become failure.

The District's fifty-eight ponds carry no instrumentation whatsoever. There is meter-level visibility on the water going onto the grass, and none at all on the ponds that water drains into. AIM closes that gap for \$6.89 per pond per month.

WHAT ENROLLMENT PROVIDES:

- Continuous observation between service visits, with material change flagged and investigated.
- Interpretation by our technical team, with anything flagged carried into the monthly per-pond service record.
- A cumulative, year-over-year condition history for each enrolled pond - the basis for identifying which ponds are stable, which are declining, and where capital work will eventually be required.
- Long-term planning data. After two seasons the District can rank its ponds by trend rather than by complaint, and program capital work in the year before a problem becomes an emergency.

ENROLL AT YOUR OWN PACE:

Monitoring is priced per waterbody, minimum 10 ponds. The District may enroll all fifty-eight ponds, or begin with the 10 worst ponds and add others as the value is demonstrated. Enrollment can be increased or reduced at any time on thirty (30) days' written notice, and billing follows the number of ponds enrolled.

3. Invasive Submersed Vegetation Control - AS NEEDED

Qty = acre-feet treated | Unit: Acre-Foot | Rate \$130.00
\$130.00 per acre-foot treated. Performed only on the District's written

authorization; not estimated and not pre-billed.

Certain submersed species are genuinely detrimental and are controlled when they appear. These include hydrilla (*Hydrilla verticillata*), a listed noxious weed that forms dense surface canopies and impedes stormwater conveyance, and slender spikerush (*Eleocharis baldwinii*), which forms dense submersed mats across pond bottoms.

\$4,983.00

12

\$59,796.00

Control of these species requires systemic aquatic herbicides dosed to the volume of water treated, not to surface area. An acre-foot is one surface acre treated to one foot of average depth: treated acres multiplied by average depth in feet gives the treated volume.

0.5 acres x 3 ft avg depth = 1.5 acre-ft = \$195

1.0 acres x 4 ft avg depth = 4.0 acre-ft = \$520

1.5 acres x 4 ft avg depth = 6.0 acre-ft = \$780

2.5 acres x 5 ft avg depth = 12.5 acre-ft = \$1,625

- Where these species are identified, the District receives the affected pond, the species present, the estimated treated area and average depth, the resulting acre-feet and the charge - before any work is authorized.
- No submersed treatment is performed without the District's prior written authorization.

4. Beneficial Submersed Vegetation Manicuring - AS NEEDED

Qty = acre-feet treated | Unit: Acre-Foot | Rate \$130.00
\$130.00 per acre-foot treated, applied only to the area being thinned. Performed only on the District's written authorization.

Not every submersed plant is a problem, and one of the most common is an asset. *Vallisneria americana* - eelgrass or tape grass - is a native submersed plant that we recommend the District retain and manage rather than remove.

WHY WE ONLY MINIMALLY SPRAY IT:

Vallisneria draws nutrients directly out of the water column and the sediment.

Those are the same nutrients that would otherwise feed algae. A healthy stand competes with algae for nitrogen and phosphorus, holds the pond bottom in place so sediment is not resuspended into the water, and helps hold a pond in a clear-water condition.

Eradicating it produces the opposite of what the District wants. The stand dies, the nutrients it was holding are released back into the water, and the predictable result is an algae bloom - a visible plant the Board could see traded for an algae problem that is harder to control, more expensive to treat, and recurring. In our experience this is one of the most common and most costly mistakes made on

residential stormwater systems.

WHAT WE DO INSTEAD:

- Manicure rather than remove: selective thinning by spraying to keep growth below nuisance level while the stand itself is retained.
- Maintain open water and sightlines where residents expect them, and clear access at outfalls, weirs and control structures - as needed, at additional cost per request.
- Spray from shorelines and amenity frontages, rather than treating the pond as a whole.
- Monitor coverage over time - including through AIM - so that thinning is scheduled before growth becomes a complaint.

Manicuring is priced per acre-foot because the work is selective and strategically dosed with a product application. Because only the portion of the pond being thinned is dosed, the treated volume - and therefore the charge - is a fraction of what whole-pond eradication would cost. Each event is scoped and quoted in advance, and performed only on the District's authorization.

5. Harmful Algal Bloom (HAB) Response - EXCLUDED Qty 0 | Unit: Event | Rate: Quoted at occurrence

Treatment of harmful algal blooms - cyanobacteria, or blue-green algae - is not included in the Base Program and is quoted at the time of occurrence.

This exclusion is a technical judgment before it is a commercial one. Applying a routine copper algaecide to an established cyanobacteria bloom can rupture the cells and release intracellular toxins into the water column, making conditions worse rather than better. A suspected bloom calls for identification, appropriate sampling, a decision on the correct chemistry or nutrient-management response, and consideration of public notice. None of that should be undertaken by a technician on a routine rotation without diagnosis.

Where a suspected bloom is identified we notify the District promptly, advise on sampling and precautionary signage, and provide a specific written proposal for response.

WHY THE PROGRAM IS PRICED IN SEPARATE LINES

It would be simpler to quote one all-inclusive monthly fee covering everything that might happen to fifty-eight ponds. We do not price that way, deliberately, and both reasons work in the District's favor.

IT KEEPS THE RECURRING PRICE AFFORDABLE

An all-inclusive fee must be priced for the worst case, because the contractor carries the risk of every treatment that might be required. In practice that means paying every month for problems most ponds will never have. Pricing the routine work as the base program, and quoting specialist work only if and when it is genuinely needed, means the District pays the lower figure in the years it does not need the specialist work - and pays for that work only on the ponds and in the volumes that

actually require it.

IT KEEPS US, AND OUR TECHNICIANS, HONEST

This is the more important reason. Under an all-inclusive contract every treatment a technician performs comes directly out of the contractor's margin. That creates a quiet but real incentive not to look too hard - to walk past submersed growth, to record a developing condition as seasonal, to defer to the next visit. The District has no way of knowing, because the invoice is identical either way.

Separating the line items removes that incentive entirely. Our technicians are asked to find, record and report conditions accurately, and there is no financial reason for them to do anything else. Identifying a problem costs our technician nothing and recommending it costs him nothing. The District receives an honest condition record for every pond, decides what additional work is authorized, and can see exactly what it is paying for and why.

The trade-off, stated plainly: the District carries the cost of specialist treatments when they are genuinely required. We think that is the right trade, and it is why the recurring price sits where it does. We would rather quote a submersed treatment and be told no than hold a fee that quietly pays us to leave it alone.

Exclusions

The following are outside the Base Program. Each is available and is quoted when a condition requires it.

- Invasive submersed vegetation control and beneficial submersed manicuring - as-needed line items, on written authorization.
- Harmful algal bloom / cyanobacteria response.
- Any chemistry other than copper-based algaecides and aquatic-labeled basic herbicide.
- Aeration equipment, installation, service or power; fountains.
- Midge, mosquito and other aquatic insect management.
- Fish stocking, fish management and fish-kill response.
- Bathymetric survey, sediment or muck removal.
- Shoreline restoration, littoral planting, bank stabilization and erosion repair.
- Removal of large debris, or any item not reasonably removable by one person during a routine visit.
- Trash or debris removal from surrounding dry-land areas.
- Structural repair of outfalls, weirs, skimmers or control structures.
- Water quality laboratory testing and diagnostic panels.

Deposit & Payment

Deposit Required: \$0.00

Deposit Due: \$0.00

Summary

Subtotal: \$59,796.00

Total: \$59,796.00

Terms & Conditions

Customer Approval

Customer Signature	Name	Date



Annual Waterway Management Service Agreement

This Agreement made the date set forth below, by and between Florida Waterways, Inc., a Florida Corporation, hereinafter called "FLORIDA WATERWAYS", and

DURBIN CROSSING CDD

Attn: Zach Davidson, General Manager
145 S. Durbin Parkway
St. Johns, FL 32259

hereinafter called "CUSTOMER". The parties hereto agree as follows:

1. FLORIDA WATERWAYS agrees to manage certain lake(s), pond(s), and/or waterway(s) in accordance with the terms and conditions of this Agreement for a period of **twelve (12) months** from the date of receipt in the following location:

Seventy-two (72) annual visits for treatment and/or inspection of fifty-eight (58) wet detention ponds totaling approximately 88.6± acres as shown on Waterway Map

2. CUSTOMER agrees to pay FLORIDA WATERWAYS, its agents or assigns, each month the following sum for specified waterway management services:

Algae and Aquatic Vegetation Control (including Floating Vegetation)	\$ 4,425.00
Shoreline Grass Control	\$ INCLUDED
Debris Removal	\$ INCLUDED
Management Reporting	\$ INCLUDED
Triploid Grass Carp Stocking* w/ Included Permitting Assistance	\$ 8.50/fish
Water Quality & Chemistry Monitoring *	\$ INCLUDED
Florida Waterways 100% Control Guarantee	\$ INCLUDED
(Free Callback Service & Additional Treatments, if required)	

Total Recurring Monthly Service Charges \$ 4,425.00

*Services performed at FLORIDA WATERWAYS' sole discretion for the success of the Waterway Management Services Agreement.

3. FLORIDA WATERWAYS agrees to commence Waterway Management Services within fifteen (15) business days, weather permitting, from the date of receipt of this executed Agreement plus initial deposit and/or issuance of required government permits.

4. The terms and conditions appearing on the reverse side form an integral part of this Agreement, and CUSTOMER hereby acknowledges that they have read and are familiar with the contents thereof. Agreement must be accepted in its entirety to be considered valid.

By:
FLORIDA WATERWAYS

CUSTOMER

Jim Schwartz
Email: Jim@FloridaPond.com

Printed: _____

Proposal Date: August 14, 2026

Dated: _____

The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to FLORIDA WATERWAYS within ninety (90) days from the effective Proposal Date.

Terms & Conditions

- 1) The Algae and Aquatic Vegetation Control and Shoreline Grass Control Programs will be conducted in a manner consistent with Best Management Practices (BMPs) intended to prevent the stormwater management facility (SWMF) and associated control structures from becoming clogged or choked with vegetative or aquatic growth to such an extent as to render them inoperable. Control of vegetative and aquatic growth may take 30-90 days depending upon species, materials used and environmental factors.
- 2) FLORIDA WATERWAYS, in its sole discretion, will implement an Integrated Pest Management (IPM) Plan for CUSTOMERS site which may utilize chemical, mechanical-physical, biological and/or cultural procedures (as applicable) for controlling aquatic plants, including:
 - a. Class I Prohibited Aquatic Plants listed by the Florida Department of Agriculture and Consumer Services as cited Rule 5B-64.011, F.A.C.
 - b. Category I & II Invasive Plant Species listed by Florida Exotic Pest Plan Council (FLEPPC)

These listed plants have a tendency to spread or become invasive in an ecosystem, sometimes in a rapid manner, so as to impair the ecosystem's ability to function by altering its productivity, decomposition, water fluxes, nutrient cycling and loss, soil fertility, erosion, dissolved oxygen concentrations, or its ability to maintain its existing species diversity. These plants also have the ability to create dense, monospecific stands or monotypic stands which displace or destroy native plant habitat, destroy fish and wildlife habitats, inhibit water circulation, hinder navigation and irrigation, or severely restrict the recreational use of waterways.
- 3) Triploid grass carp stocking, if included, will be performed at stocking rates determined by FLORIDA WATERWAYS, within Florida Fish and Wildlife Conservation Commission permit guidelines. If deemed necessary, carp containment barriers will be coordinated with CUSTOMER at a rate of \$45.00/SF. FLORIDA WATERWAYS designs and fabricates the industry's best custom carp containment barriers out of welded aluminum construction. Barriers built by FLORIDA WATERWAYS are guaranteed to meet FWC's specifications.
- 4) CUSTOMER agrees to provide adequate access to the SWMF, including boat access. Failure to provide boat access may require re-negotiation or termination of this Agreement. If, at time of treatment, access to the site has been restricted and FLORIDA WATERWAYS is unable to provide services, FLORIDA WATERWAYS reserves the right to impose a fuel surcharge as may be necessary.
- 5) CUSTOMER agrees that the system will be kept free of debris, trash, garbage, oils and greases, and other refuse. Included debris removal by FLORIDA WATERWAYS is limited to small, incidental litter that may accumulate within the SWMF. Removal of large debris resulting from intentional or unintentional dumping, vandalism, or weather events may result in additional service charges. Agreements that include debris removal shall consist of: Removal of casual trash such as cups, plastic bags and other man-made materials up to 20 lbs. during regularly scheduled service visits. Large or dangerous items such as biohazards and landscape debris will not be included.
- 6) Under the Shoreline Grass Control Program, FLORIDA WATERWAYS will treat border vegetation to the SWMF's Normal Water Level (NWL) including, but not limited to torpedograss, cattails and other emergent vegetation such as woody brush and broadleaf weeds. Many of these species leave visible structure which may take several seasons to decompose. CUSTOMER is responsible for removing such structure if desired. CUSTOMER understands that during periods of prolonged drought, or due to a change in hydrological conditions, the SWMF's water level may fall below the NWL elevation. Treatment of border vegetation below the NWL will be coordinated between CUSTOMER and FLORIDA WATERWAYS and may result in a service surcharge.
- 7) CUSTOMER understands that the full Contract Term is annual (12-months) and, that, for convenience, the Contract Price has been spread over a twelve-month period, and will be billed in equal monthly installments, and that individual monthly billings do not reflect the fluctuating seasonal costs of service.
- 8) FLORIDA WATERWAYS, in implementing the IPM, will use methods that protect or restore fish and wildlife habitat. CUSTOMER understands that some beneficial vegetation may be required in a body of water to maintain a balanced aquatic ecological system. When deemed necessary, FLORIDA WATERWAYS may plant and/or nurture certain variety of plants, which for various reasons, help to maintain ecological balance.
- 9) FLORIDA WATERWAYS shall maintain the following insurance coverage: a) Automobile Liability; b) Comprehensive General Liability; c) comply with Florida's Workers Compensation Law (FSS Chapter 420) statutory limits.
- 10) FLORIDA WATERWAYS agrees to hold CUSTOMER harmless from any loss, damage, or claims arising out of the sole negligence of FLORIDA WATERWAYS; however, FLORIDA WATERWAYS, shall in no event be liable to CUSTOMER, or others, for indirect special or consequential damages resulting from any cause whatsoever.
- 11) This Agreement may be terminated without cause by either party upon a 30-day written notice to the other party. However, such termination does not relieve CLIENT of its obligation to pay the full Contract Price for the entire Contract Term. Any unpaid balance of the Contract Price shall become immediately due and payable upon termination.
- 12) Upon completion of the term of this Agreement, or any extension thereof, this Agreement shall be automatically extended for a period equal to its original term unless terminated by either party. If required, FLORIDA WATERWAYS may adjust the monthly recurring service charge amount after the original term. FLORIDA WATERWAYS will submit written notification to CUSTOMER thirty (30) days prior to effective date of adjustment. If CUSTOMER is unable to comply with the adjustment, FLORIDA WATERWAYS shall be notified immediately in order to seek a resolution. If necessary, CUSTOMER may terminate this Agreement according to the procedure outlined in #11 above.
- 13) Should CUSTOMER become sixty (60) days delinquent, FLORIDA WATERWAYS may place the account on hold for non-payment and CUSTOMER will continue to be responsible for the monthly service charge even if the account is placed on hold. FLORIDA WATERWAYS reserves the right to impose a monthly service charge on past due balances and/or cancel the Agreement. Monthly interest will accrue on delinquent accounts at a rate of 1.5% per month. Service may be reinstated once the entire past due balance has been received in full, including interest. Should it become necessary for FLORIDA WATERWAYS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to reasonable attorney's fees (including those on appeal) and court costs, and all other expenses incurred by FLORIDA WATERWAYS resulting from such collection action.

Waterway Map





Carp Program Information



Grass Carp Containment Barriers

Thank you for your interest in stocking your retention ponds with sterile Triploid Grass Carp fish. Triploid Grass Carp are effective for the biological control of aquatic weeds, including Hydrilla. The fish, native to Asia, feed on aquatic plants. Because they are non-indigenous to North America, the fish are bred sterile and the Florida Fish and Wildlife Conservation Commission restricts the sale, transportation, and possession of the fish in order to prevent the release of the fish in to natural habitats. A permit obtained from FWC is necessary for the use of Triploid Grass Carp.

As a condition of the permit, the stocked waterbody needs to have a method of fish containment, such as the use of a barrier. Before issuance of the permit, FWC will inspect the barriers to determine acceptability. Once barriers are approved, the permit is issued and the waterbody can be stocked with Triploid Grass Carp.

Enclosed, please find Florida Waterways, Inc.'s quote to fabricate and install the carp containment barriers at your pond. The barriers will be custom fabricated the exact size necessary for each pond outfall structure to the FWC's specifications.

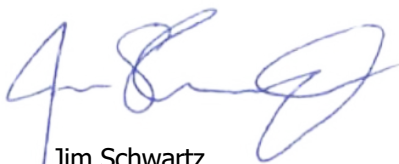
After many years of fabricating, repairing, and installing carp containment barriers, we have found welded aluminum construction to be the superior method. Our carp containment barriers use 6061-T6 Structural Aluminum frames and 5/8" round (6061-T6) slats. Where applicable, the barriers will be mounted within 2" Aluminum Channel (6063-T52) and fabricated with handles to allow for easy removal and periodic cleaning. If needed, the barriers can be made lockable to prevent vandalism or theft.

Aluminum is the far superior material for construction and the benefits of using aluminum are:

- Strength,
- Does not rust or require repainting,
- Lighter and easier to remove in a flood emergency,
- Smoother than other materials (rebar) and does not collect as many debris,
- Breaks less due to welded construction,
- Lower maintenance and repair of barriers,
- Lower failure rate.

Quality carp containment barriers are integral to a successful stocking program. Florida Waterways' industry leading fabrication methods and materials will help to secure your in Triploid Grass Carp and contribute to the success of an integrated management approach.

Thank you



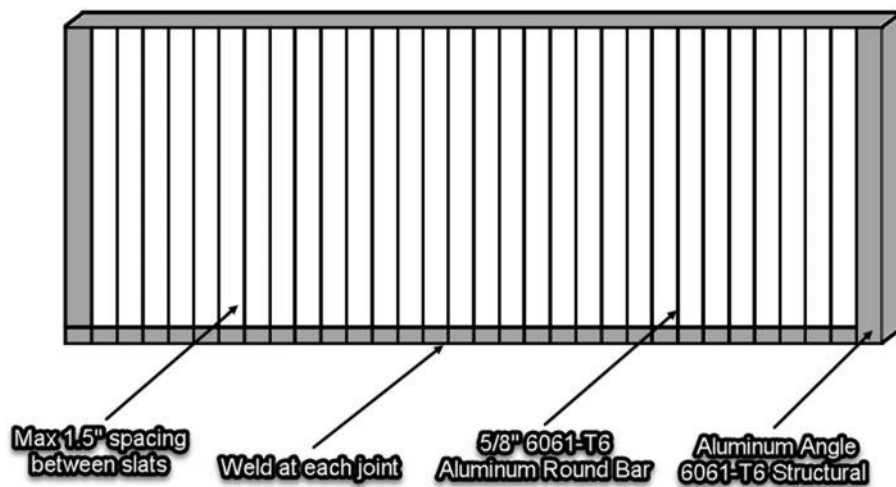
Jim Schwartz
Florida Waterways, Inc.

Typical Barrier Installation



Specifications of Grass Carp Containment Barrier

Front View





NEW CLIENT OFFER

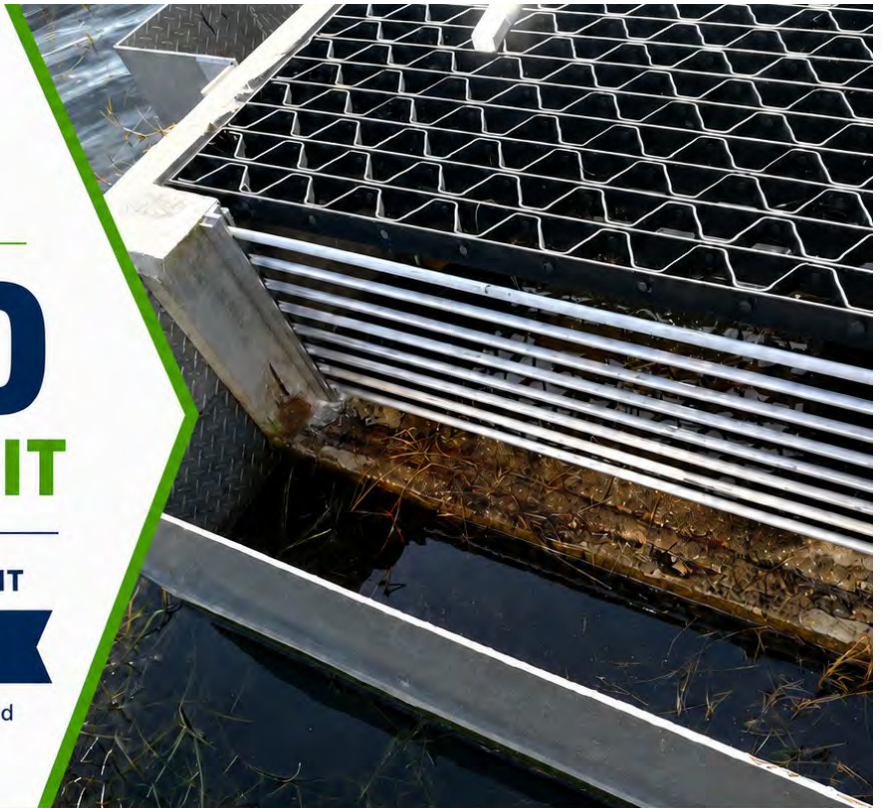
\$1,000
PROJECT CREDIT



NEW CLIENT INSTALLATION CREDIT

**TOWARD A NEW GRASS CARP
CONTAINMENT BARRIER PROJECT**

Receive a **\$1,000 credit** toward the fabrication and
installation of new Florida Waterways, Inc.
Grass Carp Containment Barriers.



CUSTOM FABRICATED TO YOUR
POND'S OUTFALL STRUCTURE



DURABLE WELDED
ALUMINUM CONSTRUCTION



EASY REMOVAL FOR
CLEANING & MAINTENANCE



ENGINEERED FOR STRENGTH
BUILT TO PERFORM



www.FloridaLake.com

FLORIDA WATERWAYS
INC.

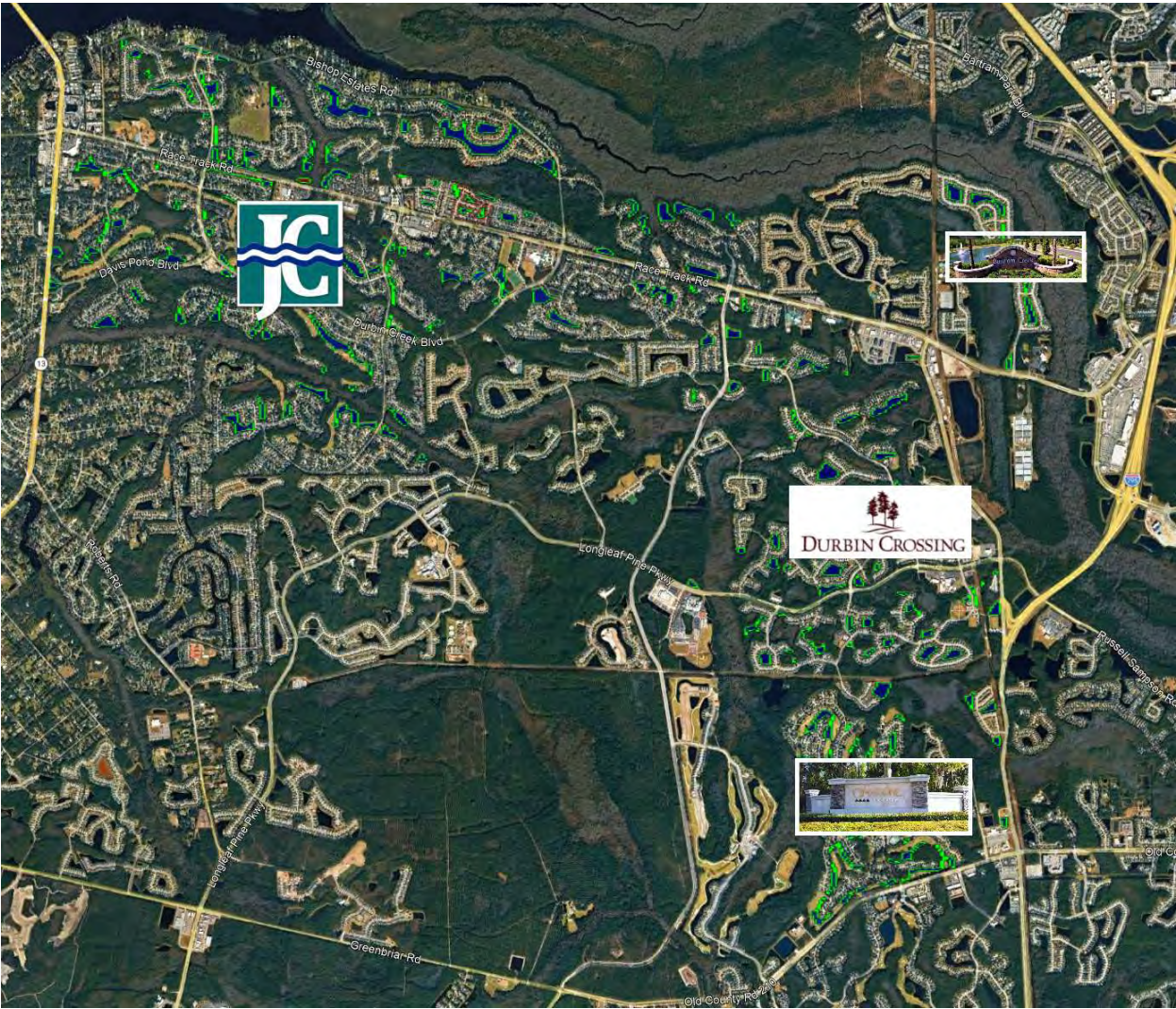


904.801.LAKE (5253)

Valid for Durbin Crossing CDD only. No Cash value.



References



Client:	Cimarrone Property Owners Association, Inc.
Contact:	Tony Marconi Board Member Tonymarconi1723@gmail.com Jon Montigny Ponds Committee Member jonmontigny@gmail.com Mary Marchiano Community Association Manager 904.342.2449 Ext. 0027 MMarchiano@rizzetta.com
Scope of Work:	Management of 21 of ponds, 54± total surface acres. Coordinated with HOA Infrastructure and Ponds Committee to study/sample community ponds with the objective of implementing phosphorus remediation programs for long term results. Attend monthly meetings.

Client:	Julington Creek Plantation Property Owners Association, Inc.
Contact:	Tammy Potter, LCAM General Manager P. 904-417-7600 X677 tpotter@vestapropertyservices.com Elaine Gallant Maintenance Committee Member & Former POA Board Member: Egallant1985@gmail.com
Scope of Work:	Management of 103 of ponds, 220± total surface acres. Integrated management plan. Coordinate with Grounds Committee to implement an integrated pest management (IPM) for management of community ponds. Attend monthly meetings.

Client:	Bartram Creek Homeowners Association, Inc.
Contact:	Becky Olsen, LCAM Sovereign-Jacobs P. 904-461-5556 bolsen@sovereign-jacobs.com
Scope of Work:	Management of 9 of ponds, 17.44± total surface acres. Integrated management plan. Attend meetings when requested.



Sample Service Report

Customer Service Report

Customer: St Johns Forest
Field Biologist: Cameron Ganim
FDACS License: CM28894

Date of Visit: 8/11/2026
Weather: 95 °F High
0% ☁

Waterway and Ditch Treatments

Site	1	2	3	4	5	6	7	8	9	10	11				
Algae	x	x			x			x							
Submersed Weeds															
Shoreline Grasses & Brush	x		x						x						
Floating Weeds															
Cleaned Barrier								x							
Pond Dye															
Inspection				x						x					
Debris Removal						x	x				x				
Dissolved Oxygen (mg/L)	7	6			6			7							

Comments: The algae on ponds 1,2,5 and 8 were treated during this visit. The shoreline grasses were sprayed on ponds 1,3 and 9. The ponds that were treated for algae will be inspected in two weeks to determine if a second treatment is necessary.

Carp Program

- ☐ Carp Observed
☒ Barriers Inspected

Flow

- ☐ None
☒ Slight
☐ Visible

Water Clarity

- ☐ < 1' ☒ 2-4'
☐ 1-2' ☐ >4'

Water Levels

- ☐ High
☒ Normal
☐ Low

Fish/Wildlife Observations

- | | | | | |
|--|------------------------------------|------------------------------------|------------------------------------|---|
| ☒ Bass | ☐ Anhinga | ☐ Woodstork | ☐ Turtles | ☐ Other Species: |
| ☐ Bream | ☐ Cormorant | ☐ Ducks | ☐ Snakes | _____ |
| ☐ Catfish | ☐ Egrets | ☐ Osprey | ☐ Alligator | _____ |
| ☒ Gambusia | ☐ Herons | ☐ Ibis | ☐ Frogs | _____ |

Native/Beneficial Vegetation Noted

- | | | | |
|--|---------------------------------------|-----------------------------------|--|
| ☐ Arrowhead | ☐ Bulrush | ☐ Lotus | ☐ Slender Spikerush |
| ☐ Cordgrass | ☐ Lily | ☐ Chara | ☐ Blue Flag Iris |
| ☒ Bacopa | ☐ Golden Canna | ☐ Naiad | ☐ Bladderwort |
| ☐ Pickerelweed | ☐ Spatterdock | ☐ Eelgrass | ☐ Pondweed |

Did you know? The coreopsis is Florida's official state wildflower. It occurs in a variety of colors ranging from yellow to pink.

Customer Service Report

Customer: St Johns Forest
 Field Biologist: Cameron Ganim
 FDACS License: CM28894

Date of Visit: 8/11/2026
 Weather: 95 °F High
 0% ☁



1



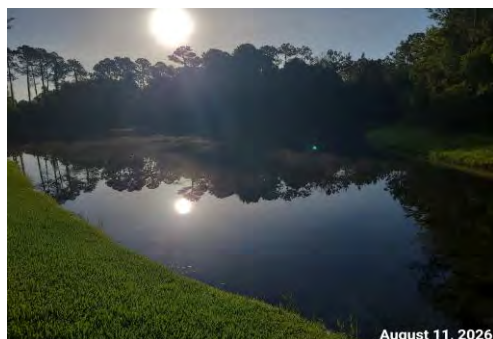
3



4 (2)



4



5



6

Did you know? The coreopsis is Florida's official state wildflower. It occurs in a variety of colors ranging from yellow to pink.

Customer Service Report

Customer: St Johns Forest
Field Biologist: Cameron Ganim
FDACS License: CM28894

Date of Visit: 8/11/2026
Weather: 95 °F High
0% ☁



7



9



10



11

Did you know? The coreopsis is Florida's official state wildflower. It occurs in a variety of colors ranging from yellow to pink.

Company Qualifications

Company Profile

Florida Waterways, Inc. is a State-wide environmental firm specializing in pond and lake management using solution focused, science-based approaches. Florida Waterways has a team of environmental professionals who specialize in multiple disciplines including: aquatic biology and ecology, limnology, entomology, soils, chemistry, sampling, and landscape sciences. Florida Waterways provides lake and pond management services for the North Florida Region and East Central Florida Region.

Florida Waterways is a full-service lake management provider offering annual pond and lake maintenance programs, aeration and fountain system installation and design, fish stocking and fisheries management, algae and aquatic weed control, mitigation and wetland management, and water quality restoration services.

Florida Waterways, Inc. was founded in February 2017 by Jim Schwartz, the company's principal who is involved in day-to-day operations and has been a licensed applicator since 2011.

- February 2027 marks 10-years as a business
- Summer 2026 will mark 15-years that Jim has been a licensed applicator
- Currently manage approximately 1,400+ aquatic sites for 125+ clients

Florida Waterways, Inc. is part of the community we serve. We are a Jacksonville Small and Emerging Business (JSEB), with our main office located at Philips Highway and JTB and a branch office in Daytona. Our local presence means:

- Faster response—we're minutes away, not hours.
- Local expertise—we know the waterways and seasonal challenges unique to NE FL
- Community investment—we hire local, buy local, and care about long-term results.

Florida Waterways, Inc. is locally owned and operated—not controlled by a distant corporation or private equity. Our company was built the traditional way: through hands-on work in the field and long-term relationships with our clients. That independence allows us to focus on service and results rather than financial returns for outside investors.

This means we are accountable to you, the client and our focus is on sustained results and long-term relationships, not short-term profits.



Licenses and Certifications & Staffing Plan



Jim Schwartz

Limnology, Aquatic Biology and Ecology Lead

Areas of Expertise:

Limnology, Biology, Ecology, Chemistry, Sampling, GIS

Specialized Qualifications:

Current Student, Masters of Fisheries and Aquatic Sciences, University of Florida

B.S., Florida State University
Clemson University | Master Pond Manager (MPM#00085)

Florida Dept. of Agriculture:

- Licensed Commercial Applicator – CM21147
- Aquatic Pest Control
- Right of Way Pest Control
- Natural Areas Weed Management
- Forest Pest Control
- Demonstration and Research
- Ornamental and Turf Pest Control
- Public Health Pest Control

Florida Fish and Wildlife Conservation Commission

- Freshwater Frog and Fish Dealer
- Authorized Triploid Grass Carp Supplier

University of Florida | IFAS

- Florida Master Naturalist
- Green Industries Best Management Practice Certified (GIBMP)
- Stormwater Qualified Inspector



Cameron Ganim

Aquatic Biologist

Areas of Expertise:

Fisheries, Sampling, Statistics

Specialized Qualifications:

B.S. Marine Science, Jacksonville University
FDACS – Licensed Commercial Applicator - CM28894

- Aquatic Pest Control, Natural Areas

Clemson University | Master Pond Manager



Eduardo Morales

Aquatic Biologist

Areas of Expertise:

Entomology, Soils, Landscape Sciences

Specialized Qualifications:

Bachelors in Agricultural Sciences, University of Puerto Rico at Mayaguez

FDACS – Licensed Commercial Applicator – CM500166

- Aquatic Pest Control

Clemson University | Master Pond Manager

Our Team's Advantage

- **Licensed Applicators** meeting all regulatory requirements
- **Ongoing Advanced Training** in stormwater best management practices
- **Experienced Field Crews** with years of hands-on work in Florida's unique water systems.
- **Professional Appearance** - uniformed, easily identifiable staff for security and trust.
- **Responsive Communication** - direct access for quick answers
- **Safety-Focused** - strict adherence to safety protocols for crews, residents, and wildlife.
- **Problem Solvers** - trained to identify and fix underlying issues,



Paul Mosteller

Aquatic Biologist

Specialized Qualifications:

B.S. Agricultural Mechanization & Business, Minor in Crop & Soil Environmental Sciences

FDACS – Licensed Commercial Applicator - CM27610

- Aquatic Pest Control; Right-of-Way

Clemson University | Certified Master Pond Manager



Melissa Schwartz

Admin & Communications Lead

Specialized Qualifications:

B.S. Florida State University

FDACS – Licensed Commercial Applicator – CM500141

Aquatic Pest Control



Brandon Sixto

Aquatic Biologist

Specialized Qualifications:

B.S., Agriculture and Natural Resources, University of Connecticut Stores

FDACS – Licensed Commercial Applicator – CM500281

- Aquatic Pest Control



Steven Pye

Aquatic Specialist / Fountains & Aeration Tech

Specialized Qualifications:

FDACS – Licensed Commercial Applicator - CM27344

- Aquatic Pest Control; Right-of-Way

Clemson University | Certified Master Pond Manager



Adolfo Figueroa

Aquatic Specialist / Crew Leader

Specialized Qualifications:

FDACS – Licensed Commercial Applicator - CM500280

- Aquatic Pest Control



Patrick Belk

Aquatic Biologist/Weed Scientist

Specialized Qualifications:

M.S., Agronomy, Minor in Fisheries & Aquatic Sciences
University of Florida

B.S., Plant & Environmental Science, Clemson University

FDACS – Licensed Applicator – PB14036

- Aquatic Pest Control, Natural Areas Weed Management

Pond Management Equipment List

- Nine (9) 4x4 Pickup Trucks
- Two (2) Pickup Trucks are outfitted with Spray Tank & Hose Reel in bed
- Six (6) Aquatic Spray Skiffs with Twin-Tank Spray Rigs
- Two (2) John Deere Gator Utility Vehicles with Twin-Tank Spray Rigs
- Two (2) Airboats with Spray Rig
- One (1) Crane Boat for Fountain Work & Work Boat Usage
- One (1) Mechanical Harvester
- One (1) Spray Drone with Liquid Tank & Granular Spreader
- Two (2) Utility Trailers
- Backpack Sprayers, incl. Battery Powered Backpack Sprayers
- Misc. Hand Tools (cattail cutters, brush cutter, chain saw, pole saw, etc...)
- Insulated & Aerated Live Haul Fish Box (can move 2,000+ 10" triploid grass carp)
- 6,880 SF of Office/Warehouse Space across two locations in Jacksonville & Daytona Beach
- Fully Stocked Chemical Inventory, Excellent Supplier Relationships



Mechanical Harvester



Major Lab Equipment List

- Hach DR3900 Laboratory VIS Spectrophotometer
- Hanna Instruments Multiparameter Benchtop Photometer (with COD) and pH
- Hanna Instruments Digestion Reactor
- Desiccator & Furnace
- 40X-2500X Magnification, Research-Grade Trinocular Microscope w/ camera
- Hanna Instruments Portable Phosphate Low Range Photometer x2
- In-Situ Aquatrol 500 Multiparameter Sonde
- Turner Designs AquaFluor (Chlorophyll-a and Phycocyanin)
- Ekman Dredge & Sieves for Sediment Samples, Midge Fly Assessments
- Field Kits with DO Snap Sticks, Multi-Parameter Testers, Secchi Disk
- Lowrance T12, with Broadband Transducer & WAAS GPS/GLONASS
 - Used for Bathymetric Surveys
 - Supporting Software:
 - BioBase Maps
 - ReefMaster



Our laboratory operates in compliance with **ISO/IEC 17025**, ensuring that all analytical procedures meet internationally recognized standards for accuracy, traceability, and quality assurance.

Sometimes treatments fail. In order to better understand treatment efficacy, we operate an in-house pond mesocosm.

One of the applications is where we conduct in-house “algae challenges” – where we trial tough to control, algicide resistant algae, with specific treatments.

While most of the industry is “spray and pray” – our stated mission is to apply science-based solutions and our mesocosm enhances that capability.



Compliance

Aquatic plant management is a heavily regulated industry, and these regulations exist to protect water quality, fisheries, and the public interest. Florida Waterways, Inc. operates within this regulatory framework through proper licensing, training, and adherence to all applicable federal and state requirements.

Because of our licensure with various agencies, we are subject to oversight from agencies such as:

Florida Department of Agriculture and Consumer Services (FDACS):

Chapter 487 and Chapter 388 License Holders – Pesticide and Mosquito Control Licenses

Registered Nursery No: 48027903

Permitted to Collect Non-Prohibited Aquatic Plants

Florida Fish and Wildlife Conservation Commission (FWC)

Freshwater Frog and Fish Dealer No: RFD-65510

Authorized Triploid Grass Carp Supplier TG-00040102

Aquatic Plant Management Permits

Florida Department of Environmental Protection (FDEP)

Stormwater Qualified Inspector

U.S. Environmental Protection Agency (EPA)

Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) - Pesticide Label Law

This helps ensure that treatments are performed safely, responsibly, and with approved products. This regulatory structure provides an important layer of accountability and transparency that helps ensure consumer confidence and environmental stewardship.

Our laboratory operates in accordance with **IEC/ISO 17025:2017**, the international standard for testing laboratory competence, ensuring the highest level of analytical accuracy, quality assurance, and data integrity.

Florida Waterways, Inc. is an **Accredited Member of the Society of Lake Management Professionals (SLMP)**. As such, we strictly adhere to the Accredited Member Company Professional Code of Ethics and Conduct:

<https://lakeprofessionals.org/wp-content/uploads/2017/03/SLMP-Code-of-Ethics.pdf>



As members of this profession, SLMP Accredited Member Companies are expected to exhibit the highest standards of honesty and integrity. Private lake management has a direct and vital impact on the quality of life for all people. Accordingly, the services provided by SLMP Accredited Member Companies require honesty, impartiality, fairness, and equity, and must be dedicated to the protection of the public health, safety, and welfare. SLMP Accredited Member Companies must perform under a standard of professional behavior that requires adherence to the highest principles of ethical conduct.

Insurance Documentation



FLORWAT-01

LDAGDAG

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
11/14/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER JP Perry Insurance, Inc 3342 Kori Road Jacksonville, FL 32257		CONTACT J. P. Perry Insurance NAME: PHONE (A/C, No, Ext): E-MAIL ADDRESS: FAX (A/C, No): (999) 268-2801															
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B	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☒ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY ☐			CA00020094	11/1/2025	11/1/2026	<table border="1"> <tr><td>COMBINED SINGLE LIMIT (Ea accident)</td><td>\$ 1,000,000</td></tr> <tr><td>BODILY INJURY (Per person)</td><td>\$</td></tr> <tr><td>BODILY INJURY (Per accident)</td><td>\$</td></tr> <tr><td>PROPERTY DAMAGE (Per accident)</td><td>\$</td></tr> <tr><td></td><td>\$</td></tr> </table>	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000	BODILY INJURY (Per person)	\$	BODILY INJURY (Per accident)	\$	PROPERTY DAMAGE (Per accident)	\$		\$				
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PROPERTY DAMAGE (Per accident)	\$																				
	\$																				
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION \$						<table border="1"> <tr><td>EACH OCCURRENCE</td><td>\$</td></tr> <tr><td>AGGREGATE</td><td>\$</td></tr> <tr><td></td><td>\$</td></tr> </table>	EACH OCCURRENCE	\$	AGGREGATE	\$		\$								
EACH OCCURRENCE	\$																				
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	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y / N N / A				<table border="1"> <tr> <td>PER STATUTE</td> <td>OTH-ER</td> </tr> <tr><td>E.L. EACH ACCIDENT</td><td>\$</td></tr> <tr><td>E.L. DISEASE - EA EMPLOYEE</td><td>\$</td></tr> <tr><td>E.L. DISEASE - POLICY LIMIT</td><td>\$</td></tr> </table>	PER STATUTE	OTH-ER	E.L. EACH ACCIDENT	\$	E.L. DISEASE - EA EMPLOYEE	\$	E.L. DISEASE - POLICY LIMIT	\$						
PER STATUTE	OTH-ER																				
E.L. EACH ACCIDENT	\$																				
E.L. DISEASE - EA EMPLOYEE	\$																				
E.L. DISEASE - POLICY LIMIT	\$																				
A	Pollution			SSEP1318250AEM	11/1/2025	11/1/2026	<table border="1"> <tr><td>Pollution</td><td>\$ 1,000,000</td></tr> </table>	Pollution	\$ 1,000,000												
Pollution	\$ 1,000,000																				

Insurance Documentation



CERTIFICATE OF LIABILITY INSURANCE

Acc#: 3154965

DATE (MM/DD/YYYY)
12/29/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER AON RISK SERVICES SOUTH, INC 3550 LENOX ROAD NORTHEAST, SUITE 1700 ATLANTA, GA 30326	CONTACT NAME: PHONE (A/C, No, Ext): 844-398-0470 FAX (A/C, No): E-MAIL ADDRESS: certs@peoplease.com
	INSURER(S) AFFORDING COVERAGE NAIC #
	INSURER A: Indemnity Insurance Company of North America 43575
	INSURER B:
	INSURER C:
	INSURER D:
	INSURER E:
	INSURER F:

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☐ HIRED AUTOS ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	C7430381A	01/01/2026	01/01/2027	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000



North Florida Office

6950 Philips Highway

Unit 24

Jacksonville, FL 32216

(904) 801-LAKE (5253)

Lake & Pond Management

Services Overview



FLORIDA WATERWAYS, INC.
Your Trusted Waterway Advisors
www.FloridaLake.com

PROVEN LAKE MANAGEMENT SOLUTIONS

Florida Waterways, Inc. is a State-wide environmental firm specializing in pond and lake management using solution focused, science-based approaches. Florida Waterways has a team of environmental professionals who specialize in multiple disciplines including: aquatic biology and ecology, limnology, entomology, soils, chemistry, sampling, and landscape sciences. Florida Waterways provides lake and pond management services for the North Florida Region, Central Florida Region and Tampa Bay Region.

Florida Waterways is a full-service lake management provider offering annual pond and lake maintenance programs, aeration and fountain system installation and design, fish stocking and fisheries management, algae and aquatic weed control, mitigation and wetland management, and water quality restoration services.



Why Florida Waterways, Inc?

THE FLORIDA WATERWAYS GUARANTEE

We put our money where our mouth is. When you purchase a service contract with the **100% Control Guarantee**, we mean just that! Algae and nuisance vegetation are a thing of the past. We provide a cost quote and that is all you pay... regardless of whether it takes 2 applications or 10! Bar none, this is the best warranty in the business.



Licensed and Insured

Our Field Biologists are properly licensed with the Florida Department of Agriculture and Consumer Services for the services we offer and the locations we work in.

We carry General Liability Insurance, Automobile Insurance and Workers Compensation Coverage.

Knowledgeable

Florida Waterways has a team of environmental professionals who specialize in multiple disciplines including: aquatic biology and ecology, limnology, entomology, soils, chemistry, sampling, and landscape sciences.

Responsive

Immediate service when needed due to local concentration of professional staff.

Equipped

Our work takes us to some challenging environs. We've made the investment in a fleet of specialized equipment so we have the right tools for the job.

Accredited

As a company Florida Waterways is an Accredited Member of the Society of Lake Management Professionals, member of the Florida Lake Management Society, and the Florida Aquatic Plant Management Society.

Our staff consists of degreed environmental professionals, Clemson University Master Pond Managers and University of Florida | Florida Master Naturalists.



PROVEN LAKE MANAGEMENT SOLUTIONS

ALGAE & AQUATIC WEED CONTROL

- Control and maintenance of excessive algae
- Control and maintenance of nuisance aquatic weeds
- Control and maintenance of shoreline grasses and brush
- Scheduled inspections and monitoring
- Management reporting
- Trash and debris removal



FLOATING FOUNTAIN DISPLAYS & AERATION SYSTEMS

Sales, service and installation of floating fountains and diffused bottom aeration systems. We carry top-tier manufactures with industry leading warranties for peace of mind. Bathymetric models of diffused bottom aeration systems to custom design systems specified for your unique waterway.



TRIPLOID GRASS CARP & FISHERIES MANAGEMENT

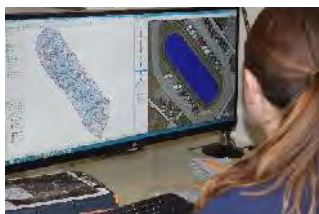
Triploid Grass Carp are effective for the biological control of aquatic weeds, but require a permit through FWC. As a condition of the permit, the stocked waterbody needs to have a method of fish containment, such as the use of a barrier. We design and fabricates the industry's best custom carp containment barriers out of welded aluminum construction.

Florida Waterways is a Freshwater Frog & Fish Dealer and an FWC Authorized Triploid Grass Carp Supplier.



WATER QUALITY MONITORING & CONSULTING

Our team of experienced environmental professionals is available to help diagnose and determine the underlying conditions which may affect your waterway. We do mitigation planting and monitoring, bathymetry and sedimentation studies, water chemistry testing and monitoring and algae identification. By understanding the science behind the problems, we can provide you with cost effective solutions.



FIFTH 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 Santcuary Round-a-Bout as Follow Up to Previous Letter	1/26/26	Daniel Laughlin	In Progress	May-26	Draft Letter to Commissioner Whitehurst about adding lighting at the Sanctuary round-a-about to increase visibility and prevent accidents which have occurred in the past	Letter was sent 2/12/26
Get Pricing for E-Bike Parking Areas for North & South Amenity Centers and Benches Throughout the Community	1/26/26	Zach Davidson	In Progress	May-26	Get pricing to add parking areas for e-bikes at North & South amenity centers. Also get pricing and locations to add benches in common areas in the community	
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.

SIXTH 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, July 27, 2026 at 6:00 p.m. at the Durbin South Amenity Center, 145 South Durbin Parkway, St. Johns, Florida.

Present and constituting a quorum were:

Peter E. Pollicino	Chairman
Shalene B. Estes	Vice Chair
Sarah Gabel Hall	Supervisor
Jason Harrah	Supervisor
Shawna Berden	Supervisor

Also present were:

Daniel Laughlin	District Manager
Ryan Dugan	District Counsel by telephone
Kate Smith	Vesta/Amenity Services Group
Jack Morrow	Vesta/Amenity Services Group
Scott Smith	Vesta/Amenity Services Group
Zach Davidson	Vesta/Amenity Services Group
Richard Craig	Yellowstone
Garrett Cannady	Yellowstone

The following is a summary of the discussions and actions taken at the July 27, 2026 meeting.

FIRST ORDER OF BUSINESS

Pledge of Allegiance

Mr. Laughlin called the meeting to order at 6:00 p.m. and led the pledge of allegiance.

SECOND ORDER OF BUSINESS

Roll Call

Mr. Laughlin called the roll.

THIRD ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

FOURTH ORDER OF BUSINESS

Review of Action Items

Mr. Laughlin reviewed the status of the items on the action items list.

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

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

FIFTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Minutes of the June 22, 2026 Meeting

B. Financial Statements

C. Assessment Receipt Schedule

D. Check Register

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

SIXTH ORDER OF BUSINESS

Discussion of Adding Benches in Community

The board and staff discussed proposed locations of the ten benches to be installed, taking into consideration, convenience, shade and space.

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

On MOTION by Mr. Pollicino seconded by Mr. Harrah with all in favor staff was authorized to move forward with the purchase and installation of ten benches in the approved locations in an amount not to exceed \$35,000 subject to final approval by Supervisor Estes.

SEVENTH ORDER OF BUSINESS

Discussion of the Fiscal Year 2027 Budget

Mr. Laughlin stated this is a placeholder and will be adopted next month. There have been no changes since are approved it. There is no proposed increase in assessments.

EIGHTH ORDER OF BUSINESS

Discussion of the Fiscal Year 2027 Wish List

Mr. Davidson reviewed the items on the 2027 wish list, copy of which was included in the agenda package.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2026-06
Declaring Surplus Tangible Property (old
Amenity room tables)**

On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor Resolution 2026-06 was approved.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2026-07
Declaring a Vacancy in Seat 5**

Mr. Laughlin stated Resolution 2026-07 declares a vacancy in seat 5, currently held by Ms. Estes. We will send out an eblast to remind people of the vacancy and at the November meeting the four board members will appoint someone to fill that vacancy.

On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor Resolution 2026-07 was approved.

ELEVENTH ORDER OF BUSINESS

**Consideration of Hold Harmless Agreement
to Install Fence on JEA Easement**

Mr. Laughlin stated I have gone through the process with JEA and sent them everything they needed, they approved the fence installation, the final step is to sign their hold harmless agreement. I sent it to Mike for review and he had comments, which JEA approved. This agreement is with district's counsel's review and consent.

On MOTION by Mr. Harrah seconded by Ms. Estes with all in favor the hold harmless agreement to install the fence on the JEA easement was approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. Landscape Maintenance Team

1. Report

A copy of the Yellowstone landscape report for July was included in the agenda package.

2. Hurricane Planning Update

On MOTION by Mr. Pollicino seconded by Ms. Estes with all in favor the hurricane update/planning was approved.

B. District Counsel

There being none, the next item followed.

C. District Engineer

1. Traffic Study Report

Mr. Laughlin stated I forwarded the email to you from the engineer with the response from the county following up on the recommendations from the traffic study.

Ms. Estes stated I think we need to push back because we are about to get a gas station and Publix.

Mr. Harrah stated the best way to do this is to go to a public meeting.

Mr. Laughlin stated you can go; you just can't discuss district business. You can go as a resident and mention that you are a member of the board, but you can't represent the whole board without prior authorization.

Mr. Harrah stated I think we should put them on notice in a public letter that goes to our residents as well that says we are tracking what you said, we are still concerned because of the Publix and additional commercial infrastructure coming in the community.

Ms. Estes stated I think Greg Caldwell should be on this email and he is not on here. It needs to be specifically addressed.

Mr. Harrah stated and copy all the commissioners. Do you want to do that?

Ms. Estes stated I will do that and work with the district manager.

Ms. Hall stated I feel the traffic is always going faster from the west than the east. On the east side we have large entrances, so you know you are entering a neighborhood. On the west we have a tiny entrance sign, maybe it should be bigger, so people realize they are going into a neighborhood. It's just a thought.

Mr. Laughlin stated one of my district's requested that a speed sign that shows the speed be installed and the county approved it.

Mr. Harrah stated let's do it.

Mr. Laughlin stated I will get with Mike on the requirements for the sign and get some proposals to do that work.

2. Acceptance of the 2026 Public Facilities Report

On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor the 2026 public facilities report was accepted.

D. District Manager

There being none, the next item followed.

E. General Manager - Report

Mr. Davidson reviewed the general manager's 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 – Report

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

THIRTEENTH ORDER OF BUSINESS Supervisor's Requests and Audience Comments

There being none, the next item followed.

FOURTEENTH ORDER OF BUSINESS Review of Action Items

Mr. Laughlin stated the only thing I will add is the letter that Shalene and I will work on.

FIFTEENTH ORDER OF BUSINESS Next Scheduled Meeting – August 24, 2026 at 6:00 p.m. at the Durbin South Amenity Center

Mr. Laughlin stated the next meeting is scheduled for August 24, 2026 at 6:00 p.m. in the same location.

On MOTION by Mr. Harrah seconded by Ms. Estes with all in favor
the meeting adjourned at 7:58 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Durbin Crossing
Community Development District

Unaudited Financial Reporting
July 31, 2026



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

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 183,807	\$ -	\$ 196,651	\$ 380,458
Investments:				
State Board of Administration (SBA)	2,789	-	840,861	843,649
Custody	965,470	-	1,851	967,321
Series 2017A1				
Reserve	-	1,343,722	-	1,343,722
Revenue	-	1,478,378	-	1,478,378
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	\$ 1,157,266	\$ 3,000,783	\$ 1,039,363	\$ 5,197,412
Liabilities:				
Accounts Payable	\$ 52,195	\$ -	\$ -	\$ 52,195
Total Liabilities	\$ 52,195	\$ -	\$ -	\$ 52,195
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 5,000	\$ -	\$ -	\$ 5,000
Deposits	200	-	-	200
Restricted for:				
Debt Service - Series	-	3,000,783	-	3,000,783
Assigned for:				
Capital Reserve Fund	-	-	1,039,363	1,039,363
Unassigned	1,099,871	-	-	1,099,871
Total Fund Balances	\$ 1,105,071	\$ 3,000,783	\$ 1,039,363	\$ 5,145,217
Total Liabilities & Fund Balance	\$ 1,157,266	\$ 3,000,783	\$ 1,039,363	\$ 5,197,412

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 2,960,402	\$ 2,960,402	\$ 2,977,129	\$ 16,727
Interest Income	20,000	20,000	26,354	6,354
Insurance Proceeds	-	-	12,626	12,626
Other Revenues	30,000	25,000	11,296	(13,704)
Total Revenues	\$ 3,010,402	\$ 3,005,402	\$ 3,027,406	\$ 22,003

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 10,000	\$ 9,400	\$ 600
FICA Taxes	918	765	719	46
Assessment Roll Administration	5,732	5,732	5,732	-
Engineering Fees	13,000	10,833	11,605	(772)
Dissemination Fees	8,253	6,878	6,978	(100)
Attorney Fees	50,000	41,667	46,066	(4,400)
Annual Audit	4,600	4,600	5,000	(400)
Trustee Fees	11,880	9,900	10,650	(750)
Arbitrage	1,200	1,200	1,200	-
Impact Fee Administration	17,196	14,330	14,330	-
Management Fees	58,837	49,031	49,031	-
Information Technology	1,720	1,433	1,433	-
Website Maintenance	1,146	955	955	-
Telephone	800	667	248	419
Postage	3,000	2,500	1,766	734
Printing & Binding	2,000	1,667	392	1,274
Insurance General Liability	9,550	9,550	8,997	553
Legal Advertising	2,000	1,667	929	738
Other Current Charges	700	583	13	570
Office Supplies	150	125	7	118
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 204,857	\$ 174,257	\$ 175,626	\$ (1,370)

Operations & Maintenance

Amenity Center

Insurance	\$ 45,064	\$ 45,064	\$ 41,380	\$ 3,684
Repairs & Replacements	110,000	91,667	70,253	21,414
Recreational Passes	2,000	2,000	2,900	(900)
Office Supplies	5,000	4,167	3,647	520
Permit Fees	4,500	3,750	3,092	658
Utilities				
Water & Sewer	38,900	32,417	28,302	4,115
Electric	28,600	23,833	27,770	(3,936)
Cable/Phone/Internet	22,000	22,000	24,123	(2,123)
Security System	1,000	833	789	44

Durbin Crossing
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
<u>Amenity Center Management Contracts</u>				
Managerial (Vesta)	263,168	219,307	219,306	-
Staffing (Vesta)	281,809	234,841	234,841	-
Lifeguards (Vesta)	101,135	84,279	76,931	7,348
Mobile App/Website (Vesta)	3,605	3,004	3,004	-
Refuse Service	11,500	9,583	11,256	(1,672)
Pool Chemicals	35,700	29,750	30,717	(967)
Special Events	50,000	41,667	40,928	738
Holiday Décor	20,000	20,000	20,052	(52)
Pest Control	8,000	6,666	6,998	(332)
Pressure Washing	9,000	7,500	3,630	3,870
Fitness Equip Maintenance	8,500	7,083	1,121	5,962
Subtotal Amenity Center	\$ 1,049,481	\$ 889,411	\$ 851,040	\$ 38,371
Grounds Maintenance				
Electric	\$ 10,000	\$ 8,333	\$ 7,361	\$ 972
Water & ReUse	325,000	270,833	188,330	82,504
Streetlighting	75,000	62,500	73,744	(11,244)
Lake Maintenance	57,289	47,741	47,723	18
Landscape Maintenance	579,135	482,613	482,612	-
Landscape Contingency	103,381	86,151	94,495	(8,344)
Mulch	65,000	65,000	67,200	(2,200)
Sod/Irrigation Replacement	450,000	450,000	468,856	(18,856)
Islesbrook Rd Sod Replacement	77,587	64,656	45,207	19,449
Fuel	900	750	740	10
Irrigation Repairs	35,000	29,167	18,926	10,241
Subtotal Ground Maintenance	\$ 1,778,292	\$ 1,567,743	\$ 1,495,193	\$ 72,550
Total Operations & Maintenance	\$ 2,827,773	\$ 2,457,154	\$ 2,346,234	\$ 110,921
Excess (Deficiency) of Revenues over Expenditures	\$ (22,227)	\$ 373,991	\$ 505,547	\$ 131,554
Total Expenditures	\$ 3,032,629	\$ 2,631,411	\$ 2,521,860	\$ 109,551
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)	\$ 373,991	\$ 505,547	\$ 131,554
Fund Balance - Beginning	\$ 22,227		\$ 599,525	
Fund Balance - Ending	\$ -		\$ 1,105,071	

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	\$ 25,617	\$ -	\$ -	\$ 2,977,129
Interest Income		1,424	933	331	469	2,912	4,421	4,940	3,908	3,946	3,070	-	-	26,354
Insurance Proceeds		-	10,760	-	-	-	1,866	-	-	-	-	-	-	12,626
Other Revenues		1,528	-	-	904	-	-	5,385	140	1,946	1,394	-	-	11,296
Total Revenues	\$	15,059	\$ 229,446	\$ 2,537,180	\$ 7,816	\$ 104,390	\$ 32,983	\$ 53,606	\$ 4,048	\$ 12,799	\$ 30,080	\$ -	\$ -	\$ 3,027,406

Expenditures:

General & Administrative:

Supervisor Fees	\$	1,000	\$ 600	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 800	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ 9,400
FICA Taxes		77	46	77	77	77	77	77	61	77	77	-	-	719
Assessment Roll Administration		5,732	-	-	-	-	-	-	-	-	-	-	-	5,732
Engineering Fees		3,075	1,573	185	1,018	1,018	2,240	648	648	1,203	-	-	-	11,605
Dissemination Fees		688	688	688	688	688	688	788	688	688	688	-	-	6,978
Attorney Fees		5,457	9,197	3,976	4,780	4,768	7,237	2,352	6,092	2,208	-	-	-	46,066
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	1,433	-	-	14,330
Management Fees		4,903	4,903	4,903	4,903	4,903	4,903	4,903	4,903	4,903	4,903	-	-	49,031
Information Technology		143	143	143	143	143	143	143	143	143	143	-	-	1,433
Website Maintenance		96	96	96	96	96	96	96	96	96	96	-	-	955
Telephone		22	43	13	20	15	32	13	8	53	29	-	-	248
Postage		161	612	20	195	168	122	19	180	104	185	-	-	1,766
Printing & Binding		39	15	32	19	22	47	69	72	23	55	-	-	392
Insurance General Liability		8,997	-	-	-	-	-	-	-	-	-	-	-	8,997
Legal Advertising		86	-	173	86	86	86	86	-	239	86	-	-	929
Other Current Charges		-	-	-	-	-	-	-	-	-	13	-	-	13
Office Supplies		1	1	1	1	1	1	1	1	1	1	-	-	7
Dues, Licenses & Subscriptions		175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$	37,084	\$ 19,349	\$ 12,738	\$ 14,458	\$ 14,417	\$ 18,104	\$ 23,477	\$ 15,123	\$ 12,168	\$ 8,709	\$ -	\$ -	\$ 175,626

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	6,889	-	-	70,253
Recreational Passes		-	-	-	400	400	-	500	400	600	600	-	-	2,900
Office Supplies		155	632	351	-	579	436	526	265	288	416	-	-	3,647
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	3,329	-	-	28,302
Electric		3,130	3,222	2,479	2,728	2,802	527	2,927	3,080	3,319	3,556	-	-	27,770
Cable/Phone/Internet		2,339	2,340	2,377	2,446	2,446	2,446	2,448	2,450	2,446	2,383	-	-	24,123
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
Amenity Center Management Contracts													
Managerial (Vesta)	21,931	21,931	21,931	21,931	21,931	21,931	21,931	21,931	21,931	21,931	-	-	219,306
Staffing (Vesta)	23,484	23,484	23,484	23,484	23,484	23,484	23,484	23,484	23,484	23,484	-	-	234,841
Lifeguards (Vesta)	-	828	-	-	-	7,729	7,428	-	35,453	25,492	-	-	76,931
Mobile App/Website (Vesta)	300	300	300	300	300	300	300	300	300	300	-	-	3,004
Refuse Service	1,003	1,290	1,079	1,082	1,084	1,072	1,074	1,134	1,174	1,264	-	-	11,256
Pool Chemicals	3,058	3,058	3,280	3,181	3,181	2,076	3,181	3,181	3,260	3,260	-	-	30,717
Special Events	8,119	3,145	8,466	2,906	1,894	2,777	841	5,154	4,844	2,783	-	-	40,928
Holiday Décor	8,948	-	1,252	-	9,053	-	-	800	-	-	-	-	20,052
Pest Control	470	1,070	950	541	541	541	1,264	541	541	541	-	-	6,998
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	\$ 96,229	\$ -	\$ -	\$ 851,040
Grounds Maintenance													
Electric	\$ 660	\$ 718	\$ 715	\$ 788	\$ 797	\$ 740	\$ 745	\$ 742	\$ 731	\$ 724	\$ -	\$ -	\$ 7,361
Water & ReUse	19,735	18,493	23,439	24,015	23,845	9,437	15,185	15,998	18,681	19,501	-	-	188,330
Streetlighting	6,326	6,650	6,484	6,901	7,378	11,580	7,570	7,074	6,999	6,782	-	-	73,744
Lake Maintenance	4,699	4,699	4,944	5,189	4,699	4,699	4,699	4,699	4,699	4,699	-	-	47,723
Landscape Maintenance	48,261	48,261	48,261	48,261	48,261	48,261	48,261	48,261	48,261	48,261	-	-	482,612
Landscape Contingency	1,867	15,676	25,102	3,725	8,322	-	410	10,851	2,600	25,941	-	-	94,495
Mulch	-	67,200	-	-	-	-	-	-	-	-	-	-	67,200
Sod/Irrigation Replacement	-	-	384,225	21,381	16,142	20,570	-	-	-	26,538	-	-	468,856
Islesbrook Rd Sod Replacement	-	-	1,426	18,562	25,218	-	-	-	-	-	-	-	45,207
Fuel	90	62	58	29	53	70	133	80	84	79	-	-	740
Irrigation Repairs	4,562	-	4,942	2,717	3,570	-	1,500	-	-	1,635	-	-	18,926
Subtotal Ground Maintenance	\$ 86,201	\$ 161,760	\$ 499,597	\$ 131,567	\$ 138,286	\$ 95,358	\$ 78,503	\$ 87,706	\$ 82,056	\$ 134,161	\$ -	\$ -	\$ 1,495,193
Total Operations & Maintenance	\$ 204,895	\$ 230,269	\$ 579,320	\$ 204,400	\$ 216,295	\$ 167,232	\$ 151,506	\$ 162,537	\$ 199,391	\$ 230,389	\$ -	\$ -	\$ 2,346,234
Total Expenditures	\$ 241,979	\$ 249,618	\$ 592,058	\$ 218,857	\$ 230,711	\$ 185,336	\$ 174,983	\$ 177,661	\$ 211,559	\$ 239,098	\$ -	\$ -	\$ 2,521,860
Excess (Deficiency) of Revenues over Expenditures	\$ (226,919)	\$ (20,172)	\$ 1,945,121	\$ (211,041)	\$ (126,322)	\$ (152,353)	\$ (121,377)	\$ (173,613)	\$ (198,760)	\$ (209,018)	\$ -	\$ -	\$ 505,547
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)	\$ (198,760)	\$ (209,018)	\$ -	\$ -	\$ 505,547

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 July 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 3,054,876	\$ 3,054,876	\$ 3,068,846	\$ 13,970
Special Assessments - Prepayments	-	-	13,557	13,557
Interest Income	20,000	20,000	108,930	88,930
Total Revenues	\$ 3,074,876	\$ 3,074,876	\$ 3,191,334	\$ 116,458
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	\$ 169,596	\$ 101,458
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 68,139	\$ 68,138	\$ 169,596	\$ 101,458
Fund Balance - Beginning	\$ 1,252,781		\$ 2,831,187	
Fund Balance - Ending	\$ 1,320,919		\$ 3,000,783	

Durbin Crossing
Community Development District
Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues				
Miscellaneous Revenue/Interest Income	\$ 32,075	\$ 26,729	\$ 27,068	\$ 339
Impact Fees	-	-	1,063	1,063
Total Revenues	\$ 32,075	\$ 26,729	\$ 28,131	\$ 1,402
Expenditures:				
Capital Outlay	\$ 200,000	\$ 166,667	\$ 27,000	\$ 139,667
Repair and Replacement	100,000	83,333	91,347	(8,013)
Irrigation Enhancement	43,487	36,239	-	36,239
Bollard/Rope Replacement	50,000	41,667	-	41,667
Exterior Door Enhancement	90,000	75,000	-	75,000
Other Current Charges	20,000	16,667	3,800	12,867
Total Expenditures	\$ 503,487	\$ 419,572	\$ 122,147	\$ 297,426
Excess (Deficiency) of Revenues over Expenditures	\$ (471,412)		\$ (94,016)	
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)		\$ (94,016)	
Fund Balance - Beginning	\$ 1,425,358		\$ 1,133,378	
Fund Balance - Ending	\$ 953,946		\$ 1,039,363	

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	01/26/2026	6,640.89	6,442.41	13,083.30
7	02/19/2026	104,603.37	101,477.14	206,080.51
8	03/13/2026	27,517.89	26,695.47	54,213.36
INTEREST	04/8/2026	2,678.30	2,598.26	5,276.56
9	04/23/2026	41,936.52	40,683.19	82,619.71
TAX CERTIFICATES	06/22/2026	7,119.86	6,907.07	14,026.93
10 (APR-JUN DIST)	07/2/2026	26,406.36	25,617.16	52,023.52
		-	-	
		-	-	
		-	-	
TOTAL TAX ROLL RECEIPTS		3,068,846.31	2,977,129.36	6,045,975.67
TAX ROLL % COLLECTED		100.6%	100.6%	100.6%

D.

Durbin Crossing
Community Development District

Check Run Summary
July 31, 2026

Fund	Date	Check No.	Amount
General Fund			
Payroll	7/29/26	50960-50964	\$ 923.50
			Sub-Total \$ 923.50
Accounts Payable	7/1/26	7664-7667	\$ 5,340.34
	7/9/26	7668-7678	135,877.00
	7/14/26	7679-7689	36,304.71
	7/28/26	7690-7693	4,723.56
			Sub-Total \$ 182,245.61
Capital Reserve Fund			
Accounts Payable			\$ -
			Sub-Total \$ -
Wells Fargo Credit Card*			
	7/28/26	June Purchases	\$ 3,629.12
			Sub-Total \$ 3,629.12
Total			\$ 186,798.23

*Wells Fargo Credit Card Invoices available upon request

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50960	11	SARAH G HALL	184.70	7/29/2026
50961	13	JASON S HARRAH	184.70	7/29/2026
50962	8	PETER E POLLICINO	184.70	7/29/2026
50963	18	SHALENE B ESTES	184.70	7/29/2026
50964	19	SHAWNA R BERDEN	184.70	7/29/2026
TOTAL FOR REGISTER			923.50	

ATTENDANCE SHEET

District: Durbin Crossing CDD

Meeting Date: July 27, 2026

	Supervisor	In Attendance	Fees
1.	Shawna Berden <i>Assistant Secretary</i>	☒	\$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	EXPENSED TO INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	...
7/01/26	00056	6/15/26	449462	202606	320-53800-45509					*	279.99		
			ANN SECURITY PHONE LINE-S										
								ATLANTIC SECURITY				279.99	007664
7/01/26	00109	7/01/26	13129563	202607	320-53800-45510					*	1,104.57		
			JUL POOL CHEMICALS NORTH										
		7/01/26	13129563	202607	320-53800-45510					*	27.61		
			JUL FUEL SURCHARGE NORTH										
								POOLSURE				1,132.18	007665
7/01/26	00109	7/01/26	13129563	202607	320-53800-45510					*	2,076.26		
			JUL POOL CHEMICALS SOUTH										
		7/01/26	13129563	202607	320-53800-45510					*	51.91		
			JUL FUEL SURCHARGE SOUTH										
								POOLSURE				2,128.17	007666
7/01/26	00474	6/11/26	162-26	202606	320-53800-44200					*	1,800.00		
			FNL PMT-EXTERIOR PAINTING										
								ST JOHNS PAINTING LLC				1,800.00	007667
7/09/26	00478	6/30/26	TW6796	202606	320-53800-44200					*	1,502.00		
			INSTALL 1PH SUPER FLO STA										
								CROWN POOL CLEANING INC				1,502.00	007668
7/09/26	00439	6/30/26	47523	202606	320-53800-44200					*	125.00		
			INSTAL PUSH TO RELEASE										
								DYNAMIC SECURITY PROFESSIONALS INC				125.00	007669
7/09/26	00021	7/01/26	551	202607	310-51300-34000					*	4,903.08		
			JUL MANAGEMENT FEES										
		7/01/26	551	202607	310-51300-55000					*	95.50		
			JUL WEBSITE ADMIN										
		7/01/26	551	202607	310-51300-35100					*	143.33		
			JUL INFORMATION TECH										
		7/01/26	551	202607	310-51300-32500					*	1,433.00		
			JUL IMPACT COLLECTION FEE										
		7/01/26	551	202607	310-51300-31300					*	687.75		
			JUL DISSEMINATION SVCS										
		7/01/26	551	202607	310-51300-51000					*	.66		
			OFFICE SUPPLIES										
		7/01/26	551	202607	310-51300-42000					*	185.31		
			POSTAGE										
		7/01/26	551	202607	310-51300-42500					*	55.20		
			COPIES										
		7/01/26	551	202607	310-51300-41000					*	29.22		
			TELEPHONE										
								GOVERNMENTAL MANAGEMENT SERVICES				7,533.05	007670
								DURB DURBIN CROSS TLEE					

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT	#
7/09/26	00370	6/29/26	3764126	202605	310-51300-31500	MAY GENERAL COUNSEL	*	2,139.00		
						KUTAK ROCK LLP			2,139.00	007671
7/09/26	00098	4/28/26	12811150	202607	320-53800-45511	DUDES NIGHT OUT EVT-7/17	*	1,159.00		
						PROGRESSIVE ENTERTAINMENT INC			1,159.00	007672
7/09/26	00283	7/02/26	PSI28427	202607	320-53800-46800	JUL26 LAKE MAINTENANCE	*	4,698.73		
						SOLITUDE LAKE MANAGEMENT LLC			4,698.73	007673
7/09/26	00469	6/30/26	7778719	202606	310-51300-48000	NOTICE OF MEETING-6/22/26	*	86.32		
						USA TODAY MEDIA CORP			86.32	007674
7/09/26	00252	6/30/26	433404	202606	320-53800-45501	JUN26 LIFEGUARDS	*	24,405.54		
						VESTA PROPERTY SERVICES INC			24,405.54	007675
7/09/26	00252	7/01/26	433089	202607	320-53800-45517	JUL FACILITY MANAGER	*	8,348.92		
		7/01/26	433089	202607	320-53800-46000	JUL OPERATIONS MANAGER	*	6,362.22		
		7/01/26	433089	202607	320-53800-45502	JUL GENERAL MANAGER	*	7,219.50		
		7/01/26	433089	202607	320-53800-45507	JUL JANITORIAL SERVICES	*	2,373.46		
		7/01/26	433089	202607	320-53800-45505	JUL POOL MAINTENANCE	*	3,244.65		
		7/01/26	433089	202607	320-53800-45518	JUL MAINTENANCE TECHS	*	4,617.26		
		7/01/26	433089	202607	320-53800-45503	JUL FACILITY ATTENDANTS	*	7,286.79		
		7/01/26	433089	202607	320-53800-45515	JUL FACILITY MONITORS	*	5,961.91		
		7/01/26	433089	202607	320-53800-45210	JUL MOBILE APP	*	300.42		
						VESTA PROPERTY SERVICES INC			45,715.13	007676
7/09/26	00354	5/31/26	W0-25719	202605	320-53800-44200	PLANNED QTRLY MAINTENANCE	*	252.00		
						WEATHER ENGINEERS INC			252.00	007677
7/09/26	00382	7/01/26	1213444	202607	320-53800-46200	JUL LANDSCAPE MAINTENANCE	*	48,261.23		
						YELLOWSTONE LANDSCAPE			48,261.23	007678

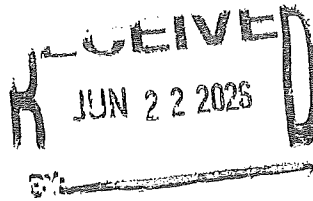
DURB DURBIN CROSS TLEE

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
7/14/26	00210	7/10/26 07102026	202607 320-53800-45511	OUTDOOR MOVIE EVENT	*	350.00	
				BOUNCERS SLIDES AND MORE INC			350.00 007679
7/14/26	00479	6/11/26 334102	202606 320-53800-44200	(2) ALUMINUM BENCH - 6FT	*	1,145.63	
				PARK WAREHOUSE			1,145.63 007680
7/14/26	00066	7/07/26 62248144	202607 320-53800-45513	JUL PEST CONTROL NORTH	*	86.35	
				TURNER PEST CONTROL			86.35 007681
7/14/26	00066	7/07/26 62248200	202607 320-53800-45513	JUL MOSQUITO SRVCS NORTH	*	166.05	
				TURNER PEST CONTROL			166.05 007682
7/14/26	00335	5/22/26 00011	202607 320-53800-45511	REPTILE EVENT - 7/30/26	*	650.00	
				WILD WONDERS ANIMAL SHOWS LLC			650.00 007683
7/14/26	00382	7/06/26 1214958	202607 320-53800-46600	ISLEBROOK SOD REPLACMENT	*	26,537.85	
				YELLOWSTONE LANDSCAPE			26,537.85 007684
7/14/26	00382	7/06/26 1214959	202607 320-53800-46210	HAWAIIAN TI/BLUE DAZE RPL	*	1,184.01	
				YELLOWSTONE LANDSCAPE			1,184.01 007685
7/14/26	00382	7/06/26 1214960	202607 320-53800-46210	LANTANA FILL IN	*	1,019.21	
				YELLOWSTONE LANDSCAPE			1,019.21 007686
7/14/26	00382	7/06/26 1214961	202607 320-53800-46210	DRAKE ELM RPLMT - NORTH	*	2,328.11	
				YELLOWSTONE LANDSCAPE			2,328.11 007687
7/14/26	00382	7/06/26 1214962	202607 320-53800-46400	IRRIGATION REPAIRS	*	1,635.00	
				YELLOWSTONE LANDSCAPE			1,635.00 007688
7/14/26	00402	7/10/26 4130	202606 310-51300-31100	JUN ENGINEERING SERVICES	*	1,202.50	
				YURO & ASSOCIATES LLC			1,202.50 007689
7/28/26	00463	7/15/26 6699	202607 320-53800-44200	DIAGNOSTIC SERVICE FEE	*	250.00	
				C BUSS ENTERPRISES INC			250.00 007690

				DURB DURBIN CROSS	TLEE		

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
7/28/26	00241	7/16/26 825083	202607 320-53800-44200	DOG WASTE BAGS/LINERS	*	1,665.56	
				DOG WASTE DEPOT			1,665.56 007691
7/28/26	00439	7/16/26 47553	202607 320-53800-44300	(75) ACCESS CARDS	*	600.00	
				DYNAMIC SECURITY PROFESSIONALS INC			600.00 007692
7/28/26	00370	7/22/26 3778217	202606 310-51300-31500	JUN26 GENERAL COUNSEL	*	2,208.00	
				KUTAK ROCK LLP			2,208.00 007693
TOTAL FOR BANK A						182,245.61	
TOTAL FOR REGISTER						182,245.61	

DURB DURBIN CROSS TLEE



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

Durbin Crossing South
475 West Town Place #114
St. Augustine FL 32092

PLEASE PAY BY	AMOUNT	INVOICE DATE
07/06/2026	\$279.96	06/15/2026

INVOICE NO. 449462

Site: 145 S Durbin Pkwy
Site Address: 145 S Durbin Pkwy
Jacksonville FL 32259
Period: 07/01/2026 to 06/30/2027
Recurring No.: 14637
Job Name:
Order No.:

RECEIVED

By Tara Lee at 12:12 pm, Jun 29, 2026

Description

Please find attached invoice for your Annual monitoring services.

MONITORING - MONTHLY

Item	Quantity	Unit Price	Total
Security Phone Line Monitoring	12.00	\$23.33	\$279.96
Sub-Total ex Tax			\$279.96
Tax			\$0.00
Total			\$279.96

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

IMPORTANT: Please remember to test your system monthly.

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

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

Sub-Total ex Tax	\$279.96
Tax	\$0.00
Total inc Tax	\$279.96
Amount Applied	\$0.00
Balance Due	\$279.96



Atlantic Companies, Inc.

Tel. 904-743-8444

www.smarthome.biz

sales@smarthome.biz

PLEASE PAY BY

07/06/2026

AMOUNT

\$279.96

INVOICE DATE

06/15/2026

INVOICE NO. 449462

How To Pay



Credit Card (MasterCard, Visa, Amex)

Please add billing zip If not same as address above.

Credit Card No.

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Card Holder's Name: _____ CCV: _____

Expiry Date: ☐ / ☐ Signature: _____



Mail

Detach this section and mail check to:

Atlantic Companies, Inc.

1714 Cesery Blvd

Jacksonville, FL 32211

NAME:	Durbin Crossing South	DUE DATE:	07/06/2026	AMOUNT DUE:	\$279.96
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1707 Townhurst Dr.
Houston TX 77043
(800) 858-POOL (7665)
www.poolsure.com

Invoice

Date
Invoice#

7/1/2026
131295635991

Terms	Net 20
Due Date	7/21/2026
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

Subtotal \$1,132.18

Tax \$0.00

Total \$1,132.18

Amount Paid/Credit Applied \$0.00

Balance Due \$1,132.18

RECEIVED

By Tara Lee at 8:57 am, Jun 25, 2026

[Click Here to Pay Now](#)



131295635991



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#

7/1/2026
131295635992

Terms	Net 20
Due Date	7/21/2026
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 8:57 am, Jun 25, 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](#)



131295635992



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



Thousands of satisfied
customers, one job at a time

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

INVOICE 162-26

June 11, 2026

Durbin Crossing

Zach Davidson

145 S. Durbin Parkway

St Johns, FL 32259

Exterior Painting

34 New Wooden Bollards

Prime and paint customer color.

Sherwin Williams or Benjamin Moore paints.

Total labor & materials, \$ 3,600.00

Half down at start, balance upon completion

THIS INVOICE IS FOR FINAL PAYMENT SECOND HALF BALANCE \$ 1,800.00

PLEASE MAKE PAYABLE TO:

ST JOHNS PAINTING, LLC

7035 PHILILPS HIGHWAY, SUITE 22

JACKSONVILLE, FL 32216

Bollard & Rope Replacement

Final payment

RECEIVED

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



3002 PHILIPS HWY
JACKSONVILLE, FL 32207

CROWNPOOLSINC.COM

Phone #

904-858-4300

Invoice

Date	Invoice #
6/30/2026	TW6796
Terms	Due Date
Net 15	7/15/2026

Bill To

DURBIN CROSSING CDD
ATTN: ZACHARY DAVIDSON
475 W. TOWN PLACE SUITE 114
ST. AUGUSTINE, FL 32092

Ship To

DURBIN CROSSING
ATTN: ZACHARY DAVIDSON
730 N. DURBIN PARKWAY
ST. JOHNS, FL 32259

Quantity	Description	Rate	Serviced	Amount
1	PARTS AND LABOR TO INSTALL 1PH SUPER FLO STA-RITE PUMP	1,697.00	6/30/2026	1,697.00
1	W/G # 348190, s/n # 1002252367	0.00	6/30/2026	0.00
1	PREFERRED CUSTOMER DISCOUNT	-195.00		-195.00
Repairs & Replacements 1.320.53800.44200 RECEIVED By Tara Lee at 9:27 am, Jul 02, 2026				
Total Invoice				\$1,502.00
All Credit Card Payments will have a 3% processing fee added.		Payment / Credits Applied		\$0.00
A \$25.00 LATE FEE will automatically be added to account over 60 days.		Invoice Balance		\$1,502.00

Dynamic Security Professionals, Inc.

Invoice

P.O. Box 23861
Jacksonville, FL 32241
EF0001108

Date	Invoice #
6/30/2026	47523

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

Location
Durbin Crossing North Amenity 730 N. Durbin Parkway St. Johns, Florida 32259

P.O. No.	Terms
Zach	Due on receipt

Quantity	Description	Rate	Amount
1	Alarm Control Push to Release Button with DPDT relay <i>Repairs + Replacements</i> <i>1.320.53800.4420</i>	125.00	125.00

Thank you for your business.

Subtotal \$125.00

Sales Tax (6.5%) \$0.00

Total \$125.00

Payments/Credits \$0.00

Balance Due \$125.00

RECEIVED

By Tara Lee at 12:17 pm, Jun 30, 2026

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

Invoice

Invoice #: 551
Invoice Date: 7/1/26
Due Date: 7/1/26
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 - July 2026		4,903.08	4,903.08
Website Administration - July 2026		95.50	95.50
Information Technology - July 2026		143.33	143.33
Impact Fee Collection Administration - July 2026		1,433.00	1,433.00
Dissemination Agent Services - July 2026		687.75	687.75
Office Supplies		0.66	0.66
Postage		185.31	185.31
Copies		55.20	55.20
Telephone		29.22	29.22

RECEIVED

By Tara Lee at 10:11 am, Jul 07, 2026

Total \$7,533.05

Payments/Credits \$0.00

Balance Due \$7,533.05

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 29, 2026

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

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

RECEIVED

By Tara Lee at 3:48 pm, Jun 30, 2026

Invoice No. 3764126

6123-1

Re: General

For Professional Legal Services Rendered

05/04/26	M. Eckert	1.40	553.00	Revise policy on vehicle prohibitions; review trip and fall allegation; confer with Laughlin; prepare towing memorandum and resolution
05/04/26	K. Haber	0.90	256.50	Revise traffic and parking regulation memorandum; prepare resolution setting hearing for parking policies
05/06/26	K. Haber	0.30	85.50	Revise parking regulation memorandum; correspond with Laughlin and Davidson regarding same
05/15/26	M. Eckert	0.20	79.00	Review Minicucci claim documents; confer with Laughlin
05/15/26	K. Haber	0.40	114.00	Prepare May meeting agenda memorandum
05/18/26	M. Eckert	2.30	908.50	Prepare for and attend board meeting

KUTAK ROCK LLP

Durbin Crossing CDD

June 29, 2026

Client Matter No. 6123-1

Invoice No. 3764126

Page 2

05/22/26	K. Haber	0.50	142.50	Prepare budget notice and resolutions; correspond with Laughlin and Hogge regarding same
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TOTAL HOURS	6.00
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TOTAL FOR SERVICES RENDERED	\$2,139.00
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TOTAL CURRENT AMOUNT DUE	<u>\$2,139.00</u>
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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: 4/28/2026 **Invoice #** 12811150 **Terms:** Prior to event date **PO#**
Customer name: Durbin Crossing CDD **Event type:** Dudes Night Out
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: SZ, 2026 **Friday July 17, 2026** **Hours of event:** 6:00pm - 8:00pm **Hours of service:** 2hrs Same
Approximate set up time: 5:00pm
Location name and address: Same
Where to set up at location: Back Field **Power within 75':** Yes
Set up-grass or pavement: **Water within 75':** **Covered area for entertainer:** NA
Notes:
SERVICES NEEDED:

*Medchanical Bull W / operator	Reg. Rate \$	795.00	Your Cost \$	695.00
*Inflatable 27 x27 Tent for Bull shade	Reg. Rate \$	275.00	Your Cost \$	225.00
*Generator 1	Reg. Rate \$	135.00	Your Cost \$	95.00
*Generator 2	Reg. Rate \$	135.00	Your Cost \$	95.00
*Delivery Fee	Reg. Rate \$	49.00	Your Cost \$	49.00
	Total \$	1,389.00	Total \$	1,159.00

Your Savings : \$230.00

Sub Total: \$ 1,159.00

Sales Tax:

Invoice Total: \$ 1,159.00

Payments Received:

Current Balance: \$ 1,159.00

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: _____

RECEIVED

By Tara Lee at 10:52 am, Jun 30, 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: PSI284279
Invoice Date: 7/2/2026

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 7/2/2026
Due Date 8/1/2026
Terms Net 30

Customer ID 5459
P.O. Number
P.O. Date 7/2/2026
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	4,698.73	4,698.73
July Billing					
7/1/2026 - 7/31/2026					
Durbin Crossing CDD-Lake-ALL					

RECEIVED

By Tara Lee at 10:16 am, Jul 07, 2026

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

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

USA TODAY CO.



ACCOUNT NAME Durbin Crossing / Gms		ACCOUNT # 764133	INV DATE 06/30/26
INVOICE # 0007778719	INVOICE PERIOD Jun 1- Jun 30, 2026	CURRENT INVOICE TOTAL \$86.32	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL CASH AMT DUE* \$86.32	

BILLING ACCOUNT NAME AND ADDRESS Durbin Crossing / Gms 475 W Town Place, Ste 114 Saint Augustine, FL 32092	PAYMENT DUE DATE: JULY 31, 2026 Legal Entity: USA TODAY Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.
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BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@usatodayco.com

FEDERAL ID 47-2390983

Immediate Action Required: Enroll in E-Invoicing. USA TODAY Co. has discontinued mailed invoices as we move to paperless billing. If you received this by mail, enroll today to avoid invoice delivery interruption:
<https://gcil.my.site.com/financialservicesportal/s/e-invoicing>.

Date	Description	Amount
6/1/26	Balance Forward	\$152.24
6/15/26	PAYMENT - THANK YOU	-\$152.24

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
6/11/26	12361383	SAG St Augustine Record	Notice of Meeting		\$86.32

RECEIVED

By Tara Lee at 10:20 am, Jul 07, 2026

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

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

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Durbin Crossing / Gms		ACCOUNT NUMBER 764133		INVOICE NUMBER 0007778719		AMOUNT PAID
CURRENT DUE \$86.32	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$86.32
REMITTANCE ADDRESS (Include Account# & Invoice# on check) USA TODAY Media Corp. PO Box 631244 Cincinnati, OH 45263-1244				TO PAY BY PHONE PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$89.76
				To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/		

00007641330000000000000077787190000863267177

USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Durbin Crossing / Gms
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 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 06/11/2026
SAG staugustine.com 06/11/2026

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 06/11/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$86.32	
Tax Amount:	\$0.00	
Payment Cost:	\$86.32	
Order No:	12361383	# of Copies:
Customer No:	764133	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the Durbin Crossing Community Development District ("District") will hold a regular meeting on Monday, June 22, 2026 at 6:00 p.m. at the Durbin Crossing South Amenity Center located at 145 South Durbin Parkway, St. Johns, Florida 32259, where the Board may consider any business that may properly come before it ("Meeting").

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

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

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

Daniel Laughlin
District Manager



Invoice

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

Invoice # 433404
Date 06/30/2026

Terms Net 30
Due Date 07/30/2026
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 June	986.88	24.73	24,405.54

Thank you for your business.

Total 24,405.54

RECEIVED

By Tara Lee at 3:25 pm, Jul 08, 2026



Invoice

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

Invoice # 433089
Date 07/01/2026

Terms Net 30
Due Date 07/31/2026
Memo Monthly Fees

Bill To

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

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

Thank you for your business.

Total 45,715.13

RECEIVED

By Tara Lee at 2:41 pm, Jun 29, 2026



Weather Engineers, Inc.
P.O. Box 37068
Jacksonville, FL 32236
<https://weatherengineers.com/>

Invoice WO-257193
Invoice Date 5/31/2026
Completed Date 5/18/2026
Customer PO #
Payment Term NET60
Due Date 7/30/2026

BILL TO

Durbin Crossing CDD
145 South Durbin Parkway
St Johns, FL 32259 USA

JOB ADDRESS

Durbin Crossing CDD
145 South Durbin Parkway
St Johns, FL 32259 USA

DESCRIPTION OF WORK

- Performed quarterly inspection per agreement w/ Weather Engineers, cleaned drains + changed filters & checked overall system operations.
- Notated issue of the primary pan leaking for AHU-2, the gym unit. The problem should be fixed, but if not there may be an issue with the primary pan or condensate line itself.
- Checked in and out with POC Wanda Adams.

This invoice also covers the planned maintenance performed at 730 N Durbin Pkwy.

SERVICES

DESCRIPTION	QTY	PRICE	TOTAL
Quarterly Filter Change & Inspection	1.00	\$252.00	\$252.00
SUB-TOTAL DISC & FEES			
SUB-TOTAL			\$252.00
TOTAL DUE			\$252.00
PAYMENT			\$0.00
BALANCE DUE			\$252.00

Repairs + Replacements
1.320.53200.44200

Thank you for choosing WEATHER ENGINEERS, INC

CUSTOMER AUTHORIZATION

I hereby authorize WEATHER ENGINEERS, INC to complete the above work in the amount of \$252.00 to be performed.

Sign here



Date 5/18/2026

CUSTOMER ACKNOWLEDGEMENT

RECEIVED

By Tara Lee at 12:17 pm, Jun 30, 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
1213444	7/1/2026
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 31, 2026

Invoice Amount: \$48,261.23

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

RECEIVED

By Tara Lee at 10:17 am, Jul 07, 2026

Invoice Total

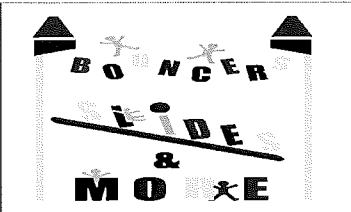
\$48,261.23

EXCELLENCE

IN COMMERCIAL LANDSCAPING

Landscape Maintenance

1.320.53300.46200

		Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003		Invoice Date: July 10th, 2026 Invoice Number: 07102026.02	
<u>Name / Address</u> Attn: Kate Smith Durbin Crossing C/O Governmental Management 475 W. Town Place, Ste. 114 St. Augustine, FL 32092		<u>Additional Details:</u>			
	<u>Description</u>	<u>Quantity</u>	<u>Rate</u>	<u>Discount %</u>	<u>Extended</u>
1	Outdoor Movie	1	\$500.00		\$350.00
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					
<u>Comments:</u>		Subtotal			\$350.00
		Sales Tax (0.0%)			n/a
		Total			\$350.00

RECEIVED
 By Tara Lee at 8:05 am, Jul 10, 2026



Park Warehouse LLC
7495 W. Atlantic Ave., Suite #200-294
Delray Beach, FL 33446
888-321-5334

**Quality Commercial Site Furnishings for
Municipalities, Schools & Property Managers**

Billing
Zach Davidson
Dubin crossing Community
475 W Town Pl
Suite 114
St Augustine, FL 32092
Phone: 9042302011

Shipping
Zach Davidson
vesta property services
145 S. Durbin Parkway
Suite 114
St. Johns, FL 32259

Invoice 334102

Quote Date **Quote Expiration**
June 11, 2026 30 Days (07/11/2026)

Sales Rep: Rose x520
Ref#:

\$1,145.63

if you receive a lower quote, please remember our
best price guarantee!

Description	SKU	Cost	Qty	Total
All-Aluminum Players Bench - Square Tube & Angle Leg Design - Backless - 6 Feet Lengths: 6 Feet	335be600-1	\$380.00 \$333.32	2	\$760.00 \$666.63
Discount				\$93.37
Shipping & Handling				\$479.00
Subtotal				\$1,145.63
Total Tax				\$0.00
Total				\$1,145.63

Repairs + Replacements
1.320.53300.44200

RECEIVED
By Tara Lee at 1:34 pm, Jul 10, 2026



Turner
Pest Control
turnerpest.com

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

Service Slip/Invoice

INVOICE: 622481443
DATE: 07/07/2026
ORDER: 622481443

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
07/07/2026	09:02 AM			09:02 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	07/07/2026		09:19 AM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$86.35
		SUBTOTAL \$86.35
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$86.35
		AMOUNT DUE \$86.35

RECEIVED

By Tara Lee at 8:56 am, Jul 09, 2026

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE



Turner
Pest Control
turnerpest.com

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

Service Slip/Invoice

INVOICE: 622482000
DATE: 07/07/2026
ORDER: 622482000

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
07/07/2026	09:02 AM	MOSQUITO		09:02 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	07/07/2026		09:18 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 8:58 am, Jul 09, 2026

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE

WILD WONDERS ANIMAL SHOW

"Animals and Kids...What's cooler than that?!"

Wild Wonders Animal Show, LLC
PO Box 614
Middleburg, FL 32050
5/22/2026

RECEIVED

By Tara Lee at 12:12 pm, Jul 09, 2026

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

Invoice and Confirmation

Invoice #: 00011

Program Description:

Reptile Superpowers is our 2026 family show for all ages.

In this engaging segment, we explore the remarkable superpowers of reptiles by highlighting their unique colors, adaptations, behaviors, and structures. Rather than grouping the animals by class, we present them in a mixed format, allowing participants to appreciate the incredible diversity and survival strategies within the reptile world.

Both children and adults will be fascinated to see how reptiles use their vibrant colors and specialized skills to thrive in their environments. The experience maintains the signature Wild Wonders charm, featuring interactive group activities, lively music, and humor to keep everyone entertained and involved.

This year, our presentation is even more exciting with the addition of six new animals to our already impressive lineup, ensuring a fresh and dynamic experience for all attendees.

Date: July 30, 2026

Place: Durbin Crossing

Time: 2:00 pm

Cost: \$350

Date: July 30, 2026

Place: Durbin Crossing

Time: 3:15 pm

Cost: \$300

Total Cost: \$650/\$676 if credit

Notes: We prefer to **be inside for our programs**. We take about 10' of space and will need a place to plug into. A table provided would be helpful, but not necessary. Expect arrival 30 minutes before program start to unload. **Payment must be made before or on the day of the program.** We bring 17 self-contained animals. We are licensed and insured.

Please make check payable to: Wild Wonders Animal Show, LLC

Office Use Only:

Check: _____ Credit: _____ (Add \$4.00 for each \$100)
Date paid: _____ Amount: _____



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
1214958	7/6/2026
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: August 5, 2026

Invoice Amount: \$26,537.85

Description	Current Amount
Entrance Redesign - Islebrook Entrance	
Landscape Enhancement - Inbound	\$24,502.74
Irrigation Check and Modifications	\$2,035.11

Invoice Total \$26,537.85

Islebrook Sod Replacement

RECEIVED

By Tara Lee at 3:54 pm, Jul 08, 2026

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

**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
1214959	7/6/2026
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: August 5, 2026**Invoice Amount:** \$1,184.01

Description	Current Amount
Hawaiian TI and Blue Daze Replacements - 2026	
Landscape Enhancement	\$1,184.01

Invoice Total \$1,184.01

Landscape Contingency

1.320.53200.46210

RECEIVED**By Tara Lee at 3:54 pm, Jul 08, 2026**

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



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
1214960	7/6/2026
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: August 5, 2026

Invoice Amount: \$1,019.21

Description	Current Amount
Heron Landing - Lantana Fill-in 2026	
Landscape Enhancement	\$1,019.21

Invoice Total \$1,019.21

LANDSCAPE Contingency

1.320.53800.46210

RECEIVED

By Tara Lee at 3:54 pm, Jul 08, 2026

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



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
1214961	7/6/2026
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: August 5, 2026

Invoice Amount: \$2,328.11

Description	Current Amount
North Durbin_Drake Elm Replacement	
Landscape Enhancement	\$2,328.11

Invoice Total \$2,328.11

Landscape Contingency

1.320.53800.46210

RECEIVED

By Tara Lee at 3:54 pm, Jul 08, 2026

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



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
1214962	7/6/2026
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: August 5, 2026

Invoice Amount: \$1,635.00

Description	Current Amount
Centralus Renewal	
Irrigation Repairs	\$1,635.00

Invoice Total \$1,635.00

Irrigation Repairs

1.320.53800.46400

RECEIVED

By Tara Lee at 3:54 pm, Jul 08, 2026

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

INVOICE

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

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



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

Ship to
Durbin Crossing CDD
145 South Durbin Parkway
St Johns, FL 32259

Invoice details

Invoice no.: 6699
Terms: Net 30
Invoice date: 07/15/2026
Due date: 08/14/2026

#	Product or service	Description	Qty	Rate	Amount
1.	COMMERCIAL DIAGNOSTIC SERVICE FEE	FOR SERVICE DATE 07/14	1	\$250.00	\$250.00

Total \$250.00

Ways to pay



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

View and pay

Repairs & Replacements

1.320.53800.44200

RECEIVED

By Tara Lee at 8:44 am, Jul 16, 2026

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

Invoice

Date	Invoice #
7/16/2026	825083

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

Ship To
Durbin Crossing 145 S Durbin Pkwy Office St Johns, FL 32259

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

ORDER#:	Rep	Ship Date	Via	Terms	PO#:	3RD Party Payment C...
B Phone-Zach	DWD	7/16/2026	FEDEX	Net 30		

Quantity	Item Code	Description	Price Each	Amount
6	DEPOT-001-30	Dog Waste Roll Bag 30 roll case (6000 bags)	246.27	1,477.62T
2	DEPOT-002	DOG STATION CAN LINERS CASE 200	93.97	187.94T
	Shipping	Shipping	0.00	0.00
1	Shipping	Master Tracking Number: 526803067704	0.00	0.00
<i>Repairs + replacements</i> <i>1.320.53800.44200</i> RECEIVED <i>By Tara Lee at 3:59 pm, Jul 17, 2026</i>				

REMIT PAYMENT TO:
Dog Waste Depot
12316 World Trade Drive #102
San Diego, CA 92128
FED ID# 27-4523962

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

Dynamic Security Professionals, Inc.

Invoice

P.O. Box 23861
Jacksonville, FL 32241
EF0001108

Date	Invoice #
7/16/2026	47553

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 Davidson	Due on receipt

Quantity	Description	Rate	Amount
75	26 Bit Proximity Cards for Access Control (3 Boxes of 25) Dropped Off to Site <i>Recreational Passes</i> <i>1-320, 53200, 44300</i>	8.00	600.00

Thank you for your business.

Subtotal \$600.00

Sales Tax (6.5%) \$0.00

Total \$600.00

Payments/Credits \$0.00

Balance Due \$600.00

RECEIVED

By Tara Lee at 3:56 pm, Jul 17, 2026

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

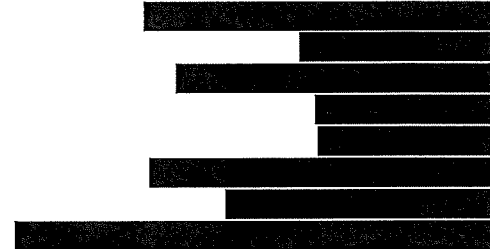
July 22, 2026

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157



RECEIVED

By Tara Lee at 11:19 am, Jul 26, 2026

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

Invoice No. 3778217
6123-1

Re: General

For Professional Legal Services Rendered

06/04/26	M. Eckert	0.20	79.00	Review tree issue; confer with Laughlin
06/06/26	K. John	0.10	30.50	Research matters pertaining to statutory requirements for public notices resulting from legislative changes
06/09/26	M. Eckert	0.30	118.50	Prepare for and attend agenda call
06/09/26	M. VanSickle	0.20	113.00	Attention to request for updated title
06/10/26	M. VanSickle	0.20	113.00	Attention to updated title search
06/15/26	M. Eckert	0.30	118.50	Confer with Laughlin; review draft minutes
06/15/26	K. Haber	0.40	114.00	Prepare June meeting agenda memorandum
06/22/26	M. Eckert	1.60	632.00	Prepare for and attend board meeting; prepare for election; review supervisor of elections website
06/23/26	M. Eckert	0.20	79.00	Confer with Laughlin; research resign to run law

KUTAK ROCK LLP

Durbin Crossing CDD

July 22, 2026

Client Matter No. 6123-1

Invoice No. 3778217

Page 2

06/23/26	K. Haber	0.70	199.50	Research resignation requirements for non-overlapping terms of office
06/24/26	M. Eckert	0.20	79.00	Review budget process schedule and status; review draft minutes
06/29/26	K. Metin	0.60	168.00	Review election documents; prepare resolution declaring board seat vacancies
06/30/26	K. Metin	1.30	364.00	Prepare notice of rulemaking and notice of rule development; prepare resolution setting hearing for the revised rules of procedure; prepare resolution adopting the rules of procedure; prepare revised rules of procedure

TOTAL HOURS 6.30

TOTAL FOR SERVICES RENDERED \$2,208.00

TOTAL CURRENT AMOUNT DUE \$2,208.00

SEVENTH ORDER OF BUSINESS



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

July 30, 2026

Board of Supervisors
Durbin Crossing Community Development District
475 West Town Place, Suite 114
St. Augustine, FL 32092

We are pleased to confirm our understanding of the services we are to provide Durbin Crossing Community Development District, St. Johns County, Florida ("the District") for the fiscal year ended September 30, 2026. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Durbin Crossing Community Development District as of and for the fiscal year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose.

If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements. We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except

as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: GMS-NF, LLC - 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FL 32092
TELEPHONE: 904-940-5850.**

Our fee for these services will not exceed \$5,100 for the September 30, 2026 audit, unless there is a change in activity by the District, which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis. We acknowledge that the District must submit its annual Audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year. Accordingly, we will deliver a draft audit to the District no later than June 1, 2027. All accounting records (including, but not limited to, trial balances, general ledger detail, vendor files, bank and trust statements, minutes, and confirmations) for the fiscal year ended September 30, 2026 must be provided to us no later than April 30, 2027, in order for us to deliver a draft audit to the District no later than June 1, 2027. If the draft is timely reviewed by management, the final audit will be provided no later than June 15, 2027.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District may terminate this agreement, with or without consent, upon thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the date of the notice of termination subject to any offsets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Durbin Crossing Community Development District and believe this letter accurately summarizes the terms of the engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Durbin Crossing Community Development District.

By: _____

Title: _____

Date: _____



Peer Review
Program

Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114

Review Number: 616829

EIGHTH ORDER OF BUSINESS

2027 Wishlist Items Durbin Crossing

Vendor	Project	Cost	Scope of work	Warranties
Freedom Steel	Slide stair tower	\$92,264.00	Sandblast & Paint Steel Waterslide Fix/Replace Hand Rails & Railing	1 Year workmanship warranty
The Expert in Slides LLC	Slide stair tower	\$47,750.00	Sandblast & Paint Steel Waterslide Fix/Replace Hand Rails & Railing	1 Year workmanship warranty
Freedom Steel	North play feature sandblast & repaint	\$38,295.00	Sandblast & Paint structure	1 year workmanship warranty
The Expert in slides LLC	North play feature sandblast & repaint	\$15,360.00	Sandblast & Paint structure	1 year workmanship warranty
Safe slide	North play feature sandblast & repaint	\$15,983.00	Sandblast & Paint structure	1 Year workmanship warranty
KAD electric & Lampsales unlimited	North and South tennis court LED lights, arms & pole replacements	\$105,315.00	Remove and replace 1 tennis light poles between North and South with 90 degree double & single arms, new LED fixtures and reconnecting power to each pole.	
Christmas light wreaths/replacement of lights	Replacing christmas light/adding wreaths	\$6,593.65	*Palm tree minis (Longleaf Four-Way crossing) Replacement lights *North Tower (Veterans)additional 2 wreaths and bows	

NINTH ORDER OF BUSINESS

Property Wellness Reserve Study Program Proposal Level I Reserve Study

Michael Silvares, Account Specialist
800-980-9881
michael@reserveadvisors.com

Durbin Crossing Community Development District
St. Johns, FL



Reserve Advisors

Your Property Wellness Consultants



Our Property Wellness Reserve Study Program

Your home is the most expensive personal property you will ever own. The responsibility for preserving its value reaches beyond your home to include the spaces you share with your neighbors. Structures, systems, streets and amenities must be maintained to protect the value of your investment. But the required responsibility often stretches beyond individual knowledge and expertise. That's why associations turn to Reserve Advisors. As your property wellness consultants, our reserve study helps associations understand their assets, expected lifespans, and both the budgets and maintenance needed to keep them in great working order.



A Proactive Property Wellness Program

Our engineers provide a thorough evaluation of your property and shared assets, and create a strong, informed plan to maximize your community's physical and financial wellness for the long haul. Because proactive care ensures that your shared property is cared for the way you would care for your home. We have been helping communities thrive for over 30 years. But the job we are obsessed with is making sure you and your neighbors have what you need to protect your property today and prevent costly and avoidable repairs tomorrow. It is the best way to care for the place that makes you feel welcome, safe, secure and proud.

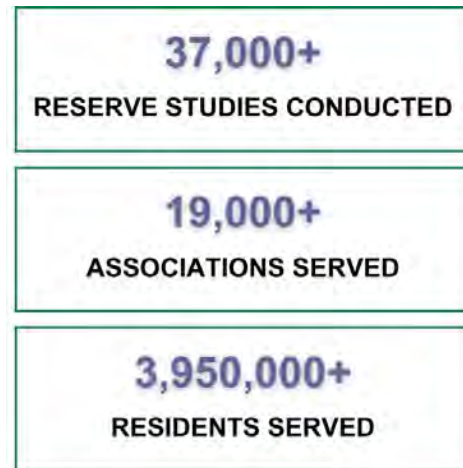


Threshold Funding Strategy

The most stable and equitable approach to funding reserves, this strategy aggregates all future expenditures and calculates annual reserve contributions such that the reserve balance never falls below a minimum threshold.

Helping Communities Thrive for Over 30 Years

With a team of 60+ engineers whose engineering backgrounds include civil, structural, mechanical, and more, we have over 350 years of combined experience conducting reserve studies for common interest realty associations nationwide. Our service area is one of the largest in the industry, and we pride ourselves on delivering unbiased recommendations that give communities the plans they need to ensure the future well-being of the property.



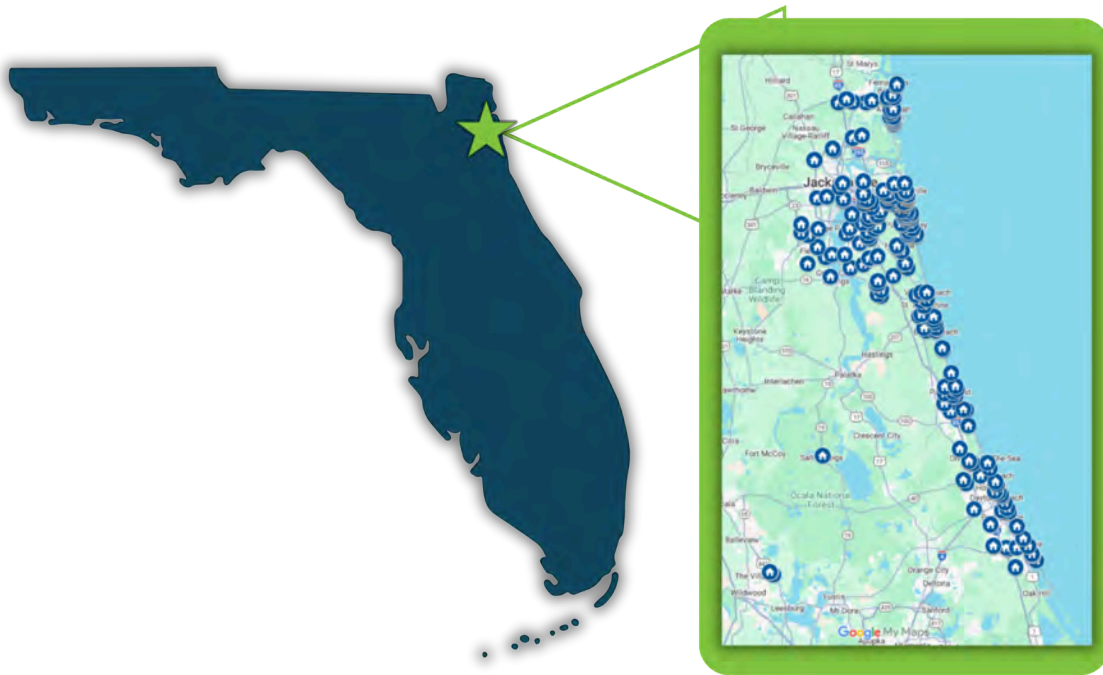
Industry Leadership

We were instrumental in pioneering the Community Association Institute's (CAI) Reserve Study Standards, and were influential in revising these standards in 2023 through our participation in an industry task force. This diverse group included reserve specialists, professional managers, community board members, attorneys, and accountants. Additionally, we continue to shape best practices in the field through active involvement with the Foundation for Community Association Research (FCAR), including chairing the Reserve Study Best Practices Report.

As a national member of CAI, we are actively involved in over 30 chapters nationwide, regularly supporting the organization's members through structured education, speaking engagements, and publications for managers and board members. Our leadership team members, Michelle Baldry and Matt Kuisle, are board members of FCAR and CAI, respectively. In addition to complying with legislative requirements specific to reserve studies, we are compliant with and/or accredited by:

- Association of Professional Reserve Analysts (APRA)
- Community Associations Institute (CAI)
- American Institute of Certified Public Accountants (AICPA)

Your Trusted Neighborhood Partner



Hear What Our Clients Say



"This is our second reserve study (update) with Reserve Advisors. They are professional and very thorough. They helped the Association get on track with reserves and to develop a plan that covers the state mandated SIRS with realistic costs. We plan to continue to use them in future studies."

Lisa Duritsch, Board President

The Beacon on 3rd Street Condominium Association, Inc.



"I greatly appreciated Reserve Advisors' level of engagement with our HOA officers throughout the entire process from our initial meeting, through their site visit and the publication of our study. Fred was very thorough and detailed and he addressed all our concerns and issues as well as presented solid, realistic, and executable recommendations."

James Holland, Vice President & Treasurer

Fallstone of Alexandria Homeowners Association

Level I Full Reserve Study



ONSITE VISUAL INSPECTION
PRE-INSPECTION MEETING
COMPONENT INVENTORY PLUS COMPONENT QUANTITIES & MEASUREMENTS
CONDITION ASSESSMENTS
USEFUL LIFE ESTIMATES
VALUATION/COST ESTIMATES VIA PROPRIETARY BID DATABASE
MEETS AND EXCEEDS CAI'S NATIONAL RESERVE STUDY STANDARDS
PRIORITIZED LIST OF CAPITAL EXPENDITURES
CUSTOMIZED RECOMMENDED FUNDING PLAN(S)
RECOMMENDED PREVENTATIVE MAINTENANCE ACTIVITIES
INCLUSION OF LONG-LIVED ASSETS
ELECTRONIC REPORT
EXCEL SPREADSHEETS
SUPPORT WITH IMPLEMENTATION OF REPORT
COMPLIMENTARY REPORT REVISION
UNCONDITIONAL POST-STUDY SUPPORT AT NO ADDITIONAL COST INCLUDING REPORT PRESENTATION

LEVEL I	LEVEL II	LEVEL III
FULL RESERVE STUDY	RESERVE STUDY UPDATE WITH SITE-VISIT	RESERVE STUDY WITHOUT SITE-VISIT
RESERVE STUDY PROCESS		
✓	✓	
✓	✓	
Established	Re-Assessed / Evaluated	Reflects prior study
Based on visual observation	Based on visual observation	As reported by association
Based on engineer's condition assessment	Based on engineer's condition assessment	Based on client's reported condition
Established for each reserve component	Re-evaluated for each reserve component	Re-evaluated for each reserve component
KEY DELIVERABLES		
✓	✓	✓
✓	✓	✓
✓	✓	✓
✓	✓	
✓	✓	✓
Comprehensive report with component detail	Comprehensive report with component detail	Executive summary overview
✓	✓	✓
✓	✓	✓
✓	✓	
✓	✓	✓
RECOMMENDED SERVICE LEVEL		

We are proposing a Level I Full Reserve Study. This service involves developing a component list and quantification of each item - a crucial aspect often overlooked by unqualified providers. This service is suitable for communities that have never undergone a reserve study, as well as those contemplating a change in reserve study providers. Conducting a Level I Reserve Study allows us to not only verify the accuracy of the component inventory and related quantities/measurements with certainty - the foundation of any reserve study - but to also present capital planning recommendations with unwavering confidence.

Property Wellness Reserve Study Program

Reserve Advisors will perform a Level I Reserve Study in accordance with Community Associations Institute (CAI) National Reserve Study Standards. Your reserve study is comprised of the following:

Physical Analysis: The reserve study consultant will develop a detailed list of reserve components, also known as a component inventory, and related quantities for each. We will complete a condition assessment or physical evaluation for each reserve component and the current condition of each will be documented with photographs. Life and cost estimates will be performed to determine estimated useful lives, remaining useful lives and current cost of repair or replacement.

Financial Analysis: The reserve study consultant will identify the current reserve fund status in terms of cash value and prepare a customized funding plan. The funding plan outlines recommended annual reserve contributions to offset the future cost of capital projects over the next 30 years.

Property Description

Durbin Crossing Community Development District comprises 2,500 units. We've identified and will include the following reserve components:

Access Drives, Parking Areas, and/or Driveways, Irrigation System, Monuments, Landscaping, Signage, Perimeter Walls/Fences, Post or Pole Lights, Retaining Walls, Sport Court(s), Playground(s), Clubhouse(s), Fitness Room(s), Meeting Room(s), Party Room(s), Pool(s) including Fence, Deck, Mechanicals, etc., and other property specifically identified that you'd like us to include.

Scope of work includes all property owned-in-common as defined in your association's declaration and other property specifically identified that you'd like us to include.

Key Elements of Your Property Wellness Reserve Study Program

Reserve Advisors' Exclusive Tools

Reserve Advisors' exclusive tools allow you to make informed decisions to maintain your association's long-term physical and financial health.



Reserve Expenditures

View your community's entire schedule of prioritized expenditures for the next 30 years on one easy-to-read spreadsheet.

[View Example](#)

Funding Plan

Establishes the most stable and equitable recommended annual reserve contributions necessary to meet your future project needs.

[View Example](#)

Reserve Funding Graph

Highlights your community's current financial health and provides visibility to your projected cash flow over the next 30 years.

[View Example](#)

Component Specific Details

Including photographic documentation of conditions, project specific best practices outlining the scope of future projects, and preventative maintenance activities to maximize component useful lives.

[View Example](#)

Excel Spreadsheets

Empowering you to make more informed decisions by adjusting project schedules, future costs, and annual contributions in real time.

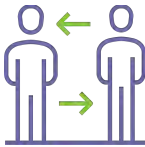
For Confidence in All Decisions



Personalized Experience Guarantee

As your trusted advisor, we are committed to providing clarity on the true cost of property ownership through a comprehensive capital planning solution and unmatched advisory services. If the experience we provide fails to live up to your expectations, contact us at any time for a refund.

Your property is your biggest investment. **Here's why we're the right partner to protect it.**



Full Engagement

It's our job to understand your specific concerns and to discuss your priorities in order to ensure your experience exceeds expectations.



Detailed Understanding

We will do whatever it takes to ensure you have complete confidence in interpreting and putting into practice our findings and recommendations.



Ongoing Support

Unlike other firms, we provide current and future boards with additional insight, availability to answer questions and guidance well beyond report delivery.



RA is comprised of a highly professional team with the depth of knowledge, access to extensive research resources, and sensitive interpersonal skills needed to collaborate with our community group comprised of board members and ad-hoc committee members to produce a detailed and relevant reserve study vital to keeping our community in a strong fiscal position as we plan for the future. Our engineer did an excellent job preparing the community for the site visit, listening to and incorporating information shared by our stakeholders, and leading them through a virtual meeting review of the completed study, answering questions and noting tweaks needed to finalize the reserve study for the community.

Ellen C. | Treasurer



The Time to Protect Your Property's Long-Term Health is Now

To Start Your Property Wellness Reserve Study Program Today:

1. Select the service options below to confirm scope of engagement

Service	Price
Reserve Study (Level I)	\$7,950.00
Your Reserve Study Includes: • Pre-project Collaboration: Meeting with management and the board on community priorities and goals. • Unlimited Virtual Support: Free Study Presentation after report delivery. Available for the lifetime of your community. • Excel Financial Management Tool: Fully editable spreadsheet to run scenarios & track actual expenditures. • Preventative Maintenance Guidance: Clear maintenance schedules and practical steps you can implement right away. • Revision Period: One complimentary update within 6 months of report delivery (or 1 month if Level III). • Dedicated Expertise: Your community is supported by a full-time Reserve Advisors engineer, backed by our quality assurance team to ensure accuracy and peace of mind.	
We provide ongoing, tailored support - at no additional cost. We'll meet with you to walk through your study, explain key recommendations, and answer any questions, ensuring you have the knowledge and confidence to make informed decisions for your community's long-term success.	

Total **\$7,950.00**

2. Sign below

Signature: _____

Title: _____

Name: _____

Date: _____

For: Durbin Crossing Community Development

Ref: 210696

District

3. Pay 50% retainer. An invoice will be emailed to you upon project authorization.

Mailing Address
Reserve Advisors, LLC
PO Box 88955
Milwaukee, WI 53288-8926

ACH
Send Remittances to 'accounting@reserveadvisors.com' at time of payment
Checking Account Number: 151391168
Routing Number: 075905787
Financial Institution: First Business Bank
17335 Golf Parkway, Suite 150 | Brookfield, WI 53045

You will receive your electronic report approximately four (4) weeks after our inspection, based on timely receipt of all necessary information from you. Authorization to inspection time varies depending on demand for our services. This proposal, dated 8/17/2026, is valid for 90 days, and may be executed and delivered by facsimile, portable document format (.pdf) or other electronic signature pages, and in any number of counterparts, which taken together shall be deemed one and the same instrument. One complimentary hard copy report is available upon request.

Professional Service Conditions

Our Services - Reserve Advisors, LLC ("RA" or "us" or "we") performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan, to create reserves for anticipated future replacement expenditures of the subject property. The purpose of our energy benchmarking services is to track, collect and summarize the subject property's energy consumption over time for your use in comparison with other buildings of similar size and establishing a performance baseline for your planning of long-term energy efficiency goals.

Our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. Our energy benchmarking services with respect to the subject property is limited to collecting energy and utility data and summarizing such data in the form of an Energy Star Portfolio Manager Report or any other similar report, and hereby expressly excludes any recommendations with respect to the results of such energy benchmarking services or the accuracy of the energy information obtained from utility companies and other third-party sources with respect to the subject property. The reserve report and any energy benchmarking report (i.e., any Energy Star Portfolio Manager Report) (including any subsequent revisions thereto pursuant to the terms hereof, collectively, the "Report") are based upon a "snapshot in time" at the moment of inspection. RA may note visible physical defects in the Report. The inspection is made by employees generally familiar with real estate and building construction. Except to the extent readily apparent to RA, RA cannot and shall not opine on the structural integrity of or other physical defects in the property under any circumstances. Without limitation to the foregoing, RA cannot and shall not opine on, nor is RA responsible for, the property's conformity to specific governmental code requirements for fire, building, earthquake, occupancy or otherwise.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the Report. RA does not provide invasive testing on any mechanical systems that provide energy to the property, nor can RA opine on any system components that are not easily accessible during the inspection. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services, nor does RA investigate vapor, water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions, and RA assumes no responsibility for any such conditions. The Report contains opinions of estimated replacement costs or deferred maintenance expenses and remaining useful lives, which are neither a guarantee of the actual costs or expenses of replacement or deferred maintenance nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. Except to the extent resulting from RA's willful misconduct in connection with the performance of its obligations under this agreement, you agree to indemnify, defend, and hold RA and its affiliates, officers, managers, employees, agents, successors and assigns (each, an "RA Party") harmless from and against (and promptly reimburse each RA Party for) any and all losses, claims, actions, demands, judgments, orders, damages, expenses or liabilities, including, without limitation, reasonable attorneys' fees, asserted against or to which any RA Party may become subject in connection with this engagement, including, without limitation, as a result of any false, misleading or incomplete information which RA relied upon that was supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction or to whom you provided the Report. NOTWITHSTANDING ANY OTHER PROVISION HEREIN TO THE CONTRARY, THE AGGREGATE LIABILITY (IF ANY) OF RA WITH RESPECT TO THIS AGREEMENT AND RA'S OBLIGATIONS HEREUNDER IS LIMITED TO THE AMOUNT OF THE FEES ACTUALLY RECEIVED BY RA FROM YOU FOR THE SERVICES AND REPORT PERFORMED BY RA UNDER THIS AGREEMENT, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE. YOUR REMEDIES SET FORTH HEREIN ARE EXCLUSIVE AND ARE YOUR SOLE REMEDIES FOR ANY FAILURE OF RA TO COMPLY WITH ITS OBLIGATIONS HEREUNDER OR OTHERWISE. RA SHALL NOT BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE OR EXEMPLARY DAMAGES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, ANY LOST PROFITS AND LOST SAVINGS, LOSS OF USE OR INTERRUPTION OF BUSINESS, HOWEVER CAUSED, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), BREACH OF WARRANTY, STRICT LIABILITY OR OTHERWISE, EVEN IF RA HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. IN NO EVENT WILL RA BE LIABLE FOR THE COST OF PROCUREMENT OF SUBSTITUTE GOODS OR SERVICES. RA DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED OR OF ANY NATURE, WITH REGARD TO THE SERVICES AND THE REPORT, INCLUDING, WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

Professional Service Conditions - Continued

Report - RA will complete the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations with respect to the reserve study and is deemed complete. RA will consider any additional information made available to RA within 6 months of issuing the Report and issue a revised Report based on such additional information if a timely request for a revised Report is made by you. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit. RA reserves the right to, and you acknowledge and agree that RA may, use any data provided by you in connection with the services, or gathered as a result of providing such services, including in connection with creating and issuing any Report, in a de-identified and aggregated form for RA's business purposes.

Your Obligations - You agree to provide us access to the subject property for an on-site visual inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. Additionally, you agree to provide historical replacement schedules, utility bills and historical energy usage files that RA requests and deems necessary to complete the energy benchmarking services, and you agree to provide any utility release(s) reasonably requested by RA permitting RA to obtain any such data and/or information from any utility representative or other third party. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

Use of Our Report - Use of the Report is limited to only the purpose stated herein. You acknowledge that RA is the exclusive owner of all intellectual property rights in and relating to the Report. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and that you will be liable for the consequences of any unauthorized use or distribution of the Report. Use or possession of the Report by any unauthorized third party is prohibited. The Report in whole or in part is not and cannot be used as a design specification for design engineering purposes or as an appraisal. You may show the Report in its entirety to the following third parties: members of your organization (including your directors, officers, tenants and prospective purchasers), your accountants, attorneys, financial institutions and property managers who need to review the information contained herein, and any other third party who has a right to inspect the Report under applicable law including, but not limited, to any government entity or agency, or any utility companies. Without the written consent of RA, you shall not disclose the Report to any other third party. By engaging our services, you agree that the Report contains intellectual property developed (and owned solely) by RA and agree that you will not reproduce or distribute the Report to any party that conducts reserve studies or energy benchmarking services without the written consent of RA.

RA will include (and you hereby agree that RA may include) your name in our client lists. RA reserves the right to use (and you hereby agree that RA may use) property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

Payment Terms, Due Dates and Interest Charges - If reserve study and energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and prior to the inspection by RA, and any balance is due net 30 days from the Report shipment date. If only energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and any balance is due net 30 days from the Report shipment date. In any case, any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Unless this agreement is earlier terminated by RA in the event you breach or otherwise fail to comply with your obligations under this agreement, RA's obligations under this agreement shall commence on the date you execute and deliver this agreement and terminate on the date that is 6 months from the date of delivery of the Report by RA. Notwithstanding anything herein to the contrary, each provision that by its context and nature should survive the expiration or early termination of this agreement shall so survive, including, without limitation, any provisions with respect to payment, intellectual property rights, limitations of liability and governing law.

Miscellaneous - Neither party shall be liable for any failures or delays in performance due to fire, flood, strike or other labor difficulty, act of God, act of any governmental authority, riot, embargo, fuel or energy shortage, pandemic, wrecks or delays in transportation, or due to any other cause beyond such party's reasonable control; provided, however, that you shall not be relieved from your obligations to make any payment(s) to RA as and when due hereunder. In the event of a delay in performance due to any such cause, the time for completion or date of delivery will be extended by a period of time reasonably necessary to overcome the effect of such delay. You may not assign or otherwise transfer this agreement, in whole or in part, without the prior written consent of RA. RA may freely assign or otherwise transfer this agreement, in whole or in part, without your prior consent. This agreement shall be governed by the laws of the State of Wisconsin without regard to any principles of conflicts of law that would apply the laws of another jurisdiction. Any dispute with respect to this agreement shall be exclusively venued in Milwaukee County Circuit Court or in the United States District Court for the Eastern District of Wisconsin. Each party hereto agrees and hereby waives the right to a trial by jury in any action, proceeding or claim brought by or on behalf of the parties hereto with respect to any matter related to this agreement.

RA may have a financial interest in, or business relationships with, management companies, service providers, or other third parties that have or in the future may have a business relationship with you. Further, RA may from time to time receive and/or provide compensation, referral fees, discounts, or other remuneration from or to management companies or other third parties in connection with client referrals or other business arrangements, including this engagement. The foregoing is intended to satisfy any disclosure requirements under applicable certifications, standards, or codes of ethics.

29247750.6

TENTH 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 7/31/26	Projected Next 2 Months	Projected Thru 9/30/26	Approved Budget FY 2027
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REVENUES:

Special Assessments - Tax Roll	\$ 2,960,402	\$ 2,977,129	\$ -	\$ 2,960,316	\$ 2,960,316
Interest Income	20,000	26,354	500	26,854	15,000
Insurance Proceeds	-	12,626	-	12,626	-
Other Revenues	30,000	11,296	1,000	12,296	15,000
Carry Forward Surplus	22,227	-	22,227	22,227	-

TOTAL REVENUES	\$ 3,032,629	\$ 3,027,406	\$ 23,727	\$ 3,034,320	\$ 2,990,316
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EXPENDITURES:

Administrative

Supervisor Fees	\$ 12,000	\$ 9,400	\$ 2,000	\$ 11,400	\$ 12,000
FICA Taxes	918	719	153	872	918
Assessment Roll Administration	5,732	5,732	-	5,732	5,732
Engineering Fees	13,000	11,605	1,395	13,000	13,000
Dissemination Fees	8,253	6,978	1,276	8,253	9,260
Attorney Fees	50,000	46,066	3,934	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	14,330	2,866	17,196	18,228
Management Fees	58,837	49,031	9,806	58,837	62,367
Information Technology	1,720	1,433	286	1,720	1,823
Website Maintenance	1,146	955	191	1,146	1,215
Telephone	800	248	552	800	800
Postage	3,000	1,766	1,234	3,000	3,000
Printing & Binding	2,000	392	1,608	2,000	2,000
Insurance General Liability	9,550	8,997	-	8,997	9,897
Legal Advertising	2,000	929	1,071	2,000	2,000
Other Current Charges	700	13	687	700	700
Office Supplies	150	7	143	150	150
Dues, Licenses & Subscriptions	175	175	-	175	175

TOTAL ADMINISTRATIVE	\$ 204,857	\$ 175,626	\$ 27,202	\$ 202,828	\$ 211,445
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Durbin Crossing
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY 2026	Actuals Thru 7/31/26	Projected Next 2 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	70,253	39,747	110,000	110,000
Recreational Passes	2,000	2,900	-	2,900	2,000
Office Supplies	5,000	3,647	1,353	5,000	5,000
Permit Fees	4,500	3,092	1,408	4,500	4,500

Utilities

Water & Sewer	38,900	28,302	10,599	38,900	41,040
Electric	28,600	27,770	830	28,600	36,400
Cable/Phone/Internet	22,000	24,123	4,077	28,200	28,200
Security System	1,000	789	211	1,000	1,000

Amenity Center Management Contract

Managerial (Vesta)	263,168	219,306	43,862	263,168	263,168
Staffing (Vesta)	281,809	234,841	46,968	281,809	281,809
Lifeguards (Vesta)	101,135	76,931	24,204	101,135	106,191
Mobile App/Website (Vesta)	3,605	3,004	601	3,605	3,605

Refuse Service	11,500	11,256	244	11,500	13,200
Pool Chemicals	35,700	30,717	4,983	35,700	39,000
Special Events	50,000	40,928	9,072	50,000	50,000
Holiday Décor	20,000	20,052	2,500	22,552	25,000
Pest Control	8,000	6,998	1,001	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	\$ 851,040	\$ 204,408	\$ 1,055,449	\$ 1,081,278
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Grounds Maintenance

Electric	\$ 10,000	\$ 7,361	\$ 2,639	\$ 10,000	\$ 11,726
Water & ReUse	325,000	188,330	98,927	287,257	325,600
Streetlighting	75,000	73,744	1,256	75,000	88,988
Lake Maintenance	57,289	47,723	9,566	57,289	60,000
Landscape Maintenance	579,135	482,612	96,523	579,135	596,510
Landscape Contingency	103,381	94,495	8,887	103,381	105,037
Mulch	65,000	67,200	-	67,200	72,395
Sod/Irrigation Replacement	450,000	468,856	-	468,856	-
Islesbrook Rd Sod Replacement	77,587	45,207	32,380	77,587	-
Fuel	900	740	160	900	1,000
Irrigation Repairs	35,000	18,926	16,074	35,000	35,000
Capital Reserve Funding	-	-	-	-	401,338

TOTAL GROUNDS MAINTENANCE	\$ 1,778,292	\$ 1,495,193	\$ 266,412	\$ 1,761,606	\$ 1,697,594
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TOTAL EXPENDITURES	\$ 3,032,629	\$ 2,521,860	\$ 498,022	\$ 3,019,882	\$ 2,990,316
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EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 505,547	\$ (474,295)	\$ 14,438	\$ -
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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 7/31/26	Projected Next 2 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments - Tax Roll	\$ 3,054,876	\$ 3,068,846	\$ -	\$ 3,051,515	\$ 3,051,515
Special Assessments - Prepayments	-	13,557	-	13,557	-
Interest Income	20,000	108,930	2,000	110,930	20,000
Carry Forward Surplus ⁽¹⁾	1,252,781	1,314,527	-	1,314,527	1,468,792
TOTAL REVENUES	\$ 4,327,657	\$ 4,505,861	\$ 2,000	\$ 4,490,529	\$ 4,540,307
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	\$ 1,484,123	\$ 2,000	\$ 1,468,792	\$ 1,536,313

⁽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 7/31/26	Projected Next 2 Months	Projected Thru 9/30/26	Approved Budget FY 2027
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REVENUES:

Miscellaneous Revenue/Interest Income	\$ 32,075	\$ 27,068	\$ 800	\$ 27,868	\$ 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	658,822

TOTAL REVENUES	\$ 1,457,433	\$ 1,161,509	\$ 800	\$ 1,162,309	\$ 1,080,161
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EXPENDITURES:

Capital Outlay	\$ 200,000	\$ 27,000	\$ 173,000	\$ 200,000	\$ -
Repair and Replacement	100,000	91,347	8,653	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	\$ 122,147	\$ 381,340	\$ 503,487	\$ 408,000
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TOTAL EXPENDITURES	\$ 503,487	\$ 122,147	\$ 381,340	\$ 503,487	\$ 408,000
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EXCESS REVENUES (EXPENDITURES)	\$ 953,946	\$ 1,039,362	\$ (380,540)	\$ 658,822	\$ 672,161
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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					

A.

RESOLUTION 2026-08
[FY 2027 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Durbin Crossing Community Development District (“**District**”) prior to June 15, 2026, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website, <https://durbincrossingcdd.com/>, in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Durbin Crossing Community Development District for the Fiscal Year Ending September 30, 2027.”
- c. The Adopted Budget shall be posted by the District Manager on the District’s official website in accordance with Chapter 189, *Florida Statutes*, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2027, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2027 or within 60 days following the end of the FY 2027 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Chapter 189, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. APPROVAL OF PRIOR ACTIONS. The actions of the Chairman, Vice Chairman, Secretary, Treasurer, Assistant Secretaries, and all District Staff in finalizing the Adopted Budget, including preparing the Proposed Budget and setting, noticing, and all other actions required for the public hearing on the Proposed Budget, are hereby ratified, approved, and confirmed in all respects.

SECTION 5. SEVERABILITY; EFFECTIVE DATE. 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. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 24TH DAY OF AUGUST 24, 2026.

ATTEST:

**DURBIN CROSSING COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2027 Budget

Exhibit A
FY 2027 Budget

B.

RESOLUTION 2026-09
[FY 2027 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2027 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; 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, located in St. Johns County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**FY 2027**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B ("Assessment Roll")**.

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

- b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance ("**O&M Assessment(s)**") is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2027 installment of the District's previously levied debt service special assessments ("**Debt Assessments,**" and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.
 - a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* ("**Uniform Method**"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
 - b. **Future Collection Methods.** The District's decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.
5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.
6. **APPROVAL OF PRIOR ACTIONS.** The actions of the Chairman, Vice Chairman, Secretary, Treasurer, Assistant Secretaries, and all District Staff in finalizing the Assessments and Assessment Roll as provided herein are hereby ratified, approved, and confirmed in all respects.
7. **SEVERABILITY; EFFECTIVE DATE.** 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. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 24TH DAY OF AUGUST, 2026.

ATTEST:

**DURBIN CROSSING COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget

Exhibit B: Assessment Roll

Exhibit A
Adopted Budget

Exhibit B
Assessment Roll

ELEVENTH ORDER OF BUSINESS

A.



Durbin Crossing CDD

Landscape Update for August 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**
 - Next rotation of annuals is scheduled to be installed on July 24th - **Completed**
 - The hurricane and storm clean-up letter and pricing – **Submitted**
 - Castlegate tree replacements
 - Irrigation Bubblers Installation – **Complete**
 - Tree installations – scheduled for the week of 8/24
 - Sod repairs on North side of Longleaf – scheduled for the week of 8/24
 - European Fan Palm installation at Veterans entry – scheduled for the week of 8/24
 - Sod install on median at West end of Longleaf - scheduled for the week of 8/24
 - Cullaig Court plant replacements - scheduled for the week of 8/24
 - Sod repair near 1691 Fenton - scheduled for the week of 8/24
 - Irrigation addition on NW corner of Longleaf and N Durbin - **Completed**

D.

1.

**NOTICE OF MEETINGS
DURBIN CROSSING
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the **Durbin Crossing Community Development District** will hold their regularly scheduled public meetings for **Fiscal Year 2027** at **6:00 p.m.** at the **Durbin Crossing South Amenity Center** located at **145 South Durbin Parkway, St. Johns, Florida 32259** on the fourth Monday of each month as follows, unless otherwise indicated:

October 26, 2026
November 16, 2026 (*third Monday)
December 21, 2026 (*third Monday)
January 25, 2027
February 22, 2027
March 22, 2027
April 26, 2027
May 24, 2027
June 28, 2027
July 26, 2027
August 23, 2027
September 27, 2027

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 or from the District's website, www.DurbinCrossingCDD.com.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least 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 Office.

A person who decides to appeal any decision made at the meetings with respect to any matter considered at the meeting is advised that person will need a record of the 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

2.

Durbin Crossing Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2026 - September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____

Date:_____

Print Name:_____

Durbin Crossing Community Development District

District Manager:_____

Date:_____

Print Name:_____

Durbin Crossing Community Development District

E.

DURBIN CROSSING
General/Operations Manager's Report

Date of report 8-24-2026

Submitted by: Zach Davidson

Storm drain box repair South amenity/No board action required: The County was out the week of 8/10 to address the sinking sod behind the storm drain. The repair has been completed; dirt was brought in graded and area was resodded.

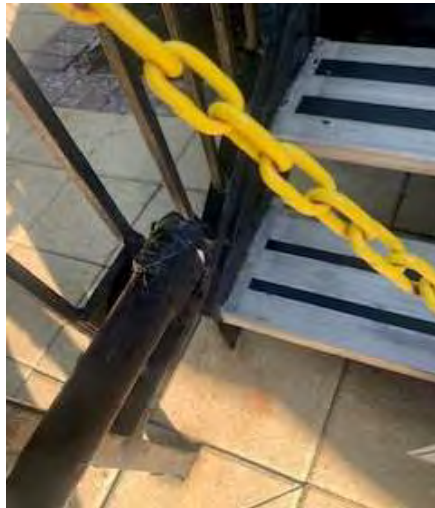


Before



After

South Slide tower Pictures/No board action required:



North pool play feature pictures/ No board action required:



Benches/concrete pads/No board action required: 10 Benches are on order 4-8 weeks for delivery. Working with the concrete vendor to get slates poured at approved locations. The bench vendor was able to engrave the Durbin Crossing logo into the bench. Example of logo is below. The logo and name will be colored filled with black, the logo will be on top board and Durbin crossing on the second board.



South lap pool pump motor VFD/No board action required: New VFD has been installed.

Mailbox cluster/bike rack painting/No Board action required: All painting of the mailbox clusters bases in Cloisterbane, Woodcross and Tollerton have been completed. Bike racks are to be started week of 8/24.

Cattle gate/ fence install JEA easement/No Board action required: Deposit check has been sent; we are waiting on scheduling from the vendors.

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 are having algae and shoreline grass issues in pond 20,13,24, 14 38 and 39. Those have been reported to Solitude, and they are working to get these issues corrected. Carp barrier inspection has been completed. Solitude is working to fabricate new barriers for ponds: 3, 4, 6, 15, 34. Once those are installed, all pictures will be sent over to FWC to schedule an inspection.

FIELD OPERATIONS UPDATES / No Board action required:

- Pressure washed the North playground equipment.
- Replaced broken piece of playground equipment at the tot lot at South.
- Straightened back up and fixed broken anchor bolts on a mailbox cluster on Tollerton that was hit by a vehicle.
- Replaced broken door handle on south social hall closet.
- Pressure washed both South Pavilions.
- Fixed loose fence section on South tennis court where kids have been crawling under.
- Inspected and cleaned vinyl fencing in Staplehurst and Forest Edge Drive.
- Streetlight ride is scheduled to be performed week of 8/17.
- Inspection of all monument lights was performed, on ground light was not functioning on North/Veteran monuments. It has been replaced.
- Storm drains are being inspected and clear of pinestraw after every storm.

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 8/24/2026

Submitted by: Jack Morrow

Lifeguard Training Make Up Meeting Recap/No Board Action Required: Our make-up meeting for our second in-service training took place on Thursday, July 30th. We have had two mandatory in-service training sessions this summer and two make-up sessions. All 23 of our lifeguards attended *at least* two of those sessions; many coming to more than that.

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 will continue using a red ball through the end of the lifeguarding season.

Lifeguard Rescues/No Board Action Required: Jillian Gauger performed another active rescue on Saturday, August 8th. The rescue took place from first stand in the rec pool, right after the lifeguards had blown their whistles to close the pool because of thunder and lightning in the area. Jillian now has four saves, totaling us at seven for the season.

Lifeguard End of Season Party/Board Action Required: We are going to have an End of Season party to celebrate the lifeguards in September. I'm requesting permission from the Board to close the South pool two hours early (7pm) on a Saturday in September for the party.

North Patio TV Replacement/No Board Action Required: The television under the North Covered Patio was replaced due to the old one no longer working.

904 Tennis Fall Session/No Board Action Required: The fall session for 904 Tennis began on August 20th and goes through November 19th. Kate has invited them to attend the Country Market on September 27th 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, August 7th. We will continue doing this on the first Friday of every month, with the next one scheduled for September 4th, 2026.

Pool Hours/No Board Action Required: The South pool will close at 9pm in September on both weekdays and weekends. In previous years, we closed at 8pm on school nights and 9pm on weekend nights. We extended the pool hours the same way in May and received positive feedback so we will try this for September and evaluate how it goes.

Slide Hours/No Board Action Required: We are evaluating staffing to determine the slide schedule for September. Will bring update to board meeting.

Summer Changes/No Board Action Required: This was our first summer under our new management team. Here are some of the key changes we have made to improve the experience for residents using the amenities.

- 1) **Extended Pool Hours:** The pool hours extension in May was well received by residents. We will continue this same schedule for next year.
- 2) **Lifeguard Supervisors:** This summer we had two lifeguard supervisors instead of one. This allowed us to have at least one lifeguard supervisor on property almost every day this summer. This ended up being extremely beneficial for our lifeguard development throughout the season. Also, our pool and pool deck management was much more efficient. The supervisors helped me ensure all pool and pool deck policies were enforced, and the decks and facilities stayed clean throughout our busy season.
- 3) **Lifeguard Audits:** Although we have done Visual Awareness Testing with our lifeguards in the past, we decided to make it a regular thing this year. I believe this played a big part in why we had seven successful lifeguard rescues this summer. All our lifeguards knew going into each shift that there was a high probability of them jumping in the water to rescue either the red ball, or a person.
- 4) **In-Service Training:** This was the first summer we held in-service training for our lifeguards here at Durbin Crossing. We held one at the beginning of June as well as midway through July. We saw our lifeguards leave those training sessions more confident, which translated well into their shifts. These also served as a great team-bonding experience for the guards.
- 5) **Management Schedules:** This year we had at least one manager on property for the summer Sunday-Saturday. In previous years, we did not have a manager on property on Sundays. We will continue this next summer to ensure we have another safe and successful summer.
- 6) **South Gym Deep Cleaning:** This summer we began our monthly deep cleaning of the South gym. We have seen a significant decrease in the amount of dust and have received numerous compliments from residents. Our signage appears to be working as we have not had any residents show up during any of our closures for cleaning. We will continue this going forward year-round.
- 7) **Customer Service:** Our biggest focus for this summer was customer service and resident engagement. Every resident is greeted at the front window, and we keep the office door open to create a more welcoming and inviting environment. We have also made a greater effort to interact with residents outside of the office by spending time on the pool deck and building stronger relationships with them. Kate has hosted several pop-up snow cone days during busy pool days, and I have handed out popsicles to the kids on select days. These small but intentional efforts have helped create a more positive, personal experience for our residents and have strengthened our relationships with the community.

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

jamorrow@vestapropertyservices.com



G.

8/24/2026

Submitted by: Kaitlyn Smith

TABLES UPDATE

As of this Board Meeting, tables have been ordered and are in the works. We chose the stain and paint color closest to our current tables, so they should be a good match for the current high tops and chairs. Lead time is currently 7-10 Weeks.

PAST EVENTS

Mini Market Days (Every 1st Wednesday)

Budget: \$0

Attendance: 30-50

All Summer long, we have been hosting Mini Market Days in partnership with James Ranch and Honey & Butter Bakery. They have provided the community with fresh beef and chicken, eggs, local honey, sourdough baked bread, and seasonal fresh-caught seafood. They have done increasingly well in the community with word being spread about their offerings. They have also provided us with many contacts for our farmers' markets!

Chick Fil A Truck (August 12th)

Budget: \$0

Attendance: 30

The Chick Fil A food truck returned to Durbin and had a big success here serving at the South Pool. They will be returning later in September as well.

National Chocolate Chip Cookie Day (August 4th)

Budget: \$150

Actual: \$36

Cookies handed out: 300!

To celebrate National Chocolate Chip Cookie Day, we handed out 300 chocolate chip cookies with the help of Publix at Bartram Market! They gave us a great deal on cookies, and residents loved it.

Wild Wonders Reptile Show (July 30th)

Budget: \$600

Attendance: 60

We hosted Wild Wonders Reptiles to present a creepy-crawly presentation featuring so many live reptiles, amphibians, and mammals for kids to learn about, touch, and hold! This STEM-based activity was a great indoor activity for kids and adults and was a huge success with the community. We will definitely bring this back next summer.



Back to School Bash (August 8th)

Budget: \$4,500

Actual: \$4,560

Attendance: Approx 250We celebrated Back to School with an adventure day! We had bungee jumping, rock climbing, a 25’ slide, tie-dye, an obstacle course AND a lemonade stand! Kids got outdoors and had so much fun on their last weekend before school returns.



UPCOMING EVENTS

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.

Labor Day Pool Party (September 7th)

Budget: \$2000

Estimated Attendance: 150

Minimum: 40

We will host a very fun Labor Day Pool Party featuring a waterslide and slip-n-slide, live music, snow cones, and a “When I Grow Up, I want to be...” photo booth!

Fall Community Yard Sale (September 19th)

Budget: \$0

We will host another community yard sale, using a digital map for all registered participating addresses! I am working with Haven Hospice to set up a pickup route for any leftover items not sold.

Country Market (September 27th)

Budget: \$1000

Estimated Attendance: 200

Minimum: 80

Revenue: \$15 per booth

We will have another country market in September, with a petting zoo and many different vendors selling hand crafted and hand grown goods on the south field. We will be partnering with 904 Tennis for activities for this event. We currently have 11 Vendors signed up and are in contact with 30 more.

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

klsmith@vestapropertyservices.com



THIRTEENTH 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 Santcuary Round-a-Bout as Follow Up to Previous Letter	1/26/26	Daniel Laughlin	In Progress	May-26	Draft Letter to Commissioner Whitehurst about adding lighting at the Sanctuary round-a-about to increase visibility and prevent accidents which have occurred in the past	Letter was sent 2/12/26
Get Pricing for E-Bike Parking Areas for North & South Amenity Centers and Benches Throughout the Community	1/26/26	Zach Davidson	In Progress	May-26	Get pricing to add parking areas for e-bikes at North & South amenity centers. Also get pricing and locations to add benches in common areas in the community	
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.