Durbin Crossing Community Development District

SEPTEMBER 28, 2026

AGENDA

Durbin Crossing
Community Development District

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

September 21, 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, September 28, 2026 at 6:00 p.m.** at the Durbin Crossing South Amenity Center, 145 South Durbin Parkway, St. Johns, Florida 32259.

Following is the agenda for the meeting:

I. Pledge of Allegiance

II. Roll Call

III. Audience Comments

IV. Review of Action Items

V. Approval of Consent Agenda
   A. Minutes of the August 24, 2026 Meeting

   B. Financial Statements

   C. Assessment Receipts Schedule

   D. Check Register

VI. Consideration of Proposals for Updating the Capital Reserve Study

VII. Consideration of Request to Hold Tutoring Classes at the Amenity Center

VIII. Staff Reports
   A. Landscape & Irrigation Maintenance Team – Report

   B. District Counsel

C. District Engineer

D. District Manager

E. General Manager – Report

F. Amenity Manager – Report

G. Lifestyle Manager – Report

IX. Supervisors' Request and Audience Comments

X. Review of Action Items

XI. Next Scheduled Meeting – October 26, 2026 at 6:00 p.m. at the Durbin South Amenity Center

XII. Adjournment

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

Sincerely,

Daniel Laughlin

Daniel Laughlin
District Manager

FOURTH ORDER OF BUSINESS

Durbin Crossing Action Items

Item	Date	Responsibility	Status	Target Follow Up Date	Description	Resolution
Continue to Follow up With the County Regarding Round-A-Bout at North Durbin & Sanctuary and Monitor Traffic Study	2/24/25	Mike Yuro	In Progress	Jun-26	Engineer to follow up with County for updates on their plans for the round-a-bout at North Durbin & 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
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.

FIFTH ORDER OF BUSINESS

A.

Minutes of Meeting
Durbin Crossing
Community Development District

The regular meeting of the Board of Supervisors of the Durbin Crossing Community Development District was held Monday, August 24, 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 by telephone
Sarah Gabel Hall	Supervisor by telephone
Jason Harrah	Supervisor
Shawna Berden	Supervisor

Also present were:

Daniel Laughlin	District Manager
Mike Eckert	District Counsel
Mike Yuro	District Engineer
Kate Smith	Vesta/Amenity Services Group
Jack Morrow	Vesta/Amenity Services Group
Zach Davidson	Vesta/Amenity Services Group
Jason Davidson	Vesta/Amenity Services Group
Richard Craig	Yellowstone
Jim Schwartz	Florida Waterways
Darin Higgins	Tigris
Several Residents	

The following is a summary of the discussions and actions taken at the August 24, 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.

Mr. Morrow recognized the lifeguards who made saves this summer.

Mr. Pollicino stated one of the most important things we do as a board is recognizing staff when they do great work. Thank you for keeping our residents safe.

THIRD ORDER OF BUSINESS Audience Comments

There being none, the next item followed.

FOURTH ORDER OF BUSINESS Consideration of Pond Maintenance Proposals

Ms. Hall joined the meeting during this item.

Mr. Davidson stated at the last board meeting we discussed our pond conditions and concerns, and I was directed to get some quotes from vendors.

Representatives of Tigris and Florida Waterways gave an overview and background of their companies and experience in water management and reviewed their proposal for maintenance of the district's pond and after discussion the board took the following action.

> On MOTION by Mr. Harrah seconded by Ms. Berden with all in favor staff was authorized to terminate the agreement with Solitude for pond maintenance per the contract.

> On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor the proposal from Florida Waterways, Inc. was approved and district counsel was authorized to draft an agreement in an amount not to exceed $60,000 per year to start October 1, 2026.

FIFTH ORDER OF BUSINESS Review of Action Items

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

SIXTH ORDER OF BUSINESS Approval of Consent Agenda

A. Minutes of the July 27, 2026 Meeting

B. Financial Statements

C. Assessment Receipt Schedule

D. Check Register

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

SEVENTH ORDER OF BUSINESS **Acceptance of Engagement Letter with Grau & Associates for the Fiscal Year 2026 Audit**

> On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor the engagement letter with Grau & Associates to perform the fiscal year 2026 audit was approved.

EIGHTH ORDER OF BUSINESS **Discussion of Fiscal Year 2027 Wish List**

Mr. Davidson stated I went through the wish list and removed some things that have been approved. There was one item we spoke of at the last meeting regarding gel coating the interior of the slide and I removed that because I thought we could go one more year with waxing it inhouse and revisit that in 2028.

I would like to get the slide tower done and I have two quotes. The handrails are starting to rust from oxidation and age. The two proposals include sandblasting, repainting, fabrication to fix the handrails.

> On MOTION by Ms. Berden seconded by Mr. Pollicino with all in favor the proposal from The Expert in Slides was approved for repair of the North slide tower and south play feature in an amount not to exceed $64,000.

The tennis court light pole replacement was tabled and staff was authorized to proceed with the Christmas light wreath/replacement.

NINTH ORDER OF BUSINESS **Consideration of Proposals for Updating the Capital Reserve Study**

This item tabled.

TENTH ORDER OF BUSINESS **Public Hearing for the Purpose of Adopting the Fiscal Year 2027 Budget**

Mr. Laughlin stated next is the public hearing on the budget and there is no proposed increase in assessments. Overall, there are small increases throughout that we balanced with other line items. Those increases are contractual and inflationary.

On MOTION by Mr. Harrah seconded by Ms. Berden with all in favor the public hearing was opened.

A resident stated cable, phone and internet $800 a month, why?

Mr. Laughlin stated we have a lot of services here, things are hooked up in the gym, every couple of years staff looks into new service and it is the best deal we were able to get. It is commercial, not like a home.

A resident stated the lifeguard is $100,000 a year. Is it possible to reduce that to one lifeguard instead of two?

Mr. Pollicino stated you may have come in late but we acknowledged three lifeguards who saved lives last month and gave them an award. I would not recommend scaling back on lifeguards.

Mr. Laughlin stated also to run the slide you need someone at the top of the slide and someone at the bottom, just for the slide.

A resident asked the attorney fee of $50,000 a year, have we tried shopping for that? It seems a bit much.

Mr. Laughlin stated that is a ballpark, they work at an hourly rate and if there is not much going on it will be less.

A resident stated Vesta is $250,000.

Mr. Laughlin stated that is the contract. It stayed the same this year for managerial.

A resident asked how does Zack go about getting quotes such as for the light pole.

Mr. Davidson stated I call vendors tell them the scope of work and they come out and bid on it and I bring the bids to the board.

Ms. Walton asked are new pickleball courts in the budget?

Mr. Harrah stated no that will probably be in 2028 when the new board comes on.

On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor the public hearing was closed.

A. Consideration of Resolution 2026-08 Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2027

> On MOTION by Mr. Pollicino seconded by Mr. Harrah with all in favor Resolution 2026-08 was approved.

B. Consideration of Resolution 2026-09 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Laughlin stated this public hearing is for the process of the collection of the assessments. Our assessment administrator will marry the assessment roll with the county's roll and the county will use that to collect the assessment on the property tax bill, who then sends the funds back to the district.

> On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor the public hearing was opened.

There being no comments,

> On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor the public hearing was closed.

> On MOTION by Mr. Harrah seconded by Ms. Estes with all in favor Resolution 2026-09 was approved.

ELEVENTH ORDER OF BUSINESS Staff Reports

A. Landscape Maintenance Team - Report

Mr. Craig gave an overview of the landscape report for August, copy of which was included in the agenda package.

B. District Counsel

Mr. Eckert stated I talked to you about the three bills that the legislature passed and they were presented to the governor and the one for supervisor recall process was adopted by the legislature and went into effect July 1 and the governor did sign that bill. If you have been in your

seat a year and someone in the community doesn't like you or doesn't like the job you are doing they can start a petition process and the supervisor of elections will ultimately have a recall if it met all the requirements. The person doing that has to bear all the costs associated with that.

You are required to take electronic payments, credit card, bank draft and also take payments online. This is not for your special assessments but for public records requests, registering for amenity programs and things like that. You have to have that capability by January 1.

The sovereign immunity limit bill was passed by the legislature that would have raised your limits from $200,000 per person to $350,000 per person and from $300,000 per incident to $500,000 per incident and the governor vetoed it. It does not have an impact on your insurance rates this year, which is good news.

C. District Engineer

Mr. Yuro stated essentially the county hired a consultant to look at the timing of the lights by mid to late September and they are coordinating with the DOT to get additional traffic counts and it sounds like it is all related to tying the lights that are near each other better.

Mr. Yuro left the meeting at this time.

D. District Manager

1. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2027

> On MOTION by Ms. Berden seconded by Mr. Harrah with all in favor the fiscal year 2027 meeting schedule was approved.

2. Consideration of Goals & Objectives for Fiscal Year 2027

> On MOTION by Mr. Harrah seconded by Ms. Berden with all in favor the fiscal year 2027 goals and objectives were approved.

E. General Manager - Report

Mr. Davidson stated Mr. Phillips brought some concerns to my attention last week in regard to the bike and scooters. I advised him that we are only allowed to police within the amenity

centers, but he wanted to come and speak to you about his concerns when walking his dog and what he feels might be rolled out.

Mr. Phillips stated I'm going to call this a silent menace and that is folks on e-bikes are silent. The sidewalks in the neighborhood are fairly narrow and the e-bike people feel like they should stay on the sidewalk. I have been brushed twice in the past week, my dog goes crazy and runs in front of it and I holler at the kids that are running me off the sidewalk and they don't even turn around. A Duval County commissioner has put in a bill trying to mitigate this. I know you can't do anything about this because you can only get out to the road and the rest belongs to the county. It is supposed to be no more than 10 mph but I see the bikes racing and beating the cars and they do not comply with the pedestrian signage. I wanted to go on record and have this in your minutes. Something has to be done and maybe it will be done by our new commissioners who just got elected.

Mr. Harrah stated I saw the same bill in Duval but how are you going to police it. Legally we can't do anything to enforce that but is it possible to get these kids in here for a safety discussion and voice our concerns.

Mr. Pollicino stated I think the sheriff should do that.

Ms. Estes stated we had the sheriff's office come down.

Mr. Harrah stated yes but nobody showed up.

Mr. Pollicino stated we appreciate you raising it, it is on the record and we are aware of it, unfortunately, there is not much we can do.

Mr. Davidson gave an overview of the general/operations manager's report, copy of which was included in the agenda package.

Mr. Eckert stated when we send this notice of termination if Solitude kind of drops off, let us know. We would have to know that the new company would be able to mobilize.

Ms. Estes stated there is a swath of pine trees around the roundabout on Sanctuary and Heron Landing that have either been taken over by the weight of the vines or during the big storm something happened. They are starting to lean. I want you to send someone to look at it.

Zach, when you put together your newsletter article and the benches and stuff, don't forget when we were over by Willow Winds and saw the wireless contactors for the irrigation. Make sure you mention that so people don't think they are Flock cameras.

F. Amenity Manager - Report

Mr. Morrow reviewed the amenity manger's report, copy of which was included in the agenda package and requested permission to close the pool two hours early on a Saturday in September to celebrate the lifeguards and the board had no objection to the request.

G. Lifestyle Manager – Report

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

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

There being none, the next item followed.

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

Mr. Laughlin stated there were no new actions items added to the list.

FOURTEENTH ORDER OF BUSINESS **Next Scheduled Meeting – September 28, 2026 at 6:00 p.m. at the Durbin South Amenity Center**

Mr. Laughlin stated the next meeting is scheduled for September 28, 2026 at 6:00 p.m. in the same location.

On MOTION by Ms. Berden seconded by Mr. Harrah with all in favor the meeting adjourned at 8:20 p.m.

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

B.

Durbin Crossing

Community Development District

Unaudited Financial Reporting

August 31, 2026

Durbin Crossing

Community Development District

Combined Balance Sheet

August 31, 2026

	General Fund	*Debt Service Fund*	*Capital Reserve Fund*	*Totals Governmental Funds*
Assets:				
Cash:				
Operating Account	$ 168,716	$ -	$ 181,861	$ 350,577
Investments:				
State Board of Administration (SBA)	2,798	-	843,609	846,407
Custody	768,322	-	1,856	770,179
Series 2017A1				
Reserve	-	1,343,722	-	1,343,722
Revenue	-	1,487,273	-	1,487,273
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	**$ 945,036**	**$ 3,009,678**	**$ 1,027,326**	**$ 4,982,040**
Liabilities:				
Accounts Payable	$ 8,817	$ -	$ -	$ 8,817
Total Liabilites	**$ 8,817**	**$ -**	**$ -**	**$ 8,817**
Fund Balance:				
Nonspendable:				
Prepaid Items	$ 5,000	$ -	$ -	$ 5,000
Deposits	200	-	-	200
Restricted for:				
Debt Service - Series	-	3,009,678	-	3,009,678
Assigned for:				
Capital Reserve Fund	-	-	1,027,326	1,027,326
Unassigned	931,019	-	-	931,019
Total Fund Balances	**$ 936,219**	**$ 3,009,678**	**$ 1,027,326**	**$ 4,973,223**
Total Liabilities & Fund Balance	$ 945,036	$ 3,009,678	$ 1,027,326	$ 4,982,040

Durbin Crossing

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 2,960,402	$ 2,960,402	$ 2,977,129	$ 16,727
Interest Income	20,000	20,000	29,216	9,216
Insurance Proceeds	-	-	12,626	12,626
Other Revenues	30,000	27,500	13,280	(14,220)
Total Revenues	**$ 3,010,402**	**$ 3,007,902**	**$ 3,032,252**	**$ 24,349**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 11,000	$ 10,400	$ 600
FICA Taxes	918	842	796	46
Assessment Roll Administration	5,732	5,732	5,732	-
Engineering Fees	13,000	13,000	14,648	(1,648)
Dissemination Fees	8,253	7,565	7,665	(100)
Attorney Fees	50,000	45,833	48,256	(2,423)
Annual Audit	4,600	4,600	5,000	(400)
Trustee Fees	11,880	10,890	10,650	240
Arbitrage	1,200	1,200	1,200	-
Impact Fee Administration	17,196	15,763	15,763	-
Management Fees	58,837	53,934	53,934	-
Information Technology	1,720	1,576	1,577	-
Website Maintenance	1,146	1,051	1,051	-
Telephone	800	733	284	449
Postage	3,000	2,750	1,910	840
Printing & Binding	2,000	1,833	509	1,325
Insurance General Liability	9,550	9,550	8,997	553
Legal Advertising	2,000	1,833	929	904
Other Current Charges	700	642	13	629
Office Supplies	150	138	10	128
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	**$ 204,857**	**$ 190,640**	**$ 189,498**	**$ 1,143**
Operations & Maintenance				
Amenity Center				
Insurance	$ 45,064	$ 45,064	$ 41,380	$ 3,684
Repairs & Replacements	110,000	100,833	73,695	27,139
Recreational Passes	2,000	2,000	2,900	(900)
Office Supplies	5,000	4,583	4,085	499
Permit Fees	4,500	4,125	3,092	1,033
Utilities				
Water & Sewer	38,900	35,659	31,624	4,035
Electric	28,600	28,600	31,179	(2,579)
Cable/Phone/Internet	22,000	22,000	26,548	(4,548)
Security System	1,000	917	789	127

Durbin Crossing

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Amenity Center Management Contracts				
Managerial (Vesta)	263,168	241,237	241,237	-
Staffing (Vesta)	281,809	258,325	258,325	-
Lifeguards (Vesta)	101,135	92,707	76,931	15,776
Mobile App/Website (Vesta)	3,605	3,305	3,305	-
Refuse Service	11,500	11,500	12,520	(1,020)
Pool Chemicals	35,700	32,725	33,977	(1,252)
Special Events	50,000	45,833	43,639	2,194
Holiday Décor	20,000	20,000	20,052	(52)
Pest Control	8,000	7,333	7,539	(206)
Pressure Washing	9,000	8,250	3,630	4,620
Fitness Equip Maintenance	8,500	7,792	1,121	6,670
Subtotal Amenity Center	**$ 1,049,481**	**$ 972,788**	**$ 917,569**	**$ 55,220**
Grounds Maintenance				
Electric	$ 10,000	$ 9,166	$ 8,079	$ 1,088
Water & ReUse	325,000	297,917	212,280	85,636
Streetlighting	75,000	75,000	80,461	(5,462)
Lake Maintenance	57,289	52,515	52,421	93
Landscape Maintenance	579,135	530,874	530,874	-
Landscape Contingency	103,381	94,766	98,485	(3,719)
Mulch	65,000	65,000	67,200	(2,200)
Sod/Irrigation Replacement	450,000	412,500	446,897	(34,397)
Islesbrook Rd Sod Replacement	77,587	71,122	67,166	3,956
Fuel	900	825	857	(32)
Irrigation Repairs	35,000	32,083	23,770	8,314
Subtotal Ground Maintenance	**$ 1,778,292**	**$ 1,641,767**	**$ 1,588,491**	**$ 53,277**
Total Operations & Maintenance	**$ 2,827,773**	**$ 2,614,555**	**$ 2,506,060**	**$ 108,497**
Excess (Deficiency) of Revenues over Expenditures	$ (22,227)	$ 202,707	$ 336,694	$ 133,989
Total Expenditures	**$ 3,032,629**	**$ 2,805,195**	**$ 2,695,557**	**$ 109,640**
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)**	**$ 202,707**	**$ 336,694**	**$ 133,989**
Fund Balance - Beginning	$ 22,227		$ 599,525	
Fund Balance - Ending	$ -		$ 936,219	

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	2,861	-	29,216
Insurance Proceeds	-	10,760	-	-	-	1,866	-	-	-	-	-	-	12,626
Other Revenues	1,528	-	-	904	-	-	5,385	140	1,946	1,394	1,984	-	13,280
Total Revenues	**$ 15,059**	**$ 229,446**	**$ 2,537,180**	**$ 7,816**	**$ 104,390**	**$ 32,983**	**$ 53,606**	**$ 4,048**	**$ 12,799**	**$ 30,080**	**$ 4,845**	**$ -**	**$ 3,032,252**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ 1,000	$ 600	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 800	$ 1,000	$ 1,000	$ 1,000	$ -	$ 10,400
FICA Taxes	77	46	77	77	77	77	77	61	77	77	77	-	796
Assessment Roll Administration	5,732	-	-	-	-	-	-	-	-	-	-	-	5,732
Engineering Fees	3,075	1,573	185	1,018	1,018	2,240	648	648	1,203	-	3,043	-	14,648
Dissemination Fees	688	688	688	688	688	688	788	688	688	688	688	-	7,665
Attorney Fees	5,457	9,197	3,976	4,780	4,768	7,237	2,352	6,092	2,208	-	2,190	-	48,256
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	1,433	-	15,763
Management Fees	4,903	4,903	4,903	4,903	4,903	4,903	4,903	4,903	4,903	4,903	4,903	-	53,934
Information Technology	143	143	143	143	143	143	143	143	143	143	143	-	1,577
Website Maintenance	96	96	96	96	96	96	96	96	96	96	96	-	1,051
Telephone	22	43	13	20	15	32	13	8	53	29	36	-	284
Postage	161	612	20	195	168	122	19	180	104	185	144	-	1,910
Printing & Binding	39	15	32	19	22	47	69	72	23	55	117	-	509
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	3	-	10
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**	**$ 13,872**	**$ -**	**$ 189,498**
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	3,442	-	73,695
Recreational Passes	-	-	-	400	400	-	500	400	600	600	-	-	2,900
Office Supplies	155	632	351	-	579	436	526	265	288	416	438	-	4,085
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	3,322	-	31,624
Electric	3,130	3,222	2,479	2,728	2,802	527	2,927	3,080	3,319	3,556	3,410	-	31,179
Cable/Phone/Internet	2,339	2,340	2,377	2,446	2,446	2,446	2,448	2,450	2,446	2,383	2,425	-	26,548
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	21,931	-	241,237
Staffing (Vesta)	23,484	23,484	23,484	23,484	23,484	23,484	23,484	23,484	23,484	23,484	23,484	-	258,325
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	300	-	3,305
Refuse Service	1,003	1,290	1,079	1,082	1,084	1,072	1,074	1,134	1,174	1,264	1,264	-	12,520
Pool Chemicals	3,058	3,058	3,280	3,181	3,181	2,076	3,181	3,181	3,260	3,260	3,260	-	33,977
Special Events	8,119	3,145	8,466	2,906	1,894	2,777	841	5,154	4,844	2,783	2,711	-	43,639
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	541	-	7,539
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**	**$ 66,529**	**$ -**	**$ 917,569**
Grounds Maintenance													
Electric	$ 660	$ 718	$ 715	$ 788	$ 797	$ 740	$ 745	$ 742	$ 731	$ 724	$ 718	$ -	$ 8,079
Water & ReUse	19,735	18,493	23,439	24,015	23,845	9,437	15,185	15,998	18,681	19,501	23,951	-	212,280
Streetlighting	6,326	6,650	6,484	6,901	7,378	11,580	7,570	7,074	6,999	6,782	6,717	-	80,461
Lake Maintenance	4,699	4,699	4,944	5,189	4,699	4,699	4,699	4,699	4,699	4,699	4,699	-	52,421
Landscape Maintenance	48,261	48,261	48,261	48,261	48,261	48,261	48,261	48,261	48,261	48,261	48,261	-	530,874
Landscape Contingency	1,867	15,676	25,102	3,725	8,322	-	410	10,851	2,600	25,941	3,991	-	98,485
Mulch	-	67,200	-	-	-	-	-	-	-	-	-	-	67,200
Sod/Irrigation Replacement	-	-	384,225	21,381	16,142	20,570	-	-	-	-	4,579	-	446,897
Islesbrook Rd Sod Replacement	-	-	1,426	18,562	25,218	-	-	-	-	26,538	(4,579)	-	67,166
Fuel	90	62	58	29	53	70	133	80	84	79	117	-	857
Irrigation Repairs	4,562	-	4,942	2,717	3,570	-	1,500	-	-	1,635	4,844	-	23,770
Subtotal Ground Maintenance	**$ 86,201**	**$ 161,760**	**$ 499,597**	**$ 131,567**	**$ 138,286**	**$ 95,358**	**$ 78,503**	**$ 87,706**	**$ 82,056**	**$ 134,161**	**$ 93,297**	**$ -**	**$ 1,588,491**
Total Operations & Maintenance	**$ 204,895**	**$ 230,269**	**$ 579,320**	**$ 204,400**	**$ 216,295**	**$ 167,232**	**$ 151,506**	**$ 162,537**	**$ 199,391**	**$ 230,389**	**$ 159,826**	**$ -**	**$ 2,506,060**
Total Expenditures	**$ 241,979**	**$ 249,618**	**$ 592,058**	**$ 218,857**	**$ 230,711**	**$ 185,336**	**$ 174,983**	**$ 177,661**	**$ 211,559**	**$ 239,098**	**$ 173,697**	**$ -**	**$ 2,695,557**
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)	$ (168,852)	$ -	$ 336,694
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)**	**$ (168,852)**	**$ -**	**$ 336,694**

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 August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	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	117,825	97,825
Total Revenues	**$ 3,074,876**	**$ 3,074,876**	**$ 3,200,228**	**$ 125,352**
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	$ 178,491	$ 110,352
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	$ -	$ -	$ -	$ -
Net Change in Fund Balance	**$ 68,139**	**$ 68,138**	**$ 178,491**	**$ 110,352**
Fund Balance - Beginning	$ 1,252,781		$ 2,831,187	
Fund Balance - Ending	$ 1,320,919		$ 3,009,678	

Durbin Crossing

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues				
Miscellaneous Revenue/Interest Income	$ 32,075	$ 29,402	$ 29,822	$ 420
Impact Fees	-	-	1,063	1,063
Total Revenues	**$ 32,075**	**$ 29,402**	**$ 30,885**	**$ 1,483**
Expenditures:				
Capital Outlay	$ 200,000	$ 183,333	$ 27,000	$ 156,333
Repair and Replacement	100,000	100,000	106,137	(6,137)
Irrigation Enhancement	43,487	39,863	-	39,863
Bollard/Rope Replacement	50,000	45,833	-	45,833
Exterior Door Enhancement	90,000	82,500	-	82,500
Other Current Charges	20,000	18,333	3,800	14,533
Total Expenditures	**$ 503,487**	**$ 469,863**	**$ 136,937**	**$ 332,926**
Excess (Deficiency) of Revenues over Expenditures	**$ (471,412)**		**$ (106,052)**	
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)**		**$ (106,052)**	
Fund Balance - Beginning	$ 1,425,358		$ 1,133,378	
Fund Balance - Ending	$ 953,946		$ 1,027,326	

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, 2026		(1,695,000)
Less: May 1, 2026 (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
August 31, 2026

Fund	Date	Check No.	Amount		
General Fund					
Payroll					
	8/25/26	50965-50969	$ 923.50		
			Sub-Total	$	923.50
Accounts Payable					
	8/5/26	7694-7702	$ 78,627.25		
	8/11/26	7703-7716	38,541.42		
	8/18/26	7717-7720	51,723.73		
	8/25/26	7721-7723	1,826.88		
			Sub-Total	$	170,719.28
Capital Reserve Fund					
Accounts Payable					
	8/18/26	301	$ 6,380.00		
	8/21/26	302	8,410.00		
			Sub-Total	$	14,790.00
Wells Fargo Credit Card*					
	8/28/26	July Purchases	$ 3,472.75		
			Sub-Total	$	3,472.75
Total				**$**	**189,905.53**

*Wells Fargo Credit Card Invoices available upon request

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50965	11	SARAH G HALL	184.70	8/25/2026
50966	13	JASON S HARRAH	184.70	8/25/2026
50967	8	PETER E POLLICINO	184.70	8/25/2026
50968	18	SHALENE B ESTES	184.70	8/25/2026
50969	19	SHAWNA R BERDEN	184.70	8/25/2026
		TOTAL FOR REGISTER	923.50	

ATTENDANCE SHEET

District: *Durbin Crossing CDD*

Meeting Date: *August 24, 2026*

	Supervisor	In Attendance	Fees
1.	**Shawna Berden** *Assistant Secretary*	✓	$200
2.	**Peter Pollicino** *Chairman*	✓	$200
3.	**Sarah Gabel Hall** Phone *Assistant Secretary*	✓	$200
4.	**Shalene B. Estes** Phone *Assistant Secretary*	✓	$200
5.	**Jason Harrah** *Vice Chairman*	✓	$200

District Manager: _____

PLEASE RETURN COMPLETED FORM TO BERNADETTE PEREGRINO

*** CHECK DATES 08/01/2026 - 08/31/2026 *** 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	#
8/05/26	00463	7/24/26	6893	202607	320-53800-44200		*	2,728.04		
			POOL PARTS/LABOR-LAP POOL							
						C BUSS ENTERPRISES INC			2,728.04	007694
8/05/26	00439	7/21/26	47564	202607	320-53800-44200		*	815.00		
			TENNIS CT CARD READER REP							
						DYNAMIC SECURITY PROFESSIONALS INC			815.00	007695
8/05/26	00109	8/01/26	13129563	202608	320-53800-45510		*	1,104.57		
			AUG POOL CHEMICALS NORTH							
		8/01/26	13129563	202608	320-53800-45510		*	27.61		
			AUG FUEL SURCHARGE NORTH							
						POOLSURE			1,132.18	007696
8/05/26	00109	8/01/26	13129563	202608	320-53800-45510		*	2,076.26		
			AUG POOL CHEMICALS SOUTH							
		8/01/26	13129563	202608	320-53800-45510		*	51.91		
			AUG FUEL SURCHARGE SOUTH							
						POOLSURE			2,128.17	007697
8/05/26	00283	8/02/26	PSI29332	202608	320-53800-46800		*	4,698.73		
			AUG26 LAKE MAINTENANCE							
						SOLITUDE LAKE MANAGEMENT LLC			4,698.73	007698
8/05/26	00243	6/05/26	15080	202606	320-53800-46210		*	8,920.00		
			(162)PALM TRIM/DEBRIS RMV							
		6/05/26	15080	202606	320-53800-46210		*	2,140.00		
			(162)PALM FERTILIZATION							
						TREE TECH TREE SERVICE INC			11,060.00	007699
8/05/26	00252	8/01/26	433714	202608	320-53800-45517		*	8,348.92		
			AUG FACILITY MANAGER							
		8/01/26	433714	202608	320-53800-46000		*	6,362.22		
			AUG OPERATIONS MANAGER							
		8/01/26	433714	202608	320-53800-45502		*	7,219.50		
			AUG GENERAL MANAGER							
		8/01/26	433714	202608	320-53800-45507		*	2,373.46		
			AUG JANITORIAL SERVICES							
		8/01/26	433714	202608	320-53800-45505		*	3,244.65		
			AUG POOL MAINTENANCE							
		8/01/26	433714	202608	320-53800-45518		*	4,617.26		
			AUG MAINTENANCE TECHS							
		8/01/26	433714	202608	320-53800-45503		*	7,286.79		
			AUG FACILITY ATTENDANTS							
		8/01/26	433714	202608	320-53800-45515		*	5,961.91		
			AUG FACILITY MONITORS							

*** CHECK DATES 08/01/2026 - 08/31/2026 *** 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	#
		8/01/26	433714	202608	320-53800-45210		*	300.42		
			AUG MOBILE APP							
						VESTA PROPERTY SERVICES INC			45,715.13	007700
8/05/26	00382	7/24/26	1224722	202607	320-53800-46210		*	6,050.00		
			TREE REMOVALS & FELLINGS							
						YELLOWSTONE LANDSCAPE			6,050.00	007701
8/05/26	00382	7/24/26	1224723	202607	320-53800-46210		*	4,300.00		
			PINE FELLINGS ADDITIONS							
						YELLOWSTONE LANDSCAPE			4,300.00	007702
8/11/26	00021	8/01/26	552	202608	310-51300-34000		*	4,903.08		
			AUG MANAGEMENT FEES							
		8/01/26	552	202608	310-51300-55000		*	95.50		
			AUG WEBSITE ADMIN							
		8/01/26	552	202608	310-51300-35100		*	143.33		
			AUG INFORMATION TECH							
		8/01/26	552	202608	310-51300-32500		*	1,433.00		
			AUG IMPACT COLLECTION FEE							
		8/01/26	552	202608	310-51300-31300		*	687.75		
			AUG DISSEMINATION SVCS							
		8/01/26	552	202608	310-51300-51000		*	3.22		
			OFFICE SUPPLIES							
		8/01/26	552	202608	310-51300-42000		*	144.00		
			POSTAGE							
		8/01/26	552	202608	310-51300-42500		*	116.55		
			COPIES							
		8/01/26	552	202608	310-51300-41000		*	36.18		
			TELEPHONE							
						GOVERNMENTAL MANAGEMENT SERVICES			7,562.61	007703
8/11/26	00480	7/29/26	I4199412	202607	320-53800-44200		*	1,375.00		
			50%DEP-CHAIN LNK FEN INST							
						TOP RAIL FENCE JACKSONVILLE			1,375.00	007704
8/11/26	00066	7/06/26	62248144	202607	320-53800-45513		*	106.28		
			JUL PEST CONTROL SOUTH							
		7/06/26	62248144	202607	320-53800-45513		*	60.00		
			JUL RODENT SERVICES SOUTH							
						TURNER PEST CONTROL			166.28	007705
8/11/26	00066	7/06/26	62248199	202607	320-53800-45513		*	122.23		
			JUL MOSQUITO SVCS SOUTH							
						TURNER PEST CONTROL			122.23	007706

*** CHECK DATES 08/01/2026 - 08/31/2026 *** 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	#
8/11/26	00066	8/03/26	62261619	202608	320-53800-45513			*	106.28		
			AUG PEST CONTROL SOUTH								
		8/03/26	62261619	202608	320-53800-45513			*	60.00		
			AUG RODENT SERVICES SOUTH								
							TURNER PEST CONTROL			166.28	007707
8/11/26	00066	8/03/26	62261666	202608	320-53800-45513			*	122.23		
			AUG MOSQUITO SVCS SOUTH								
							TURNER PEST CONTROL			122.23	007708
8/11/26	00066	8/04/26	62261619	202608	320-53800-45513			*	86.35		
			AUG PEST CONTROL NORTH								
							TURNER PEST CONTROL			86.35	007709
8/11/26	00066	8/04/26	62261666	202608	320-53800-45513			*	166.05		
			AUG MOSQUITO SVCS NORTH								
							TURNER PEST CONTROL			166.05	007710
8/11/26	00469	7/31/26	7822996	202607	310-51300-48000			*	86.32		
			NOTICE OF MEETING-7/27/26								
							USA TODAY MEDIA CORP			86.32	007711
8/11/26	00252	7/31/26	433990	202607	320-53800-45501			*	25,491.93		
			JUL26 LIFEGUARDS								
							VESTA PROPERTY SERVICES INC			25,491.93	007712
8/11/26	00424	4/24/26	1425	202608	320-53800-45511			*	425.00		
			LIVE MUSIC EVENT - 8/28								
							VIOLETTE HIPPELI			425.00	007713
8/11/26	00382	8/04/26	1234430	202608	320-53800-46400			*	852.48		
			MAINLINE REPAIR-N DURBIN								
							YELLOWSTONE LANDSCAPE			852.48	007714
8/11/26	00382	8/04/26	1234431	202608	320-53800-46400			*	1,066.18		
			MAINLINE REPAIR-N DURBIN								
							YELLOWSTONE LANDSCAPE			1,066.18	007715
8/11/26	00382	8/04/26	1234432	202608	320-53800-46400			*	852.48		
			MAINLINE REPAIR-N DURBIN								
							YELLOWSTONE LANDSCAPE			852.48	007716
8/18/26	00452	8/06/26	42958-00	202608	320-53800-45511			*	350.00		
			DJ - LABOR DAY EVENT								
		8/06/26	42958-00	202608	320-53800-45511			*	100.00-		
			$100 DISCOUNT								
							DAVID DABBS MCLNNIS			250.00	007717

*** CHECK DATES 08/01/2026 - 08/31/2026 *** 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	#
8/18/26	00439	8/07/26	47601	202608	320-53800-44200		*	170.00		
			RPLED POE NETWORK SWITCH							
						DYNAMIC SECURITY PROFESSIONALS INC			170.00	007718
8/18/26	00382	8/01/26	1237063	202608	320-53800-46200		*	48,261.23		
			AUG LANDSCAPE MAINTENANCE							
						YELLOWSTONE LANDSCAPE			48,261.23	007719
8/18/26	00402	8/14/26	4163	202607	310-51300-31100		*	92.50		
			JUL ENGINEERING SERVICES							
		8/14/26	4163	202607	310-51300-31100		*	2,950.00		
			ANNUAL REPORT							
						YURO & ASSOCIATES LLC			3,042.50	007720
8/25/26	00430	8/19/26	000082	202608	320-53800-45511		*	625.00		
			CANDLE MAKING CLASS-8/22							
						BRASS CART & COMPANY LLC			625.00	007721
8/25/26	00103	8/05/26	#EST3804	202608	320-53800-44200		*	526.88		
			PLAYWORLD SPRAY PAINT(17)							
						PLAYMORE RECREATIONAL PRODUCTS			526.88	007722
8/25/26	00086	8/05/26	16015	202608	320-53800-44200		*	675.00		
			DECORATIVE BASE-BOX UNITS							
						SUNDANCER SIGN GRAPHICS INC			675.00	007723

TOTAL FOR BANK A 170,719.28

TOTAL FOR REGISTER 170,719.28

INVOICE

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

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

C BUSS 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.: 6893
Terms: Net 30
Invoice date: 07/24/2026
Due date: 08/23/2026

PO: SOUTH LAP POOL

#	Product or service	Description	Est. Total	Invoiced	Qty	Rate	Amount	Remaining
1.	**POOL PARTS**	10HP VFD 230V 3-PHASE PREPROGRAMMED AND TESTED	$1,917.99	$1,917.99	1	$1,917.99	$1,917.99	$0.00
2.	**POOL PARTS**	3P 40A BREAKER	$160.05	$160.05	1	$160.05	$160.05	$0.00
3.	**LABOR**	INSTALLATION/REPAIR LABOR	$650.00	$650.00	1	$650.00	$650.00	$0.00

Total **$2,728.04**

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

Repairs + Replacements

1.320.53800.44200

RECEIVED
By Tara Lee at 2:58 pm, Jul 28, 2026

Dynamic Security Professionals, Inc.

P.O. Box 23861
Jacksonville, FL 32241
EF0001108

Invoice

Date	Invoice #
7/21/2026	47564

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
1	Trip #1: Trouble Shoot the tennis court card reader set up. Unit is not working when card is presented after bad storm came through. Wireless transmission units show power but reader is not working. Ordered new part and will return to replace	85.00	85.00
1	Trip #2: Replaced Card Reader and redid wiring. Tested with active. All is working properly again.	85.00	85.00
2	Trip Fee	85.00	170.00
1	Keyscan PCR Proximity Card Reader with Bluetooth Capability	475.00	475.00

Thank you for your business.

RECEIVED
By Tara Lee at 2:58 pm, Jul 28, 2026

Subtotal	$815.00
Sales Tax (6.5%)	$0.00
Total	$815.00
Payments/Credits	$0.00
Balance Due	$815.00

Repairs + Replacements

1-320.53200.44200

poolsure
AN AQUASOL COMPANY

Invoice

Date 8/1/2026
Invoice# 131295636600

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

Terms	Net 20
Due Date	8/21/2026
PO #	

Bill To	**Ship To**
Attn: Office Durbin Crossing North 475 West Town Place, Suite 114 St. Augustine FL 32092	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 7:52 am, Jul 17, 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

131295636600

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

Invoice

Date 8/1/2026
Invoice# 131295636601

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

Terms	Net 20
Due Date	8/21/2026
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 11:15 am, Jul 26, 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

131295636601

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

SOLITUDE
LAKE MANAGEMENT

INVOICE

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: PSI293322
Invoice Date: 8/2/2026

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		Customer ID	5459
Ship Date	8/2/2026	P.O. Number	
Due Date	9/1/2026	P.O. Date	8/2/2026
Terms	Net 30	Our Order No.	

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance August Billing 8/1/2026 - 8/31/2026 Durbin Crossing CDD-Lake-ALL		1	1	4,698.73	4,698.73

RECEIVED
By Tara Lee at 9:25 am, Aug 03, 2026

Amount Subject to Sales Tax	0.00	**Subtotal:**	**4,698.73**
Amount Exempt from Sales Tax	4,698.73	Invoice Discount:	0.00
		Total Sales Tax	0.00
		Payment Amount:	0.00
		Total:	**4,698.73**

Tree Tech
TREE SERVICE

Invoice

260 Old Hard Rd
Fleming Island, Florida 32003
904-269-4069
www.treetechfl.com

Durbin Crossing
145 South Durbin Parkway
Jacksonville FL 32259

Invoice Date	6/5/2026
Invoice #	15080
Customer #:	964566
Terms:	Due Upon Receipt

Work Site:

Various Locations
St. Johns FL 32259

Job: Durbin Crossing 260318-1
Arborist: AJ Aldridge

Service Description	Completed	Price
Prune		$8,920.00
(82) Medjool Palm (throughout community) Prune - 9/3 cut.		
(80) Washingtonia Palm (throughout community) Prune - 10/2 cut.		
Fertilization	5/11/2026	$2,140.00
(82) Medjool Palm (throughout community) Apply granular fertilizer.		
(80) Washingtonia Palm (throughout community) Apply granular fertilizer.		

Landscape Contingency
1.320.53200.46210

RECEIVED
By Tara Lee at 2:58 pm, Jul 28, 2026

We want to hear from you!

SUBTOTAL	$11,060.00
0% TAX	$0.00
TOTAL	**$11,060.00**
PRE PAY	**$0.00**
INVOICE BALANCE	**$11,060.00**

Durbin Crossing 260318-1

Credit Card Information: MC, Visa, Discover	
Name on Card	
Card #	
Exp. Date	**CV #**

Invoice Remit Payment

Date	Invoice #
7/23/2026	15080
Invoice Balance:	**$11,060.00**

Vesta

Invoice

Invoice #	433714
Date	08/01/2026
Terms	Net 30
Due Date	08/31/2026
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 12:07 pm, Jul 30, 2026

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1224722	7/24/2026
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 23, 2026

Invoice Amount: $6,050.00

Description	Current Amount
Tree Removals and Fellings	
Tree Removal	$6,050.00
Invoice Total	**$6,050.00**

Landscape contingency

1.320.53300.46210

RECEIVED
By Tara Lee at 2:33 pm, Jul 29, 2026

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

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1224723	7/24/2026
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 23, 2026

Invoice Amount: $4,300.00

Description	Current Amount
Pine Fellings Additions	
Tree Care Services	$4,300.00
Invoice Total	**$4,300.00**

Landscape Contingency

1.320.53200.46210

RECEIVED
By Tara Lee at 2:33 pm, Jul 29, 2026

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

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

Invoice

Invoice #: 552
Invoice Date: 8/1/26
Due Date: 8/1/26
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 - August 2026		4,903.08	4,903.08
Website Administration - August 2026		95.50	95.50
Information Technology - August 2026		143.33	143.33
Impact Fee Collection Administration - August 2026		1,433.00	1,433.00
Dissemination Agent Services - August 2026		687.75	687.75
Office Supplies		3.22	3.22
Postage		144.00	144.00
Copies		116.55	116.55
Telephone		36.18	36.18

Total	$7,562.61
Payments/Credits	$0.00
Balance Due	$7,562.61

RECEIVED
By Tara Lee at 11:05 am, Aug 06, 2026

INVOICE

Top Rail Fence Jacksonville
255 Rivertown Shops Dr
Suite 102 - 179
Saint Johns, FL 32259
(904) 522-7276

https://toprailfences.com/jacksonville/

Billing Address

Durbin Cross CDD
Vesta Property Services
475 W. Town Place
Suite 114
St. Augustine, FL 32092
(904) 258-2044

Service Address

Zach Davidson
Vesta Property Services
145 S Durbin Pkwy
Saint Johns, FL 32259
(904) 258-2044

Invoice #	I4199412
Date	July 29, 2026
Proposal	May 02, 2026
Balance Due	$1,375.00

Prepared by Dave Friedman (dave.friedman@toprailfence.com)

Item	Description	Quantity	Unit Price	Amount
Chain Link Fence Install	Install ~150 ft of Wire Fence and a 16ft Gate	1	0.00	$1,375.00

Subtotal	$1,375.00
Tax	$0.00
Total	$1,375.00
Amount Paid	$0.00
Balance Due	$1,375.00

Repairs & Replacements

1.320.53800.44200

50% deposit invoice

TERMS

Due upon receipt. Finance charges may accrue.

RECEIVED
By Tara Lee at 11:40 am, Aug 05, 2026

Service Slip/Invoice

Turner Pest Control
turnerpest.com

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

INVOICE:	622481444
DATE:	07/06/2026
ORDER:	622481444

Bill To: [176599]
Durbin Crossing CDD
475 W Town Pl Ste 114
Saint Augustine, FL 32092-3649

Work Location: [176602] 904-230-2011
Durbin Crossing CCD
Sue Olear
145 S Durbin Pkwy
St Johns, FL 32259-7224

Work Date	Time	Target Pest	Technician		Time In
07/06/2026	08:39 AM	MICE, RATS			08:39 AM

Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	07/06/2026			09:14 AM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	$106.28
CPC-RODENT	COMMERCIAL PEST - RODENT SERVICE	$60.00

SUBTOTAL	$166.28
TAX	$0.00
AMT. PAID	$0.00
TOTAL	$166.28
AMOUNT DUE	**$166.28**

RECEIVED
By Tara Lee at 11:12 am, Aug 06, 2026

TECHNICIAN SIGNATURE

M
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

Service Slip/Invoice

Turner Pest Control
turnerpest.com

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

INVOICE:	622481999
DATE:	07/06/2026
ORDER:	622481999

Bill To: [137801]
Durbin Crossing South Amenity Cntr
C/o Vesta Properties
200 Business Park Cir
Saint Augustine, FL 32095-8822

Work Location: [137801] 904-230-2011
Durbin Crossing South
Amenity Center
145 S Durbin Pkwy
Saint Johns, FL 32259-7224

Work Date	Time	Target Pest	Technician		Time In
07/06/2026	08:39 AM	MOSQUITO			08:39 AM

Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	07/06/2026			09:12 AM

Service	Description	Price
CPCMOSULV	Commercial Mosquito Service	$122.23

SUBTOTAL	$122.23
TAX	$0.00
AMT. PAID	$0.00
TOTAL	$122.23
AMOUNT DUE	**$122.23**

RECEIVED
By Tara Lee at 11:15 am, Aug 06, 2026

TECHNICIAN SIGNATURE

M
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

Service Slip/Invoice

Turner Pest Control
turnerpest.com

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

INVOICE:	622616197
DATE:	08/03/2026
ORDER:	622616197

Bill To: [176599]
Durbin Crossing CDD
475 W Town Pl Ste 114
Saint Augustine, FL 32092-3649

Work Location: [176602] 904-230-2011
Durbin Crossing CCD
Sue Olear
145 S Durbin Pkwy
St Johns, FL 32259-7224

Work Date	Time	Target Pest	Technician		Time In
08/03/2026	12:04 PM	MICE, RATS			12:04 PM

Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	08/03/2026			12:24 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	$106.28
CPC-RODENT	COMMERCIAL PEST - RODENT SERVICE	$60.00

SUBTOTAL	$166.28
TAX	$0.00
AMT. PAID	$0.00
TOTAL	$166.28
AMOUNT DUE	**$166.28**

RECEIVED
By Tara Lee at 1:44 pm, Aug 06, 2026

TECHNICIAN SIGNATURE

J
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

Service Slip/Invoice

Turner Pest Control
turnerpest.com

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

INVOICE:	622616664
DATE:	08/03/2026
ORDER:	622616664

Bill To: [137801]
Durbin Crossing South Amenity Cntr
C/o Vesta Properties
200 Business Park Cir
Saint Augustine, FL 32095-8822

Work Location: [137801] 904-230-2011
Durbin Crossing South
Amenity Center
145 S Durbin Pkwy
Saint Johns, FL 32259-7224

Work Date	Time	Target Pest	Technician		Time In
08/03/2026	12:04 PM	MOSQUITO			12:04 PM

Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	08/03/2026			12:22 PM

Service	Description	Price
CPCMOSULV	Commercial Mosquito Service	$122.23

SUBTOTAL	$122.23
TAX	$0.00
AMT. PAID	$0.00
TOTAL	$122.23
AMOUNT DUE	**$122.23**

RECEIVED
By Tara Lee at 1:42 pm, Aug 06, 2026

TECHNICIAN SIGNATURE

J
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

Service Slip/Invoice

Turner Pest Control
turnerpest.com

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

INVOICE:	622616196
DATE:	08/04/2026
ORDER:	622616196

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
08/04/2026	08:16 AM				08:16 AM

Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	08/04/2026			08:36 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 11:45 am, Aug 05, 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

Service Slip/Invoice

Turner Pest Control
turnerpest.com

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

INVOICE:	622616665
DATE:	08/04/2026
ORDER:	622616665

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
08/04/2026	08:16 AM	MOSQUITO			08:16 AM

Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	08/04/2026			08:34 AM

Service	Description	Price
CPCMOSULV	Commercial Mosquito Service	$166.05

SUBTOTAL	$166.05
TAX	$0.00
AMT. PAID	$0.00
TOTAL	$166.05
AMOUNT DUE	**$166.05**

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

RECEIVED
By Tara Lee at 11:50 am, Aug 05, 2026

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

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

USA TODAY CO.

LocaliQ

ACCOUNT NAME		ACCOUNT #	INV DATE
Durbin Crossing / Gms		764133	07/31/26
INVOICE #	**INVOICE PERIOD**	**CURRENT INVOICE TOTAL**	
0007822996	Jul 1- Jul 31, 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: AUGUST 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
7/1/26	Balance Forward	$86.32
7/16/26	PAYMENT - THANK YOU	-$86.32

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
7/16/26	12455908	SAG St Augustine Record	Board Super Mtg July 27	Board Mtg July 27	$86.32

RECEIVED
By Tara Lee at 11:40 am, Aug 05, 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		0007822996		
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/

0000764133000000000000007822996000086326717 7

USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Courtney Hogge
Courtney Hogge
Durbin Crossing Community Development District c/o GMS, LLC
475 W. Town Place, Suite 114
St. Augustine FL 32092

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

SAG St Augustine Record 07/16/2026
SAG staugustine.com 07/16/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/16/2026

Legal Clerk

Notary, State of WI, County of Brown

8·25·26

My commission expires

Publication Cost:	$86.32	
Tax Amount:	$0.00	
Payment Cost:	$86.32	
Order No:	12455908	# of Copies:
Customer No:	764133	1
PO #:	Board Mtg July 27	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS MEETING

Notice is hereby given that the Board of Supervisors ("**Board**") of the Durbin Crossing Community Development District ("**District**") will hold a regular meeting on Monday, July 27, 2026 at 6:00 p.m. at the Durbin Crossing South Amenity Center located at 145 South Durbin Parkway, St. Johns, Florida 32259, where the Board may consider any business that may properly come before it ("Meeting").

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

There may be occasions when one or more Supervisors will participate by telephone or video conference.

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

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

Daniel Laughlin
District Manager

Vesta

Invoice

Invoice #	433990
Date	07/31/2026
Terms	Net 30
Due Date	08/30/2026
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 July	1,030.81	24.73	25,491.93

Thank you for your business.

Total 25,491.93

RECEIVED
By Tara Lee at 11:10 am, Aug 06, 2026

Billable Services Invoice

Vestа
Vested in your community.

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

Invoice 08032026
Date: 08/03/2026

To:

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

For:

Non-contractual Billable Services
Lifeguard hours

DESCRIPTION	HOURS	RATE	AMOUNT
Lifeguard hours for July	1030.81	$24.73	$25,491.93
		TOTAL	$25,491.93

Vestа
Vested in your community.

Thank you for your business!

Violette Lani and Iris Andie

INVOICE

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

INVOICE #1425
DATE: 4/24/26

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

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
1	[Jamar Tiago] Live music for Durbin Crossing 8.28.26	$425	$425

TOTAL DUE $425

Thank you for your business!

RECEIVED
By Tara Lee at 11:59 am, Aug 05, 2026

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1234430	8/4/2026
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: September 3, 2026

Invoice Amount: $852.48

Description	Current Amount
Mainline repair******North Durbin Pky.******	
Irrigation Repairs	$852.48
Invoice Total	**$852.48**

Irrigation Repairs

L-320.53800.46400

RECEIVED
By Tara Lee at 11:42 am, Aug 05, 2026

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

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1234431	8/4/2026
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: September 3, 2026

Invoice Amount: $1,066.18

Description	Current Amount
Mainline repair on N. Durbin Parkway	
Irrigation Repairs	$1,066.18
Invoice Total	**$1,066.18**

Irrigation Repairs

1.320.55800.46400

RECEIVED
By Tara Lee at 11:42 am, Aug 05, 2026

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

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1234432	8/4/2026
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: September 3, 2026

Invoice Amount: $852.48

Description	Current Amount
Mainline repair******N. Durbin Pwy.******	
Irrigation Repairs	$852.48
Invoice Total	**$852.48**

Irrigation Repairs

1.320.53200.46400

RECEIVED
By Tara Lee at 11:42 am, Aug 05, 2026

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

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

Approved by: Kate Smith
Approved on: 8/14/2026
GL CODE: 001.320.53800.45511

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

RECEIVED
By Tara Lee at 11:10 am, Aug 17, 2026

Invoice

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

Invoice #
42958-000032

PO #
MDayPoolParty

Date issued
Aug 6, 2026

Next payment due
Sep 2, 2026

SERVICE INFO	QTY	UNIT	UNIT PRICE	TOTAL
$350 Event 2 hours			$350	$350
Discount $100 $100 Discount			-$100	-$100

Subtotal	$250
Total (USD)	**$250**

PAYMENT SCHEDULE

AMOUNT	DUE DATE	PAYMENT DATE	PAYMENT #	STATUS
$250	Sep 2, 2026		#000032-001	Upcoming

Dynamic Security Professionals, Inc.

P.O. Box 23861
Jacksonville, FL 32241
EF0001108

Invoice

Date	Invoice #
8/7/2026	47601

Bill To	Location
Durbin Crossing CDD 475 West Town Place Suite 114 St. Augustine, FL 32092	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
1	Technician replaced bad PoE Network switch for Tennis Court Cameras and verified that cameras were all back up. Network switch was under warranty	85.00	85.00
1	Trip Fee	85.00	85.00
1	Avycon 9 Port PoE Network Switch (Warranty)	0.00	0.00

Thank you for your business.

Subtotal	$170.00
Sales Tax (6.5%)	$0.00
Total	$170.00
Payments/Credits	$0.00
Balance Due	$170.00

Zach Davidson
Approved 8/11/2026
Repairs&Replacements 1.320.53800.44200

RECEIVED
By Tara Lee at 1:23 pm, Aug 11, 2026

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1237063	8/1/2026
TERMS	**PO NUMBER**
Net 30	

Bill To:

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

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 31, 2026

Invoice Amount: $48,261.23

Description	Current Amount
Monthly Landscape Maintenance August 2026	$48,261.23

Invoice Total **$48,261.23**

Landscape Maintenance

1.320.53800.46200

RECEIVED
By Tara Lee at 10:50 am, Aug 06, 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 #
8/14/26	4163

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

P.O. No

RECEIVED
By Tara Lee at 11:07 am, Aug 17, 2026

Yuro & Asssoc. - Job No.
Y23-1310

Item	Date	Description	Hours	Rate	Amount
		Durbin Crossing CDD - July Efforts			
CDD Durbin...	7/27/26	misc coord with manager for mtg	0.5	185.00	92.50
Engineering		Annual Report	1	2,950.00	2,950.00

Total $3,042.50

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

Brass Cart & Co.

Approved by: Kate Smith
Approved on: 8/20/2026
GL CODE: 001.320.53800.45511

Invoice #000082

Issue date
Aug 19, 2026

Mobile Candle Making Class - 08.22.26 Durbin Crossing CDD

We're looking forward to a scent-sational time!

Customer
Kate Smith
Durbin Crossing CDD
klsmith@vestapropertyservices.com
145 S Durbin Parkway
St. Johns, FL

Invoice Details
PDF created August 20, 2026
$625.00
Service date August 22, 2026

Payment
Due August 19, 2026
$625.00

Items	Quantity	Price	Amount
Mobile Candle Making Class for up to (25) People	1	$625.00	$625.00
Subtotal			$625.00

Total Due $625.00

RECEIVED
By Tara Lee at 11:42 am, Aug 20, 2026

Pay online

To pay your invoice go to https://squareup.com/u/xFHIYpEL
Or open the camera on your mobile device and place the QR code in the camera's view.

playmore
RECREATIONAL PRODUCTS + SERVICES

Deposit Invoice

#EST3804

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

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

Proposal Date	Project Manager
8/5/2026	Mary Cyr

Title:
Memo:

Project Name	Project ID	Terms
Vesta Property Services : Durbin Crossing Paint	24804	Due w/ Order

Quantity	Description	Unit Price	Total Extended
3	**Playworld BAD6000FRG** 4.5 OZ AEROSOL CAN OF SPRAY	$28.68	$86.04
10	**Playworld BAD6000BEI** 4.5 OZ AEROSOL CAN OF SPRAY	$28.68	$286.80
3	**Playworld BAD6000BRG** 4.5 OZ AEROSOL CAN OF SPRAY	$28.68	$86.04
1	**Freight**	$68.00	$68.00
	3% CONVENIENCE FEE FOR ALL CREDIT CARD ORDERS		

THIS PROPOSAL IS SUBJECT TO THE ATTACHED TERMS AND CONDITIONS

Subtotal	$526.88
Tax	$0.00
Total	$526.88
Deposit Amount	$526.88

: _____ _____ : _____

Wiring / ACH Information :

THANK YOU!

Truist Bank
12751 New Brittany Blvd
Fort Myers, FL 33907

For Credit to : Playmore West Inc.

ABA #061000104
Account #1000055716962

Approved by Zach Davidson
8/18/2026
Repairs&Replacements 1.320.53800.44200

RECEIVED
By Tara Lee at 11:09 am, Aug 18, 2026

playmore

6300 Metro Plantation Road
Fort Myers, FL 33966

(239) 791-2400 (239) 791-2401 fax
(888) 886-3757 toll free

Standard Terms and Conditions

General Terms

Acceptance of this proposal, quotation, contract, purchase order, or authorization to proceed constitutes acceptance of all terms and conditions contained herein.

- Prices are valid for thirty (30) days unless otherwise noted. After thirty (30) days, prices are subject to change without notice.
- Add 10% to the total project price if Prevailing Wages are required and not specifically included in the proposal.
- Add 3% to the total project price if Payment and Performance Bonds are required and not specifically included in the proposal.
- Add 2% to the total project price if participation in an OCIP or CCIP program is required and not specifically included in the proposal.
- Sales tax will be charged unless a valid Sales Tax Exemption Certificate is provided prior to invoicing.
- All colors, options, layouts, and selections must be approved in writing. Playmore shall not be responsible for discrepancies resulting from verbal approvals or selections.
- Installation, site work, demolition, grading, drainage, permits, engineering, surveys, utility locates, testing, or other related work are not included unless specifically stated in the proposal.
- If customer or others perform installation, all equipment must be installed in accordance with manufacturer instructions, ASTM standards, CPSC guidelines, applicable codes, and industry standards.

Warranties

Playmore warrants equipment, surfacing, and installation workmanship for a period of one (1) year from the date of substantial completion unless otherwise stated in writing.

Any applicable manufacturer warranties extending beyond one year shall remain in effect in accordance with the manufacturer's warranty terms and conditions. Manufacturer warranty claims shall be processed directly through the manufacturer. Playmore assumes no responsibility for manufacturer warranties beyond its one-year workmanship warranty.

Normal wear, abuse, vandalism, misuse, improper maintenance, unauthorized repairs, acts of nature, or damage caused by others are excluded from warranty coverage.

Playground Surfacing

All playground equipment shall be installed over safety surfacing in compliance with applicable ASTM standards and current CPSC guidelines.

If customer or others elect to install equipment or surfacing contrary to manufacturer recommendations, ASTM standards, CPSC guidelines, or applicable codes, customer assumes all responsibility and liability associated with such installation, including any resulting claims, injuries, or litigation.

Installation Standard Services Include (As Required)

- Shipping coordination and receiving instructions
- Accepting deliveries and unloading equipment
- Pre-installation site meeting
- Public utility locate request through Sunshine 811
- Delivery and movement of new equipment on-site
- Equipment layout
- Installation in accordance with manufacturer instructions
- General jobsite cleanup (debris left on-site unless otherwise noted)
- Post-installation walkthrough

Installation Customer Responsibilities

Unless specifically included in the proposal, customer responsibilities include:

- Site plans and surveys
- Site preparation, grading, drainage, and earthwork
- Removal of existing equipment or site improvements
- Private utility locates
- Dumpster and debris disposal

- Providing staging and storage areas
- Site security
- Site access for equipment and personnel

Building Permits

Required building permits are the responsibility of the Owner and/or Contractor. If a building permit is required for the project, a permit coordination fee up to 5% of the total project price will be added unless permitting is already included in the proposal.

All zoning, planning, health department, environmental, architectural, HOA, and other jurisdictional reviews, permits, approvals, site plans, surveys, engineering documents, and supporting materials required for permitting are the responsibility of others unless specifically stated otherwise in the proposal.

If signed and sealed engineered drawings are required, additional charges may apply unless specifically included in the proposal.

Equipment and materials will not be released for vendor fabrication until all required building permits have been obtained unless Playmore has received a fully executed Early Manufacturing Release & Risk Acknowledgment from the customer.

Theft / Vandalism

Customer is responsible for securing the project site, equipment, and materials at all times. Playmore shall not be responsible for theft, vandalism, damage, or loss occurring before final project completion and acceptance.

Any costs associated with replacement equipment, materials, labor, mobilization, delays, or additional services resulting from theft, vandalism, or site damage shall be the responsibility of the customer.

Site Access / Utilities

Customer shall provide and maintain adequate access to the project site for heavy trucks, equipment, deliveries, and personnel throughout the duration of the project.

If access is restricted, limited, or located an unreasonable distance from the installation area, any additional labor, equipment, transportation, staging, handling, or mobilization costs incurred shall be the responsibility of the customer unless specifically included in the proposal.

Playmore will exercise reasonable care during delivery and installation activities; however, the customer acknowledges that normal construction and installation operations may result in damage to existing site conditions, including but not limited to sod, irrigation systems, concrete, asphalt, landscaping, private utilities, sidewalks, curbing, or other improvements. Repair or replacement of such items shall be the responsibility of the customer unless specifically included in the proposal.

Customer is responsible for identifying and marking all private underground utilities and site improvements prior to commencement of work.

Any additional protective measures requested by the customer, including temporary access roads, plywood protection, crane pads, or ground protection systems, shall be at the customer's expense unless specifically included in the proposal.

Rock / Unsuitable Soil / Unknown Conditions

Most installations require excavation and concrete footings below finished grade. Removal of existing surfaces or ground coverings, including but not limited to asphalt, concrete, rubber surfacing, poured-in-place surfacing, wood fiber, sand, gravel, mulch, or other materials interfering with excavation, shall be the responsibility of others unless specifically included in the proposal.

If unforeseen site conditions or underground obstructions are encountered, including but not limited to:

- rock,
- coral,
- unsuitable soils,
- groundwater,
- buried concrete,
- asphalt,
- utilities,
- drainage systems,
- root systems,
- debris,
- or other unknown obstructions,

Any resulting additional labor, equipment, material, engineering, disposal, dewatering, delay, or excavation costs shall be treated as extra work and billed in addition to the original proposal amount.

Additional Responsibilities

Any additional responsibilities, exclusions, clarifications, or assumptions shall be specifically identified in the proposal.

playmore
RECREATIONAL PRODUCTS + SERVICES

PlayMoreWorryLess™ Playground Warranty and Inspection Program

Playground Installation Warranty

In addition to all applicable manufacturer product warranties, Playmore warrants its installation services for a period of one (1) year from the date of project completion.

During this warranty period, Playmore will, at no cost to the Owner, provide all labor necessary to correct defects resulting from improper installation workmanship.

This warranty does not cover conditions resulting from normal wear and tear, misuse, vandalism, acts of nature, or failure to perform routine maintenance.

Complimentary Playground Inspection Service

For the service life of installed playground equipment, Playmore offers one (1) complimentary annual playground inspection, to be conducted in coordination with an Owner representative.

- Inspections will be performed by a Certified Playground Safety Inspector (CPSI).
- The inspection consists of a visual assessment of the play area to identify potential safety, maintenance, or warranty-related concerns.
- Inspection findings and recommendations are advisory and do not replace the Owner's responsibility for routine maintenance and repairs.

To schedule the annual inspection, please contact Customer Service at (888) 886-3757.

SUNDANCER SIGN GRAPHICS
11259 Business Park Blvd, Suite 3
Jacksonville, FL 32256
904-287-4949
info@sundsg.com

INVOICE

BILL TO
Durbin Crossing CDD c/o GMS
GMS
475 West Town Place, Suite 114
St Augustine, FL 32092

SHIP TO
Durbin Crossing CDD c/o GMS
304 Tollerton

INVOICE # 16015
DATE 08/05/2026
DUE DATE 09/04/2026
TERMS Net 30

ACTIVITY	QTY	RATE	AMOUNT
Cost of goods sold:CBU part decorative base for Salisbury Cluster Box unit.	1	550.00	550.00T
Delivery/Limited Install Delivery and Limited Installation	1	125.00	125.00

Ways to pay

View and pay

SUBTOTAL	675.00
TAX	0.00
TOTAL	675.00
BALANCE DUE	**$675.00**

Approved by Zach Davidson
8/18/2026
Repairs&Replacements
1.320.53800.44200

RECEIVED
By Tara Lee at 11:08 am, Aug 18, 2026

*** CHECK DATES 08/01/2026 - 08/31/2026 ***
CAPITAL RESERVE FUND
BANK B CAPITAL RESERVE FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
8/18/26	00089	8/18/26	75474	202608	600-53800-61000		*	6,380.00		
			SOCIAL HALL - TABLES							
						WOOD YOU FURNITURE OF GAINESVILLE			6,380.00	000301
8/21/26	00046	8/20/26	WQ 39457	202608	600-53800-61000		*	8,410.00		
			COMMUNITY BENCHES							
						BELSON OUTDOORS LLC			8,410.00	000302

TOTAL FOR BANK B 14,790.00

TOTAL FOR REGISTER 14,790.00

Sales Order #: **75474**
Order Date: 08/18/2026
Store: WYF
Salesperson: Faith

Approved by: Kate Smith
Approved on: 8/18/2026
GL Code: Capital Reserve

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

Phone: 352.373.1107
Email: wygville@gmail.com
Website: www.woodyougainesville.com

WOOD YOU FURNITURE

Bill To 202606230000

Durbin Crossing CDD
145 South Durbin Parkway
St John, FL 32259
Phone: 904-230-2011

Ship To 202606230000

Durbin Crossing CDD
145 South Durbin Parkway
St John, FL 32259
Phone: 904-230-2011

Sales Order Items

Vendor	Model #	Description	Quantity	Unit Price	Ext Price
WTC	WTC-T-3878X	BOSTON EXTENSION TABLE	5.00	$819.00	$4,095.00
WY	WY-FINISH	Furniture Finishing Finish - Standard: TO BE DETERMINED	5.00	$415.00	$2,075.00

Notes: TOP: Stained
APRON & LEGS: Painted
Colors To Be Determined

ETA TO STORE APPROX 8-9 weeks from order date

Payments/Deposits/Credits	Date	Amount	Mop	Type	Check

RECEIVED
By Tara Lee at 10:57 am, Aug 18, 2026

Merchandise Total	$6,170.00
Delivery	$210.00
Additional Services	$0.00
Tax	$0.00
Total Sale	$6,380.00
Total Payments, Credits and Refunds	$0.00
Balance Due	$6,380.00

627 Amersale Drive
Naperville, IL 60563
sales@belson.com

Toll Free: 1-800-323-5664
Phone: 1-630-897-8489
Fax: 1-630-897-0573

INVOICE # WQ 394574

Bill To:

Company	Durbin Crossing CDD
First/Last Name	Daniel Laughlin
Address 1	475 W Town Place
Address 2	Ste 114
City	Saint Augustine
State	FL
Zip Code	32092
Country	USA
Phone	904-940-5850
Fax	
Email	dlaughlin@gmsnf.com

Ship To:

Company	Durbin Crossing CDD
Attention	Zach Davidson
Address 1	145 S Durbin Pkwy
Address 2	
City	Saint Johns
State	FL
Zip Code	32259
Country	USA
Phone	904-258-2044
Fax	
Email	zdavidson@vestapropertyservices.com

Model #	Description	Lbs	Quantity	Unit Price	Unit Total
P-660	Recycled Plastic Malibu Bench, 6' Length, Portable Mount CE Cedar Bench Black Legs **DISCOUNT APPLIED**	178	10	$548.00	$5,480.00
L2000-SETUP	Setup Fee For Standard Letter Engraving Board 1 - Tree Logo Board 2 - Durbin Crossing	0	1	$25.00	$25.00
L2000-BW	Engraving Charge Per Letter For Recycled Plastic Bench - Includes Black Or White Paint Fill For Model P-660 CE Cedar Bench Black Legs Black Arial Font Lettering (10 x 14)	0	140	$6.00	$840.00
L2000-GR	Engraving Charge For Graphic Or Logo Routering Tree Logo on Board 1 Black Fill	0	10	$38.00	$380.00
P-BMK	Permanent Mounting Kit For Recycled Plastic Bench	2	10	$61.00	$610.00
	Subtotal	1,800		Subtotal	$7,335.00
				0.0000% Tax	$0.00
				Freight - S&H	$1,075.00
				Grand Total	$8,410.00

Approved by Zach Davidson
Approve Date: 8/20/2026
Capital Reserve

RECEIVED
By Tara Lee at 11:33 am, Aug 20, 2026

Additional Delivery Services

- Phone Call 24 Hours Prior to Delivery◊
- Delivery to Residential or Non-Commercial Truck Route Addresses
- Power Liftgate Service◊ - Driver will lower shipment from the truck to the ground (Only)

Order Power Liftgate Service *if* — You will be unable to unload the shipment from the truck.

◊ **Does Not apply to UPS shipments**

Special Instructions

VN E WQ390067

SIXTH ORDER OF BUSINESS

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

Property Wellness
Reserve Study Program Proposal
Level I Reserve Study

Durbin Crossing Community Development District

St. Johns, FL

Reserve Advisors
Your Property Wellness Consultants

Our Property Wellness Reserve Study Program

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

A Proactive Property Wellness Program

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

Threshold Funding Strategy

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

Helping Communities Thrive for Over 30 Years

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

37,000+
RESERVE STUDIES CONDUCTED

19,000+
ASSOCIATIONS SERVED

3,950,000+
RESIDENTS SERVED

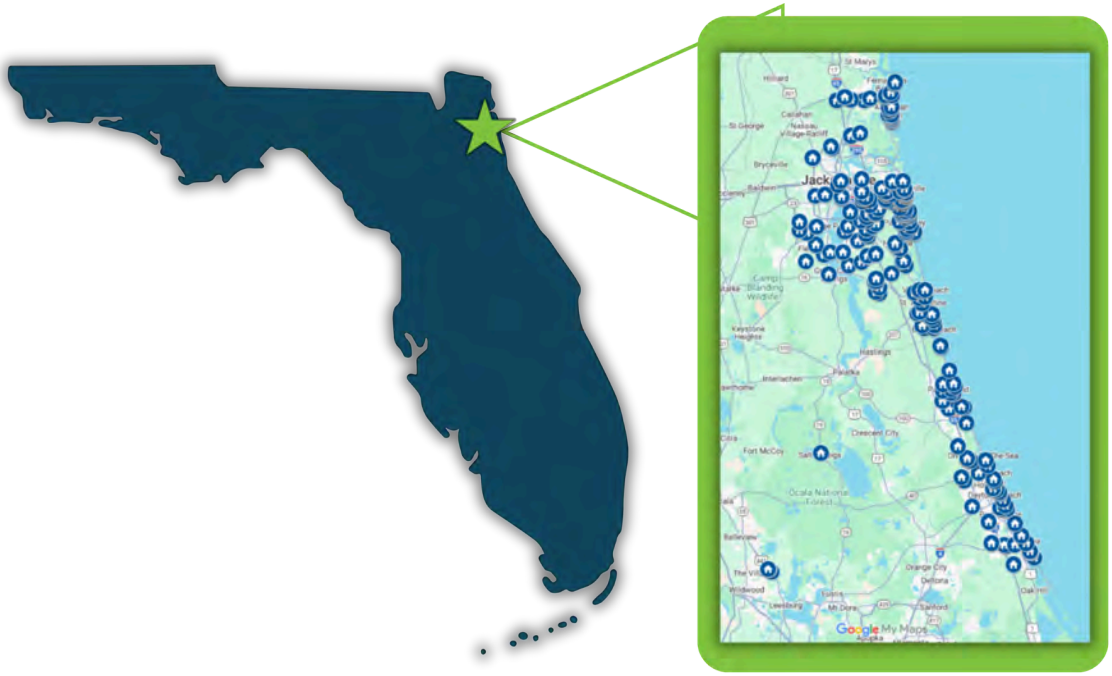
Industry Leadership

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

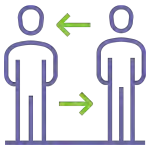
Empowering you to make more informed decisions by adjusting project schedules, future costs, and annual contributions in real time.

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

Capital Reserve Advisors

14502 N Dale Mabry Hwy. Suite 200. Tampa, FL 33618
pierre@capitalreserveadvisors.com
www.capitalreserveadvisors.com
(813)444-8022

Daniel Laughlin
Durbin Crossing CDD
145 S Durbin Pkwy
St Johns, FL 32259

August 18, 2026

Proposal for Reserve Study with On-Site Analysis

As you requested, we are submitting this proposal for reserve study services for **Durbin Crossing CDD.** The site analysis will be scheduled as soon as we receive the signed agreement (attached) to proceed. Our report is issued as a Reserve Management Plan engagement and is intended to match your budget year and will be a 30-year projection for the 30-year period beginning **October 1, 2026**.

Since maintenance expenditures are often the most significant costs of an association, properly preparing a Reserve Study is one of the most important responsibilities for common interest organizations. An accurate and detailed analysis will minimize reserve assessments and reduce the risk of insufficient funds, while still maintaining the common areas. Some consider the reserve study simply as a budget tool. Others want a dynamic long-term replacement management tool. Either way, we can help.

Capital Reserve Advisors:

- **Local**: Located in Tampa, FL for your convenience and unrivaled customer service.
- **Experts**: Lynn Sallee, RS, CMM, PRA, and CPSI designations with 48 years of construction experience and 11 years of Reserve Study deliveries.
- Pierre del Rosario has provided financial services to condominium and homeowners associations clients since 2000.
- **Vetted**: Capital Reserve Advisors uses software specifically designed to prepare reserve studies that has been fully tested by a team of independent financial experts for calculation accuracy and certified to meet the strict ICBI software standards and is used by more than 3,000 satisfied clients worldwide.
- **Easy**: Reserve Study Reports that are usually less than 30 pages makes it easy for boards of directors and management professionals to read, digest and distribute. Our report provides actionable management information that is detailed enough to understand, but not so detailed that it overwhelms the reader. This report is supplemented by separately issued detail financial schedules to provide a complete reserve activity management system.
- **Affordable**: We believe in using the latest technology to our advantage. Because we have continued to evolve our business practices by staying ahead of the curve with our software, we are able to pass on the savings to our clients.
- **Full Service**: Each of our on-site analyses includes everything you have come to expect from reserve study providers. Full component detail lists with site or element photos, current and future replacement cost estimates, and anecdotal evidence and/or commentary where necessary.
- **Full Service +**: At no extra charge, we also prepare the report with the understanding that every association is unique. Our reports are prepared for the association but also, ***by the association.*** This includes open communication, *unlimited revisions, and *client-use software.

<u>Fee Quotation</u>

The fee for preparing the reserve study with on-site analysis for the fiscal period starting **October 1, 2026** is **$ 5,850**.

If you would like us to proceed with your reserve study, please indicate your acceptance by signing the attached Reserve Study Services Agreement and returning it to us. The terms of this proposal will remain in effect for sixty days from the date of this proposal.

Pierre del Rosario, President

Attachment

*See attached agreement for terms of service
See attached brochure for complete information about our company

Capital Reserve Advisors

14502 N Dale Mabry Hwy. Suite 200. Tampa, FL 33618
pierre@capitalreserveadvisors.com
www.capitalreserveadvisors.com
(813)444-8022

Daniel Laughlin
Durbin Crossing CDD
145 S Durbin Pkwy
St Johns, FL 32259

August 18, 2026

Reserve Study Services Agreement
Reserve Study with On-Site Analysis

This Agreement is made between Capital Reserve Advisors ("CRA") and **Durbin Crossing CDD**, (the "Association"). The Association has engaged Capital Reserve Advisors to perform and prepare an analysis and projection of the Association's replacement funding program ("Reserve Study") pursuant to the terms and conditions as set forth herein.

IT IS AGREED:

1. **Analysis Date and Period:** The Reserve Study will be a projection for the 30-year period commencing **October 1, 2026**.

2. **Date of Delivery of Requested Information:** A draft report will be available for review by the Association within two weeks from the date of CRA's receipt of the applicable documents, information, and materials requested, and completion of the site analysis by CRA . The Reserve Study will assume the most probable course of events in consideration of information supplied by the Association, CRA 's research, and industry standards and guidelines. However, the Association acknowledges that actual replacement costs may vary from those set forth in the Reserve Study and such variations may be material. Accordingly, CRA does not, and shall not, guarantee that actual replacement costs and/or remaining lives will approximate those contained in the Reserve Study.

   CRA hereby requests the information and documents described on Schedule A attached to this Agreement.

   The Association covenants and agrees to provide CRA with all the information and documents set forth on Schedule A, and to cooperate with all reasonable requests of CRA in connection with this Agreement. Without limiting the foregoing, the Association shall ensure that its personnel are reasonably available to consult with CRA regarding replacement funding expenditures and the condition of the physical components of the common areas and shall allow CRA reasonable access to conduct periodic physical inspections of the Association's facilities and common areas.

3. **Date of Delivery of Final Report:** The final report will be issued within seven working days of receiving approval from the Association for issuance of such report. The Reserve Study shall be dated as of the date of delivery to the Association (the "Report Date"). If the Association does not inform CRA of any changes within 30 days of delivery of the draft report, then the draft report is considered to be approved as is, and CRA will issue the final report.

4. **Report Format:** The format of the Reserve Study will be similar to the sample report available on our web site at http://www.capitalreserveadvisors.com. The purpose of the Reserve Study is to assist the Association in properly managing replacement funds and common area property, so that future funds will be sufficient when expenditures are necessary and common area property can be maintained efficiently for the life of the project. The Reserve Study is intended only for the Association's internal use, and only for the purposes, and subject to the limitations described in this Agreement.

5. **Reserve Study Update:** CRA has no responsibility to update the final Reserve Study for events and circumstances occurring after the Report Date. CRA recommends that interim updates be performed at least annually and at more frequent intervals if there are material fluctuations in the rates of inflation and investment or when material changes in costs or in estimated lives of replacement fund items occur.

6. **Reserve Study Fee & Terms:** CRA 's fee for preparing the Reserve Study, with site analysis, for the period beginning **October 1, 2026** is **$ 5,850**. 50% of this fee will be billed upon authorization to proceed and is due and payable at that time. The remaining 50% will be billed upon delivery of the draft report and is due and payable within 30 days. If a draft report is not issued at the request of the Association, the remaining 50% is due and payable within 30 days of importing data into Facilities 7 software and providing access to the Association.

7. **No Warranties:** The Association acknowledges and agrees that neither CRA , nor any officer, director, owner, employee, agent or affiliate of CRA , has made any representations, warranties, guarantees, or promises of any kind regarding CRA 's services or deliverables except as expressly provided in this Agreement. CRA disclaims all warranties, including without limitation any warranty as to fitness of the Reserve Study for a particular purpose, whether express, implied or arising by operation of law. CRA shall not be liable to the Association for any incidental, consequential, or special damages whatsoever, including without limitation any lost revenues or lost profits, arising from or related to this Agreement and the services provided hereunder.

8. **Miscellaneous:**

(a) Entire Agreement. This Agreement embodies the entire agreement and understanding between the parties with respect to its subject matter, and supersedes all prior agreements, whether written or oral, pertaining to such subject matter.

(b) Governing Law. Disputes arising under this agreement (including the scope, nature and quality of services to be performed by us, our fees and other terms of the engagement) shall be submitted to mediation. A competent and impartial third-party, acceptable to both parties, shall be appointed to mediate, and each disputing party shall pay an equal percentage of the mediator's fees and expenses. No suit or arbitration proceedings shall be commenced under this agreement until at least 60 days after the mediator's first meeting with the involved parties. If the dispute requires litigation, the court shall be authorized to impose all defense costs against any non-prevailing party found not to have participated in the mediation process in good faith. This Agreement is governed by, and shall be construed in accordance with, the laws of the State of Florida. Venue for all legal or equitable actions relating to or arising from this Agreement shall be Hillsborough County, Florida.

(c) Force Majeure. Notwithstanding anything to the contrary provided in this Agreement, CRA shall not be liable for any delay or failure to perform any ofits obligations under this Agreement if such delay or failure is caused by an act of god, government requirements, fire, or any other cause or circumstance beyond its reasonable control. CRA shall use reasonable efforts to avoid, remove, or cure all such circumstances as soon as is reasonably feasible.

(d) Third Party Actions. If there are any member or third party actions involving the Association which cause CRA to incur time charges or expenses other than for the initial preparation of the reserve study report, CRA is to be reimbursed by the Association for any costs or time charges incurred in connection therewith.

9. **Limitations of Reserve Study** Association understands and agrees that:

(a) The Reserve Study is intended for the sole use of the Association and is not to be construed as a guarantee, warranty or an opinion on the advisability of purchase.

(b) The information provided by the Reserve Study is effective for one year from the completion date of the report. An annual review and update of this Reserve Study is required to adjust known cost changes and to maintain accuracy.

(c) CRA 's financial liability for errors and omissions is limited to the fees charged to Association to perform the Reserve Study.

(d) The scope of the Reserve Study is expressly limited to the components included.

(e) The remaining useful life estimates of the Reserve Study assumes normal weather conditions and does not factor in damage by flood, wind, storm, earthquake or other insurable events. The useful life estimates assume proper construction, installation, design plus adequate preventive maintenance. Improper construction, installation, design or failure to maintain will lead to shortened useful lives.

(f) The cost estimates of the Reserve Study are based in current pricing for similar installations and materials and/or based in actual costs paid by Association. Future costs are subject to change according to supply and demand, material costs, effects of inflation and other forces which are not under CRA 's control.

(g) The conclusions of the Reserve Study do not involve forensic or destructive testing of the components and were arrived at by either visual inspection and/or information provided by Association.

(h) The Reserve Study is not intended to address or discover construction defects, asbestos, mold, water intrusion or lead paint. Association agrees to indemnify, defend and hold CRA harmless from all related claims.

(i) Association warrants that the components, equipment and materials are constructed or assembled by qualified and licensed contractors according to manufacturer specifications and that the finished construction complies with all applicable building codes at the time of construction.

Approval of Agreement

Durbin Crossing CDD:

By:_____

Date: _____

For Capital Reserve Advisors :

By:

Pierre del Rosario, President

August 18, 2026

Durbin Crossing CDD- Schedule A Documents,

Information, and Materials Requested

The table below provides a fairly comprehensive list of the documents and information we require in order to perform a comprehensive analysis for you and helps to improve the accuracy of the report. Our normal work process is:

- Phone call or email notification to schedule date for on-site analysis
- Summarize and evaluate data in my office, and research and estimate pricing of reserve activities
- Prepare a draft of the report and information for your edits and our discussion
- Conference call (if necessary) to discuss the data and report. This is your board's report and I want to walk you through it and make necessary adjustments so that you have the best information and a workable plan going forward.
- Edits based on our conference call and second draft (or final) report issued

#	Documents requested	Reason needed	Required	Done
1	A copy of the most recent prior reserve study, if available	This helps ensure that we will identify all components and may provide measurement information. It is also a good check for us on costing information.	**No**	
2	A copy of the most current financial statements of the Association that shows the current total of reserve funds, and the current budgeted amount to be transferred monthly to reserves	Necessary for us to know how much you are presently contributing to reserves, and to anticipate the following year's reserve contribution.	**Yes**	
3	A copy of the Association's budget for the most recent year	This is required UNLESS it is shown on the financial statements listed above (# 2)		
4	A copy of the Association's governing documents (CC&R's, etc.)	Only necessary if it discusses maintenance responsibility of Association		
5	Copies of prior paid invoices for repair and/or replacement of common area components	Very helpful information to help us make sure that cost data we reflect in the study represents actual, rather than estimated costs.		
6	Copies of bids solicited for repair and/or replacement of common area components, whether awarded or not	Very helpful information to help us make sure that cost data we reflect in the study represents actual, rather than estimated costs.		
7	A copy of your reserve policies	Required if you have specific reserve policies. If not, we will be happy to help you establish policies for your Association.		
8	A list of addresses and phone numbers for pertinent service contractors (landscape, pool, elevator, roof, paint, deck, etc.)	Very helpful information to help us make sure that we have accurate cost data and an understating of your maintenance plan.		
9	A copy of the plot map of the project or community showing phasing details and building shapes or styles	This is necessary for us to identify all components.	**Yes**	
10	Temporary use of keys, access devices or gate codes to enter upon the common areas, pool or recreation areas and equipment or storage areas	Necessary for us to gain access to restricted areas.	**Yes**	

Additional information may be requested once we have started our work.

EIGHTH ORDER OF BUSINESS

A.

Durbin Crossing CDD

Landscape Update for September 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
  - We have seen some mole cricket activity, but it has been treated.

- **Projects**
  - Next rotation of annuals is scheduled to be installed on July 24th - Completed
  - The hurricane and storm clean-up letter and pricing – Submitted
  - Sod repairs on North side of Longleaf – Completed
  - European Fan Palm installation at Veterans entry – Completed
  - Sod install on median at West end of Longleaf - Completed
  - Cullaig Court plant replacements - Completed
  - Sod repair near 1691 Fenton - Completed
  - Irrigation addition on NW corner of Longleaf and N Durbin - Completed

E.

DURBIN CROSSING

General/Operations Manager's Report

Date of report 9-28-2026 *Submitted by:* ***Zach Davidson***

Tennis court light/pole replacements/Board action required: We are presenting two quotes from electricians for the scope of work and material cost below;

Vendors	Scope of Work
American Electrical Contracting Inc **Cost $15,995.00**	**South Tennis court** -Replacement of 24 LED light fixtures - Replacement of 6 Double light fixture arms -Replacement of 11 Single light fixture arms -Replacement of 3 Light pole replacement **North Tennis court-** - Replacement of 12 LED light fixtures -Replacement of 3 Double light fixture arms -Replacement of 6 Single light fixture arms
KAD Electric **Cost$17,050.00**	
Lamp sales unlimited **$93,272.85**	**South Tennis court** -24 LED light fixtures - 6 Double light fixture arms - 11 Single light fixture arms - 3 Light pole replacement **North Tennis court-** - 12 LED light fixtures - 3 Double light fixture arms - 6 Single light fixture arms

Total cost of project for both vendors:

American Electrical Contracting- $109,267.85

KAD Electric- $110,322.85

Christmas lights install M&G/No board action required: Working with M&G to get the for Christmas light installation date, with basic install and the replacement of the 4 corner palm tree lights and adding the 2 wreaths to North Durbin/Veteran tower the cost is $18,403.72 our budget is $20,000.00.

Benches/concrete pads/No Board action required: The concrete pads have all been poured and completed. We are now waiting on the benches to arrive. Once they do, we will assemble them in house and install them in the approved locations.

Cattle gate/ fence install JEA easement/No Board action required: Work is scheduled to begin the week of 9/21. We will keep the board post on completion.

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 reached out to see if they would stop services at Durbin Crossing because we are not receiving the proper services. We are working with Jim from Florida Waterways to get them here possibly earlier to start addressing all our pond concerns.

FIELD OPERATIONS UPDATES / No Board action required:

- Repainted the entrance gate at South Amenity center
- Fixed broken back gate at South Amenity center.
- Replaced out ground light at the North Durbin and Veteran entrance sign.
- Starting to pressure washing South amenity centers curbs and sidewalks.
- New umbrellas arrived and were installed at South pool deck.
- Replaced light ballast in men's gym bathroom.
- New saucer swing for North arrived and has been installed. All playground equipment has been inspected and in %100 working order.
- Ordered and replaced all missing and damaged light pole access covers on tennis and parking light lights at North and South.
- Sanded down doors at North Amenity center that weren't closing.
- Phosphate treatment was performed on the South pool on 9/14.
- Trim back oak tree limbs that were blocking lights on South pool deck.

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

zdavidson@vestapropertyservices.com

Vesta

F.

DURBIN CROSSING

Amenity Manager's Report

Date of report 9/28/2026 *Submitted by: Jack Morrow*

Lifeguard End of Season/Board Action Required: The last day of the lifeguard season was Sunday, September 27th. A big thank you to every single lifeguard who helped contribute to our most successful season yet! Our lifeguards finished with 8 saves on the season and prevented many more than that from happening.

We celebrated the lifeguards at our End of Season party on Saturday, September 12th at the South pool with awards, food, and swimming. Almost all of the lifeguards will be staying around in the offseason to work during our holiday events.

904 Tennis Fall Session/No Board Action Required: The fall session for 904 Tennis is ongoing and will continue through November 19th.

Summer Swim Lessons/No Board Action Required: Swim lessons with Champion Swim ended at the end of August. They were initially scheduled through the end of September but decided to use an indoor facility for the remainder of this season because of the abundance of pool closures due to thunder and lightning. We are going to discuss having lessons in the morning next season to avoid the afternoon storms.

South Gym Deep Cleaning Closure/No Board Action Required: The most recent Gym Deep Clean took place on Friday, September 4th. We will continue doing this on the first Friday of every month, with the next one scheduled for October 2nd, 2026.

Pool Hours/No Board Action Required: The South pool will close at 8pm in October on both weekdays and weekends. In previous years, we closed at 7pm on school nights and 8pm on weekend nights. We are going to monitor the use of the pool during these extended hours and adjust if needed.

Pickleball Guest and Age Policy/Board Action Required: In recent months we have seen an influx of nonresidents using the pickleball courts. While going over our enforcement procedures, we noticed some discrepancies between our policies and our signage. I am proposing the following changes:

Age Policy: Our policy currently states that Patrons and Guests fourteen (14) years of age and older are permitted to use the Pickleball Facilities and Tennis Facilities. Children under fourteen (14) years of age must be accompanied by an adult. The policy regarding the basketball courts permits Patrons and Guests twelve (12) years of age and older to use the Basketball Courts. Children under twelve (12) years of age must be accompanied by an adult.

Currently, the sign posted outside the tennis, pickleball, and basketball courts states that Patrons and Guests twelve (12) years of age and older and permitted to use the facilities. I'm proposing that we adjust the Tennis and Pickleball age requirement to twelve (12) years of age and older without a parent to match the policy regarding the Basketball Facilities.

Guest Policy: The current policies for the basketball, tennis, and pickleball courts do not specify a guest limit. However, the sign posted outside the courts states that Patrons are limited to three guest(s) per household. I'm proposing this three-guest limit is adding to the policies for all court activities.

Guest Policy Enforcement: We are considering multiple courses of action to enforce the three-person guest policy, should it be added.
The first step is to require residents to sign in all of their guests at the front office. This way we can ensure each household is limited to only three guests.

Another possible solution would be to require guest passes. When residents sign in their guests at the office, their guests will be issued three guest passes with today's date on it.

Lastly, I'm proposing we add a sign on to the tennis court entrance gate. The sign would state something along the lines of "All Guest(s) must be signed in at the front office. Do not open the door for anyone without a card. Doing so will result in loss of your access privileges."

I believe the three-guest limit added to the policies and the additional sign on the court gate entrance should give us the ability to enforce the guest limit for the tennis and pickleball facilities.

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

jamorrow@vestapropertyservices.com

Vesta

G.

DURBIN CROSSING

Lifestyle Director's Report

9/28/2026 *Submitted by: Kaitlyn Smith*

SURVEY UPDATE

We have updated the survey per board request. I have changed the verbiage of the $10 for specialty events question. We are not able to condense multiple choice answers into a dropdown, as it will then lose the multiple choice function.

Link can be found here: https://www.surveymonkey.com/r/HP2FWKP

SQUARE UPDATE

As per new law, we will be required to provide a card/digital payment option for residents. After doing some research, Square can only impose a service or card fee on credit cards, not debit cards. If a resident pays via debit card, we will have to take on the fees ourself regardless. Does the Board wish to raise fees on keycards and gym passes, or take on the fees of the payments?

CLOSING POOL FOR HALLOWEEN EVENTS

Due to the scale of our Halloween events this year, I'd like to request that we close the pool for setup for these events. For the 21+ event, I'd like to close the South pool at 6:30pm. For the Halloween event, I'd like to close the pool at noon, or ideally, the whole day. This event is big production, and therefore will have a lot of time-heavy decorations that would be difficult to put up around guests.

CRICUT FOR BRANDING

We purchased a cricut cutting machine to allow for Durbin Crossing branding of all sorts of different items, including folders, t-shirts, tote bags, and so many fun event items! The cricut can professionally cut out stickers, vinyl, heat-transfer material, and more, and will save us so much money on branded items while also giving us the opportunity to continue the resort-feel brand of Durbin Crossing.

PAST EVENTS

Candle-Making Workshop (August 22nd)

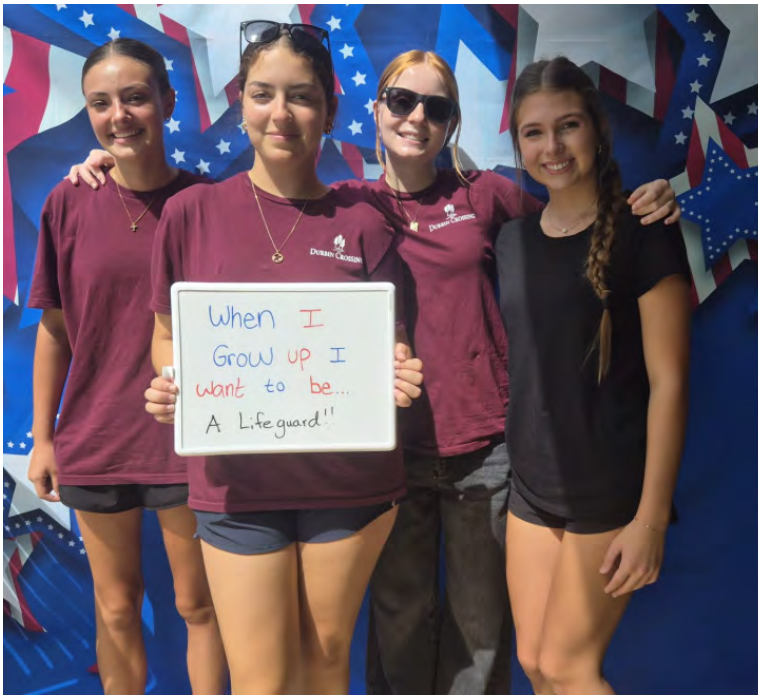
Budget: $350
Attendance: 18
Revenue: $10 per person
Brass Cart Co. returned to Durbin Crossing to teach a candle-making workshop. 18 Residents learned how to make a candle to take home with them.

Labor Day Pool Party (September 7th)

Budget: $1,000

Attendance: 80

We hosted 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!



UPCOMING EVENTS

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.

Kids Craft Night (October 4th)

Budget: $150

Estimated Attendance: 30

Minimum: 15

We will host a kids craft night for parents and kids to make cute fall crafts together! This event is held quarterly, and is very well-received by parents and kids alike. It is NOT a drop-off event. Parents must stay.

21+ 90s Throwback Glo Party (October 17th)

Budget: $2000
Estimated Attendance: 100
Minimum: 50
We will celebrate 90s nostalgia this Halloween with a 90s Throwback Glo-in-the-dark party for grown-ups! Featuring a bar, live DJ spinning 90s hits, and classic nostalgia.

Haunted Hollow Boo Bash (October 24th)

Budget: $7,500
Estimated Attendance: 600+
Minimum: N/A
After the huge success of last year's Boo Bash Block Party, we are expanding this event this year and hope to see it grow. We will host a haunted house with Jacksonville Party Co., a trick-or-treat trail around the pool, Live DJ, Costume Contest, and a bunch of games on the field. The theme for this event is Haunted Hollow, a spooky fairy-tale forest. Older kids will love the haunted house, and the trick-or-treat trail will be geared towards the younger kids.

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

Vesta

TENTH 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
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.