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 (to be provided under separate cover)

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

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 & Sancuary. Monitor traffic study that may take place on Longleaf Pine. Update Board at August meeting	Continue to monitor. Revisit on October
Follow Up with County on Park Improvements in the Area	2/24/25	Daniel Laughlin	In Progress	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 Marshel 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 tresspassers
Pool Pumps	4/28/25	Zach Davidson	Complete		Confirm pool pumps to be replacement in November	Installation of new pumps have been completed
Communications	4/28/25	Kiki Jimenez	Complete		Keep Residents informed of landscape/irrigation enhancements	E-blasts were sent out to residents throughout the phase 4 sod project which is now complete
Beatification of Glen Laurel	7/28/25	Zach Davidson	Complete		Look into landscape around pond off Glen Laurel and options for sod	Proposal approved to terra seed an area of the pond bank as a test area to confirm it works before doing the entire pond bank Terra seeding was completed and successful
Request Commissioner Attend November Meeting to Discuss the Results of Traffic Studies in the Area	9/22/25	Daniel Laughlin	Complete		Contact Commissioner Whitehurst and ask him to attend November meeting	E-mail has been sent to Commissioner Whitehurst asking his attendance at the November meeting. Commissioner will be attending Commissioner attended November meeting

Research the Process to Widen the Sidewalks Along North & South Durbin Pkwy	11/17/25	Daniel Laughlin/Zach Davidson/Mike Yuro	Complete		See what the process and cost would be to widen the sidewalk along North & South Durbin Pkwy	The costs to widen the sidewalks is prohbitive to the funds that would need to be raised by the Districts residents
Write Letter to JEA Requesting Fence Installation on Powerline Utility Easement	10/27/25	Daniel Laughlin	Complete		Send a letter to JEA requesting they install a fence to restrict vehicular traffic on the powerline utility easement	Letter was sent to JEA. They responded with an application and title search to install a fence.
Write Letter to SJSO Requesting Assistance in Monitoring Vehicular Traffic on JEA Powerline Utility Easement	10/27/25	Daniel Laughlin	Complete		Send a letter to SJSO requesting they help patrol and respond to calls regarding vehicular traffic on the JEA powerline utility easement	Letter was sent to Sheriff Hardwick
Contact County Regarding Parking on Islesbrook	9/22/25	Daniel Laughlin	Complete		Send letter to County regarding parking issues on Islesbrook by the baseball field as well as sod replacement that has been discussed	Letter was sent to the County. They responded that they will be looking into the matter
Draft Impact Fee Authorization Resolution	1/26/26	Mike Eckert/Mike Yuro	Comeplete	2/23/26	Draft Resolution authorizing the sale of impact fees between CDD Board meetings	Resolution was ratified at 3/23/26 Board meeting
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

	General Fund	*Debt Service Fund*	*Capital Reserve Fund*	*Totals Governmental Funds*
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 Liabilites	**$ 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 Budget	Prorated Budget Thru 07/31/26	Actual 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 Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Amenity Center Management Contracts				
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 Budget	Prorated Budget Thru 07/31/26	Actual 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:				
Series 2017 A-1				
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)
Series 2017 A-2				
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** *Assistant Secretary*	✓	$200
2.	**Peter Pollicino** *Chairman*	✓	$200
3.	**Sarah Gabel Hall** *Assistant Secretary*	✓	$200
4.	**Shalene B. Estes** *Assistant Secretary*	✓	$200
5.	**Jason Harrah** *Vice Chairman*	✓	$200

District Manager: [signature]

PLEASE RETURN COMPLETED FORM TO BERNADETTE PEREGRINO

CHECK DATE	VEND#	INVOICE DATE	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

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

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

*** CHECK DATES 07/01/2026 - 07/31/2026 *** DURBIN CROSSING - GENERAL FUND
BANK A GENERAL FUND

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

TOTAL FOR BANK A 182,245.61

TOTAL FOR REGISTER 182,245.61

ATLANTIC SECURITY

RECEIVED JUN 22 2026

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

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

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

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	AMOUNT	INVOICE DATE
07/06/2026	$279.96	**06/15/2026**

INVOICE NO. 449462

How To Pay

INVOICE NO. 449462

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**

poolsure
AN AQUASOL COMPANY

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

Invoice

Date 7/1/2026
Invoice# 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

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

Subtotal	$1,132.18
Tax	$0.00
Total	$1,132.18
Amount Paid/Credit Applied	$0.00
Balance Due	$1,132.18

Click Here to Pay Now

131295635991

poolsure
AN AQUASOL COMPANY

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

poolsure
AN AQUASOL COMPANY

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

Invoice

Date	7/1/2026
Invoice#	131295635992

Terms	Net 20
Due Date	7/21/2026
PO #	

Bill To	Ship To
GMS, LLC 475 West Town Place, Suite 114 St. Augustine FL 32092	Durbin Crossing South 145 South Durbin Pkwy Jacksonville FL 32259

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

poolsure
AN AQUASOL COMPANY

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

ST. JOHNS
PAINTING, LLC

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

CROWN POOLS INC.
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			
	Total Invoice			$1,502.00

RECEIVED
By Tara Lee at 9:27 am, Jul 02, 2026

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	125.00	125.00
	Repairs + Replacements 1.320.53800.4420		

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

Total	$7,533.05
Payments/Credits	$0.00
Balance Due	$7,533.05

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

KUTAK ROCK LLP

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

Federal ID 47-0597598

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

[redacted]

June 29, 2026

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

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

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

05/22/26	K. Haber	0.50	142.50	Prepare budget notice and resolutions; correspond with Laughlin and Hogge regarding same

TOTAL HOURS 6.00

TOTAL FOR SERVICES RENDERED $2,139.00

TOTAL CURRENT AMOUNT DUE $2,139.00

PROGRESSIVE Entertainment

Total Entertainment Services

Invoice

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

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

Customer signiture required x__________________________ **Date:** __________

RECEIVED
By Tara Lee at 10:52 am, Jun 30, 2026

SOLITUDE
LAKE MANAGEMENT

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 July Billing 7/1/2026 - 7/31/2026 Durbin Crossing CDD-Lake-ALL		1	1	4,698.73	4,698.73

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.

LocaliQ

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

BILLING ACCOUNT NAME AND ADDRESS

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

PAYMENT DUE DATE: 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.

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		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Durbin Crossing / Gms		764133		0007778719		
CURRENT DUE	**30 DAYS PAST DUE**	**60 DAYS PAST DUE**	**90 DAYS PAST DUE**	**120+ DAYS PAST DUE**	**UNAPPLIED PAYMENTS**	**TOTAL CASH AMT DUE***
$86.32	$0.00	$0.00	$0.00	$0.00	$0.00	**$86.32**

REMITTANCE ADDRESS (Include Account# & Invoice# on check)

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/

0000764133000000000000000777871900008632 67177

USA TODAY CO.
LocaliQ
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

Linda Fett
Legal Clerk

Notary, State of WI, County of Brown
8.25.26
My commission expires

Publication Cost:	$86.32		
Tax Amount:	$0.00		
Payment Cost:	$86.32		
Order No:	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

Vesta

Invoice

Invoice #	433404
Date	06/30/2026
Terms	Net 30
Due Date	07/30/2026
Memo	Lifeguard Hours

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

Bill To

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

Description	Quantity	Rate	Amount
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

Vesta

Invoice

Invoice #	433089
Date	07/01/2026
Terms	Net 30
Due Date	07/31/2026
Memo	Monthly Fees

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

Bill To

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

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

Thank you for your business.

Total 45,715.13

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

Weather Engineers, Inc.
Air Conditioning • Heating • Refrigeration • Clean Air Professionals
904-356-3963
www.WeatherEngineers.com

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 [redacted] Date **5/18/2026**

CUSTOMER ACKNOWLEDGEMENT

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

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1213444	7/1/2026
TERMS	**PO NUMBER**
Net 30	

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

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**

IN COMMERCIAL LANDSCAPING

Landscaping Maintenance

1.320.53800.46200

BOUNCERS SLIDES & MORE	Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003	Invoice Date: July 10th, 2026 Invoice Number: 07102026.02

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

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

Comments:				
	Subtotal		$350.00	
	Sales Tax (0.0%)		n/a	
	Total		$350.00	

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

PARK WAREHOUSE

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
June 11, 2026

Quote Expiration
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

Service Slip/Invoice

Turner Pest Control
turnerpest.com

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

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

RECEIVED
By Tara Lee at 8:58 am, Jul 09, 2026

AMOUNT DUE **$166.05**

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 — Time: 2:00 pm
Place: Durbin Crossing — Cost: $350

Date: July 30, 2026 — Time: 3:15 pm
Place: Durbin Crossing — 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 <u>before</u> or <u>on</u> 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

INVOICE

INVOICE #	INVOICE DATE
1214958	7/6/2026
TERMS	**PO NUMBER**
Net 30	

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

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**

Islesbrook 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.

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1214959	7/6/2026
TERMS	**PO NUMBER**
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Durbin Crossing CDD

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

Invoice Due Date: 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

1.320.53800.46210

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

INVOICE

INVOICE #	INVOICE DATE
1214960	7/6/2026
TERMS	**PO NUMBER**
Net 30	

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

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

INVOICE

INVOICE #	INVOICE DATE
1214961	7/6/2026
TERMS	**PO NUMBER**
Net 30	

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

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

INVOICE

INVOICE #	INVOICE DATE
1214962	7/6/2026
TERMS	**PO NUMBER**
Net 30	

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

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.

Yuro & Associates, LLC

Civil Engineering
Land Surveying & Mapping
Permitting
ADA Consulting

Invoice

Date	Invoice #
7/10/26	4130

RECEIVED
By Tara Lee at 1:36 pm, Jul 10, 2026

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

P.O. No

Yuro & Asssoc. - Job No.
Y23-1310

Item	Date	Description	Hours	Rate	Amount
		Durbin Crossing - June Engineering			
CDD Durbin...	6/2/26	review traffic study	3.5	185.00	647.50
CDD Durbin...	6/8/26	review traffic study & prepar summary	1.5	185.00	277.50
CDD Durbin...	6/9/26	agenda call	0.5	185.00	92.50
CDD Durbin...	6/22/26	CDD meeting	1	185.00	185.00

Total **$1,202.50**

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

INVOICE

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

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

CBUSS ENTERPRISES
COMMERCIAL POOL SERVICE, REPAIRS & REMODELS
CPC 1459150 CPC 1458428
904-710-8161

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

VISA DISCOVER AMEX BANK PayPal venmo

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

Repairs + Replacements

1.320.53800.44200

RECEIVED
By Tara Lee at 3:59 pm, Jul 17, 2026

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

FED ID# 27-4523962

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

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 Recreational Passes 1.320.53200.44300	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

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

[redacted]

July 22, 2026

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

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: ______________________________________

FICPA
Florida Institute of Certified Public Accountants

AICPA 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	$110,664.86	Remove and replace 5 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

RESERVE™ ADVISORS Since 1991 35

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.

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.

37,000+
RESERVE STUDIES CONDUCTED

19,000+
ASSOCIATIONS SERVED

3,950,000+
RESIDENTS SERVED

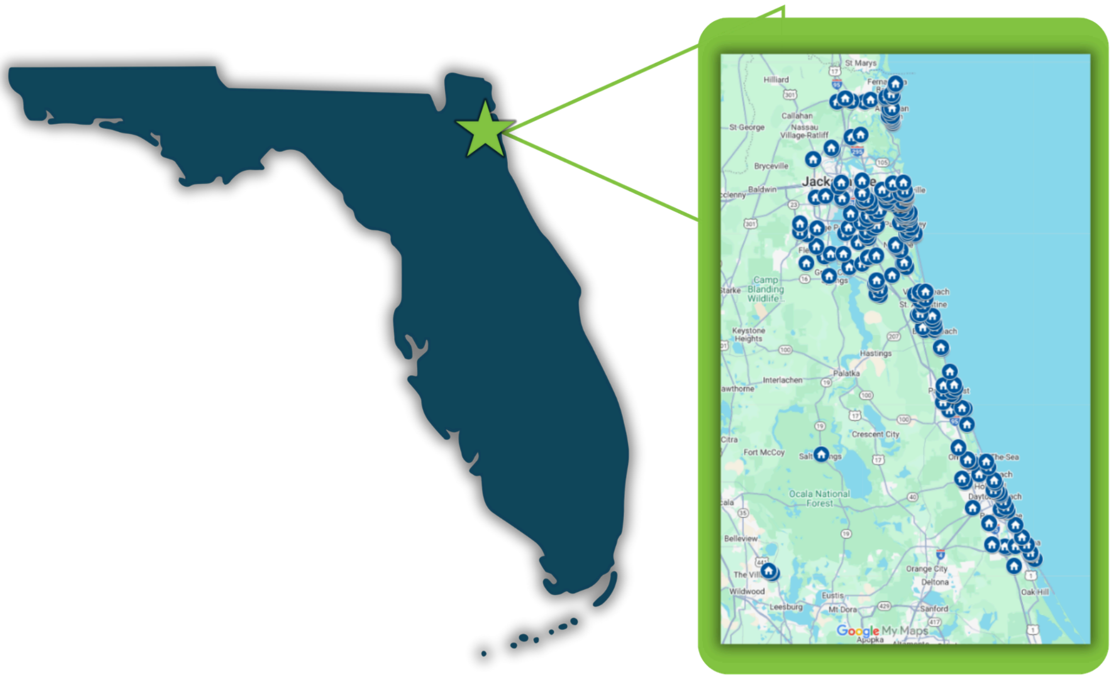
Industry Leadership

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

RESERVE ADVISORS™
Long-term thinking. Everyday commitment.

	LEVEL I	LEVEL II	LEVEL III
	FULL RESERVE STUDY	RESERVE STUDY UPDATE WITH SITE-VISIT	RESERVE STUDY WITHOUT SITE-VISIT
RESERVE STUDY PROCESS			
ONSITE VISUAL INSPECTION	✓	✓	
PRE-INSPECTION MEETING	✓	✓	
COMPONENT INVENTORY PLUS COMPONENT QUANTITIES & MEASUREMENTS	Established	Re-Assessed/Evaluated	Reflects prior study
CONDITION ASSESSMENTS	Based on visual observation	Based on visual observation	As reported by association
USEFUL LIFE ESTIMATES	Based on engineer's condition assessment	Based on engineer's condition assessment	Based on client's reported condition
VALUATION/COST ESTIMATES VIA PROPRIETARY BID DATABASE	Established for each reserve component	Re-evaluated for each reserve component	Re-evaluated for each reserve component
KEY DELIVERABLES			
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	Comprehensive report with component detail	Comprehensive report with component detail	Executive summary overview
EXCEL SPREADSHEETS	✓	✓	✓
SUPPORT WITH IMPLEMENTATION OF REPORT	✓	✓	✓
COMPLIMENTARY REPORT REVISION	✓	✓	
UNCONDITIONAL POST-STUDY SUPPORT AT NO ADDITIONAL COST INCLUDING REPORT PRESENTATION	✓	✓	✓
	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**

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2. Sign below

Signature: ____________________________ Title: ____________________________

Name: ____________________________ Date: ____________________________

For: Durbin Crossing Community Development District Ref: 210696

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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

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
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**
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**

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
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**
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**
TOTAL EXPENDITURES	**$ 3,032,629**	**$ 2,521,860**	**$ 498,022**	**$ 3,019,882**	**$ 2,990,316**
EXCESS REVENUES (EXPENDITURES)	**$ -**	**$ 505,547**	**$ (474,295)**	**$ 14,438**	**$ -**

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.

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

Attorney Fees
General legal services provided by the law firm of Kutak Rock LLP, who provide general legal services to the District, including attendance and preparation for monthly CDD meetings, preparation and review of agreements, resolutions, etc.

Annual Audit
The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District has contracted with 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.

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**

Expenditures – Amenity Center (continued)

Electric

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

Meter #	Description		Monthly		Annual
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.

Account #	Description		Monthly		Annual
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.

Contractor		Monthly		Annual
Vesta	$	21,931	$	263,168

Staffing

The District is under contract with Vesta Property Services Inc. This covers the cost of staffing for Facility Attendants, Pool Maintenance, Janitorial Services, Special Events planning, and Facility monitoring.

Contractor		Monthly		Annual
Vesta	$	23,484	$	281,809

Lifeguards

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

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

Mobile App/Website

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

Account #	Description		Monthly		Annual
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.

Contractor		Monthly		Annual
Poolsure	$	3,200	$	38,400
Contingency		50		600
Total	**$**	**3,250**	**$**	**39,000**

Special Events

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

Holiday Décor

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

Durbin Crossing

Community Development District

Budget Narrative

Fiscal Year 2027

Expenditures – Amenity Center (continued)

Pest Control

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

Contractor		Monthly		Annual
Monthly Service	$	600	$	7,200
Annual Termite Treatment		-		800
Contingency		-		600
Total	**$**	**600**	**$**	**8,600**

Pressure Washing

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

Fitness Equipment Maintenance

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

Expenditures – Field

Electric

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

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

Water & ReUse

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

Meter #	Description		Monthly		Annual
86131602	102 Durbin PY N	$	4,500	$	54,000
70115360	102 Merkland Ct		120		1,440
81845052	1021 Lauriston Dr		300		3,600
514013121	104 Harbury Dr		120		1,440
81842794	105 S Durbin Pkwy		2,150		25,800
70115339	106 Charmed Pl		115		1,380
93965698	109 Islesbrook Pkwy		700		8,400
94647963	1090 Durbin 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**

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.

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
	$ 503,841

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
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**
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**
TOTAL EXPENDITURES	**$ 503,487**	**$ 122,147**	**$ 381,340**	**$ 503,487**	**$ 408,000**
EXCESS REVENUES (EXPENDITURES)	**$ 953,946**	**$ 1,039,362**	**$ (380,540)**	**$ 658,822**	**$ 672,161**

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 Statute*s; 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:

____
Secretary / Assistant Secretary

DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT

By:______________________________________

Its:______________________________________

Exhibit A: Adopted Budget
Exhibit B: Assessment Roll

Exhibit A

Adopted Budget

Exhibit B

Assessment Roll

ELEVENTH ORDER OF BUSINESS

A.

YELLOWSTONE
LANDSCAPE

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.

General/Operations Manager's Report

Date of report 8-24-2026 *Submitted by: **Zach Davidson***

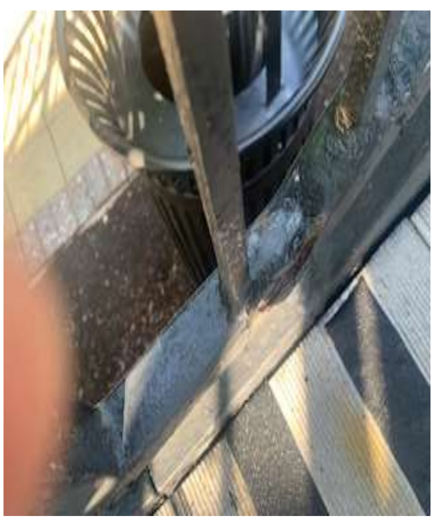
<u>Storm drain box repair South amenity/No board action required:</u> The County was out the week of 8/10 to address the sinking sod behind the storm drain. The repair has been completed; dirt was brought in graded and area was resodded.

Before

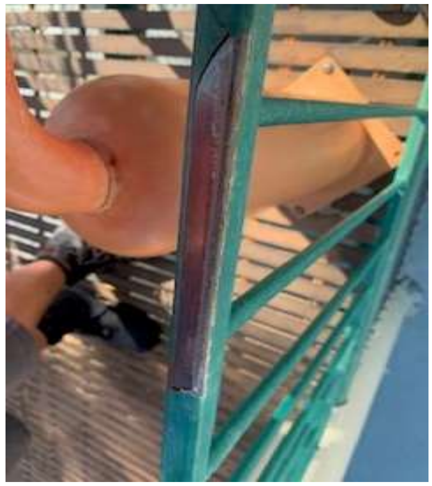
After

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.

DURBIN CROSSING

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

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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.

<u>Summer Changes/No Board Action Required:</u> 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.

<u>Should you have any comments or questions feel free to contact us directly.</u>

<u>jamorrow@vestapropertyservices.com</u>

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DURBIN CROSSING

Lifestyle Director's Report

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 & Sancuary. Monitor traffic study that may take place on Longleaf Pine. Update Board at August meeting	Continue to monitor. Revisit on October
Follow Up with County on Park Improvements in the Area	2/24/25	Daniel Laughlin	In Progress	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 Marshel 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 tresspassers
Pool Pumps	4/28/25	Zach Davidson	Complete		Confirm pool pumps to be replacement in November	Installation of new pumps have been completed
Communications	4/28/25	Kiki Jimenez	Complete		Keep Residents informed of landscape/irrigation enhancements	E-blasts were sent out to residents throughout the phase 4 sod project which is now complete
Beatification of Glen Laurel	7/28/25	Zach Davidson	Complete		Look into landscape around pond off Glen Laurel and options for sod	Proposal approved to terra seed an area of the pond bank as a test area to confirm it works before doing the entire pond bank Terra seeding was completed and successful
Request Commissioner Attend November Meeting to Discuss the Results of Traffic Studies in the Area	9/22/25	Daniel Laughlin	Complete		Contact Commissioner Whitehurst and ask him to attend November meeting	E-mail has been sent to Commissioner Whitehurst asking his attendance at the November meeting. Commissioner will be attending Commissioner attended November meeting

Research the Process to Widen the Sidewalks Along North & South Durbin Pkwy	11/17/25	Daniel Laughlin/Zach Davidson/Mike Yuro	Complete		See what the process and cost would be to widen the sidewalk along North & South Durbin Pkwy	The costs to widen the sidewalks is prohbitive to the funds that would need to be raised by the Districts residents
Write Letter to JEA Requesting Fence Installation on Powerline Utility Easement	10/27/25	Daniel Laughlin	Complete		Send a letter to JEA requesting they install a fence to restrict vehicular traffic on the powerline utility easement	Letter was sent to JEA. They responded with an application and title search to install a fence.
Write Letter to SJSO Requesting Assistance in Monitoring Vehicular Traffic on JEA Powerline Utility Easement	10/27/25	Daniel Laughlin	Complete		Send a letter to SJSO requesting they help patrol and respond to calls regarding vehicular traffic on the JEA powerline utility easement	Letter was sent to Sheriff Hardwick
Contact County Regarding Parking on Islesbrook	9/22/25	Daniel Laughlin	Complete		Send letter to County regarding parking issues on Islesbrook by the baseball field as well as sod replacement that has been discussed	Letter was sent to the County. They responded that they will be looking into the matter
Draft Impact Fee Authorization Resolution	1/26/26	Mike Eckert/Mike Yuro	Comeplete	2/23/26	Draft Resolution authorizing the sale of impact fees between CDD Board meetings	Resolution was ratified at 3/23/26 Board meeting
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.