Durbin Crossing Community Development District

OCTOBER 26, 2026

AGENDA

Durbin Crossing
Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
www.durbincrossingcdd.com

October 19, 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, October 26, 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 September 28, 2026 Meeting

   B. Financial Statements

   C. Assessment Receipts Schedule

   D. Check Register

VI. Consideration of Amenity Policy Revisions

VII. Consideration of Resolution 2027-01, Re-Designating the District's Registered Agent

VIII. Consideration of Tennis Lesson Proposals

IX. Staff Reports

A. Landscape & Irrigation Maintenance Team – Report

B. District Counsel

C. District Engineer

D. District Manager – Update on the 2026 Goals & Objectives

E. General Manager – Report

F. Amenity Manager – Report

G. Lifestyle Manager – Report

X. Supervisors' Request and Audience Comments

XI. Review of Action Items

XII. Next Scheduled Meeting – November 16, 2026 at 6:00 p.m. at the Durbin South Amenity Center

XIII. Adjournment

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

Sincerely,

Daniel Laughlin

Daniel Laughlin
District Manager

FOURTH ORDER OF BUSINESS

Durbin Crossing Action Items

Item	Date	Responsibility	Status	Target Follow Up Date	Description	Resolution
Continue to Follow up With the County Regarding Round-A-Bout at North Durbin & Sanctuary and Monitor Traffic Study	2/24/25	Mike Yuro	In Progress	Jun-26	Engineer to follow up with County for updates on their plans for the round-a-bout at North Durbin & 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, September 28, 2026 at 6:01 p.m. at the Durbin South Amenity Center, 145 South Durbin Parkway, St. Johns, Florida.

Present and constituting a quorum were:

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

Also present were:

Daniel Laughlin	District Manager
Mike Eckert	District Counsel
Mike Yuro	District Engineer by telephone
Jack Morrow	Vesta/Amenity Services Group
Zach Davidson	Vesta/Amenity Services Group
Richard Craig	Yellowstone
Representatives of Capital Reserve Advisors and Reserve Advisors by telephone	
Howard McGaffney	FCS Management Group

The following is a summary of the discussions and actions taken at the September 28, 2026 meeting.

FIRST ORDER OF BUSINESS **Pledge of Allegiance**

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

SECOND ORDER OF BUSINESS **Roll Call**

Mr. Laughlin called the roll.

THIRD ORDER OF BUSINESS **Audience Comments**

A resident stated my children play tennis, a friend of ours is a tennis professional and he has been coaching them on weekday mornings. I'm on the court for every session. Earlier this month my coach received a message from the owner of the current tennis provider, 904 Tennis, that it is his property, he trespasses people there and Durbin Crossing is one of 12 communities where his company has exclusive contracts and tells my coach, do not coach there. His agreement is not exclusive, but this shows what happens when the rule is not clear.

Mr. Eckert stated I only saw parts of the messages from 904 Tennis, that should have gone to Zach and Zach should have dealt with that, I don't think that was appropriate language to be using in interfacing with a resident, I think it should have gone to Zach and I think Zach would have done a much better job of explaining what the actual facts are.

Mr. Davidson stated I emailed Scott Miller, owner of 904 Tennis twice with no response. I followed up with Ross Ruben, our recreational person to let him know I'm having issues in not being able to contact Scott Miller. This incident was brought to my attention on a Saturday, I received emails from Mr. Arthur and an email from Scott Miller.

Mr. Harrah stated if we want to terminate904 Tennis what is the course of action?

Mr. Eckert stated we have to pull the appropriate agreement with the termination provision, almost everything we do has a short term termination provision. That is one of the things. I want the resident to hear that I don't think the board feels like the tennis interaction with the resident was appropriate and that is something Zach is addressing.

This is not a proper appeal under our rules. Under our rules somebody has to fill out an application, which is the actual person providing the service, not the resident, the person coaching has to provide an application and then if it is denied at the staff level they can appeal it to the board. I have not seen our application be filled out yet. We are in public comment period not a formal appeal proceeding. I want to make sure the board understands that. I have been around for a long time in terms of when we go back and forth on these policies and why we have the policies that we have. Generally, in the past the board has not wanted to approve individualized instructions simply because you could have 50 people out there that are teaching on the pickleball courts. It is a huge community, we built the amenities they are primarily for recreation by the general residents, not necessarily for individualized instruction by whoever wants to bring in their private people to have individualized instructions. That is historically how the board has looked at the amenities. When we do have programs such as swim team or tennis or whatever, they are required to have an

insurance policy, indemnification requirements, background checks, and they are usually things that are open to a lot of people in the community, not just one person. The board has not gone down that road yet. Insurance, indemnification and background checks can be handled by agreement regardless of who it is. Finally, the two other issues that can become a problem when you start allowing a lot of for-profit use, is (1) if you start allowing a lot of for-profit use you can lose your exemption from real estate taxes. Right now you don't pay real estate taxes on this building, the pool or tennis courts; the more you allow private companies to come in and profit off using public facilities the more likely it is you can lose that tax exemption. The other thing is in your bond covenants; this has to be used for public purposes not for private purposes. It is a policy decision; it is not a legal decision but if you go too far there are some legal ramifications that the board has to consider.

Mr. Laughlin stated the policy says the tennis courts are for recreational use and personal trainers and coaches are not allowed.

After discussion between the board and staff, the board chose to not change the policies and will take up the issue with 904 Tennis under the attorney's report.

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

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

FIFTH ORDER OF BUSINESS **Approval of Consent Agenda**

- **A. Minutes of the August 24, 2026 Meeting**
- **B. Financial Statements**
- **C. Assessment Receipt Schedule**
- **D. Check Register**

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

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

Mr. Laughlin stated this item was tabled at the last meeting and representatives of both firms are on the phone and joining us today is Howard McGaffney from FCS Management Group to answer any questions on his proposal.

Mr. McGaffney outlined his proposal for infrastructure reinvestment planning and after discussion and input from the Reserve Advisors and Capitol Reserve Advisor, the board took the following action.

> On MOTION by Mr. Harrah seconded by Ms. Berden with all in favor the proposal from FCS Management Group for infrastructure reinvestment planning in the amount of $6,000 with a target date of a draft report in November was approved.

SEVENTH ORDER OF BUSINESS **Consideration of Request to Hold Tutoring Classes at the Amenity Center**

Ms. Dorfman presented her request to hold tutoring classes at the amenity center after school hours.

No action was taken on this item.

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. Landscape Maintenance Team - Report

Mr. Craig gave an overview of the Yellowstone Landscape update for September, copy of which was included in the agenda package.

B. District Counsel

Mr. Eckert stated Zach sent me the 904 Tennis Agreement and you have four options, you can do nothing and it runs out February 1st by its own term. You can give them 30-day termination without cause, which means you terminate you don't have to give a reason and they can't really challenge that and say you didn't have a good enough reason to terminate. You can terminate it immediately for cause, but I caution against going that route because you have to look at the contract terms to determine "have they violated the actual contract terms versus just not acted the way they should have." I caution against doing an immediate termination. The other option is the tennis program ends November 19th and the board could move to terminate their contact effective

November 20th. Those are the four options you have as a board. This was not on the agenda so you would have to take audience comment before you vote on anything in relation to this.

> Mr. Harrah moved to authorize staff to terminate 904 Tennis Agreement effective November 20, 2026 with the understanding the board reserves the right to terminate immediately for cause and their instructors are not to have communication with residents and question if they are being coached and they can come to the next board meeting to appeal. Ms. Hall seconded the motion.

A resident stated that was not my objective. I wanted my coach paid or unpaid to be with my kids. I don't object to other coaches being here, I just don't want to get harassing messages from them. I want to be left alone with my kids and having them coached by who I choose to coach them not 904 Tennis.

> On voice vote with all in favor the motion passed.

C. District Engineer

There being none, the next item followed.

Mr. Yuro left the telephone conference at this time.

D. District Manager

There being none, the next item followed.

E. General Manager - Report

Mr. Davidson presented the following proposals.

Tennis Court Lights/Pole replacements

> On MOTION by Mr. Harrah seconded by Ms. Estes with all in favor the proposals from American Electrical Lamp Sales and the supplier for tennis light pole replacement in an amount not to exceed $120,000 was approved with the work to begin in January.

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

F. Amenity Manager - Report

Mr. Morrow gave an overview of his report then presented the following proposals:

Pickleball Guest and Age Policy

> On MOTION by Mr. Pollicino seconded by Mr. Harrah with all in favor the guest policy for tennis/pickleball and basketball was lowered from 5 per household to 3 per household and staff was authorized to install signage along with guest sign-in.

Age Policy

> On MOTION by Ms. Berden seconded by Mr. Harrah with all in favor the policy for tennis/pickleball courts was changed to 12 years and older without adult supervision to match basketball policy.

> Ms. Hall moved to change pool age to 12 years and older without adult supervision and there being no seconded, the motion died for lack of a second.

Mr. Morrow stated one resident wants to start a sewing club and a resident wants to start a mahjong club.

It was the consensus of the board that staff can approve the sewing club and mahjong club.

G. Lifestyle Manager – Report

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

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

A resident stated while finalizing who the tennis vendor will be do not penalize the families for coaching and having a guest coach, if you can direct staff not to. I received a letter from staff saying if your guest coaches your kids you will lose your privileges.

Mr. Laughlin stated that matter is settled, there is no coaching. That was the outcome of the conversation.

A resident stated there is no coaching now because we don't know what the outcome will be with 904 Tennis.

Mr. Laughlin stated there is no change to the policy, that is what the board discussed.

Mr. Pollicino stated nothing changed.

Ms. Walton stated people parking when you first come in at the stop sign, there was a truck parked there and it was a hazardous situation. It has gotten better.

I want to be clear as far as pickleball. When I play pickleball someone might have guests and that person might leave but I went up to the guests that continued to play with me. Do I have to go back and check in?

Mr. Laughlin stated we are going to finalize the wristband procedure and will have a policy next month. We have to talk through it and see what our options are.

A resident stated do you have a public private partnership for stop stations for the Sheriff's officers?

Mr. Eckert stated we have done that in other communities before.

Mr. Laughlin stated that he would contact the Sheriff's office.

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

Mr. Laughlin stated there are no new action items.

ELEVENTH ORDER OF BUSINESS **Next Scheduled Meeting – October 26, 2026 at 6:00 p.m. at the Durbin South Amenity Center**

Mr. Laughlin stated the next meeting is scheduled for October 26, 2026 at 6:00 p.m. in the same location.

On MOTION by Mr. Harrah seconded by Ms. Berden with all in favor the meeting adjourned at 8:21 p.m.

Secretary/Assistant Secretary	Chairman/Vice Chairman

B.

Durbin Crossing

Community Development District

Unaudited Financial Reporting

September 30, 2026

Durbin Crossing

Community Development District

Combined Balance Sheet

September 30, 2026

	General Fund	Debt Service Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	$ 146,293	$ -	$ 160,861	$ 307,154
Investments:				
State Board of Administration (SBA)	2,807	-	846,332	849,139
Custody	570,679	-	1,862	572,541
Series 2017A1				
Reserve	-	1,343,722	-	1,343,722
Revenue	-	1,496,207	-	1,496,207
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	52,910	-	-	52,910
Deposits	200	-	-	200
Total Assets	**$ 772,889**	**$ 3,018,612**	**$ 1,009,055**	**$ 4,800,557**
Liabilities:				
Accounts Payable	$ 14,326	$ -	$ -	$ 14,326
Total Liabilites	**$ 14,326**	**$ -**	**$ -**	**$ 14,326**
Fund Balance:				
Nonspendable:				
Prepaid Items	$ 52,910	$ -	$ -	$ 52,910
Deposits	200	-	-	200
Restricted for:				
Debt Service - Series	-	3,018,612	-	3,018,612
Assigned for:				
Capital Reserve Fund	-	-	1,009,055	1,009,055
Unassigned	705,453	-	-	705,453
Total Fund Balances	**$ 758,563**	**$ 3,018,612**	**$ 1,009,055**	**$ 4,786,230**
Total Liabilities & Fund Balance	$ 772,889	$ 3,018,612	$ 1,009,055	$ 4,800,557

Durbin Crossing

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 2,960,402	$ 2,960,402	$ 2,977,129	$ 16,727
Interest Income	20,000	20,000	31,582	11,582
Insurance Proceeds	-	-	12,626	12,626
Other Revenues	30,000	30,000	14,412	(15,588)
Total Revenues	**$ 3,010,402**	**$ 3,010,402**	**$ 3,035,750**	**$ 25,347**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 12,000	$ 11,400	$ 600
FICA Taxes	918	918	872	46
Assessment Roll Administration	5,732	5,732	5,732	-
Engineering Fees	13,000	13,000	15,203	(2,203)
Dissemination Fees	8,253	8,253	8,353	(100)
Attorney Fees	50,000	50,000	52,554	(2,554)
Annual Audit	4,600	4,600	5,000	(400)
Trustee Fees	11,880	11,880	10,650	1,230
Arbitrage	1,200	1,200	1,200	-
Impact Fee Administration	17,196	17,196	17,196	-
Management Fees	58,837	58,837	58,837	-
Information Technology	1,720	1,720	1,720	-
Website Maintenance	1,146	1,146	1,146	-
Telephone	800	800	322	478
Postage	3,000	3,000	2,066	934
Printing & Binding	2,000	2,000	570	1,430
Insurance General Liability	9,550	9,550	8,997	553
Legal Advertising	2,000	2,000	1,324	676
Other Current Charges	700	700	26	674
Office Supplies	150	150	10	140
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	**$ 204,857**	**$ 204,857**	**$ 203,353**	**$ 1,504**
Operations & Maintenance				
Amenity Center				
Insurance	$ 45,064	$ 45,064	$ 41,380	$ 3,684
Repairs & Replacements	110,000	110,000	77,512	32,488
Recreational Passes	2,000	2,000	3,470	(1,470)
Office Supplies	5,000	5,000	3,954	1,046
Permit Fees	4,500	4,500	2,167	2,333
Utilities				
Water & Sewer	38,900	38,900	34,861	4,039
Electric	28,600	28,600	34,331	(5,731)
Cable/Phone/Internet	22,000	22,000	28,975	(6,975)
Security System	1,000	1,000	669	331

Durbin Crossing

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Amenity Center Management Contracts				
Managerial (Vesta)	263,168	263,168	263,168	-
Staffing (Vesta)	281,809	281,809	279,585	2,225
Lifeguards (Vesta)	101,135	101,135	100,760	374
Mobile App/Website (Vesta)	3,605	3,605	3,605	-
Refuse Service	11,500	11,500	13,754	(2,254)
Pool Chemicals	35,700	35,700	37,238	(1,538)
Special Events	50,000	50,000	47,305	2,695
Holiday Décor	20,000	20,000	18,310	1,690
Pest Control	8,000	8,000	7,890	110
Pressure Washing	9,000	9,000	3,953	5,047
Fitness Equip Maintenance	8,500	8,500	1,121	7,379
Subtotal Amenity Center	**$ 1,049,481**	**$ 1,049,481**	**$ 1,004,010**	**$ 45,473**
Grounds Maintenance				
Electric	$ 10,000	$ 10,000	$ 8,787	$ 1,213
Water & ReUse	325,000	325,000	221,614	103,386
Streetlighting	75,000	75,000	87,046	(12,046)
Lake Maintenance	57,289	57,289	57,120	169
Landscape Maintenance	579,135	579,135	579,135	-
Landscape Contingency	103,381	103,381	109,980	(6,599)
Mulch	65,000	65,000	67,200	(2,200)
Sod/Irrigation Replacement	450,000	450,000	446,897	3,103
Islesbrook Rd Sod Replacement	77,587	77,587	67,166	10,421
Fuel	900	900	1,023	(123)
Irrigation Repairs	35,000	35,000	24,835	10,165
Subtotal Ground Maintenance	**$ 1,778,292**	**$ 1,778,292**	**$ 1,670,803**	**$ 107,489**
Total Operations & Maintenance	**$ 2,827,773**	**$ 2,827,773**	**$ 2,674,813**	**$ 152,962**
Excess (Deficiency) of Revenues over Expenditures	$ (22,227)	$ (22,227)	$ 157,584	$ 179,813
Total Expenditures	**$ 3,032,629**	**$ 3,032,629**	**$ 2,878,166**	**$ 154,466**
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)**	**$ (22,227)**	**$ 157,584**	**$ 179,813**
Fund Balance - Beginning	$ 22,227		$ 600,979	
Fund Balance - Ending	$ -		$ 758,563	

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	2,366	31,582
Insurance Proceeds	-	10,760	-	-	-	1,866	-	-	-	-	-	-	12,626
Other Revenues	1,528	-	-	904	-	-	5,385	140	1,946	1,394	1,984	1,132	14,412
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**	**$ 3,498**	**$ 3,035,750**
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	$ 1,000	$ 11,400
FICA Taxes	77	46	77	77	77	77	77	61	77	77	77	77	872
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	555	15,203
Dissemination Fees	688	688	688	688	688	688	788	688	688	688	688	688	8,353
Attorney Fees	5,457	9,197	3,976	4,780	4,768	7,237	2,352	6,092	2,208	-	2,190	4,298	52,554
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	1,433	17,196
Management Fees	4,903	4,903	4,903	4,903	4,903	4,903	4,903	4,903	4,903	4,903	4,903	4,903	58,837
Information Technology	143	143	143	143	143	143	143	143	143	143	143	143	1,720
Website Maintenance	96	96	96	96	96	96	96	96	96	96	96	96	1,146
Telephone	22	43	13	20	15	32	13	8	53	29	36	38	322
Postage	161	612	20	195	168	122	19	180	104	185	144	156	2,066
Printing & Binding	39	15	32	19	22	47	69	72	23	55	117	61	570
Insurance General Liability	8,997	-	-	-	-	-	-	-	-	-	-	-	8,997
Legal Advertising	86	-	173	86	86	86	86	-	239	86	-	395	1,324
Other Current Charges	-	-	-	-	-	-	-	-	-	13	-	12	26
Office Supplies	1	1	1	1	1	1	1	1	1	1	3	1	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**	**$ 13,856**	**$ 203,353**
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	3,817	77,512
Recreational Passes	-	-	-	400	400	-	500	400	600	600	-	570	3,470
Office Supplies	155	632	351	-	579	436	526	265	288	215	201	307	3,954
Permit Fees	-	-	-	2,167	-	-	-	-	-	-	-	-	2,167
Utilities	-	-	-	-	-	-	-	-	-	-	-	-	
Water & Sewer	2,899	2,781	3,101	3,197	2,252	2,066	2,450	2,472	3,754	3,329	3,322	3,237	34,861
Electric	3,130	3,222	2,479	2,728	2,802	527	2,927	3,080	3,319	3,556	3,410	3,152	34,331
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	2,427	28,975
Security System	-	-	-	135	-	-	280	95	160	-	-	-	669

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	21,931	263,168
Staffing (Vesta)	23,484	23,484	23,484	23,484	23,484	23,484	23,484	23,484	23,484	23,484	23,484	21,260	279,585
Lifeguards (Vesta)	-	828	-	-	-	7,729	7,428	-	35,453	25,492	23,830	-	100,760
Mobile App/Website (Vesta)	300	300	300	300	300	300	300	300	300	300	300	300	3,605
Refuse Service	1,003	1,290	1,079	1,082	1,084	1,072	1,074	1,134	1,174	1,264	1,264	1,234	13,754
Pool Chemicals	3,058	3,058	3,280	3,181	3,181	2,076	3,181	3,181	3,260	3,260	3,260	3,260	37,238
Special Events	8,119	3,145	8,466	2,906	1,894	2,777	841	5,154	4,844	2,783	2,711	3,666	47,305
Holiday Décor	8,948	-	1,252	-	8,111	-	-	-	-	-	-	-	18,310
Pest Control	470	1,070	950	541	541	541	1,264	541	541	541	541	351	7,890
Pressure Washing	-	630	3,000	-	-	-	-	-	-	-	-	323	3,953
Fitness Equip Maintenance	-	401	-	-	-	550	170	-	-	-	-	-	1,121
Subtotal Amenity Center	**$ 118,694**	**$ 68,509**	**$ 79,724**	**$ 72,833**	**$ 77,067**	**$ 71,874**	**$ 73,003**	**$ 74,032**	**$ 116,289**	**$ 96,028**	**$ 90,121**	**$ 65,836**	**$ 1,004,010**
Grounds Maintenance													
Electric	$ 660	$ 718	$ 715	$ 788	$ 797	$ 740	$ 745	$ 742	$ 731	$ 724	$ 718	$ 708	$ 8,787
Water & ReUse	19,735	18,493	23,439	24,015	23,845	9,437	15,185	15,998	18,681	19,501	23,951	9,334	221,614
Streetlighting	6,326	6,650	6,484	6,901	7,378	11,580	7,570	7,074	6,999	6,782	6,717	6,585	87,046
Lake Maintenance	4,699	4,699	4,944	5,189	4,699	4,699	4,699	4,699	4,699	4,699	4,699	4,699	57,120
Landscape Maintenance	48,261	48,261	48,261	48,261	48,261	48,261	48,261	48,261	48,261	48,261	48,261	48,261	579,135
Landscape Contingency	1,867	15,676	25,102	3,725	8,322	-	410	10,851	2,600	25,941	3,991	11,495	109,980
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	-	-	-	-	21,959	-	-	67,166
Fuel	90	62	58	29	53	70	133	80	84	79	117	166	1,023
Irrigation Repairs	4,562	-	4,942	2,717	3,570	-	1,500	-	-	1,635	4,844	1,065	24,835
Subtotal Ground Maintenance	**$ 86,201**	**$ 161,760**	**$ 499,597**	**$ 131,567**	**$ 138,286**	**$ 95,358**	**$ 78,503**	**$ 87,706**	**$ 82,056**	**$ 129,582**	**$ 97,876**	**$ 82,312**	**$ 1,670,803**
Total Operations & Maintenance	**$ 204,895**	**$ 230,269**	**$ 579,320**	**$ 204,400**	**$ 215,353**	**$ 167,232**	**$ 151,506**	**$ 161,737**	**$ 198,345**	**$ 225,610**	**$ 187,998**	**$ 148,148**	**$ 2,674,813**
Total Expenditures	**$ 241,979**	**$ 249,618**	**$ 592,058**	**$ 218,858**	**$ 229,769**	**$ 185,336**	**$ 174,983**	**$ 176,861**	**$ 210,513**	**$ 234,319**	**$ 201,869**	**$ 162,003**	**$ 2,878,166**
Excess (Deficiency) of Revenues over Expenditures	$ (226,919)	$ (20,172)	$ 1,945,121	$ (211,042)	$ (125,380)	$ (152,353)	$ (121,377)	$ (172,813)	$ (197,714)	$ (204,238)	$ (197,024)	$ (158,505)	$ 157,584
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**	**$ (11,042)**	**$ (325,380)**	**$ (152,353)**	**$ (121,377)**	**$ (172,813)**	**$ (197,714)**	**$ (204,238)**	**$ (197,024)**	**$ (158,505)**	**$ 157,584**

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 September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	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	126,760	106,760
Total Revenues	**$ 3,074,876**	**$ 3,074,876**	**$ 3,209,163**	**$ 134,287**
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	$ 187,426	$ 119,287
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	$ -	$ -	$ -	$ -
Net Change in Fund Balance	**$ 68,139**	**$ 68,138**	**$ 187,426**	**$ 119,287**
Fund Balance - Beginning	$ 1,252,781		$ 2,831,187	
Fund Balance - Ending	$ 1,320,919		$ 3,018,612	

Durbin Crossing

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues				
Miscellaneous Revenue/Interest Income	$ 32,075	$ 32,075	$ 32,551	$ 476
Impact Fees	-	-	1,063	1,063
Total Revenues	**$ 32,075**	**$ 32,075**	**$ 33,613**	**$ 1,538**
Expenditures:				
Capital Outlay	$ 200,000	$ 200,000	$ 27,000	$ 173,000
Repair and Replacement	100,000	100,000	127,137	(27,137)
Irrigation Enhancement	43,487	43,487	-	43,487
Bollard/Rope Replacement	50,000	50,000	-	50,000
Exterior Door Enhancement	90,000	90,000	-	90,000
Other Current Charges	20,000	20,000	3,800	16,200
Total Expenditures	**$ 503,487**	**$ 503,487**	**$ 157,937**	**$ 345,550**
Excess (Deficiency) of Revenues over Expenditures	**$ (471,412)**		**$ (124,323)**	
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)**		**$ (124,323)**	
Fund Balance - Beginning	$ 1,425,358		$ 1,133,378	
Fund Balance - Ending	$ 953,946		$ 1,009,055	

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

9/1/2026 - 9/30/2026

Fund	Date	Check No.	Amount	
General Fund				
Payroll				
	9/29/26	50970-50974	$ 923.50	
			Sub-Total	$ 923.50
Accounts Payable				
	9/1/26	7724-7733	$ 58,988.26	
	9/14/26	7734-7748	94,552.64	
	9/22/26	7749-7751	51,344.21	
	9/29/26	7752-7754	925.51	
			Sub-Total	$ 205,810.62
Capital Reserve Fund				
Accounts Payable				
	9/14/26	303	$ 10,500.00	
	9/22/26	304	10,500.00	
			Sub-Total	$ 21,000.00
Wells Fargo Credit Card*				
	9/28/26	August Purchases	$ 6,834.89	
			Sub-Total	$ 6,834.89
			TOTAL	**$ 234,569.01**

*Wells Fargo Credit Card Invoices available upon request

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50970	11	SARAH G HALL	184.70	9/29/2026
50971	13	JASON S HARRAH	184.70	9/29/2026
50972	8	PETER E POLLICINO	184.70	9/29/2026
50973	18	SHALENE B ESTES	184.70	9/29/2026
50974	19	SHAWNA R BERDEN	184.70	9/29/2026

TOTAL FOR REGISTER 923.50

ATTENDANCE SHEET

District: *Durbin Crossing CDD*

Meeting Date: *September 28, 2026*

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

District Manager: _____

PLEASE RETURN COMPLETED FORM TO BERNADETTE PEREGRINO

*** CHECK NOS. 007724-007754
DURBIN CROSSING - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/01/26	00478	8/27/26	TW6927	202608	320-53800-44200		*	563.50		
			INSTALL NEW CHECK VALVE							
						CROWN POOL CLEANING INC			563.50	007724
9/01/26	00370	8/25/26	3794213	202607	310-51300-31500		*	2,190.00		
			JUL26 GENERAL COUNSEL							
						KUTAK ROCK LLP			2,190.00	007725
9/01/26	00109	9/01/26	13129563	202609	320-53800-45510		*	1,104.57		
			SEP POOL CHEMICALS NORTH							
		9/01/26	13129563	202609	320-53800-45510		*	27.61		
			SEP FUEL SURCHARGE NORTH							
						POOLSURE			1,132.18	007726
9/01/26	00109	9/01/26	13129563	202609	320-53800-45510		*	2,076.26		
			SEP POOL CHEMICALS SOUTH							
		9/01/26	13129563	202609	320-53800-45510		*	51.91		
			SEP FUEL SURCHARGE SOUTH							
						POOLSURE			2,128.17	007727
9/01/26	00465	7/24/26	0174	202609	320-53800-45511		*	1,196.00		
			3HR PETTING ZOO - 9/27							
						MICHAEL & ANN-MARIE SHEEHAN			1,196.00	007728
9/01/26	00252	9/01/26	434293	202609	320-53800-45517		*	8,348.92		
			SEP FACILITY MANAGER							
		9/01/26	434293	202609	320-53800-46000		*	6,362.22		
			SEP OPERATIONS MANAGER							
		9/01/26	434293	202609	320-53800-45502		*	7,219.50		
			SEP GENERAL MANAGER							
		9/01/26	434293	202609	320-53800-45507		*	2,373.46		
			SEP JANITORIAL SERVICES							
		9/01/26	434293	202609	320-53800-45505		*	3,244.65		
			SEP POOL MAINTENANCE							
		9/01/26	434293	202609	320-53800-45518		*	4,617.26		
			SEP MAINTENANCE TECHS							
		9/01/26	434293	202609	320-53800-45503		*	7,286.79		
			SEP FACILITY ATTENDANTS							
		9/01/26	434293	202609	320-53800-45515		*	5,961.91		
			SEP FACILITY MONITORS							
		9/01/26	434293	202609	320-53800-45210		*	300.42		
			SEP MOBILE APP							
						VESTA PROPERTY SERVICES INC			45,715.13	007729
9/01/26	00382	8/26/26	1248486	202608	320-53800-46210		*	2,042.11		
			CULLAIG CT PLANT FILL-IN							
						YELLOWSTONE LANDSCAPE			2,042.11	007730

*** CHECK NOS. 007724-007754
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	#
9/01/26	00382	8/26/26	1248487	202608	320-53800-46210		*	1,948.69		
			PALM TREE INSTALL							
						YELLOWSTONE LANDSCAPE			1,948.69	007731
9/01/26	00382	8/26/26	1248488	202608	320-53800-46400		*	1,022.32		
			ADD IRRIGATION							
						YELLOWSTONE LANDSCAPE			1,022.32	007732
9/01/26	00382	8/27/26	1248801	202608	320-53800-46400		*	1,050.16		
			INSTALL BUBBLERS-NEW TREE							
						YELLOWSTONE LANDSCAPE			1,050.16	007733
9/14/26	00439	9/08/26	47669	202609	320-53800-44300		*	570.00		
			ACCESS CARDS							
						DYNAMIC SECURITY PROFESSIONALS INC			570.00	007734
9/14/26	00021	9/01/26	553	202609	310-51300-34000		*	4,903.08		
			SEP MANAGEMENT FEES							
		9/01/26	553	202609	310-51300-55000		*	95.50		
			SEP WEBSITE ADMIN							
		9/01/26	553	202609	310-51300-35100		*	143.33		
			SEP INFORMATION TECH							
		9/01/26	553	202609	310-51300-32500		*	1,433.00		
			SEP IMPACT COLLECTION FEE							
		9/01/26	553	202609	310-51300-31300		*	687.75		
			SEP DISSEMINATION SVCS							
		9/01/26	553	202609	310-51300-51000		*	.72		
			OFFICE SUPPLIES							
		9/01/26	553	202609	310-51300-42000		*	156.16		
			POSTAGE							
		9/01/26	553	202609	310-51300-42500		*	61.20		
			COPIES							
		9/01/26	553	202609	310-51300-41000		*	38.08		
			TELEPHONE							
						GOVERNMENTAL MANAGEMENT SERVICES			7,518.82	007735
9/14/26	00288	3/16/26	0315149-	202603	320-53800-44200		*	2,475.23		
			LIGHT POLE RPLMT-TENNIS							
						LAMP SALES UNLIMITED INC			2,475.23	007736
9/14/26	00288	6/10/26	0006229-	202606	320-53800-44200		*	269.40		
			(30) 26W TRIPLE 3							
						LAMP SALES UNLIMITED INC			269.40	007737
9/14/26	00283	9/02/26	PSI30186	202609	320-53800-46800		*	4,698.73		
			SEP26 LAKE MAINTENANCE							
						SOLITUDE LAKE MANAGEMENT LLC			4,698.73	007738

*** CHECK NOS. 007724-007754
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	#
9/14/26	00066	9/08/26	62274305	202609	320-53800-45513		*	86.35		
			SEP PEST CONTROL NORTH							
						TURNER PEST CONTROL			86.35	007739
9/14/26	00066	9/08/26	62274358	202609	320-53800-45513		*	166.05		
			SEP MOSQUITO SRVCS NORTH							
						TURNER PEST CONTROL			166.05	007740
9/14/26	00469	8/31/26	7865033	202608	310-51300-48000		*	214.16		
			NOTICE - FY27 BUDGET							
						USA TODAY MEDIA CORP			214.16	007741
9/14/26	00252	8/31/26	434717	202608	320-53800-45501		*	17,952.74		
			AUG26 LIFEGUARDS							
						VESTA PROPERTY SERVICES INC			17,952.74	007742
9/14/26	00382	8/31/26	1253968	202608	320-53800-46400		*	1,065.38		
			MAINLINE REPR/VALVE RPLMT							
						YELLOWSTONE LANDSCAPE			1,065.38	007743
9/14/26	00382	8/31/26	1254047	202608	320-53800-46210		*	2,938.24		
			SOD REPAIRS & REPLACEMENT							
						YELLOWSTONE LANDSCAPE			2,938.24	007744
9/14/26	00382	8/31/26	1254048	202608	320-53800-46210		*	2,884.24		
			SOD INSTALL							
						YELLOWSTONE LANDSCAPE			2,884.24	007745
9/14/26	00382	8/31/26	1254049	202608	320-53800-46210		*	4,897.07		
			SOD REPAIRS & REPLACEMENT							
						YELLOWSTONE LANDSCAPE			4,897.07	007746
9/14/26	00382	9/01/26	1262986	202609	320-53800-46200		*	48,261.23		
			SEP LANDSCAPE MAINTENANCE							
						YELLOWSTONE LANDSCAPE			48,261.23	007747
9/14/26	00402	9/09/26	4182	202608	310-51300-31100		*	555.00		
			AUG ENGINEERING SERVICES							
						YURO & ASSOCIATES LLC			555.00	007748
9/22/26	00403	9/10/26	28164	202609	320-53800-44200		*	2,266.21		
			SAUCER SWING ASSEMBLY							
						BLISS PRODUCTS & SERVICES INC			2,266.21	007749
9/22/26	00104	9/08/26	33784	202609	300-15500-10000		*	47,910.00		
			FY27 INSURANCE RENEWAL							
						EGIS INSURANCE ADVISORS, LLC			47,910.00	007750

*** CHECK NOS. 007724-007754
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	#
9/22/26	00098	7/11/26	12911227	202608	320-53800-45511			*	1,168.00		
			AUGUST 8TH BTS EVENT								
							PROGRESSIVE ENTERTAINMENT INC			1,168.00	007751
9/29/26	00066	9/21/26	62274305	202609	320-53800-45513			*	106.28		
			SEP PEST CONTROL SOUTH								
		9/21/26	62274305	202609	320-53800-45513			*	60.00		
			SEP RODENT SERVICES SOUTH								
							TURNER PEST CONTROL			166.28	007752
9/29/26	00066	9/21/26	62274358	202609	320-53800-45513			*	122.23		
			SEP MOSQUITO SVCS SOUTH								
							TURNER PEST CONTROL			122.23	007753
9/29/26	00424	9/25/26	1202	202609	320-53800-45511			*	637.00		
			LIVE MUSIC EVENT - 9/26								
							VIOLETTE HIPPELI			637.00	007754

TOTAL FOR BANK A 205,810.62

TOTAL FOR REGISTER 205,810.62

CROWN POOLS, INC.
3002 PHILIPS HWY
JACKSONVILLE, FL 32207

CROWNPOOLSINC.COM	
Phone #	904-858-4300

Invoice

Date	Invoice #
8/27/2026	TW6927
Terms	**Due Date**
Net 15	9/11/2026

Bill To	Ship To
DURBIN CROSSING CDD ATTN: ZACHARY DAVIDSON 475 W. TOWN PLACE SUITE 114 ST. AUGUSTINE, FL 32092	DURBIN CROSSING ATTN: ZACHARY DAVIDSON 730 N. DURBIN PARKWAY ST. JOHNS, FL 32259

Quantity	Description	Rate	Serviced	Amount
2	PARTS AND LABOR TO INSTALL NEW CHECK VALVE	281.75	8/27/2026	563.50
	Zach Davidson Approved 8/27/26 Repairs&Replacements 1.320.53800.44200			
	RECEIVED ***By Tara Lee at 8:21 am, Aug 31, 2026***			
			Total Invoice	$563.50

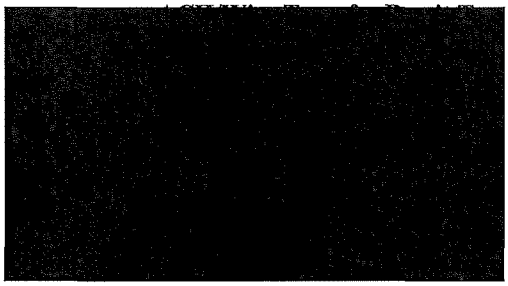
All Credit Card Payments will have a 3% processing fee added.	**Payment / Credits Applied**	$0.00
A $25.00 LATE FEE will automatically be added to account.over 60 days.	**Invoice Balance**	$563.50

KUTAK ROCK LLP

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

Federal ID 47-0597598

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



August 25, 2026

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

RECEIVED
By Tara Lee at 12:03 pm, Aug 26, 2026

Invoice No. 3794213
6123-1

Re: General

For Professional Legal Services Rendered

07/01/26	K. Haber	0.30	85.50	Correspond with Estes regarding ethics training requirements
07/01/26	K. Metin	0.50	140.00	Review rules of procedure documents; review resolution declaring board seat vacancies
07/15/26	M. Eckert	0.20	79.00	Prepare for and attend agenda call
07/16/26	M. Eckert	0.30	118.50	Review and revise JEA agreement
07/17/26	M. Eckert	0.10	39.50	Prepare resolution for board vacancy
07/17/26	K. Metin	0.30	84.00	Review resolution declaring board seat vacancies; confer with Laughlin regarding the resolution; review email from Hogge
07/20/26	K. Haber	0.70	199.50	Prepare surplus property resolution; correspond with Hogge regarding same
07/26/26	R. Dugan	0.60	192.00	Review agenda package and prepare for board meeting
07/26/26	M. Eckert	0.80	316.00	Prepare for board meeting
07/27/26	R. Dugan	2.00	640.00	Attend board meeting; follow-up correspondence regarding same

07/28/26	K. Haber	0.90	256.50	Prepare agreement addendum for fence installation services; correspond with Davidson and Laughlin regarding same
07/31/26	M. Eckert	0.10	39.50	Review draft minutes and provide comments

TOTAL HOURS	6.80	
TOTAL FOR SERVICES RENDERED		$2,190.00
TOTAL CURRENT AMOUNT DUE		$2,190.00

poolsure
AN AQUASOL COMPANY

Invoice

Date 9/1/2026
Invoice# 131295637230

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

Terms	Net 20
Due Date	9/21/2026
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

Zach Davidson
Approved 8/26/2026
1.320.53800.45510

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

RECEIVED
By Tara Lee at 11:57 am, Aug 26, 2026

131295637230

poolsure
AN AQUASOL COMPANY

Invoice

Date 9/1/2026
Invoice# 131295637231

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

Terms	Net 20
Due Date	9/21/2026
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

Zach Davidson
Approved on 8/19/2026
1.320.53800.45510

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

RECEIVED
By Tara Lee at 9:49 am, Aug 19, 2026

131295637231

INVOICE

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

Sheehan Homestead
44065 Cushman Road, FL, FL 32011, UNITED STATES
Sheehanhomestead@gmail.com

Invoice No# : 0174
Invoice Date : Jul 27, 2026
Due Date : Apr 24, 2027

$1,196.00 USD

AMOUNT DUE

BILL TO
klsmith@vestapropertyservices.com

#	ITEMS & DESCRIPTION	QTY/HRS	PRICE	DISCOUNT	AMOUNT($)
1	Mobile Petting Zoo 3 Hours + Side of Critters Standard Petting Zoo + Extra side of seasonal critters (often ducks, geese, chicks) - 9+ animals - 2 Petting Zoo Engineers - 15x15ish space - Grass ideal - Arrive 20-30 mins early for 5-10 min setup	1	$1,348.00	25%	$1,348.00 -$337.00

RECEIVED
By Tara Lee at 11:15 am, Aug 17, 2026

Event is September 27th

Subtotal	$1,348.00
Item discounts	-$337.00
Fees & Travel	$185.00
TOTAL	**$1,196.00 USD**
Minimum amount due	$550.00

NOTES TO CUSTOMER

April 24th, Time TBD
Durbin Crossing
145 S Durbin Pkwy, St Johns, FL 32259
Tax exempt status

Vesta Group Discount

Vesta

Invoice

Invoice #	434293
Date	09/01/2026
Terms	Net 30
Due Date	10/01/2026
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 12:50 pm, Aug 31, 2026

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1248486	8/26/2026
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 25, 2026

Invoice Amount: $2,042.11

Description	Current Amount
Cullaig Court Plant Fill-in	
Landscape Enhancement	$2,042.11
Invoice Total	**$2,042.11**

Retainage (0.00%) $0.00

Zach Davidson
Approved on 8/27/26
Landscape contingency
1.320.53800.46210

RECEIVED
By Tara Lee at 8:21 am, Aug 31, 2026

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

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1248487	8/26/2026
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 25, 2026

Invoice Amount: $1,948.69

Description	Current Amount
Palm Install on Island Tip at Veterans Pkwy	
Landscape Enhancement	$1,948.69
Invoice Total	**$1,948.69**

Retainage (0.00%) $0.00

Zach Davidson
Approved 8/27/26
Landscape contingency
1.320.53800.46210

RECEIVED
By Tara Lee at 8:21 am, Aug 31, 2026

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

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1248488	8/26/2026
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 25, 2026

Invoice Amount: $1,022.32

Description	Current Amount
Add irrigation for coverage	
Irrigation Repairs	$1,022.32

Invoice Total **$1,022.32**

Zach Davidson
Approved 8/27/26
Irrigation repairs
1.320.53800.46400

RECEIVED
By Tara Lee at 8:21 am, Aug 31, 2026

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

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1248801	8/27/2026
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 26, 2026

Invoice Amount: $1,050.16

Description	Current Amount
Install bubblers on new trees	
Irrigation Repairs	$1,050.16
Invoice Total	**$1,050.16**

Zach Davidson
Approved 8/27/26
Irrigation repairs
1.320.53800.46400

RECEIVED
By Tara Lee at 8:21 am, Aug 31, 2026

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

Dynamic Security Professionals, Inc.

P.O. Box 23861
Jacksonville, FL 32241
EF0001108

Invoice

Date	Invoice #
9/8/2026	47669

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	Isolated problem with access control software. The windows services got turned off when a windows update occurred, causing panels not to communicate with the software. Restarted the services in windows and performed full uploads to the panels. All Back up and running properly. Also dropped off two boxes of access cards.	85.00	85.00
1	Trip Fee	85.00	85.00
50	26 Bit Proximity Clamshell Cards	8.00	400.00

Thank you for your business.

Subtotal	$570.00
Sales Tax (6.5%)	$0.00
Total	$570.00
Payments/Credits	$0.00
Balance Due	$570.00

Zach Davidson
Approved 9/9/26
Recreational Passes
1.320.53800.44300

RECEIVED
By Tara Lee at 11:39 am, Sep 09, 2026

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

Invoice

Invoice #: 553
Invoice Date: 9/1/26
Due Date: 9/1/26
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 - September 2026		4,903.08	4,903.08
Website Administration - September 2026		95.50	95.50
Information Technology - September 2026		143.33	143.33
Impact Fee Collection Administration - September 2026		1,433.00	1,433.00
Dissemination Agent Services - September 2026		687.75	687.75
Office Supplies		0.72	0.72
Postage		156.16	156.16
Copies		61.20	61.20
Telephone		38.08	38.08

Total	$7,518.82
Payments/Credits	$0.00
Balance Due	$7,518.82

RECEIVED
By Tara Lee at 11:14 am, Sep 08, 2026

Invoice

Lamp Sales Unlimited
4580 SAINT AUGUSTINE RD
(904) 737-9292

Invoice Number: 0315149-IN
Invoice Date: 3/16/2026
Salesperson: CR
Tax Schedule: NONTAX

Customer Number CUS393
Customer P.O.: Tennis Pole
Ship VIA: BESTWAY
Terms: Net 30 Days

Bill to:
Durbin Crossing CDD

475 West Town Place, Suite 114

St. Augustine Fl, 32092

Item Code/Description	UM	Quantity	Price	Amount
ZZ Open Invoice from Netsuite				2,475.23

	Document N	Item	Purchase Order	Values Order Quantity	Fulfilled Quantity	Billed Q
ossing CDD	INV0315149	123094BLK BKS TCNM S36 BLK		1	0	
		5RP T S11G22FT-6 N BLK		1	0	
		BEST WAY		1	0	
		Freight		1	0	
		KIT BCVR 5SRBC BLK		1	0	
	INV0315149	Not liable to tax, Florida		1	0	
				6	0	

Zach Davidson
Approved 9/4/26
Repairs&Replacements
1.320.53800.44200

Per Zach's email on 9/8 - this is for a tennis court lgiht pole replacement

RECEIVED
By Tara Lee at 11:59 am, Sep 08, 2026

We appreciate your business.

Net Invoice:	2,475.23
Freight:	0.00
Sales Tax:	0.00
Invoice Total:	**2,475.23**

Invoice

LAMP SALES UNLIMITED, INC.
Always on.

Remit To:
Lamp Sales Unlimited
PO Box 10606
Jacksonville, FL 32247-0606

Jacksonville
4580 St Augustine Rd
Jacksonville, FL 32247-0606
PH(904)737-9292

Orlando
4210 LB Mc Leod RD STE118
Orlando, FL 32811-5682
PH(407)859-1515

Invoice Number: 0006229-IN
Invoice Date: 6/10/2026
Due Date: 7/10/2026
Customer Number: CUS393

Sold To:
Durbin Crossing CDD
VESTA PROPERTY SERVICES
145 S DURBIN PKWY
JACKSONVILLE, FL 32259-7224

Ship To:
Durbin Crossing Cdd
145 S DURBIN PKWY
JACKSONVILLE, FL 32259-7224

Inside Sales Rep	Order Date	Our Order Number	Salesperson:
Hope Humphreys	6/9/2026	0005327	Clayton Rix

Customer P.O.	Ship VIA	F.O.B.	Terms
Zach	LSU DELIVERY		Net 30 Days

Ordered	Shipped	Back Ordered	Item Code	Description	SOI	Price	Amount
30.00	30.00	0.00	CF26DT/E/IN835	CF26DT/E/IN835 26W TRIPLE 3		$8.98	$269.40

Zach Davidson
Approved 9/4/26
Repairs&Replacements
1.32053800.44200

RECEIVED
By Tara Lee at 11:52 am, Sep 08, 2026

THANK YOU FOR YOUR BUSINESS!

Lamp Sales Unlimited, Inc. reserves the right to refuse the return of Special-Order Items. Any Special-Order Item (SOI) returned are subject to restocking, return freight, and handling fees. Quote approval, commencing with the purchase or ordering of the material listed in this quote constitutes customer acceptance of these outlined terms.

Net Invoice:	$269.40
Less Discount:	$0.00
Freight:	$0.00
Sales Tax:	$0.00
Recovery Fee:	0.00
Invoice Total:	$269.40

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: PSI301862
Invoice Date: 9/2/2026

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	9/2/2026	P.O. Number	
Due Date	10/2/2026	P.O. Date	9/2/2026
Terms	Net 30	Our Order No.	

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance September Billing 9/1/2026 - 9/30/2026 Durbin Crossing CDD-Lake-ALL		1	1	4,698.73	4,698.73

RECEIVED
By Tara Lee at 11:53 am, Sep 08, 2026

Zach Davidson
Approved 9/4/26
Lake maintenance
1.320.53800.46800

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

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

Service Slip/Invoice

Turner Pest Control
turnerpest.com

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

INVOICE:	622743054
DATE:	09/08/2026
ORDER:	622743054

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

[176599] 904-230-2011
Durbin Crossing CDD
730 N Durbin Pkwy
St Johns, FL 32259-8217

Work Date	Time	Target Pest	Technician		Time In
09/08/2026	10:24 AM				10:24 AM

Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	09/08/2026			10:42 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**

Zach Davidson
Approved 9/9/26
Pest Control
1.320.53800.45513

RECEIVED
By Tara Lee at 11:39 am, Sep 09, 2026

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

Service Slip/Invoice

Turner Pest Control
turnerpest.com

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

INVOICE:	622743586
DATE:	09/08/2026
ORDER:	622743586

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
09/08/2026	10:24 AM	MOSQUITO			10:24 AM

Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	09/08/2026			10:41 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**

Zach Davidson
Approved 9/9/2026
Pest control
1.320.53800.45513

RECEIVED
By Tara Lee at 11:39 am, Sep 09, 2026

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

USA TODAY CO.

LocaliQ

ACCOUNT NAME		ACCOUNT #	INV DATE
Durbin Crossing / Gms		764133	08/31/26
INVOICE #	**INVOICE PERIOD**	**CURRENT INVOICE TOTAL**	
0007865033	Aug 1- Aug 31, 2026	$214.16	
PREPAY (Memo Info)	**UNAPPLIED (included in amt due)**	**TOTAL CASH AMT DUE***	
$0.00	$0.00	**$214.16**	

BILLING ACCOUNT NAME AND ADDRESS

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

PAYMENT DUE DATE: SEPTEMBER 30, 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
8/1/26	Balance Forward	$86.32
8/17/26	PAYMENT - THANK YOU	-$86.32

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
7/27/26-8/3/26	12503423	SAG St Augustine Record	AUG 24 HEARING		$214.16

RECEIVED
By Tara Lee at 12:04 pm, Sep 08, 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	$214.16
Service Fee 3.99%	$8.54
*Cash/Check/ACH Discount	-$8.54
*Payment Amount by Cash/Check/ACH	$214.16
Payment Amount by Credit Card	$222.70

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Durbin Crossing / Gms		764133		0007865033		
CURRENT DUE	**30 DAYS PAST DUE**	**60 DAYS PAST DUE**	**90 DAYS PAST DUE**	**120+ DAYS PAST DUE**	**UNAPPLIED PAYMENTS**	**TOTAL CASH AMT DUE***
$214.16	$0.00	$0.00	$0.00	$0.00	$0.00	**$214.16**

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
$222.70

To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/

000076413300000000000007865033000214166717b

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 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 07/27/2026, 08/03/2026
SAG staugustine.com 07/27/2026, 08/03/2026

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 08/03/2026

Legal Clerk

Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:	$214.16	
Tax Amount:	$0.00	
Payment Cost:	$214.16	
Order No:	12503423	# of Copies:
Customer No:	764133	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Durbin Crossing Community Development District ("District") will hold a public hearing and regular meeting as follows:
DATE: August 24, 2026
TIME: 6:00 PM
LOCATION: Durbin Crossing South Amenity Center
145 South Durbin Parkway
St. Johns, FL 32259
The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Daniel Laughlin, 475 West Town Place, Suite 114, St. Augustine, FL 32092, (904) 940-5850 ("District Manager's Office"), during normal business hours, or by visiting the District's website at https://durbincrossingcdd.com/.
The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.
Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and 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 public hearing or 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.
District Manager

Vesta

Invoice

Invoice #	434717
Date	08/31/2026
Terms	Net 30
Due Date	09/30/2026
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 August	725.95	24.73	17,952.74

Thank you for your business.

Total 17,952.74

RECEIVED
By Tara Lee at 11:54 am, Sep 08, 2026

Billable Services Invoice

Vestа
Vested in your community.

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

Invoice9032026
Date:9/03/2026

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 August	725.95	24.73	$17,952.74
		TOTAL	$17,952.74

Vestа
Vested in your community.

Thank you for your business!

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1253968	8/31/2026
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 30, 2026

Invoice Amount: $1,065.38

Description	Current Amount
Mainline repair and valve replacement ******730 N. Durbin Pkwy.******	
Irrigation Repairs	$1,065.38
Invoice Total	**$1,065.38**

Zach Davidson
Approved 9/1/26
Irrigation Repairs
1.320.53800.46400

RECEIVED
By Tara Lee at 3:10 pm, Sep 01, 2026

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

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1254047	8/31/2026
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 30, 2026

Invoice Amount: $2,938.24

Description	Current Amount
Sod Repairs and Replacement at 1691 Fenton	
Landscape Enhancement	$2,938.24
Invoice Total	**$2,938.24**

Retainage (0.00%) $0.00

Zach Davidson
Approved 9/1/26
Landscaping Contingency
1.320.53800.46210

RECEIVED
By Tara Lee at 3:10 pm, Sep 01, 2026

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

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1254048	8/31/2026
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 30, 2026

Invoice Amount: $2,884.24

Description	Current Amount
Sod Install on Longleaf Median near Tollerton	
Landscape Enhancement	$2,884.24
Invoice Total	**$2,884.24**

Retainage (0.00%) $0.00

Zach Davidson
Approved 9/1/26
Landscaping Contingency
1.320.53800.46210

RECEIVED
By Tara Lee at 3:10 pm, Sep 01, 2026

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

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1254049	8/31/2026
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 30, 2026

Invoice Amount: $4,897.07

Description	Current Amount
Sod Repairs and Replacement on North Side of Longleaf	
Landscape Enhancement	$4,897.07
Invoice Total	**$4,897.07**

Retainage (0.00%) $0.00

Zach Davidson
Approved 9/1/26
Landscaping Contingency
1.320.53800.46210

RECEIVED
By Tara Lee at 3:10 pm, Sep 01, 2026

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

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1262986	9/1/2026
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: October 1, 2026

Invoice Amount: $48,261.23

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

Invoice Total **$48,261.23**

Zach Davidson
Approved 9/8/26
Landscape Maintenance
1.320.53800.~~46800~~
46200 TRL

RECEIVED
By Tara Lee at 11:39 am, Sep 09, 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 #
9/9/26	4182

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

P.O. No

Yuro & Asssoc. - Job No.
Y23-1310

Item	Date	Description	Hours	Rate	Amount
		Durbin Crossing CDD - August Engineering			
CDD Durbin...	8/24/26	CDD meeting	3	185.00	555.00

Total $555.00

RECEIVED
By Tara Lee at 3:14 pm, Sep 10, 2026

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

Bliss Products and Services, Inc.

6831 S. Sweetwater Rd
Litha Springs, GA 30122

800.248.2547

Invoice

DATE	INVOICE #
9/10/2026	28164

DUE DATE
10/10/2026

BILL TO	SHIP TO
Durbin Crossing CDD 475 West Town Place Suite 114 St Augustine, FL 32092	Durbin Crossing 145 South Durbin Parkway St Johns, FL 32259

P.O. NUMBER	TERMS	REP	SHIP	VIA	PROJECT
Bliss Contract	Net 30	JA	9/10/2026	LTL	81102/Durbin Crossing

QUANTITY	ITEM CODE	DESCRIPTION	PRICE EACH	AMOUNT
1	Park Structures	Saucer Swing Assembly	1,885.00	1,885.00
1	Freight	Park Structures	381.21	381.21
		REVISED INVOICE WITH NO INSTALL (CUSTOMER INSTALLED EQUIPMENT)		

RECEIVED

E-MAILED SEP 11 2026

Zach Davidson
Approved 9/18/26
Repairs&Replacements
1.320.53800.44200

Please remit to above address.

Total	$2,266.21
Balance Due	$2,266.21

RECEIVED
By Tara Lee at 11:20 am, Sep 21, 2026

INVOICE

Customer	Durbin Crossing Community Development District
Acct #	283
Date	09/08/2026
Customer Service	Brendan Callen
Page	1 of 1

Payment Information	
Invoice Summary	$ 47,910.00
Payment Amount	
Payment for:	Invoice#33784
100126545	

Durbin Crossing Community Development District
c/o Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092

Thank You

Please detach and return with payment

Customer: Durbin Crossing Community Development District

Invoice	Effective	Transaction	Description	Amount
33784	10/01/2026	Renew policy	Policy #100126545 10/01/2026-10/01/2027 Florida Insurance Alliance Package - Renew policy Due Date: 9/8/2026	47,910.00

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total
$ 47,910.00

RECEIVED
By Tara Lee at 11:55 am, Sep 16, 2026

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accrelive Global Insurance Services LLC
[redacted]

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555 Atlanta, GA 30374-8555	accounting@egisadvisors.com	09/08/2026

Approved by: Kate Smith
Approved on: 9/16/26
GL CODE: 001.320.53800.45511

PROGRESSIVE Entertainment
Total Entertainment Services

Invoice

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

Invoice date: 7/11/2026 Invoice #12911227 **Terms:** Prior to event date **PO#**
Customer name: Durbin Crossing CDD **Event type:** Spring Event
Billing address: 145 South Durbin Parkway, Jacksonville, Fl. 32259
Original contact person: Kate Smith **Cell:** **Wk:** 904-230-2011 **E-mail/ fax:** klsmith@vestapropertyservices.com
At event contacts with cell:
Event date: Saturday August 8,2026 **Hours of event:** 9:00 am to 12:00 pm **Hours of service:** 3hrs Same
Approximate set up time: Between 7:30 and 8:00 am
Location name and address: Event lawn
Where to set up at location: Outside **Power within 75':** Yes
Set up-grass or pavement: **Water within 75':** **Covered area for entertainer:** NA
Notes:

SERVICES NEEDED:

* 30' Dual Lane Obstacle Course	Reg. Rate	$ 395.00	Your Cost	$ 349.00
* Toddler Zone Combination Bounce House	Reg. Rate	$ 295.00	Your Cost	$ 275.00
* Generator	Reg. Rate	$ 135.00	Your Cost	$ 95.00
* Spider Mountain Amusement (Extra Hour) starting at 9:00 am	Reg. Rate	$ 450.00	Your Cost	$ 400.00
*Area delivery	Reg. Rate	$ 49.00	Your Cost	$ 49.00
	Total	$ 1,324.00	Total	$ 1,168.00

Your Savings : $156.00

RECEIVED
By Tara Lee at 8:00 am, Sep 17, 2026

Sub Total:	$ 1,168.00
Sales Tax:	$ -
Invoice Total:	$ 1,168.00
50 % Deposit required	$ -
Balance due prior to event date:	$ 1,168.00
Payments received	$ -
Current Balance	$ 1,168.00

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

CANCELLATION, RE-SCHEDULING, INCLAMENT WEATHER POLICY

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

Customer signiture required x_____ **Date:** _____

Service Slip/Invoice

Turner Pest Control
turnerpest.com

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

INVOICE:	622743055
DATE:	09/21/2026
ORDER:	622743055

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
09/21/2026	09:31 AM	MICE, RATS			09:31 AM

Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	09/21/2026			10:10 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

Zach Davidson
Approved 9/22/26
Pest Control
1.320.53800.45513

RECEIVED
By Tara Lee at 1:52 pm, Sep 22, 2026

TECHNICIAN SIGNATURE

W
CUSTOMER SIGNATURE

Service Slip/Invoice

Turner Pest Control
turnerpest.com

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

INVOICE:	622743585
DATE:	09/21/2026
ORDER:	622743585

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
09/21/2026	09:30 AM	MOSQUITO			09:30 AM

Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	09/21/2026			10:08 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

Zach Davidson
Approved 9/22/26
1.320.53800.45513

RECEIVED
By Tara Lee at 1:52 pm, Sep 22, 2026

TECHNICIAN SIGNATURE

W
CUSTOMER SIGNATURE

Violette Lani and Iris Andie

INVOICE

Approved by: Kate Smith
Approved on: 9/25/26
GL CODE: 001.320.53800.45511

INVOICE #1202
DATE: 9/25/26

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

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
1	Live music for Durbin Crossing Jamar and Tiago	$637	$637
		TOTAL DUE	$637

RECEIVED
By Tara Lee at 9:16 am, Sep 28, 2026

*** CHECK DATES 09/01/2026 - 09/30/2026 ***
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	#
9/14/26	00450	8/27/26	4048	202608	600-53800-61000		*	10,500.00		
			50%D-CONCRETE/BENCH PADS							
						G&G EXCAVATION & CONSTRUCTION INC			10,500.00	000303
9/22/26	00450	9/17/26	4058	202609	600-53800-61000		*	10,500.00		
			FNL-CONCRETE/BENCH PADS							
						G&G EXCAVATION & CONSTRUCTION INC			10,500.00	000304

TOTAL FOR BANK B 21,000.00

TOTAL FOR REGISTER 21,000.00

G & G Excavation & Construction, Inc.

Invoice

6500 SR 16
St. Augustine, Fl 32092
Phone- 904-737-5555
Fax- 904-737-6050

Date	Invoice #
8/27/2026	4048

Bill To	Job
Durbin Crossing CDD 475 West Town Place Suite 114 St. Augustine, Florida 32092	Durbin Crossing Community Bench Pads

Job #	Terms

Item	Description	Amount
Quote	G & G Excavation and Construction, Inc. supplied all Equipment, Labor, Material, and Supervision for the following: Job: Durbin Crossing Community Bench Pads Reference: Concrete Work Scope of Work: 8/27 1. Grade out area 2. Form & pour concrete bench pads 3. Wreck forms and clean up Total cost for the above work	10,500.00

Zach Davidson
Approved 9/9/26
Capital Reserve
50% down invoice

RECEIVED
By Tara Lee at 11:52 am, Sep 09, 2026

Thank you for your business!

Total	$10,500.00
Payments/Credits	$0.00
Balance Due	$10,500.00

Phone #	Fax #
(904) 737-5555	(904) 737-6050

G & G Excavation & Construction, Inc.

Invoice

6500 SR 16
St. Augustine, Fl 32092
Phone- 904-737-5555
Fax- 904-737-6050

Date	Invoice #
9/17/2026	4058

Bill To	Job
Durbin Crossing CDD 475 West Town Place Suite 114 St. Augustine, Florida 32092	Durbin Crossing Community Bench Pads Final Payment

Job #	Terms

Item	Description	Amount
Quote	G & G Excavation and Construction, Inc. supplied all Equipment, Labor, Material, and Supervision for the following: Job: Durbin Crossing Community Bench Pads Reference: Concrete Work Scope of Work: 9/10 - 9/16 1. Grade out area 2. Form & pour concrete bench pads 3. Wreck forms and clean up Total cost for the above work Zach Davidson Approved 9/18/26 Capital Reserve Final invoice **RECEIVED** ***By Tara Lee at 2:01 pm, Sep 21, 2026***	10,500.00

Thank you for your business!

Total	$10,500.00
Payments/Credits	$0.00
Balance Due	$10,500.00

Phone #	Fax #
(904) 737-5555	(904) 737-6050

SIXTH ORDER OF BUSINESS

DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT

POLICIES REGARDING DISTRICT AMENITY FACILITIES

DEFINITIONS

The following definitions shall apply to these policies in their entirety:

"North Durbin Amenity Facility" consists of the amenity building (offices and fitness center), pool, water play feature, tot lot, tennis and pickleball courts, basketball court, recreational field, parking lots, open space and other appurtenances or related improvements, all located in Durbin Crossing North.

"**South Durbin Amenity Facility**" consists of the amenity building (offices, social hall, and fitness center), pool, waterslide, children's pool, tot lot, tennis and pickleball courts, basketball courts, recreational field, parking lot, open space and other appurtenances or related improvements, all located in Durbin Crossing South.

"**Amenity Facilities**" shall collectively mean the North Durbin Amenity Facility and South Durbin Amenity Facility.

"Amenity Center Staff" shall mean the persons responsible for daily operation of the amenity center, including the General Manager, Field Operations Manager, Amenity Manager, lifeguards, facility attendants/monitors, maintenance personnel or any District employee.

"Amenity Facility Gated Area" shall mean all facilities within the gated boundaries of the clubhouse area and includes, but is not limited to, the social halls, fitness centers, tennis courts, and Pool Area.

"Amenity Manager" shall mean the individual(s) responsible for oversight of the Amenity Facilities and Amenity Center Staff.

"**Basketball Facilities**" shall mean the basketball courts located at the North Durbin Amenity Facility and the South Durbin Amenity Facility.

"**Board**" shall be defined as the District Board of Supervisors.

"**Community Use**" shall mean the use of designated Amenity Facilities by Patrons for social meetings or activities that are organized for the benefit and participation of Patrons and their guest(s), including, but not limited to, book clubs, gardening clubs, photography clubs, or other recurring clubs; games and card clubs such as mahjong, bridge, canasta, etc.; and similar not-for-profit social or recreational groups. Community Use social meetings or activities must: 1) be open and available to all Patrons, 2) not-for-profit, 3) free of charge to Patrons attending, and 4) limited to one meeting or activity per month for each group. Patrons ages 18 and older may reserve certain portions of the Amenity Facilities for Community Use. The use of any portion of the Amenity Facilities reserved for rental by a Patron for a private event, function, or gathering, shall not be eligible for Community Use, and shall be subject to the reservation requirements, deposits, fees, and all other Facility Rental Policies.

"District Property" shall mean all property owned by the District including, but not limited to, the Amenity Facilities, common areas, parking lots and ponds.

"**Guest**" shall mean any person accompanied and invited by a Patron who is expressly authorized by the District to use the Amenities. The Patron must remain with their guest(s) for the duration of their visit.

"**Family**" shall mean a group of individuals living under one roof or head of household. This may consist of individuals who have not yet attained the age of eighteen, together with their parents or legal guardians. This does not include visiting relatives, or extended family not residing in the house.

"**Patron**" shall be defined as persons or entities who own real property within the

District, persons or entities who do not own land within the District who have paid the annual user fee, and tenants residing in a home located within the District pursuant to a valid rental or lease agreement that have been exclusively assigned the beneficial use of the amenity access privileges of the owner of the property at which they reside, as well as the members of their respective Family.

"Pickleball Facilities" shall mean the pickleball courts located at the North Durbin Amenity Facility and the South Durbin Amenity Facility.

"**Policies**" shall mean these *Policies Regarding the District Amenity Facilities* and the *Procedure for Securing New Programming* attached hereto as Exhibit A.

"**Pool**" shall mean the swimming pool, waterslide and children's pool at the South Durbin Amenity Facility and the pool, waterslide and water play feature at the North Durbin Amenity Facility.

"**Pool Area**" shall collectively mean the Pool as well as any gazebos, adjacent pool decks, shade structures and other property or improvements within the fenced area surrounding the Pool.

"Renter" – shall mean any tenant residing in a home located within the District pursuant to a valid rental or lease agreement.

"**Service Animals**" shall mean dogs or other pets trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disabilities

"**Tennis Facilities**" shall mean the tennis courts located at the North Durbin Amenity Facility and the South Durbin Amenity Facility.

GENERAL PROVISIONS

Only Patrons and their Guests have the right to use the Amenity Facilities, provided, however, that certain events may be available to the general public where permitted by the District and subject to payment of any applicable fees and satisfaction of any other applicable requirements.

A Renter who is designated as the beneficial user of the owner's rights to use the Amenity Facilities shall be entitled to the same rights and privileges to use the Amenity Facilities as the owner. Renters shall obtain Facility Access Card(s) from the owner of the property at which the Renter resides and to whom the Facility Access Card(s) were issued. During the period when a Renter is designated as the beneficial user, the owner shall not be entitled to use of the Amenity Facilities. Owners shall be responsible for all charges incurred by their Renters which remain

unpaid after the customary billing and collection procedure established by the District. Owners are responsible for the deportment of their respective Renter. With the exception of Renters, persons or entities who do not own land within the District must pay the annual user fee applicable to non-residents in order to have the right to use the Amenity Facilities for one full year, which year begins from the date of receipt of payment by the District. This fee must be paid in full before the Non-Resident may use the Amenity Facilities.

In order to use the Amenity Facilities, a Patron and each member of the Patron's Family must be registered with the District and present their Facility Access Cards upon entering the Amenity Facilities.

All Patrons, Patron Family members, and their Guests using the Amenity Facilities are expected to conduct themselves in a reasonable, responsible, courteous and safe manner in compliance with all policies and rules of the District governing the Amenity Facilities. Disregard of the Districts policies and rules and misuse or destruction of facility equipment may result in expulsion from the Amenity Facilities and/or the suspension or termination of Amenity Facilities privileges. Patrons are responsible for the actions and behavior of their Guests and any harm caused by their Guests to District Property.

Except as otherwise stated herein, the following policies govern the use of the Amenities Facilities:

(1) The annual user fee for the non-exclusive right to use the Amenity Facilities by a non-resident is Three Thousand Five Hundred Dollars ($3,500.00).

(2) Two Facility Access Cards will be issued to each Patron, with a maximum of four (4) active Facility Access Cards per Patron household at any time. There is a Twenty-Five Dollar ($25.00) charge to replace lost, damaged or stolen Facility Access Cards. No Patron should allow anyone else to use their Facility Access Card except as set forth herein.

(3) From Spring Break to Labor Day, a Patron household will be allocated twenty-four (24) guest passes for use of the Amenity Facilities, not including use of the Fitness Center. Once the Patron household has exhausted these twenty-four complimentary guest passes, additional guest passes are available for purchase at a rate of Five Dollars ($5) per guest pass.

(4) Patron households are limited to a maximum of five (5) Guests at any time.

(5) Patrons must remain with their Guest(s) for the duration of the Guest(s) visit to the Amenity Facilities. All Guests must sign in or register with the Amenity Center Staff prior to use of the Amenity Facilities.

(6) Guests are permitted in the Fitness Center on a fee-per-use basis. Patrons may bring no more than two (2) Guests per visit to the Fitness Center at the rate of $10.00 per day, per Guest. All Guests must sign a liability waiver prior to entering the Fitness Center.

(7) Children fourteen (14) years of age and under must be accompanied by an adult eighteen

(18) years of age or older while using the Amenity Facilities, unless utilizing a valid Youth Fitness Pass to enter the fitness facilities.

(8) Except where specified otherwise, the South Amenity Center Office hours of operation are as follows:

Tuesday – Sunday 10 a.m. – 6 p.m.
Closed Mondays.

(9) The Amenity Facilities will be closed on the following Holidays: Christmas Day, Thanksgiving Day, New Year's Day, and Easter. The Amenity Facilities will also close at noon on the day prior to the above listed Holidays.

(10) All rules, regulations, and hours of operation are subject to change at any time, at the sole discretion of the management.

(11) Alcoholic beverages shall not be served or sold, nor permitted to be consumed on the Amenity Facilities premises, or any portion of District Property with the exception of pre-approved special events, subject to the Facility Rental Policies below. Glass containers and other breakable items are prohibited on the Amenity Facilities premises and elsewhere on District Property except as set forth herein.

(12) Dogs or other pets (with the exception of Service Animals) are not permitted at the Amenity Facilities. Per St Johns County Ordinance Number 2001-19, dogs or cats, including Service Animals, must be leashed or harnessed at all times except as set forth herein.

(13) Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, or in any way which blocks the normal flow of traffic, nor should vehicles be parked in common areas overnight.

(14) Fireworks of any kind are not permitted in the Amenity Facilities or on any portion of District Property.

(15) No Patron or Guest is allowed in the service areas of the Amenity Facilities.

(16) Various areas of the Amenity Facilities and District Property are under twenty-four (24) hour video/audio surveillance.

(17) These Policies may be modified from time to time when necessary, by:

(i) The Board at a publicly noticed Board meeting; or

(ii) The General Manager, Field Operations Manager or Amenity Manager, subject to Board ratification at the next publicly noticed Board meeting. The Board, Amenity Manager and Amenity Center Staff have full authority to enforce the District's Policies and rules.

(18) All Patrons must use their Facility Access Card for entrance to the Amenity Facilities. All lost or stolen Facility Access Cards should be reported immediately to the Amenity Center Staff.

(19) Smoking, electronic cigarettes and any vaping devices are not permitted on the Amenity Facilities premises or elsewhere on District Property.

(20) Barbeque, gas or charcoal grills are not permitted on District Property.

(21) Patrons and their Guests shall treat Amenity Center Staff and other Patrons and Guests with courtesy and respect.

(22) The Amenity Facilities do not offer childcare services to Patrons or Guests.

(23) Skateboarding is not allowed at the Amenity Facilities, including but not limited to the Tennis Facilities, Pickleball Facilities, Basketball Facilities, and parking lots.

(24) No vehicular traffic is allowed on District Property that does not have proper roadways established unless permission is provided by the District or local government.

(25) No person shall conduct any private class, lesson, or activity, including sports activities, in exchange for compensation (regardless of where, when or how the compensation is paid), or any organized group class, lesson or activity, including team sports activities, at the Amenity Facilities, unless such class, lesson or activity is conducted pursuant to a written agreement with the District or is provided by the contractor hired by the District to provide amenity management services, including its authorized subcontractors. Persons interested in conducting a class, lesson, or activity at the Amenity Facilities must submit a completed Recreational Programming Application to the Amenity Manager for consideration. Following approval of a Recreational Programming Application, a properly executed written agreement along with all documentation required therein must be received by the Amenity Manager prior to the commencement of any class, lesson or activity. Denial of a request to conduct a class, lesson or activity may be appealed to the Board.

(26) The District will charge Fifty Dollars ($50.00) for any check returned due to insufficient funds.

LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY

Each Patron and each Guest, as a condition of invitation to the premises of the Amenity Facilities, assumes sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on the premises of the Amenity Facilities, whether in lockers or elsewhere.

No person shall remove from the room in which it is placed or from the Amenity Facilities premises any property or furniture belonging to the District or its contractors without written authorization. Patrons shall be liable for any property damage and/or personal injury at the Amenity Facilities, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, caused by the Patron, their Guests or family members. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage or personal injury.

Any Patron, Guest or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the District, either on or off the Amenity Facilities premises, shall do so at his or her own risk, and shall hold the Amenity Facilities, the District, the Board, District employees, District representatives, District contractors, and District consultants, harmless for any and all loss, cost, claim, injury damage or liability sustained or incurred by him or her, resulting

therefrom and/or from any act of omission of the District, or their respective operators, Supervisors, employees, representatives, contractors, or agents.

Should any party bound by these Policies bring suit against the District, the Board, or District staff or consultants in connection with any event operated, organized, arranged or sponsored by the District or any other claim or matter in connection with any event operated, organized, arranged or sponsored by the District, and fail to obtain judgment therein against the District, the Board, or District staff or consultants, said party shall be liable to the District for all costs and expenses incurred by it in the defense of such suit (including court costs and attorney's fees through all appellate proceedings).

SERVICE ANIMAL POLICY

Dogs or other pets (with the exception of Service Animals) are not permitted within the Amenity Facilities, including but not limited to the Fitness Center, Pool, Tennis and Pickleball Facilities, and Basketball Facilities. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal's work or tasks or the individual's disability prevents doing so. The District may remove the Service Animal under the following conditions:

- If the Service Animal is out of control and the handler does not take effective measures to control it;
- If the Service Animal is not housebroken; or,
- If the Service Animal's behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual's disability in order to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

GENERAL SWIMMING POOL RULES

(1) All Patrons must present their Access Card upon entry of the Pool Area. Guests must be accompanied by a Patron at all times, and both must sign in upon entry of the Amenity Center. At any given time, an adult Patron may accompany up to five (5) Guests per household at the Pool Area. Patrons and their Guests are limited to a maximum of two (2) vehicles at the Amenity Facilities.

(2) Lifeguards and Waterslide Attendants are on duty only at the South and North Amenity Facilities on a seasonal basis. Patrons and Guests who use the Pool do so at their own risk.

(3) Children fourteen (14) years of age and under must be accompanied and supervised by an adult eighteen (18) years of age or older in the Pool Area at all times. All children four years of age or younger, as well as all children who are unable to swim by themselves, must be supervised by and within arm's length of an adult at least eighteen (18) years of age at all times when on the pool deck or in the pool. All children, regardless of age, using inflatable armbands (i.e., water wings) or any approved Coast Guard flotation device must be supervised one-on-one by an adult who is in the water and within arm's length of the child.

Personal electronic music devices, such as radios, tablets, and speakers, are permitted with the use of headphones. All other electrical equipment is prohibited in the Pool Area.

(4) Swimming is permitted only during designated hours, as posted at the pool. Pool hours are seasonal and subject to change. Swimming after dusk is prohibited by the Florida Department of Health. The pool at the South Durbin Amenity Facility will be closed on Mondays (except for Memorial Day, Labor Day and, when applicable, July 4th). The pool at the North Durbin Amenity Facility will be closed on Tuesdays. Any person swimming when the Pool is closed may, in the sole discretion of the Board, be suspended from the Amenity Facilities.

(5) Showers are required before entering the Pool Area.

(6) Alcoholic beverages, glass containers and other breakable items are prohibited in the Pool Area.

(7) Play equipment such as floats, rafts, snorkels, dive sticks and flotation devices must meet with Amenity Center Staff approval prior to use. The Amenity Center Staff reserves the right to prohibit use of any play equipment especially during times of peak or scheduled activity at the swimming pool or if the equipment provides a safety concern or nuisance as determined by Amenity Center Staff. The following items are generally *allowed:* noodles, small/swim training kick boards, water wings, soft foam balls, and water guns intended for pool use. The following items are generally *prohibited:* large rafts and inflatable pool toys, boogie boards, hard toys and balls, mermaid tails, water guns not intended for pool use, and battery-operated toys. Radio/remote controlled watercraft are not allowed in the Pool.

(8) Swimming Pool availability may be changed without notice in order to facilitate maintenance of the Amenity Facilities or scheduled events.

(9) Pets (with the exception of Service Animals), bicycles, e-bikes, e-scooters, skateboards and e-skateboards, roller blades, scooters, items with wheels, basketballs, volleyballs, any regulation sporting equipment not made for pool use, and golf carts are not permitted on or within the Pool Area.

(10) Hanging or sitting on the lane lines, interfering with lap-swimming, unauthorized diving/jumping/flipping, running, pushing, wrestling, excessive splashing, spitting water, sitting or standing on shoulders, horseplay, or lewd acts are prohibited in the Pool Area.

(11) The District reserves the right to authorize all programs and activities, including the number of guest participants, equipment and supplies usage, etc., conducted at the pool, including swim lessons, aquatic/recreational programs and pool parties.

(12) The Pool Area is an all-ages, family environment; approved swimwear only is permitted in the Pool and Pool Area:

APPROVED ATTIRE: Articles made from non-absorbent, quick drying material, including the following: bathing suit, board shorts, rash guard, swim skirt, wetsuit, aqua socks.

EXCLUDED ATTIRE: Street Clothes, Jeans/Denim, Thong/Brazilian/Micro Bikinis.

(13) No chewing gum is permitted in the Pool Area.

(14) Changing of clothing or diapers is allowed in the restroom but is not permitted on the pool deck.

(15) No one shall pollute or contaminate the Pool. Any individual responsible for contamination of the Pool may be liable for any costs incurred in treating and reopening the Pool.

(16) Pool entrances must be kept clear at all times. Bicycles and scooters should be parked and locked in the bike racks outside the Amenity Facilities.

(17) Smoking and/or Vaping are not permitted in the Pool Area.

(18) Swinging on ladders, fences, gates or railings is prohibited.

(19) Pool furniture shall not be removed from the Pool Area, thrown into the Pool or otherwise disturbed.

(20) Loud, profane, or abusive language is prohibited in the Pool Area.

(21) Persons using the waterslide do so at their own risk. Rules for using the waterslide are posted.

(22) Children may ride the waterslide only if they demonstrate the ability to swim independently to the pool's edge, control their descent on the waterslide, and observe all rules. Children less than forty (40) inches tall are not permitted to ride the waterslide.

(23) Lingering in the waterslide drop zone is prohibited. Adults supervising children using the waterslide should remain to the side of the drop zone.

(24) Only one person may ride the waterslide at a time.

(25) Keep arms and hands inside flumes at all times.

(26) Goggles, sunglasses, prescription glasses, masks, shorts with snaps or rivets, or flotation devices, including water wings, may not be worn or used while on the waterslide.

(27) Pregnant women and persons with health conditions or back problems should not ride the waterslide.

(28) The slide may only be used during pool hours when Waterslide Attendants are on duty at the top and bottom of the waterslide.

(29) The water play feature at the North Durbin Amenity Facility is limited to children thirteen (13) years of age and under supervised by an adult. The water play feature at the North Durbin Amenity Facility is not monitored by lifeguards. Persons using the water play feature do so at their own risk.

(30) The children's pool at the South Durbin Amenity Facility is limited to children thirteen (13) years and under who must be supervised by an adult at least eighteen (18) years of age at all time for usage of the pool. The children's pool at the South Durbin Amenity Facility is

not monitored by lifeguards. Persons swimming in the children's pool do so at their own risk.

(31) Food and drink are not permitted within four (4) feet of the Pool.

(32) Wheeled or large family size coolers are prohibited in the Pool Area.

(33) The Amenity Center Staff may enforce a ten (10) minute safety break at the end of each hour during which all Patrons and Guests must exit the Pool.

SWIMMING POOL: THUNDERSTORM POLICY

The Amenity Center Staff is in control of the operation of the Pool Area during thunderstorms and heavy rain. The Amenity Center Staff will determine whether swimming is permitted or not during the times the Pool is attended. During periods of heavy rain, thunderstorms and other inclement weather, the Pool Area will be closed. When lightning is in the area, the Pool and pool deck will be cleared and closed at any visual sighting of lightning or audible sound of thunder and shall not reopen until thirty (30) minutes have elapsed from the last sighting of lightning or sound of thunder.

All outdoor facility rentals are subject to the Thunderstorm Policy, in accordance with the terms of the rental agreement. If the Pool Area is closed in accordance with this policy before one-half the time frame for the rental has lapsed, a full refund of the facility rental fee will be offered. If one-half or more of the time frame has passed before the Pool Area is closed, no refund will be offered. Staffing fees are non-refundable.

SWIMMING POOL: FECES POLICY

Any person who is incontinent or not fully toilet trained must wear a swim-diaper and appropriate waterproof clothing over the swim-diaper when entering or being carried into the Pool.

If contamination occurs, the Pool may be closed for up to twelve (12) hours and the water will be chemically treated to kill the bacteria.

FITNESS CENTER POLICIES

The Fitness Center is an unattended facility and persons using the Fitness Center do so at their own risk. Amenity Center Staff is not present to provide personal training, exercise consultation, or first aid to Patrons or Guests. Persons interested in using the Fitness Center are encouraged to consult with a physician prior to commencing a fitness program.

(1) *Hours:* The Fitness Center is available for use by Patrons and Guests during the hours of 5:00 a.m. to 10:00 p.m.

(2) *Emergencies:* For all emergencies, call 911 immediately. All emergencies and injuries must also be reported to Amenity Center Staff as well as the District Manager at (904) 940-5850.

(3) *Eligible Users:* Patrons and Guests sixteen (16) years of age and older are permitted to use the Fitness Center during designated operating hours. Patrons and Guests twelve (12) to fifteen (15) years of age must be accompanied by an adult eighteen (18) years of age or older in order to use the Fitness Center. No children under twelve (12) years of age are permitted in the Fitness Center. Guests may use the Fitness Center if accompanied by an adult Patron eighteen (18) years of age or older, are properly registered, and pay the Guest fee(s). Proof of age must be provided upon request by Amenity Center Staff.

(4) Patrons who are fourteen (14) or fifteen (15) are eligible for a Youth Fitness Pass once the following conditions are met: *1.* The young person and their parent/guardian schedule and complete an orientation with an Amenity Center Manager to review the terms of the program and fitness center policy. *2.* Both the parent/guardian and the young person complete and sign applicable policy acknowledgements and waivers and update the young person's photo in the access control system. *3.*The young person is assigned an access card that allows them to be identified as a Youth Fitness pass holder every time they badge into the Amenity Center to use the Fitness Center. *4.* The parent/guardian and young person acknowledge that this is a provisional status and can be revoked if there are repeated policy violations.

(5) At any given time, a Patron may accompany up to two (2) Guests per household at the Fitness Center. A ten-dollar ($10) fee per Guest must be paid at the time of entry. Please note only cash or checks made payable to: Durbin Crossing CDD will be accepted.

(6) All Guests must sign a liability waiver before using the Fitness Center.

(7) *Proper Attire:* Appropriate clothing and footwear (covering the entire foot) must be worn at all times in the Fitness Center. Appropriate clothing includes t-shirts, shorts (no jeans), leotards, and/or sweat suits (no swimsuits). Patrons and/or their Guests may be asked to leave the Fitness Center in the event Amenity Center Staff determine their attire is in violation of this section.

(8) *Food and Beverage:* Food (including chewing gum), alcoholic beverages, glass containers and other breakable items are prohibited in the Fitness Center. Non-alcoholic beverages, however, are permitted in the Fitness Center if contained in non-breakable containers with screw top or sealed lids.

(9) *General Policies:*

- Private lessons or instruction, including but not limited to personal training or fitness/sports instruction, may not be conducted at the Fitness Center absent written approval from the Amenity Manager.
- Each individual is responsible for wiping off fitness equipment after use.
- Use of hand chalk in the Fitness Center is prohibited.
- Personal electronic music devices, such as radios, tablets, and speakers, are permitted with the use of headphones.
- Weights or other fitness equipment may not be removed from the Fitness Center.
- Please limit use of cardiovascular equipment to thirty (30) minutes.
- Talking on your cellphone while using Fitness Center equipment is prohibited.
- Step away from weight equipment between sets if other persons are waiting.

- Return all weights to their original location.
- Any fitness program operated, established and run by the District may have priority over other users of the Fitness Center.
- Wet bathing suits are not allowed in the Fitness Center.
- Skateboards, scooters, e-bikes and e-scooters, basketballs, bikes, and sporting equipment are not permitted in the Fitness Center.
- Strollers and infant carry seats are not allowed in the Fitness Center.
- Pets (with the exception of Service Animals) are prohibited in the Fitness Center.

BASKETBALL FACILITIES POLICIES

The Basketball Facilities are unattended facilities and persons using the Basketball Facilities do so at their own risk. Persons interested in using the Basketball Facilities are encouraged to consult with a physician prior to use.

(1) *Eligible Users.* Patrons and Guests twelve (12) years of age and older are permitted to use the Basketball Facilities during designated operating hours. Children under twelve (12) years of age must be accompanied by an adult Patron eighteen (18) years of age or older in order to use the Basketball Facilities.

(2) *Hours.* The Basketball Facilities are available only during daylight hours and may not be used after dark.

(3) *Emergencies:* For all emergencies, call 911 immediately. All emergencies and injuries must also be reported to Amenity Center Staff as well as the District Manager at (904) 940-5850.

(4) *Proper Attire:* Proper athletic shoes and attire are required at all times while on the basketball courts. Black-soled or open-toe shoes are prohibited on the basketball courts.

(5) The basketball courts are available to Patrons on a first come, first serve basis. Each Patron and the Patron's Guests are limited to the use of one (1) basketball court when others are waiting.

(6) The Basketball Facilities are for recreational use by Patrons and their Guest(s) only. Private lessons or classes may not be conducted at the Basketball Facilities absent written approval from the Amenity Manager.

(7) Patron households are limited to a maximum of three (3) guests at any time

(8) *General Policies:*

- Proper basketball etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
- Persons using the Basketball Facilities must supply their own basketballs.
- The Basketball Facilities are for the play of basketball only. Pets (with the exception of Service Animals), roller blades, bikes, e-bikes, e-scooters, skates, skateboards, scooters, any items with wheels, or golf carts are prohibited at the Basketball Facilities.
- Alcoholic beverages, glass containers and other breakable items are prohibited at the Basketball Facilities. Non-alcoholic beverages, however, are permitted on the

Basketball Facilities if contained in non-breakable containers with screw top or sealed lids.

- No chairs other than those provided by the District are permitted on the basketball courts.
- The courts must be left clean after use.

TENNIS FACILITIES POLICIES

The Tennis Facilities are unattended facilities and persons using the Tennis Facilities do so at their own risk. Persons interested in using the Tennis Facilities are encouraged to consult with a physician prior to use.

(1) *Eligible Users.* Patrons and Guests twelve (12) years of age and older are permitted to use the Tennis Facilities during designated operating hours. Children who are under twelve (12) years of age must be accompanied by an adult eighteen (18) years of age or older in order to use the Tennis Facilities.

(2) *Hours.* The tennis courts at the North Durbin Amenity Facility shall be available from sunrise until 9 p.m. daily. The tennis courts at the South Durbin Amenity Facility shall be available from sunrise until 10:00 p.m. daily.

(3) *Emergencies:* For all emergencies, call 911 immediately. All emergencies and injuries must also be reported to Amenity Center Staff as well as the District Manager at (904) 940-5850.

(4) *Proper Attire:* Proper tennis shoes and tennis attire are required at all times while using the tennis courts.

(5) Tennis court play should be suspended when courts are wet or during rainy conditions. Courts are considered wet when puddles or standing water is visible.

(6) The Tennis Facilities are available on a first come first served basis. Each Patron and the Patron's Guest(s) are limited to the use of one (1) tennis court when others are waiting. If others are waiting, restrict your singles play to one (1) hour and your doubles play to an hour and a half ($1\ ^1/_2$) .

(7) The Tennis Facilities are for recreational use by Patrons and their Guests only. Private lessons or classes may not be conducted at the Tennis Facilities absent written approval from the Amenity Manager.

(8) Patron households are limited to a maximum of three (3) guests at any time

(9) *General Policies:*

- Proper tennis etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
- Persons using the Tennis Facilities must supply their own equipment (rackets, balls, etc.).

- The Tennis Facilities are for the play of tennis only. Pets (with the exception of Service Animals), roller blades, bikes, e-bikes, e-scooters, skates, skateboards, and scooters are prohibited from the Tennis Facilities.
- Alcoholic beverages, glass containers and other breakable items are prohibited at the Tennis Facilities. Non-alcoholic beverages, however, are permitted at the Tennis Facilities if contained in non-breakable containers with screw top or sealed lids.
- No chairs other than those provided by the District are permitted on the tennis courts.
- Lights at the Tennis Facilities must be turned off after use.
- Any tennis program operated, established, and run by the District may have priority over other users of the Tennis Facilities. Gates to the Tennis Facilities are NOT to be propped open at any time, under any circumstances.
- Approved and organized play is listed on the South Durbin Tennis Facility bulletin board. The board is located to your right as you enter through the gate, for your reference and planning purposes.

PICKLEBALL FACILITIES POLICIES

The Pickleball Facilities are unattended facilities and persons using the Pickleball Facilities do so at their own risk. Persons interested in using the Pickleball Facilities are encouraged to consult with a physician prior to use.

(1) *Eligible Users.* Patrons and Guests twelve (12) years of age and older are permitted to use the Pickleball Facilities during designated operating hours. Children who are under twelve (12) years of age must be accompanied by an adult eighteen (18) years of age or older in order to use the Pickleball Facilities.

(2) *Hours.* The pickleball courts at the North Durbin Amenity Facility shall be available from sunrise until 9 p.m. daily. The pickleball courts at the South Durbin Amenity Facility shall be available from sunrise until 10:00 p.m. daily.

(3) *Emergencies:* For all emergencies, call 911 immediately. All emergencies and injuries must also be reported to Amenity Center Staff as well as the District Manager at (904) 940-5850.

(4) *Proper Attire:* Proper shoes and attire are required at all times while using the pickleball courts.

(5) Pickleball court play should be suspended when courts are wet or during rainy conditions. Courts are considered wet when puddles or standing water is visible. The Pickleball Facilities are open play and utilize a paddle rack system when courts are fully occupied. Waiting players will place their paddle from left to right in the designated paddle racks. Court time is limited to 1 game to 11, winning by 2. Players will limit their warmup time to no more than 5 minutes. Players will exit the court after their game. To play again, players will place their paddle in the rack at the back of the queue.

(6) The Pickleball Facilities are for recreational use by Patrons and their Guests only. Private lessons or classes may not be conducted at the Pickleball Facilities absent written approval from the Amenity Manager.

(7) Patron households are limited to a maximum of three (3) guests at any time

- *General Policies:*
- Proper pickleball etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
- Persons using the Pickleball Facilities must supply their own equipment (rackets, balls, etc.).
- The Pickleball Facilities are for the play of pickleball only. Pets (with the exception of Service Animals), roller blades, bikes, e-bikes, e-scooters, skates, skateboards, and scooters are prohibited from the Pickleball Facilities.
- Alcoholic beverages, glass containers and other breakable items are prohibited at the Pickleball Facilities. Non-alcoholic beverages, however, are permitted at the Pickleball Facilities if contained in non-breakable containers with screw top or sealed lids.
- No chairs other than those provided by the District are permitted on the pickleball courts.
- Lights at the Pickleball Facilities must be turned off after use.
- Any pickleball program operated, established, and run by the District may have priority over other users of the Pickleball Facilities.
- Gates to the Pickleball Facilities are NOT to be propped open at any time, under any circumstances.
- Approved and organized play is listed on the South Durbin Tennis/Pickleball Facility bulletin board. The board is located to your right as you enter through the gate, for your reference and planning purposes.

TOT LOTS/RECREATIONAL FIELDS POLICIES

The Tot Lots and Recreational Fields are unattended facilities and persons using the facilities do so at their own risk.

(1) *Hours*: The Tot Lots shall be available for use from dawn to dusk.

(2) Children under the age of eight (8) must be accompanied by an adult eighteen (18) years of age or older.

(3) Persons eleven (11) years and older are not permitted to play on or use the Tot Lots' equipment.

(4) Alcoholic beverages, glass containers and other breakable items are prohibited at the Tot Lots and Recreational Fields.

(5) The use of profanity or disruptive behavior, including roughhousing, is prohibited.

(6) Persons using the Tot Lots, pavilions located adjacent to the Tot Lots, or Recreational Fields must clean up any food, beverages and miscellaneous trash brought to the District Property.

(7) Use of the Tot Lots and Recreational Fields may be limited from time to time due to a District-sponsored event.

(8) Pets (with the exception of Service Animals) are prohibited from the Tot Lots and Recreational Fields.

FACILITY RENTAL POLICIES

Patrons, ages 18 and older, may reserve for rental certain portions of the Amenity Facilities for private events. The maximum guest limits referenced above shall not apply to guests attending a Patron-sponsored function at the Amenity Facilities. Except as set forth below, only one (1) room or portion of each Amenity Center Social Hall is available for rental on any given day and reservations may not be made more than six (6) months prior to the event. In addition, all rental reservations must be made at least two weeks in advance. Recurring events may be approved at the discretion of the Amenity Manager. Each Patron may rent a portion of the Amenity Facilities no more than four (4) times per calendar year. Patrons interested in doing so should contact the Amenity Center Staff regarding the anticipated date and time of the event to determine availability. Any event established and run by the District may have priority over other users. Please note that the Amenity Facilities are unavailable for Community Use or private events on the following holidays: New Year's Day, Easter Sunday, Memorial Day, 4th of July, Labor Day, Thanksgiving, Christmas Eve, Christmas Day, and New Year's Eve.

(1) *Available Facilities:* The following areas of the Amenity Facilities are available for private rental for up to four (4) total hours (including set-up and post-event cleanup), at the following room rental fees:

- South Durbin Facility Social Hall: *One Hundred Forty Dollars ($140.00)*
  [Capacity: 40 persons including Patrons, their Guest(s) and children over three (3) years old.]

- North and South Patios: *Forty Dollars ($40.00)*
  [Capacity: 25 persons including Patrons, their Guest(s) and children over three (3) years old.]

The South Social Hall and Patio may be rented together only during the off-season months from October through March. Such rental will require only one deposit but will be subject to the rental fee for both areas. The South Social Hall and Patio may be rented separately, however, the Patio and Social Hall cannot be rented simultaneously by two different parties. South Patio rentals will have access to the Patio and Kitchen areas as well as the swimming pool. North Patio rentals will have access to the Patio and swimming pool only. Any refrigerator use will be accessed and controlled by your Party Coordinator.

(2) The South Durbin Facility Social Hall and North and South Patios are available for Community Use for up to four (4) total hours (including set-up and post-event cleanup). Rental fees shall be waived for Community Use of the aforementioned facilities; however, a refundable damage deposit in the amount of Five Hundred Dollars ($500.00) shall be required.

Commented [KH1]: Per section 7 below, but please adjust amount as appropriate

(3) The Pool Areas of the Amenity Facilities are not available for private rental and shall remain open to other Patrons and their Guests during normal operating hours.

(4) The Patron renting any portion of the Amenity Facilities, including for Community Use, shall be responsible for any and all damage and expenses arising from their event.

(5) *Reservations:* Patrons interested in reserving a portion of the Amenity Facilities for Community Use or private rental must submit to the Amenity Center Staff a completed Facility Use Application. At the time of submission, the Patron shall provide the rental fee referenced above and a deposit as set forth below. Rental fees may be paid in cash or by check. The Amenity Center Staff will review the Facility Use Application on a case-by-case basis and has the authority to reasonably deny a request. Patrons will receive an email confirmation once the rental request has been approved. Denial of a request may be appealed to the Board.

(6) *Staffing / Party Coordinator:* South Social Hall or off-season (October – March) North Patio parties will require a Party Coordinator at a rate of one hundred dollars ($100) per event. Checks or money orders shall be payable to Vesta Property Services, Inc. Upon completion of the event, the Party Coordinator shall conduct an assessment and make a recommendation to the District as to whether or not the District should retain all or part of any deposit.

(7) *Deposit:* A deposit in the amount of Five Hundred Dollars ($500.00) is required at the time the reservation is approved. Deposits must be in the form of check payable to the District. To receive a full refund of the deposit or a release of held funds, the renter must comply with all Policies and the terms of the Facility Use Application as well as ensure the following:

- Remove all garbage and place in the dumpster.
- Remove all displays, favors or remnants of the event.
- Restore the furniture and other items to their original position.
- Wipe off counters, tabletops and sink area.
- Replace garbage liner.
- Sweep pool decks or Social Hall floors, as applicable
- Clean out and wipe down the refrigerator, and microwave, if used.

The last event of the day must be finished, including post-event cleanup, by 9:30 p.m. Any event that exceeds the rental time frame, fails to conduct post-event cleanup, or violates the Policies will forfeit all or a part of their deposit. The Amenity Manager shall determine the amount of deposit to return, if any.

(8) *Alcohol Policies:* Patrons intending to serve alcohol at a rented facility must so indicate on the Facility Use Application. Any Patron who does not so indicate at the time the Facility Use Application is submitted shall not be permitted to serve alcohol.

- Event Liability insurance coverage in the amount of One Million Dollars ($1.000,000) will be required for all events that are approved to serve alcoholic beverages. The District, the Board, and District staff and consultants are to be named on these policies as additional insureds.

- Patrons serving alcohol agree to indemnify and hold harmless the District, Amenity Services Group and their Supervisors, officers, directors, consultants and staff from any and all liability, claims, actions, suits, or demands by any person, corporation or other entity, for injuries, death property damage of any nature, arising out of, or in connection with the service of alcohol. Patrons agree that such indemnification shall not constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.28, Fla. Stat.
- Patrons must hire a certified bartender to dispense alcohol. Patrons and their guests must be at least twenty-one (21) years of age to be served alcohol. Patrons and their guests must present valid picture identification at the request of the Amenity Manager.
- Alcohol served on the premises must be consumed on the premises.
- The District reserves the right to ask intoxicated persons to leave the Amenities Facilities or District property.

(9) *General Policies:*

- No decorations may be affixed to the walls, doors or any fixtures.
- The volume of live or recorded music must not violate applicable St. Johns County noise ordinances or unreasonably interfere with residents' enjoyment of their homes. All music content must be appropriate for all ages.
- Alcoholic beverages, glass containers and other breakable items are prohibited in or around the pool deck.
- Event Liability coverage may be required, even in the absence of alcohol service, on a case by case basis in the sole discretion of the Board.
- Pets (with the exception of Service Animals) are prohibited from any and all rented facilities.
- Rentals of the Amenity Facilities does not include any party supplies such as paper plates, coffee cups, silverware, aluminum foil, storage bags, etc.
- Patrons are responsible for ensuring that their guests adhere to these Policies.

(10) *Third Party Vendors:*

- Any use of a third-party vendor (Magician, DJ, Face Painter, or Balloon Artist, etc.) on any portion of District Property must be approved by the Amenity Manager. If approved, liability insurance coverage in the amount of One Million Dollars ($1.000,000) listing the District as an additional insured will be required and on file with the Amenity Office a minimum of two (2) weeks prior to the event. Denial of a request for a third-party vendor may be appealed to the Board.

- Game trucks, bounce houses, inflatables, or smoke/fog machines, are prohibited on all District Property.

SUSPENSION AND TERMINATION OF PRIVILEGES

(1) **Introduction.** This rule addresses disciplinary and enforcement matters relating to the use of the Amenity Facilities and other properties owned and managed by the District ("District Property").

(2) **General Rule.** All persons using the Amenity Facilities and entering District Property are responsible for compliance with the rules and policies established for the safe operations of the Amenity Facilities and District Property.

(3) **Facility Access Cards.** Facility Access Cards are the property of the District. The District may request surrender of, or may deactivate, a person's Facility Access Card for violation of the District's rules and policies established for the safe operations of the Amenity Facilities and District Property.

(4) **Suspension and Termination of Rights.** The District shall have the right to restrict, suspend, or terminate the amenity access privileges of any person and members of their household to use all or a portion of the Amenity Facilities and District Property for any of the following acts (each, a "Violation"):

a. Submitting false information on any application for use of the Amenity Facilities, including but not limited to facility rental applications;
b. Failing to abide by the terms of rental applications;
c. Permitting the unauthorized use of a Facility Access Card or otherwise facilitates or allows unauthorized use of the Amenity Facilities;
d. Exhibiting inappropriate behavior or repeatedly wearing inappropriate attire;
e. Failing to pay amounts owed to the District in a proper and timely manner (with the exception of special assessments);
f. Failing to abide by any District rules or policies (e.g., "Policies Regarding District Amenity Facilities");
g. Treating the District's staff, contractors, representatives, residents, landowners, Patrons or Guests, in a harassing or abusive manner;
h. Damaging, destroying, rendering inoperable or interfering with the operation of District Property, or other property located on District Property;
i. Failing to reimburse the District for property damaged by such person, or a minor for whom the person has charge, or a Guest;
j. Engaging in conduct that is likely to endanger the health, safety, or welfare of the District, its staff, contractors, representatives, residents, landowners, Patrons, or Guests;
k. Committing or is alleged, in good faith, to have committed a crime on or off District Property that leads the District to reasonably believe the health, safety or welfare of the District, its staff, contractors, representatives, residents, landowners, Patrons, or Guests is likely endangered;
l. Engaging in another Violation after a verbal warning has been given by staff (which verbal warning is not required); or
m. Such person's Guest or a member of their household commits any of the above Violations.

Termination of access to the Amenity Facilities and/or District Property shall only be considered and implemented by the Board in situations that pose a long term or continuing threat to the health, safety and/or welfare of the District, its staff, contractors, representatives, residents, landowners, Patrons, or Guests. The Board, in its sole discretion and upon motion of any Board member, may vote to rescind a termination of Amenity access.

(5) **Administrative Reimbursement.** The Board may in its discretion require payment of an administrative reimbursement of up to Five Hundred Dollars ($500) in order to offset the

legal and/or administrative expenses incurred by the District as a result of a Violation ("Administrative Reimbursement"). Such Administrative Reimbursement shall be in addition to any suspension or termination of Amenity Facilities or District Property access, any applicable legal action warranted by the circumstances, and/or any Property Damage Reimbursement (defined below).

(6) **Property Damage Reimbursement.** If damage to District Property occurred in connection with a Violation, the person or persons who caused the damage, or the person whose Guest caused the damage, or the person who has charge of a minor that caused the damage, shall reimburse the District for the costs of cleaning, repairing, and/or replacing the property ("Property Damage Reimbursement"). Such Property Damage Reimbursement shall be in addition to any suspension or termination of Amenity Facilities or District Property access, any applicable legal action warranted by the circumstances, and/or any Administrative Reimbursement.

(7) **Removal from Amenity Facilities and District Property.** The District Manager, General Manager, Amenity Manager and onsite staff each have the independent ability to remove any person from the Amenity Facilities and District Property if a Violation occurs, or if in his or her discretion, it is in the District's best interest to do so.

(8) **Initial Suspension from Amenity Facilities and District Property.** The District Manager, General Manager, Amenity Manager or his or her designee may at any time restrict or suspend for cause or causes, including but not limited to a Violation, any person's access to the Amenity Facilities and District Property until a date not later than the next regularly scheduled meeting date of the Board that is scheduled to occur at least twenty-one (21) days after the date of initial suspension. In the event of such a suspension, the District Manager or his or her designee shall mail a letter to the person suspended referencing the conduct at issue, the sections of the District's rules and policies violated, the time, date, and location of the next regular Board meeting where the person's suspension will be presented to the Board, and a statement that the person has a right to appear before the Board and offer testimony and evidence why the suspension should be lifted. If the person is a minor, the letter shall be sent to the adults at the address within the community where the minor resides.

(9) **Hearing by the Board; Administrative Reimbursement; Property Damage Reimbursement.**

a. At the Board meeting referenced in the letter sent under Section 8 above, or as soon thereafter as a Board meeting is held if the meeting referenced in the letter is canceled, a hearing shall be held at which both District staff and the person subject to the suspension shall be given the opportunity to appear, present testimony and evidence, cross examine witnesses present, and make arguments. The Board may also ask questions of District staff, the person subject to the suspension, and witnesses present. All persons are entitled to be represented by a licensed Florida attorney at such hearing.

b. After the presentations by District staff and the person subject to the suspension, the Board shall consider the facts and circumstances and determine whether to lift or extend the suspension or impose a termination. In determining the length of any suspension, or a termination, the Board shall consider the nature of the conduct, the

circumstances of the conduct, the number of rules or policies violated, the person's escalation or de-escalation of the situation, and any prior Violations and/or suspensions

c. The Board shall also determine whether an Administrative Reimbursement is warranted and, if so, set the amount of such Administrative Reimbursement.

d. The Board shall also determine whether a Property Damage Reimbursement is warranted and, if so, set the amount of such Property Damage Reimbursement. If the cost to clean, repair and/or replace the property is not yet available, the Property Damage Reimbursement shall be fixed at the next regularly scheduled Board meeting after the cost to clean, repair, and/or replace the property is known.

e. After the conclusion of the hearing, the District Manager shall mail a letter to the person suspended identifying the Board's determination at such hearing.

(10) **Suspension by the Board.** The Board on its own initiative acting at a noticed public meeting may elect to consider a suspension of a person's access for committing any of the Violations outlined in Section 4. In such circumstance, a letter shall be sent to the person suspended which contains all the information required by Section 8, and the hearing shall be conducted in accordance with Section 9.

(11) **Automatic Extension of Suspension for Non-Payment.** Unless there is an affirmative vote of the Board otherwise, no suspension or termination will be lifted or expire until all Administrative Reimbursements and Property Damage Reimbursements have been paid to the District. If an Administrative Reimbursement or Property Damage Reimbursement is not paid by its due date, the District reserves the right to request surrender of, or deactivate, all Facility Access Cards associated with an address within the District until such time as the outstanding amounts are paid.

(12) **Appeal of Board Suspension.** After the hearing held by the Board required by Section 9, a person subject to a suspension or termination may appeal the suspension or termination, or the assessment or amount of an Administrative Reimbursement or Property Damage Reimbursement, to the Board by filing a written request for an appeal ("Appeal Request"). The filing of an Appeal Request shall not result in the stay of the suspension or termination. The Appeal Request shall be filed within thirty (30) calendar days after mailing of the notice of the Board's determination as required by Section 9(e), above. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file an Appeal Request shall constitute a waiver of all rights to protest the District's suspension or termination, and shall constitute a failure to exhaust administrative remedies. The District shall consider the appeal at a Board meeting and shall provide reasonable notice to the person of the Board meeting where the appeal will be considered. At the appeal stage, no new evidence shall be offered or considered. Instead, the appeal is an opportunity for the person subject to the suspension or termination to argue, based on the evidence elicited at the hearing, why the suspension or termination should be reduced or vacated. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension or termination. The Board's decision on appeal shall be final.

(13) **Legal Action; Criminal Prosecution; Trespass.** If any person is found to have committed a Violation, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature. If a person subject to a suspension or termination is found at the Amenity Facilities, such Person will be subject to arrest for trespassing. If a

trespass warrant is issued to a person by a law enforcement agency, the District has no obligation to seek a withdrawal or termination of the trespass warrant even though the issuance of the trespass warrant may effectively prevent a person from using the District's Amenity Facilities after expiration of a suspension imposed by the District.

(14) **Sexual Offenders.** Any individual registered as a "Sexual Offender" as defined in Section 943.0435, Florida Statutes or as a "Sexual Predator" as defined in Section 775.21, Florida Statutes, shall not be permitted to access the Durbin Crossing Amenities, as defined herein. District staff shall not grant Facility Access Cards to individuals who are registered as Sexual Offenders or Sexual Predators and shall immediately deactivate any Facility Access Cards which may have been granted to an individual who is registered as a Sexual Offender or Sexual Predator.

(15) **Severability.** If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section.

The above Polices were amended and adopted by the Durbin Crossing Community Development District Board of Supervisors this 17th day of November, 2025.

SEVENTH ORDER OF BUSINESS

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND APPROVING THE CHANGE OF DESIGNATED REGISTERED AGENT AND REGISTERED OFFICE OF DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT.

WHEREAS, the Durbin Crossing Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within St. Johns County, Florida; and

WHEREAS, the District is statutorily required to designate a registered agent and a registered office location for the purposes of accepting any process, notice, or demand required or permitted by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes.*

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

SECTION 1. Katie S. Buchanan of Kutak Rock LLP is hereby designated as the Registered Agent for the District.

SECTION 2. The District's Registered Office shall be located at the office of Kutak Rock LLP, 107 West College Avenue, Tallahassee, Florida 32301, Phone: 850-692-7300; e-mail Katie.Buchanan@KutakRock.com.

SECTION 3. In accordance with Section 189.014, *Florida Statutes*, the District's Secretary is hereby directed to file certified copies of this Resolution with St. Johns County and the Florida Department of Commerce.

SECTION 4. This Resolution shall become effective immediately upon adoption and any provisions of any previous resolutions in conflict with the provisions hereof are hereby superseded.

PASSED AND ADOPTED this 26th day of October, 2026.

ATTEST:

DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

EIGHTH ORDER OF BUSINESS

October 23, 2026

THIS AGREEMENT, between Elite Amenities NE Florida LLC (the “Company”) and Durbin Crossing (the “Customer”), is to provide staffing for the services listed below in accordance with the specification, conditions, and terms set forth herein.

EFFECTIVE DATE: This Agreement, when executed by both parties hereto, shall become effective, on date of signing, for services beginning on a date to be determined.

General Description

Elite Amenities shall perform all tennis programming for the Durbin Crossing community. All staff will be properly trained, background checked, and supervised by Elite Amenities Management. All staff members will be official employees of Elite Amenities who will be responsible for payment of all staff salaries, taxes, unemployment, and Worker’s Compensation as required by the state of Florida. Programming includes but is not limited to, private instruction, adult and junior group lessons, men’s and women’s team coaching and administration, junior team tennis, seasonal social events, and semi-annual community tournaments. Racquet stringing and grip repair services offered on site.

Proposed Dates & Times

Weekly tennis lessons will begin on a mutually agreed-upon date and continue as weather permits. Scheduling will be coordinated to minimize interference with residents’ regular court usage.

Eligible Ages

Programs will be available to participants ages 4 and up.

Programs & Instruction

Elite Amenities will offer a variety of tennis programming tailored to participants’ ages, experience, and skill levels, including:

- Private tennis lessons for all ages
- Group tennis instruction
- Pre-K and kindergarten programs
- Elementary school programs
- Middle and high school programs
- Adult tennis instruction
- Men’s and women’s team practices
- Seasonal Social Events
- Semi-annual community tournaments

Programming can be adjusted to meet the community’s needs and resident interest.

ELITE AMENITIES

Staffing & Qualifications

USPTA Professional and Elite Amenities President Eric Meyer leads a team of highly qualified tennis professionals. A former top-ranked junior and collegiate tennis player, Eric began his professional career in the tennis industry and has remained active in the field throughout his career.
In 1998, Eric founded New England Team Tennis, Inc. (NETT). He also served as a high school tennis coach for 23 years and as an award-winning USTA National Team coach for many years. Under his leadership, NETT grew into one of the largest and most successful tennis programs in the Northeast, earning the prestigious William Freedman Award for Outstanding Contribution to Junior Tennis in New England.
Since relocating to Florida in 2015, Eric and his staff have successfully operated tennis programs at numerous communities throughout the area.
All staff members are employed by Elite Amenities, LLC., covered under the company's Workers' Compensation policy, and subject to background checks.

Enrollment & Supplies

Elite Amenities will manage all aspects of program administration, including participant enrollment, payment collection, and the provision of necessary supplies and equipment.

Insurance

Elite Amenities maintains general liability, workers compensation, and professional liability insurance and will provide a certificate of insurance documenting the required coverage and listing Durbin Crossing as an additional insured.

Terms & Revenue Sharing

Durbin Crossing agrees to provide designated court access for scheduled tennis programming throughout the week.

In exchange for the use of the facility, Elite Amenities will compensate Durbin Crossing with 10% of the gross revenue generated from tennis programming.

Contact Information

For questions or additional information, please contact:
Elite Amenities, NE FL LLC.
Phone: (904) 710-0172 ext 1
Email: admin@eliteamenites.com

Proposal to Provide Tennis Programming

Durbin Crossing Amenity Centers

Submitted to: Board of Supervisors, Durbin Crossing Community Development District **Via:** Jack Morrow, Amenity Manager, Durbin Crossing Amenity Centers **Submitted by:** Planet Swim and Tennis, Pedro Roese, Tennis Director (pedro@planetswim.org) **Date:** October 20, 2026 **Proposed start:** December 2026

Dear Members of the Board and Mr. Morrow,

Thank you for the opportunity to propose tennis programming for the residents of Durbin Crossing. We would be glad to bring a structured, well-run youth tennis program to the community, one built on clear communication, consistent scheduling, and a genuine presence at community events.

About Planet Swim and Tennis

Planet Swim and Tennis is a Jacksonville-area swim and tennis club whose tennis program is led by Tennis Director Pedro Roese. Under his direction, the program serves approximately 200 players across seven clinic groups, from young beginners through high-performance juniors, and runs year-round. Beyond clinics and lessons, the program hosts seasonal community events such as member-guest round robins, couples leagues, weekly matchplay ladders, and free open houses, experience we would bring to Durbin Crossing from day one.

Communication and Registration

Communication with your team will never be an issue. Our front desk team will be the primary point of contact for any resident registering for the program and for anyone on your team with a question; they handle registrations and day-to-day inquiries for all of our programs. Mr. Roese's email is also available to your team at any time for anything that needs his direct attention.

Enrollment runs on a monthly basis, just as it does at our main club. Our policies are consistent across all of our programs and facilities, and a copy is attached to this proposal for your review.

Youth Clinics

Our priority, and yours, is a strong kids' program. We will offer the following clinics for Durbin Crossing residents on **Tuesdays and Thursdays**:

Time	Group	Ages
3:30 – 4:30 PM	Red Ball	5–7
4:30 – 5:30 PM	Orange Ball	8–10
5:30 – 6:30 PM	Green Ball	10–13
6:30 – 7:30 PM	Yellow Ball	12 and up

Groups follow a progressive ball system, so every child trains with the ball, court size, and instruction matched to their age and stage of development. Each clinic is capped at a maximum of **6 players per court**, keeping groups small enough for real instruction and individual attention. Depending on enrollment numbers, we can open the same classes on additional days during the week. The program is limited to Durbin Crossing residents.

Adult Clinics

We will also offer adult clinics on Tuesday and Thursday mornings, and on Saturdays:

Day	Time	Clinic
Tuesday	9:30 – 11:00 AM	Co-Ed, 2.5–3.0 level
Thursday	9:30 – 11:00 AM	Co-Ed, 3.0 and up
Thursday	11:00 AM – 12:00 PM	Beginners
Saturday	8:00 – 9:30 AM	Co-Ed, 2.5 and up
Saturday	9:30 – 11:00 AM	Co-Ed, 3.0 and up

Adult clinics are likewise capped at a maximum of **6 players per court**.

Beyond tennis, we can also offer **pickleball instruction** for residents on request, should the community wish to add it.

Community Events

We would love to be part of your community events, setting up a booth, running tennis challenges and games while the event is happening, and helping build interest in the program. In addition, we would like to offer tennis-only events for the community during the year, such as open houses and family tennis days, at no additional cost to the District.

Court Usage

We will book courts based on enrollment. Because enrollment is monthly, we will always know in advance exactly how many courts each clinic needs. We will use **no more than two courts at a time**, always leaving at least one court open for members of the community.

Equipment

We will provide all equipment necessary to run the program, including balls, baskets, targets, and teaching aids.

Pricing and Revenue Share

Program pricing is simple:

- **Kids' clinics: $100 per month per day of clinic** (for example, Tuesdays only: $100/month; Tuesdays and Thursdays: $200/month)
- In a month where a selected clinic day falls five times, that month's fee for that day is **$125**
- **Adult clinics: $30 per person, per clinic**

In addition to the clinics, residents may book private, semi-private, and small-group lessons at the following resident rates:

Private lessons

Duration	Rate
30 minutes	$40
45 minutes	$60
1 hour	$75
1.5 hours	$115
2 hours	$150

Semi-private lessons (2 players; price per person)

Duration	Rate
30 minutes	$20
1 hour	$40
1.5 hours	$60
2 hours	$75

Group lessons (price per person)

Format	Rate
3-to-1, 1 hour	$30
3-to-1, 1.5 hours	$45
4-to-1, 1 hour	$25
4-to-1, 1.5 hours	$35

We propose a **90/10 revenue split**: the District receives 10% of gross program revenue, and we retain 90%.

Private lesson booking and cancellation. Private lessons must be booked through info@planetswim.org, not directly with the coach. Lessons may be cancelled without penalty with a minimum of 12 hours' notice. Late cancellations (less than 12 hours' notice) incur a 50% fee, and no-shows are charged in full. To cancel, please message your coach directly first, then call 904-285-7545 or email info@planetswim.org.

Reporting

We will provide a list with enrollment per program each month, submitted to the Amenity Manager at the end of each month, so your team always has current participation numbers.

Term

We propose a **one-year agreement**, with an end-of-year review meeting to look at participation, resident feedback, and any adjustments for the following year.

District Requirements

We will meet the District's requirements for approved programs, including certificates of insurance, indemnification, and background checks for instructors, and we will complete the District's Recreational Programming Application as directed by the Amenity Manager.

We appreciate the Board's consideration and Jack's time walking us through the community's expectations. We are confident we can grow participation among Durbin Crossing's younger residents while being the kind of responsive, easy-to-reach partner your amenity team deserves. We would welcome the chance to answer any questions.

Respectfully,

Pedro Roese Tennis Director, Planet Swim and Tennis pedro@planetswim.org

NINTH ORDER OF BUSINESS

A.

Durbin Crossing CDD

Landscape Update for October 2026:

- **General Maintenance**
  - The crew continues to work through weekly growing season services
  - We will be transitioning to the Winter schedule and services in November

- **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 recent rains, we do remain in Phase III water restrictions

- **Chemical & Fertilizer Application**
  - A liquid turf application has been completed

- **Projects**
  - Next rotation of annuals will be installed in November
  - The hurricane and storm clean-up letter and pricing – Submitted
  - Six Red Cedars on the lake bank near Castlegate will be replaced the week of 10/19 (Warranty)
  - One Japanese Blueberry at the corner of Longleaf/Islesbrook will be replaced the week of 10/19 (Warranty)
  - Enhancement at the North Amenities has been approved and being scheduled

D.

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

October 1, 2025 - September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.
Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of three board meetings were held during the Fiscal Year.
Achieved: Yes ☑ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.
Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).
Achieved: Yes ☑ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management.
Achieved: Yes ☑ No ☐

2. Infrastructure and Facilities Maintenance

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

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

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

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

Achieved: Yes ☑ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

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

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

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

Achieved: Yes ☑ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes ☑ No ☐

Goal 3.2: Financial Reports

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

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

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

Achieved: Yes ☑ No ☐

Goal 3.3: Annual Financial Audit

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

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

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

Achieved: Yes ☑ No ☐

Chair/Vice Chair:_____ Date:_____

Print Name:_____

Durbin Crossing Community Development District

District Manager:_____ Date:_____

Print Name:_____

Durbin Crossing Community Development District

E.

DURBIN CROSSING

General/Operations Manager's Report

Date of report 10-26-2026 *Submitted by:* ***Zach Davidson***

Tennis court light/pole replacements/No board action required: Agreements for both American Electrical and Lamps sales unlimited have been executed. The poles and light fixtures will take 4-8 weeks for delivery, with holidays coming up and to make sure we get the order at the first of January we will be ordering the fixtures and poles mid-November timeframe. Communication has already been relayed to American Electrical so they can schedule accordingly. This project will only take 2-3 days at each location with weather permitting.

Community Mulching/No board action required: Durbin Crossing community mulching will start in the beginning of November, Yellowstone has been made notified 30 days in advance per contract to start getting all beds prepped and ready for the mulching. The project will take 7 days with weather permitting.

Christmas lights install M&G/No board action required: Christmas light agreement has been sent to M&G, Install of Christmas lights are scheduled for November 9th,10th and 11th. We will send out communications to the community, to make them aware and to be cautious of the crews while install is being done.

Benches/concrete pads/No board action required: Still waiting on benches to arrive, once arrive we will assemble them in house and install them at the approved locations. Benches have not been shipped yet, and the warehouse is having issues with the paint for the Durbin Crossing logo.

Cattle gate/ fence install JEA easement/No board action required: The cattle gate and fence were installed 9/28 across the JEA easement, met with JEA on Tuesday 10/3 to install the JEA lock and the lock for the CDD for access.

North and South replacement doors/ stripping staining, sealing existing doors/No board action required: This work is still in progress. We are working now to get the correct stain to match the existing wood color.

Pressure washing/no board action required: Pressure washer was out and addressed the below areas;

3 bike pads

- one located at on South Durbin parkway/Longleaf pkwy on exit side of Durbin Crossing
- one located on North Durbin parkway/veterans on the entrance side of Durbin Crossing
- one located next to 392 Willow Winds pkwy

Sidewalks, curbs & medians

- Curb and sidewalk located next to 1020 Lauriston Drive
- Curb and sidewalk 578 Saddlestone Drive
- Curb and sidewalk located next to 128 Sanctuary Drive
- Median and curbing at entrance of WoodCross and Cloisterbane

5 Main Entrances towers & signs

- Towers and signs (4) located on South/North Durbin and Longleaf
- Tower and sign (1) located on North Durbin/Veterans

Palisades signs/tower/roof

- Both Palisades entrance signs on St. Johns parkway.

3 Round abouts and curbing

- 1 located near 128 Sanctuary on North Durbin Parkway
- 1 located near 451 Sanctuary Drive
- 1 located near 701 Castlegate

North playground

- All 4 sunshades sails

Florida waterways lake maintenance / No board action required: Florida waterways has started to treat and evaluate all 58 ponds. All pond concerns that are received by residents are being sent over to the team to have them addressed.

FIELD OPERATIONS UPDATES / No Board action required:

- Replaced 15 reclaim signs along with painting the post through the property.
- Painting playground equipment at North and South and preformed a playground inspection at North and South.
- Streetlight was performed on 10/5, and all issues have been reported to JEA for repair.
- Monument light check was performed on 10/5; all lights are in working order.
- Cleaned all pool tiles at North and South week of 10/5.
- Pressure washing of North and south amenity sidewalks and parking lot curbs are still in progress, will be completed by 10/30.
- Inspected all basketball backboards and nets, one net was replaced at South courts due to wear and age.

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 10/26/2026 *Submitted by: Jack Morrow*

Offseason Staff Meeting/No Board Action Required: We held a staff meeting for our office team on October 1st. The main purpose of this meeting was to go over policy enforcement. We also discussed our plan for maintaining the facilities' cleanliness during the offseason as well as office operation reminders.

South Gym Deep Cleaning Closure/No Board Action Required: The most recent Gym Deep Clean took place on Friday, October 2nd. We will continue doing this on the first Friday of every month, with the next one scheduled for November 6th, 2026.

Pool Hours/No Board Action Required: Both pools will close at dusk until April.

Pickleball Guest Policy Enforcement/No Board Action Required: With the recent change to the tennis court and pickleball court guest policy, we have been discussing ways to enforce this policy. Below are some suggestions:

Scanning In: All residents must scan in using an access card designated for their household.

Wrist Bands: All guests must be signed in by an adult resident at the front office and receive a Durbin Crossing guest bracelet. The bracelet must be put on in front of a staff member and worn during the entire time they are on the courts.

Signage: Below is a draft of the sign being posted on the tennis court entrance gates.

Gate Speaker: We are working with Dynamic Security, who installed our cameras and intercoms, to explore the cost of adding an intercom speaker at the South tennis court gate entrance. If possible, this will allow us to stop guests who have not been signed in as they enter the court facilities.

North: The North courts will be more of a challenge to enforce the guest policy because it is not consistently staffed during the court's busy hours. The same sign will be posted on the front of the North tennis court gate as will be at South. We will leave a sign in sheet outside the North office window for residents to sign in their guests.

North Staffing Option: If the proposed changes result in increased guest usage at the North facility, additional staffing may need to be considered during peak pickleball hours to support access control and guest management. One option would be to staff the North office from 6:00 p.m. to 9:00 p.m. daily, at an estimated annual cost of approximately $18,500.

New Chaise Pool Lounge Estimates/Board Action Required: Below are the estimates for the replacement of the 133 pool deck lounges. This includes North and South.

Vendors	Total Cost	Warranty
Southern Breeze Outdoor Furnishings	**$47,823.15**	• **10-year frame** • **3-year powdercoat** • **2-year vinyl strap (breakage)**
Outdoorsiness	**$38,879.21**	• **5-year frame** • **5-year powdercoat** • **3-year vinyl strap (rivets pulling out)** • **1-year vinyl strap (breakage)**
***Coastal Carolina Supply, Inc.**	**$49,680 - $7 credit for existing lounges** **Total: $48,763**	• **10-year frame** • **3-year powdercoat** • **2-year vinyl strap (breakage)**

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

jamorrow@vestapropertyservices.com

Vesta

G.

DURBIN CROSSING

Lifestyle Director's Report

10/26/2026 *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 ourselves regardless. Does the Board wish to raise fees on keycards and gym passes, or take on the fees of the payments?

PAST EVENTS

Fall Community Yard Sale (September 19th)

Budget: $0

We hosted another community yard sale, using a digital map for all registered participating addresses!

Country Market (September 27th)

Budget: $1200

Attendance: 250

Revenue: $240 from vendor fees.

We hosted another country market in September, with a petting zoo, live music from Jamar and Tiago, and many different vendors selling hand crafted and hand grown goods on the south field. We had a total of 22 vendors including food trucks participating and had an amazing turnout!

Kids Craft Night (October 4th)

Budget: $150

Attendance: 50

We host a kid's craft night for parents and kids to make cute fall crafts together! Over 50 people showed up to take part in crafts and had an excellent time! 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.

UPCOMING EVENTS

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

ELEVENTH ORDER OF BUSINESS

Durbin Crossing Action Items

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