Durbin Crossing Community Development District

NOVEMBER 16, 2026

AGENDA

Durbin Crossing
Community Development District

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

November 9, 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, November 16, 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 October 26, 2026 Meeting
   B. Financial Statements
   C. Assessment Receipts Schedule
   D. Check Register

VI. Consideration of Resolution 2027-02, Amending the Fiscal Year 2027 Budget

VII. Staff Reports
   A. Landscape & Irrigation Maintenance Team – Report
   B. District Counsel
   C. District Engineer

D. District Manager

E. General Manager
   1. Report

   2. Consideration of Proposal for Cloisterbane Entry Enhancement

F. Amenity Manager – Report

G. Lifestyle Manager – Report

VIII. Supervisors' Request and Audience Comments

IX. Review of Action Items

X. Next Scheduled Meeting – December 21, 2026 at 6:00 p.m. at the Durbin South Amenity Center

XI. 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, October 26, 2026 at 6:00 p.m. at the Durbin South Amenity Center, 145 South Durbin Parkway, St. Johns, Florida.

Present and constituting a quorum were:

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

Also present were:

Daniel Laughlin	District Manager
Mike Eckert	District Counsel by telephone
Mike Yuro	District Engineer by telephone
Kate Smith	Vesta/Amenity Services Group
Jack Morrow	Vesta/Amenity Services Group
Zach Davidson	Vesta/Amenity Services Group
Jason Davidson	Vesta/Amenity Services Group
Blake Dougherty	Yellowstone
Richard Craig	Yellowstone

The following is a summary of the discussions and actions taken at the October 26, 2026 meeting.

FIRST ORDER OF BUSINESS **Pledge of Allegiance**

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

SECOND ORDER OF BUSINESS **Roll Call**

Mr. Laughlin called the roll.

THIRD ORDER OF BUSINESS Audience Comments

There being none, the next item followed.

FOURTH ORDER OF BUSINESS Review of Action Items

Mr. Laughlin stated there is no change in the action items from last month and we will continue to follow-up on those items listed.

FIFTH ORDER OF BUSINESS Approval of Consent Agenda

A. Minutes of the September 28, 2026 Meeting

B. Financial Statements

C. Assessment Receipt Schedule

D. Check Register

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

The next item taken out of order.

EIGHTH ORDER OF BUSINESS Consideration of Tennis Lesson Proposals

Ms. Forcier of Elite Amenities and Mr. Roese of Planet Swim and Tennis presented proposals for tennis lesson programs, after which the board discussed the proposals and took the following action.

On MOTION by Ms. Estes seconded by Mr. Pollicino with three in favor and Ms. Berden and Ms. Hall opposed the proposal from Planet Swim for tennis lessons program was approved subject to district counsel preparing an agreement.

SIXTH ORDER OF BUSINESS Consideration of Amenity Policy Revisions

Mr. Laughlin stated this ties into our discussion last month about community use for groups that use this room opposed to reservations. We have basically been doing this in the past, but this sets the process in writing so we have something to reference.

We want to get your direction on a couple items. One is community use; it has a portion that says participation of patrons and their guests. Currently it is only for Durbin residents, not

guests. We discussed removing that portion. Would you like them to be able to bring a guest from outside the community for these groups or to just have residents?

It was the consensus of the board to have residents only for group use of the amenity center.

Mr. Laughlin stated the other item was, limited to one meeting or activity per month for each group. Some of these groups meet weekly. If you are agreeable, we can remove that and stay with the status quo.

It was the consensus of the board to allow more frequent meetings or activities subject to staff approval.

Mr. Laughlin stated the other one is we had a refundable deposit of $500 and we have not used that. Right now, they do not pay a deposit. It is not like a rental. We wanted to make sure you were okay with removing this.

It was the consensus of the board to not require a refundable deposit of $500 for groups that are not rentals.

> On MOTION by Ms. Berden seconded by Mr. Harrah with all in favor the revisions to the amenity policy were approved as discussed.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2027-01 Redesignating the District's Registered Agent**

Mr. Laughlin stated as Mike mentioned Katie Buchanan will be taking over as counsel for the district and will also be registered agent.

> On MOTION by Ms. Berden seconded by Ms. Hall with all in favor Resolution 2027-01 was approved.

EIGHTH ORDER OF BUSINESS **Consideration of Tennis Lesson Proposals**

This item taken earlier in the meeting.

NINTH ORDER OF BUSINESS **Staff Reports**

A. Landscape Maintenance Team - Report

Mr. Craig reviewed the Yellowstone Landscape report for October.

B. District Counsel

There being none, the next item followed.

C. District Engineer

There being none, the engineer left the conference call at this time.

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

Mr. Laughlin stated we did finish all the items on the 2026 goals and objectives and I need approval; we will get it signed and post them on them on the website.

> On MOTION by Mr. Pollicino seconded by Mr. Harrah with all in favor the 2026 goals and objectives were approved.

E. General Manager - Report

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

F. Amenity Manager - Report

Mr. Morrow reviewed the amenity manager's report, copy of which was included in the agenda package and outlined proposals for pool loungers.

> On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor the proposal from Outdoorsiness in the amount of $38,879.21 for 133 pool chaise lounges was approved subject to a 10-year warranty on the frame and 2-year warranty on the straps and if they don't meet those terms, then staff was authorized to contract with Coastal Carolina Supply proposal for $48,763 which includes removal of current lounges subject to final approval of Ms. Estes.

G. Lifestyle Manager – Report

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

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

A resident stated I want to thank the staff for the 90's party, it was fun.

Ms. Estes asked what do the next two months look like?

Mr. Laughlin stated next month will remain the same, the meeting is on November 16th and the new seats take effect the 17th. At the December meeting the people who ran will automatically get the seat and the board will appoint the one vacancy. We will request resumes to be included in the December agenda package.

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

Mr. Laughlin stated there were no new action items tonight.

TWELFTH ORDER OF BUSINESS **Next Scheduled Meeting – November 16, 2026 at 6:00 p.m. at the Durbin South Amenity Center**

Mr. Laughlin stated the next meeting is scheduled for November 16, 2026 at 6:00 p.m. at the same location.

On MOTION by Mr. Harrah seconded by Ms. Estes with all in favor the meeting adjourned at 8:16 p.m.

Secretary/Assistant Secretary Chairman/Vice Chairman

B.

Durbin Crossing

Community Development District

Unaudited Financial Reporting

October 31, 2026

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

	General Fund	Debt Service Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	$ 140,986	$ -	$ 160,861	$ 301,847
Investments:				
State Board of Administration (SBA)	2,817	-	849,241	852,058
Custody	407,928	-	1,868	409,796
Series 2017A1				
Reserve	-	1,343,722	-	1,343,722
Revenue	-	1,541,390	-	1,541,390
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
Total Assets	**$ 551,730**	**$ 3,063,795**	**$ 1,011,970**	**$ 4,627,495**
Liabilities:				
Accounts Payable	$ 1,546	$ -	$ -	$ 1,546
Total Liabilites	**$ 1,546**	**$ -**	**$ -**	**$ 1,546**
Fund Balance:				
Restricted for:				
Debt Service - Series	$ -	$ 3,063,795	$ -	$ 3,063,795
Assigned for:				
Capital Reserve Fund	-	-	1,011,970	1,011,970
Unassigned	550,185	-	-	550,185
Total Fund Balances	**$ 550,185**	**$ 3,063,795**	**$ 1,011,970**	**$ 4,625,949**
Total Liabilities & Fund Balance	$ 551,730	$ 3,063,795	$ 1,011,970	$ 4,627,495

Durbin Crossing

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 2,960,316	$ -	$ -	$ -
Interest Income	15,000	1,250	1,841	591
Other Revenues	15,000	1,250	1,665	415
Total Revenues	**$ 2,990,316**	**$ 2,500**	**$ 3,506**	**$ 1,006**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 1,000	$ 1,000	$ -
FICA Taxes	918	77	77	-
Assessment Roll Administration	5,732	5,732	5,732	-
Engineering Fees	13,000	1,083	-	1,083
Dissemination Fees	9,260	772	730	42
Attorney Fees	50,000	4,167	-	4,167
Annual Audit	5,100	425	-	425
Trustee Fees	11,880	5,000	5,000	-
Arbitrage	1,200	100	-	100
Impact Fee Administration	18,228	1,519	1,519	-
Management Fees	62,367	5,197	5,197	-
Information Technology	1,823	152	152	-
Website Maintenance	1,215	101	101	-
Telephone	800	67	55	11
Postage	3,000	250	287	(37)
Printing & Binding	2,000	167	31	135
Insurance General Liability	9,897	9,672	9,672	-
Legal Advertising	2,000	167	-	167
Other Current Charges	700	58	72	(14)
Office Supplies	150	13	1	12
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	**$ 211,445**	**$ 35,892**	**$ 29,801**	**$ 6,091**
Operations & Maintenance				
Amenity Center				
Insurance	$ 45,064	$ 38,238	$ 38,238	$ -
Repairs & Replacements	110,000	9,167	5,163	4,003
Recreational Passes	2,000	167	400	(233)
Office Supplies	5,000	417	467	(50)
Permit Fees	4,500	375	-	375
Utilities				
Water & Sewer	41,040	3,420	3,266	154
Electric	36,400	3,033	3,150	(117)
Cable/Phone/Internet	28,200	2,350	2,428	(78)
Security System	1,000	83	-	83

Durbin Crossing

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Amenity Center Management Contracts				
Managerial (Vesta)	263,168	21,931	21,931	-
Staffing (Vesta)	281,809	23,484	23,484	-
Lifeguards (Vesta)	106,191	8,849	-	8,849
Mobile App/Website (Vesta)	3,605	300	300	-
Refuse Service	13,200	1,100	1,251	(151)
Pool Chemicals	39,000	3,250	3,260	(10)
Special Events	50,000	4,167	9,502	(5,336)
Holiday Décor	25,000	2,083	9,378	(7,295)
Pest Control	8,600	717	541	176
Pressure Washing	9,000	750	-	750
Fitness Equip Maintenance	8,500	708	-	708
Subtotal Amenity Center	**$ 1,081,278**	**$ 124,589**	**$ 122,759**	**$ 1,828**
Grounds Maintenance				
Electric	$ 11,726	$ 977	$ 734	$ 243
Water & ReUse	325,600	27,133	22,079	5,054
Streetlighting	88,988	7,416	6,726	689
Lake Maintenance	60,000	5,000	4,425	575
Landscape Maintenance	596,510	49,709	49,709	-
Landscape Contingency	105,037	8,753	-	8,753
Mulch	72,395	6,033	-	6,033
Fuel	1,000	83	222	(138)
Irrigation Repairs	35,000	2,917	3,778	(862)
Capital Reserve Funding	401,338	-	-	-
Subtotal Ground Maintenance	**$ 1,697,594**	**$ 108,021**	**$ 87,674**	**$ 20,347**
Total Operations & Maintenance	**$ 2,778,871**	**$ 232,610**	**$ 210,433**	**$ 22,175**
Excess (Deficiency) of Revenues over Expenditures	$ -	$ (266,003)	$ (236,729)	$ 29,272
Total Expenditures	**$ 2,990,316**	**$ 268,503**	**$ 240,235**	**$ 28,266**
Net Change in Fund Balance	**$ -**	**$ (266,003)**	**$ (236,729)**	**$ 29,272**
Fund Balance - Beginning	$ -		$ 786,914	
Fund Balance - Ending	$ -		$ 550,185	

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	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Interest Income	1,841	-	-	-	-	-	-	-	-	-	-	-	1,841
Other Revenues	1,665	-	-	-	-	-	-	-	-	-	-	-	1,665
Total Revenues	**$ 3,506**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 3,506**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ 1,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,000
FICA Taxes	77	-	-	-	-	-	-	-	-	-	-	-	77
Assessment Roll Administration	5,732	-	-	-	-	-	-	-	-	-	-	-	5,732
Engineering Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Fees	730	-	-	-	-	-	-	-	-	-	-	-	730
Attorney Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	5,000	-	-	-	-	-	-	-	-	-	-	-	5,000
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Impact Fee Administration	1,519	-	-	-	-	-	-	-	-	-	-	-	1,519
Management Fees	5,197	-	-	-	-	-	-	-	-	-	-	-	5,197
Information Technology	152	-	-	-	-	-	-	-	-	-	-	-	152
Website Maintenance	101	-	-	-	-	-	-	-	-	-	-	-	101
Telephone	55	-	-	-	-	-	-	-	-	-	-	-	55
Postage	287	-	-	-	-	-	-	-	-	-	-	-	287
Printing & Binding	31	-	-	-	-	-	-	-	-	-	-	-	31
Insurance General Liability	9,672	-	-	-	-	-	-	-	-	-	-	-	9,672
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	72	-	-	-	-	-	-	-	-	-	-	-	72
Office Supplies	1	-	-	-	-	-	-	-	-	-	-	-	1
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	**$ 29,801**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 29,801**
Operations & Maintenance													
Amenity Center													
Insurance	$ 38,238	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 38,238
Repairs & Replacements	5,163	-	-	-	-	-	-	-	-	-	-	-	5,163
Recreational Passes	400	-	-	-	-	-	-	-	-	-	-	-	400
Office Supplies	467	-	-	-	-	-	-	-	-	-	-	-	467
Permit Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-	-	-	
Water & Sewer	3,266	-	-	-	-	-	-	-	-	-	-	-	3,266
Electric	3,150	-	-	-	-	-	-	-	-	-	-	-	3,150
Cable/Phone/Internet	2,428	-	-	-	-	-	-	-	-	-	-	-	2,428
Security System	-	-	-	-	-	-	-	-	-	-	-	-	-

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
Staffing (Vesta)	23,484	-	-	-	-	-	-	-	-	-	-	-	23,484
Lifeguards (Vesta)	-	-	-	-	-	-	-	-	-	-	-	-	-
Mobile App/Website (Vesta)	300	-	-	-	-	-	-	-	-	-	-	-	300
Refuse Service	1,251	-	-	-	-	-	-	-	-	-	-	-	1,251
Pool Chemicals	3,260	-	-	-	-	-	-	-	-	-	-	-	3,260
Special Events	9,502	-	-	-	-	-	-	-	-	-	-	-	9,502
Holiday Décor	9,378	-	-	-	-	-	-	-	-	-	-	-	9,378
Pest Control	541	-	-	-	-	-	-	-	-	-	-	-	541
Pressure Washing	-	-	-	-	-	-	-	-	-	-	-	-	-
Fitness Equip Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Amenity Center	**$ 122,759**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 122,759**
Grounds Maintenance													
Electric	$ 734	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 734
Water & ReUse	22,079	-	-	-	-	-	-	-	-	-	-	-	22,079
Streetlighting	6,726	-	-	-	-	-	-	-	-	-	-	-	6,726
Lake Maintenance	4,425	-	-	-	-	-	-	-	-	-	-	-	4,425
Landscape Maintenance	49,709	-	-	-	-	-	-	-	-	-	-	-	49,709
Landscape Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Mulch	-	-	-	-	-	-	-	-	-	-	-	-	-
Fuel	222	-	-	-	-	-	-	-	-	-	-	-	222
Irrigation Repairs	3,778	-	-	-	-	-	-	-	-	-	-	-	3,778
Capital Reserve Funding	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Ground Maintenance	**$ 87,674**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 87,674**
Total Operations & Maintenance	**$ 210,433**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 210,433**
Total Expenditures	**$ 240,235**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 240,235**
Excess (Deficiency) of Revenues over Expenditures	$ (236,729)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (236,729)
Net Change in Fund Balance	**$ (236,729)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (236,729)**

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 October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 3,051,515	$ -	$ -	$ -
Interest Income	20,000	1,667	8,674	7,007
Total Revenues	**$ 3,071,515**	**$ 1,667**	**$ 8,674**	**$ 7,007**
Expenditures:				
Series 2017 A-1				
Interest -11/1	$ 461,597	$ -	$ -	$ -
Interest - 5/1	461,597	-	-	-
Principal - 5/1	1,750,000	-	-	-
Series 2017 A-2				
Interest -11/1	$ 75,400	$ -	$ -	$ -
Interest - 5/1	75,400	-	-	-
Principal - 5/1	180,000	-	-	-
Total Expenditures	**$ 3,003,994**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 67,521	$ 1,667	$ 8,674	$ 7,007
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	$ -	$ -	$ -	$ -
Net Change in Fund Balance	**$ 67,521**	**$ 1,667**	**$ 8,674**	**$ 7,007**
Fund Balance - Beginning	$ 1,468,792		$ 3,055,121	
Fund Balance - Ending	$ 1,536,313		$ 3,063,795	

Durbin Crossing

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues				
Capital Reserve Funding	$ 401,338	$ -	$ -	$ -
Miscellaneous Revenue/Interest Income	20,000	1,667	2,915	1,248
Total Revenues	**$ 421,338**	**$ 1,667**	**$ 2,915**	**$ 1,248**
Expenditures:				
Repair and Replacement	$ 50,000	$ -	$ -	$ -
Tennis Court Light Poles	30,000	-	-	-
Refurbish/Replace Pool Furniture	55,000	-	-	-
Amenity Center Furniture	6,000	-	-	-
Tower Slide Maintenance	110,000	-	-	-
Wax & Gel Coat Slide	18,000	-	-	-
Repainting/Refurbish North Pool Play Feature	39,000	-	-	-
Benches & Concrete Pads	32,000	-	-	-
4 Corners Landscape Enhancement	58,000	-	-	-
Other Current Charges	10,000	-	-	-
Total Expenditures	**$ 408,000**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ 13,338**		**$ 2,915**	
Net Change in Fund Balance	**$ 13,338**		**$ 2,915**	
Fund Balance - Beginning	$ 658,822		$ 1,009,055	
Fund Balance - Ending	$ 672,161		$ 1,011,970	

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 2027 Assessment Receipts

	ASSESSED			
	# UNITS ASSESSED	SERIES 2017A1-2 DEBT NET	O&M NET	TOTAL NET ASMTS
NET ASSESSMENTS TAX ROLL	146,477	3,049,936.61	2,960,315.38	6,010,251.99

Units include 144,153 square feet of Commercial/Retail/Office

	RECEIVED			
ST JOHNS COUNTY DISTRIBUTION	DATE	DEBT	O&M	TOTAL AMOUNT RECEIVED
		-	-	-
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
TOTAL TAX ROLL RECEIPTS		-	-	-

TAX ROLL % COLLECTED	0.0%	0.0%	0.0%

D.

Durbin Crossing

Community Development District

Check Run Summary

10/1/2026 - 10/31/2026

Fund	Date	Check No.	Amount		
General Fund					
Payroll					
	10/28/26	50975-50979	$ 923.50		
			Sub-Total	$	923.50
Accounts Payable					
	10/8/26	7755-7769	$ 76,394.39		
	10/20/26	7770-7780	66,751.73		
	10/28/26	7781-7786	14,426.50		
	10/29/26	7787	6,337.25		
			Sub-Total	$	163,909.87
Capital Reserve Fund					
Accounts Payable					
			$ -		
			Sub-Total	$	-
Wells Fargo Credit Card*					
	10/28/26	September Purchases	$ 5,104.27		
			Sub-Total	$	5,104.27
			TOTAL	**$**	**169,937.64**

*Wells Fargo Credit Card Invoices available upon request

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50975	11	SARAH G HALL	184.70	10/28/2026
50976	13	JASON S HARRAH	184.70	10/28/2026
50977	8	PETER E POLLICINO	184.70	10/28/2026
50978	18	SHALENE B ESTES	184.70	10/28/2026
50979	19	SHAWNA R BERDEN	184.70	10/28/2026
		TOTAL FOR REGISTER	923.50	

ATTENDANCE SHEET

District: *Durbin Crossing CDD*

Meeting Date: *October 26, 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 DATES 10/01/2026 - 10/31/2026 *** DURBIN CROSSING - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/08/26	00210	10/24/26	10242026	202610	320-53800-45511		*	5,150.00		
			HAUNTED HOUSE-10/24 EVENT							
		10/24/26	10242026	202610	320-53800-45511		*	200.00		
			AXE THROWING-10/24 EVENT							
		10/24/26	10242026	202610	320-53800-45511		*	200.00		
			FOOTBALL TOSS-10/24 EVENT							
						BOUNCERS SLIDES AND MORE INC			5,550.00	007755
10/08/26	00452	9/19/26	42958-00	202610	320-53800-45511		*	450.00		
			DJ - POOL PARTY EVENT							
		9/19/26	42958-00	202610	320-53800-45511		*	100.00-		
			REPEAT CUSTOMER DISCOUNT							
						DAVID DABBS MCLNNIS			350.00	007756
10/08/26	00452	9/19/26	42958-00	202610	320-53800-45511		*	450.00		
			DJ-HALLOWEEN EVENT 10/24							
		9/19/26	42958-00	202610	320-53800-45511		*	100.00-		
			REPEAT CUSTOMER DISCOUNT							
						DAVID DABBS MCLNNIS			350.00	007757
10/08/26	00482	10/01/26	206472	202610	320-53800-46800		*	4,425.00		
			OCT26 LAKE MAINTENANCE							
						FLORIDA WATERWAYS INC			4,425.00	007758
10/08/26	00370	9/28/26	3815780	202608	310-51300-31500		*	4,297.76		
			AUG26 GENERAL COUNSEL							
						KUTAK ROCK LLP			4,297.76	007759
10/08/26	00410	9/30/26	691	202609	320-53800-45519		*	2,250.00		
			PRESSURE WASHING SVCS-SEP							
						JAMES M TETER			2,250.00	007760
10/08/26	00481	9/30/26	101726	202610	320-53800-45511		*	675.00		
			BARTENDER/ADULT EVENT							
						W.STANFORD CASON			675.00	007761
10/08/26	00109	10/01/26	13129563	202610	320-53800-45510		*	1,104.57		
			OCT POOL CHEMICALS NORTH							
		10/01/26	13129563	202610	320-53800-45510		*	27.61		
			OCT FUEL SURCHARGE NORTH							
						POOLSURE			1,132.18	007762
10/08/26	00109	10/01/26	13129563	202610	320-53800-45510		*	2,076.26		
			OCT POOL CHEMICALS SOUTH							
		10/01/26	13129563	202610	320-53800-45510		*	51.91		
			OCT FUEL SURCHARGE SOUTH							
						POOLSURE			2,128.17	007763

*** CHECK DATES 10/01/2026 - 10/31/2026 *** DURBIN CROSSING - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
10/08/26	00066	10/05/26	62287743	202610	320	53800-45513				*	106.28		
			OCT PEST CONTROL SOUTH										
		10/05/26	62287743	202610	320	53800-45513				*	60.00		
			OCT RODENT SERVICES SOUTH										
									TURNER PEST CONTROL			166.28	007764
10/08/26	00066	10/05/26	62287794	202610	320	53800-45513				*	122.23		
			OCT MOSQUITO SVCS SOUTH										
									TURNER PEST CONTROL			122.23	007765
10/08/26	00469	9/30/26	7908352	202609	310	51300-48000				*	83.60		
			NOTICE OF MEETING - 9/28										
		9/30/26	7908352	202609	310	51300-48000				*	97.20		
			NOTICE-FY27 BOS MEETINGS										
									USA TODAY MEDIA CORP			180.80	007766
10/08/26	00252	10/01/26	434892	202610	320	53800-45517				*	8,348.92		
			OCT FACILITY MANAGER										
		10/01/26	434892	202610	320	53800-46000				*	6,362.22		
			OCT OPERATIONS MANAGER										
		10/01/26	434892	202610	320	53800-45502				*	7,219.50		
			OCT GENERAL MANAGER										
		10/01/26	434892	202610	320	53800-45507				*	2,373.46		
			OCT JANITORIAL SERVICES										
		10/01/26	434892	202610	320	53800-45505				*	3,244.65		
			OCT POOL MAINTENANCE										
		10/01/26	434892	202610	320	53800-45518				*	4,617.26		
			OCT MAINTENANCE TECHS										
		10/01/26	434892	202610	320	53800-45503				*	7,286.79		
			OCT FACILITY ATTENDANTS										
		10/01/26	434892	202610	320	53800-45515				*	5,961.91		
			OCT FACILITY MONITORS										
		10/01/26	434892	202610	320	53800-45210				*	300.42		
			OCT MOBILE APP										
									VESTA PROPERTY SERVICES INC			45,715.13	007767
10/08/26	00252	9/30/26	435166	202609	320	53800-45501				*	5,876.84		
			SEP26 LIFEGUARDS										
									VESTA PROPERTY SERVICES INC			5,876.84	007768
10/08/26	00382	9/22/26	1269060	202609	320	53800-46210				*	3,175.00		
			DEAD PINE TREE REMOVAL										
									YELLOWSTONE LANDSCAPE			3,175.00	007769
10/20/26	00216	10/06/26	218468	202610	320	53800-44200				*	495.00		
			RPLED MISSING TILE-MEN RR										
									ALL WEATHER CONTRACTORS INC			495.00	007770

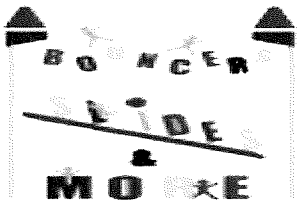
*** CHECK DATES 10/01/2026 - 10/31/2026 *** DURBIN CROSSING - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/20/26	00439	10/07/26	48002	202610	320-53800-44300			*	400.00		
			(50) ACCESS CARDS								
							DYNAMIC SECURITY PROFESSIONALS INC			400.00	007771
10/20/26	00439	10/14/26	48015	202610	320-53800-44200			*	185.00		
			PULLED VIDEO/FLASH DRIVE								
							DYNAMIC SECURITY PROFESSIONALS INC			185.00	007772
10/20/26	00021	10/01/26	554	202610	310-51300-34000			*	5,197.25		
			OCT MANAGEMENT FEES								
		10/01/26	554	202610	310-51300-55000			*	101.25		
			OCT WEBSITE ADMIN								
		10/01/26	554	202610	310-51300-35100			*	151.92		
			OCT INFORMATION TECH								
		10/01/26	554	202610	310-51300-32500			*	1,519.00		
			OCT IMPACT COLLECTION FEE								
		10/01/26	554	202610	310-51300-31300			*	730.00		
			OCT DISSEMINATION SVCS								
		10/01/26	554	202610	310-51300-51000			*	.72		
			OFFICE SUPPLIES								
		10/01/26	554	202610	310-51300-42000			*	287.01		
			POSTAGE								
		10/01/26	554	202610	310-51300-42500			*	31.20		
			COPIES								
		10/01/26	554	202610	310-51300-41000			*	55.41		
			TELEPHONE								
							GOVERNMENTAL MANAGEMENT SERVICES			8,073.76	007773
10/20/26	00021	10/08/26	555	202610	310-51300-31700			*	5,732.00		
			FY27 ASSESSMENT ROLL CERT								
							GOVERNMENTAL MANAGEMENT SERVICES			5,732.00	007774
10/20/26	00480	10/08/26	14199473	202610	320-53800-44200			*	1,375.00		
			CHAIN LINK FENCE INSTALL								
							TOP RAIL FENCE JACKSONVILLE			1,375.00	007775
10/20/26	00066	10/13/26	62287743	202610	320-53800-45513			*	86.35		
			OCT PEST CONTROL NORTH								
							TURNER PEST CONTROL			86.35	007776
10/20/26	00066	10/13/26	62287794	202610	320-53800-45513			*	166.05		
			OCT MOSQUITO SRVCS NORTH								
							TURNER PEST CONTROL			166.05	007777
10/20/26	00354	8/31/26	12876693	202608	320-53800-44200			*	252.00		
			FLITER INSPECTION/CHANGE								
							WEATHER ENGINEERS INC			252.00	007778

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/20/26	00382	10/01/26	1281043	202610	320-53800-46200			*	49,709.07		
			OCT LANDSCAPE MAINTENANCE								
							YELLOWSTONE LANDSCAPE			49,709.07	007779
10/20/26	00402	10/13/26	4217	202609	310-51300-31100			*	277.50		
			SEP ENGINEERING SERVICES								
							YURO & ASSOCIATES LLC			277.50	007780
10/28/26	00241	10/23/26	837138	202610	320-53800-44200			*	1,477.62		
			(6)DOG WASTE ROLL BAGS								
		10/23/26	837138	202610	320-53800-44200			*	281.91		
			(3)DOG STATION CAN LINERS								
							DOG WASTE DEPOT			1,759.53	007781
10/28/26	00275	10/01/26	1140	202610	320-53800-47100			*	8,888.59		
			HOLIDAY LIGHTS DEPOSIT								
							A BEAUTIFUL LIFE ENTERPRISES LLC			8,888.59	007782
10/28/26	00382	10/19/26	1291039	202610	320-53800-46400			*	1,317.48		
			MAINLINE REPAIR-LONGLEAF								
							YELLOWSTONE LANDSCAPE			1,317.48	007783
10/28/26	00382	10/19/26	1291040	202610	320-53800-46400			*	797.19		
			MAINLINE REPAIR-S.DURBIN								
							YELLOWSTONE LANDSCAPE			797.19	007784
10/28/26	00382	10/19/26	1291041	202610	320-53800-46400			*	811.23		
			MAINLINE REPAIR-N.DURBIN								
							YELLOWSTONE LANDSCAPE			811.23	007785
10/28/26	00382	10/19/26	1291042	202610	320-53800-46400			*	852.48		
			MAINLINE REPAIR-TOLLERTON								
							YELLOWSTONE LANDSCAPE			852.48	007786
10/29/26	00370	10/23/26	3831746	202609	310-51300-31500			*	6,337.25		
			SEP26 GENERAL COUNSEL								
							KUTAK ROCK LLP			6,337.25	007787

TOTAL FOR BANK A 163,909.87

TOTAL FOR REGISTER 163,909.87



Bouncers, Slides, and More Inc.
1915 Bluebonnet Way
Fleming Island, FL
32003

Invoice

Date: October 24th, 2026

Invoice Number: 10242026.29

Name / Address
Attn: Kate Smith
Durbin Crossing
475 West Town Place Suite 114
St. Augustine, FL 32092

Additional Details:

Approved by: Kate Smith
Approved on: 10/1/2026
GL CODE: 001.320.53800.45511

	Description	Quantity	Rate	Discount %	Extended	
1	Haunted House (3 hr. engagement)	1	$5,999.00		$5,150.00	
2	Full Build out					
3	Full Staffing					
4	Take Down/Removal					
5	Axe throwing	1	$250.00		$200.00	
6	Football Toss	1	$250.00		$200.00	
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
Comments:		**Subtotal**			$5,550.00	
		Sales Tax (0.0%)			n/a	
		Total			$5,550.00	

RECEIVED
By Tara Lee at 8:43 am, Oct 02, 2026

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

Approved by: Kate Smith
Approved on: 10/7/2026
GL CODE: 001.320.53800.45511

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

RECEIVED
By Tara Lee at 3:31 pm, Oct 07, 2026

Invoice

Bill to

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

Invoice #
42958-000034

PO #
PoolParty1026

Date issued
Sep 19, 2026

Next payment due
Oct 12, 2026

SERVICE INFO	QTY	UNIT	UNIT PRICE	TOTAL
$450 Event 3 hours	1		$450	**$450**
Repeat Customer Discount $100 $100 Discount	1		-$100	**-$100**

Subtotal	$350
Total (USD)	**$350**

PAYMENT SCHEDULE

AMOUNT	DUE DATE	PAYMENT DATE	PAYMENT #	STATUS
$350	Oct 12, 2026		#000034-001	Upcoming

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

Approved by: Kate Smith
Approved on: 10/7/2026
GL CODE: 001.320.53800.45511

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

RECEIVED
By Tara Lee at 3:34 pm, Oct 07, 2026

Invoice

Bill to

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

Invoice #
42958-000036

PO #
HalloweenPart2426

Date issued
Sep 19, 2026

Next payment due
Oct 19, 2026

SERVICE INFO	QTY	UNIT	UNIT PRICE	TOTAL
$450 Event 3 hours	1		$450	**$450**
Repeat Customer Discount $100 $100 Discount	1		-$100	**-$100**

Subtotal	$350
Total (USD)	**$350**

PAYMENT SCHEDULE

AMOUNT	DUE DATE	PAYMENT DATE	PAYMENT #	STATUS
$350	Oct 19, 2026		#000036-001	Upcoming

Invoice

Florida Waterways, Inc.
3832-010 Baymeadows Road
PMB 379
Jacksonville, FL 32217
Melissa Schwartz
melissa@floridapond.com
(904) 801 - 5253 ext. 2

Date: 10/01/2026
Invoice No.: 206472
Due Date: 10/31/2026

DURBIN CROSSING COMMUNITY DEVELOPMENT
DISTRICT
475 West Town Place, Suite 114
St. Augustine, Florida 32092

Qty	Item	Description	Unit Price	Total
1	Recuring Monthly Service	Aquatic Weed and Algae Control	$4,425.00	$4,425.00

Zach Davidson
Approved 10/6/2026
Lake maintenance
1.320.53800.46800

Total $4,425.00
Balance Due $4,425.00

Please contact us for more information about payment options.

RECEIVED
By Tara Lee at 8:21 am, Oct 07, 2026

Thank you for your business.

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



September 28, 2026

RECEIVED
By Tara Lee at 3:03 pm, Sep 29, 2026

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

Invoice No. 3815780
6123-1

Re: General

For Professional Legal Services Rendered

08/13/26	M. Eckert	0.20	79.00	Confer with Laughlin; research video recording in gym
08/24/26	M. Eckert	9.20	3,634.00	Prepare for, travel to and attend board meeting; return travel; meeting follow up
08/25/26	S. Biggerstaff	0.70	129.50	Prepare termination of pond maintenance contract with SOLitude
08/25/26	M. Eckert	0.20	79.00	Confer with Davidson and research electrical bid threshold
08/27/26	M. Eckert	0.50	197.50	Review draft minutes and provide comments; prepare Experts in Slides agreement; research corporate status; draft SOLitude termination; draft agreement with Florida Waterways

TOTAL HOURS 10.80

TOTAL FOR SERVICES RENDERED $4,119.00

DISBURSEMENTS

Meals 19.00

Travel Expenses	159.76	
TOTAL DISBURSEMENTS		178.76
TOTAL CURRENT AMOUNT DUE		$4,297.76

My Clean Roof

INVOICE

Date: 9/30/26
INVOICE #691

To Vesta

Date completed	Job	Payment Terms	Due Date
	Durbin Crossing		

	1) Pressure washed 3 bike pads 2) Pressure washed 3 sidewalks and curbs at Lauriston Drive, Saddlestone Drive, Sanctuary Drive 3) Pressure washed 5 main entrances, towers, and signs 4) Pressure washed both Palisades entrance signs 5) Pressure washed 3 roundabouts and curbing 6) Soft washed the fabric shades at the playground and rinse off playground equipment underneath the shades 7) Pressure washed median curbing at 32 Cloisterbane Dr and 100 Woodcross Dr		$2250.00

	Zach Davidson Approved 9/30/2026 Pressure washing 1.320.53800.45519 ***RECEIVED*** ***By Tara Lee at 12:16 pm, Oct 06, 2026***		
		Total	$2250.00

Make all checks payable to My Clean Roof

Thank you for your business!

My Clean Roof 4771 Harpers Ferry Lane Jax FL 32257 Phone: 904-210-6342 James@mycleanroof.us

Approved by: Kate Smith
Approved on: 9/30/26
GL CODE: 001.320.53800.45511

Invoice #101726
Bill to:
Durbin Crossing CDD
C/O Governmental Management Services
475 W. Town Place Suite 114
St Augustine, FL 32092

RECEIVED
By Tara Lee at 8:41 am, Oct 02, 2026

Event Site:
145 South Durbin Pkwy032259
October 17, 2026
7:00 - 10:00 pm
Service for 80 guests

2 bartenders
All bar glassware
All mixer products for specialty drinks
Assorted soft drinks (coke, diet coke, sprite, ginger–ale and bottled water)
Garnish
Coolers and ice
Delivery, service, breakdown and clean up
General Liability and Liquor Liability Insurance

Total For All Above Goods and Service.....$675.00

Customer is responsible for purchase and delivery of all liquor, wine and beer

Gratuity not included

Please Make Check Payable To:
Oliv'r Twist
647 Casablanca Road
Jacksonville, FL 32216
(904) 241-6858
stancason@bellsouth.net

poolsure
AN AQUASOL COMPANY

Invoice

Date 10/1/2026
Invoice# 131295637782

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

Terms	Net 20
Due Date	10/21/2026
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

Item	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	$1,104.57
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	$27.61

RECEIVED
By Tara Lee at 7:18 am, Sep 17, 2026

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

Click Here to Pay Now

131295637782

poolsure
AN AQUASOL COMPANY

Invoice

Date 10/1/2026
Invoice# 131295637783

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

Terms	Net 20
Due Date	10/21/2026
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

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

Subtotal	$2,128.17
Tax	$0.00
Total	$2,128.17
Amount Paid/Credit Applied	$0.00
Balance Due	$2,128.17

Zach Davidson
Approved 9/16/26
Pool Chemicals
1.320.53800.45510

Click Here to Pay Now

RECEIVED
By Tara Lee at 7:18 am, Sep 17, 2026

131295637783

Service Slip/Invoice

Turner Pest Control
turnerpest.com

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

INVOICE:	622877433
DATE:	10/05/2026
ORDER:	622877433

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
10/05/2026	08:45 AM	MICE, RATS			08:45 AM

Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	10/05/2026			09:26 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 10/6/2026
Pest Control
1.320.53800.45513

RECEIVED
By Tara Lee at 3:50 pm, Oct 06, 2026

TECHNICIAN SIGNATURE

T
CUSTOMER SIGNATURE

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

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

Service Slip/Invoice

Turner Pest Control
turnerpest.com

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

INVOICE:	622877942
DATE:	10/05/2026
ORDER:	622877942

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
10/05/2026	08:47 AM	MOSQUITO			08:47 AM

Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	10/05/2026			09:25 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**

Approved
Zach Davidson 10/6/26
Pest Control
1.320.53800.45513

TECHNICIAN SIGNATURE

T
CUSTOMER SIGNATURE

RECEIVED
By Tara Lee at 3:50 pm, Oct 06, 2026

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

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

USA TODAY CO.

LocaliQ

ACCOUNT NAME		ACCOUNT #	INV DATE
Durbin Crossing / Gms		764133	09/30/26
INVOICE #	**INVOICE PERIOD**	**CURRENT INVOICE TOTAL**	
0007908352	Sep 1- Sep 30, 2026	$180.80	
PREPAY (Memo Info)	**UNAPPLIED (included in amt due)**	**TOTAL CASH AMT DUE***	
$0.00	$0.00	**$180.80**	

BILLING ACCOUNT NAME AND ADDRESS

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

PAYMENT DUE DATE: OCTOBER 31, 2026

Legal Entity: USA TODAY Media Corp.
Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.
All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@usatodayco.com | **FEDERAL ID** 47-2390983

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

Date	Description	Amount
9/1/26	Balance Forward	$214.16
9/21/26	PAYMENT - THANK YOU	-$214.16

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
9/17/26	12595965	SAG St Augustine Record	September Meeting	September Meeting	$83.60
9/17/26	12629035	SAG St Augustine Record	Annual Schedule		$97.20

RECEIVED
By Tara Lee at 11:45 am, Oct 05, 2026

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

Total Cash Amount Due	$180.80
Service Fee 3.99%	$7.21
*Cash/Check/ACH Discount	-$7.21
*Payment Amount by Cash/Check/ACH	$180.80
Payment Amount by Credit Card	$188.01

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Durbin Crossing / Gms		764133		0007908352		
CURRENT DUE	**30 DAYS PAST DUE**	**60 DAYS PAST DUE**	**90 DAYS PAST DUE**	**120+ DAYS PAST DUE**	**UNAPPLIED PAYMENTS**	**TOTAL CASH AMT DUE***
$180.80	$0.00	$0.00	$0.00	$0.00	$0.00	**$180.80**

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 $188.01

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

0000764133000000000000079083520001808067178

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 09/17/2026
SAG staugustine.com 09/17/2026

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 09/17/2026

Legal Clerk

Notary, State of WI, County of Brown

8-21-30

My commission expires

Publication Cost:	$83.60	
Tax Amount:	$0.00	
Payment Cost:	$83.60	
Order No:	12595965	# of Copies:
Customer No:	764133	1
PO #:	September Meeting	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NICOLE JACOBS
Notary Public
State of Wisconsin

DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF BOARD OF SUPERVISORS MEETING

Notice is hereby given that the Board of Supervisors ("**Board**") of the Durbin Crossing Community Development District ("**District**") will hold a regular meeting on Monday, September 28, 2026 at 6:00 p.m. at the Durbin Crossing South Amenity Center located at 145 South Durbin Parkway, St. Johns, Florida 32259, where the Board may consider any business that may properly come before it ("**Meeting**").

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

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

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

Daniel Laughlin
District Manager

USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

Saint Augustine FL 32092

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a 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 09/17/2026
SAG staugustine.com 09/17/2026

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 09/17/2026

Legal Clerk

Notary, State of WI, County of Brown

8-21-30

My commission expires

Publication Cost:	$97.20	
Tax Amount:	$0.00	
Payment Cost:	$97.20	
Order No:	12629035	# of Copies:
Customer No:	764133	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NICOLE JACOBS
Notary Public
State of Wisconsin

NOTICE OF MEETINGS
DURBIN CROSSING
COMMUNITY DEVELOPMENT DISTRICT

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

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

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Daniel Laughlin
District Manager

Vesta

Invoice

Invoice #	434892
Date	10/01/2026
Terms	Net 30
Due Date	10/31/2026
Memo	Monthly Fees

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

Bill To

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

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

Thank you for your business.

Total 45,715.13

RECEIVED
By Tara Lee at 8:19 am, Oct 01, 2026

Vesta

Invoice

Invoice #	435166
Date	09/30/2026
Terms	Net 30
Due Date	10/30/2026
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 Sept.	237.64	24.73	5,876.84

Thank you for your business.

Total 5,876.84

RECEIVED
By Tara Lee at 11:51 am, Oct 05, 2026

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1269060	9/22/2026
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 22, 2026

Invoice Amount: $3,175.00

Description	Current Amount
Dead Pine Fellings and Removal	
Tree Removal	$3,175.00

RECEIVED
By Tara Lee at 8:38 am, Oct 05, 2026

Invoice Total **$3,175.00**

Zach Davidson
Approved 10/2/26
Landscape Contingency
1.320.53800.46210

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

AllWeather
CONTRACTORS

Invoice

Date:	Invoice #:
10/6/2026	218468

1702 Lindsey Road
Jacksonville, FL 32221-6791
Office 904-781-7060

Bill To

Durbin Crossing CDD
475 West Town Place
Vesta Property Services
Suite 114
St Augustine, FL 32092

Email	Terms
Zdavidson@vestapropertyservices.com	Due Upon Receipt

Work Performed At

Durbin Crossing CDD
145 S Durbin Pkwy
Amenities Center
St. Johns, FL 32259
Zach

Purchase Order	Rep	Work Order
	PM ANTONIO ROLAND	293520

Item	Description	Amount
	Final Billing Replaced missing (1) 12x12 tile that is missing or damaged below mens bathroom urinal. Tile was be provided by management. Tile was grouted to a color as close as possible to match existing. If any other tiles were broken while doing repair a change order will be sent. Cleaned up and hauled off any debris.	$495.00

Zach Davidson
Approved 10/8/26
Repairs&Replacements
1.320.53800.~~44300~~
44200 TRL

RECEIVED
By Tara Lee at 1:15 pm, Oct 09, 2026

If paying by credit card, a 3% surcharge will be added. Total due will be $509.85

ALL WORK WAS INSPECTED AND PERFORMED IN A PROFESSIONAL MANNER. All material is guaranteed to be as specified, and the above work was completed in a substantial workmanlike manner. This is a full invoice due and payable by above due date in accordance with our agreement. Late charges will be assessed thereafter due date listed above at a rate of 1.5% per month. All disputes are to be submitted in writing by mail, fax or email within 30 days from invoice date. Paying by credit card is subject to a 3% surcharge. You further agree to waive any right to jury trial in any action relating to these services or the payment thereof. In any action to collect past due amounts, customer shall pay all reasonable attorney's fees incurred.

Subtotal:	$495.00
Sales Tax:	$0.00
Invoice Total:	$495.00
Payments and Credits:	$0.00
Total Due:	$495.00

Dynamic Security Professionals, Inc.

P.O. Box 23861
Jacksonville, FL 32241
EF0001108

Invoice

Date	Invoice #
10/7/2026	48002

Bill To	Location
Durbin Crossing CDD 475 West Town Place Suite 114 St. Augustine, FL 32092	Durbin Crossing South Amenity 145 S. Durbin Parkway St. Johns, FL 32259

P.O. No.	Terms
Zach Davidson	Due on receipt

Quantity	Description	Rate	Amount
50	26 Bit Proximity Cards for Access Control System (dropped off to site)	8.00	400.00

Zach Davidson
Approved 10/8/26
Recreational Passes
1.320.53800.44300

Thank you for your business.

Subtotal	$400.00
Sales Tax (6.5%)	$0.00
Total	$400.00
Payments/Credits	$0.00
Balance Due	$400.00

RECEIVED
By Tara Lee at 1:08 pm, Oct 09, 2026

Dynamic Security Professionals, Inc.

P.O. Box 23861
Jacksonville, FL 32241
EF0001108

Invoice

Date	Invoice #
10/14/2026	48015

Bill To	Location
Durbin Crossing CDD 475 West Town Place Suite 114 St. Augustine, FL 32092	Durbin Crossing North Amenity 730 N. Durbin Parkway St. Johns, Florida 32259

P.O. No.	Terms
Zach	Due on receipt

Quantity	Description	Rate	Amount
1	Pull video footage off of North Amenities Recorder of incident that occurred on 10-12-2026. Left flash drive onsite for pickup.	85.00	85.00
1	Trip Fee	85.00	85.00
1	32Gb Scan Disk Flash Drive	15.00	15.00

Zach Davidson
Approved 10/16/26
Repairs&Replacements
1.320.53800.44200

Thank you for your business.

Subtotal	$185.00
Sales Tax (6.5%)	$0.00
Total	$185.00
Payments/Credits	$0.00
Balance Due	$185.00

RECEIVED
By Tara Lee at 2:31 pm, Oct 19, 2026

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

Invoice

Invoice #: 554
Invoice Date: 10/1/26
Due Date: 10/1/26
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 - October 2026		5,197.25	5,197.25
Website Administration - October 2026		101.25	101.25
Information Technology - October 2026		151.92	151.92
Impact Fee Collection Administration - October 2026		1,519.00	1,519.00
Dissemination Agent Services - October 2026		730.00	730.00
Office Supplies		0.72	0.72
Postage		287.01	287.01
Copies		31.20	31.20
Telephone		55.41	55.41

RECEIVED
By Tara Lee at 1:10 pm, Oct 09, 2026

Total	$8,073.76
Payments/Credits	$0.00
Balance Due	$8,073.76

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

Invoice

Invoice #: 555
Invoice Date: 10/8/26
Due Date: 10/8/26
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Assessment Roll Certification - FY 2027		5,732.00	5,732.00

Total	$5,732.00
Payments/Credits	$0.00
Balance Due	$5,732.00

RECEIVED
By Tara Lee at 9:37 am, Oct 18, 2026

Top Rail Fence Jacksonville
255 Rivertown Shops Dr
Suite 102 - 179
Saint Johns, FL 32259
https://toprailfences.com/jackso
(904) 895-5444

Invoice

TOP RAIL FENCE

Zach Davidson - Durbin
Durbin Crossing CDD
475 W. Town Place
Suite 114
St. Augustine, FL 32092

Invoice #	I4199473
Invoice Date	10/6/2026
Amount Due	$1,375.00

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

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

Terms
Due upon receipt. Finance charges may accrue.

Zach Davidson
Approved 10/12/26
Repairs&Replacements
1.320.53800.44200

RECEIVED
By Tara Lee at 9:34 am, Oct 18, 2026

Service Slip/Invoice

Turner Pest Control
turnerpest.com

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

INVOICE:	622877432
DATE:	10/13/2026
ORDER:	622877432

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

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

Work Date	Time	Target Pest	Technician		Time In
10/13/2026	12:25 PM				12:25 PM

Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	10/13/2026			12:36 PM

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 10/14/2026
Pest Control
1.320.53800.45513

RECEIVED
By Tara Lee at 10:03 am, Oct 18, 2026

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

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

Service Slip/Invoice

Turner Pest Control
turnerpest.com

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

INVOICE:	622877943
DATE:	10/13/2026
ORDER:	622877943

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
10/13/2026	12:24 PM	MOSQUITO			12:24 PM

Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	10/13/2026			12:37 PM

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 10/14/26
Pest Control
1.320.53800.45513

RECEIVED
By Tara Lee at 10:02 am, Oct 18, 2026

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

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

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

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

Invoice 128766939
Invoice Date 8/31/2026
Completed Date 8/31/2026
Customer PO #
Payment Term NET60
Due Date 10/30/2026

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

JOB ADDRESS
Durbin Crossing CDD
730 North Durbin Parkway
St Johns, FL 32259 USA

DESCRIPTION OF WORK

Performed quarterly inspection per agreement w/ Weather Engineers, cleaned drains + changed filters & checked overall system operations.

North Building AHU/CU: On arrival for PM, found the auxiliary pan almost full of condensate. This is due to long run times with the air handler being in an unconditioned space + the internal insulation being compromised of its r-value. Removed excess water and will continue to monitor over next couple of PM's, as this has been an issue in the past. If this continues, recommend adding a separate drain to the janitors closet from the secondary pan.

SERVICES

DESCRIPTION	QTY	PRICE	TOTAL
Quarterly filter change and inspection.	1.00	$252.00	$252.00

SUB-TOTAL DISC & FEES	
SUB-TOTAL	$252.00
TOTAL DUE	$252.00
PAYMENT	$0.00
BALANCE DUE	$252.00

Zach Davidson
Approved 10/8/26
Repairs&Replacements
1.320.53800.~~44300~~
44200 TRL

Thank you for choosing WEATHER ENGINEERS, INC

CUSTOMER AUTHORIZATION

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

Sign here

Date **8/31/2026**

Print name **Zach Davidson**

RECEIVED
By Tara Lee at 1:20 pm, Oct 09, 2026

CUSTOMER ACKNOWLEDGEMENT

I have inspected all of the work done by Mitchell Pierce. I find that all work has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work

YELLOWSTONE LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1281043	10/1/2026
TERMS	**PO NUMBER**
Net 30	

Bill To:

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

Property Name: Durbin Crossing CDD

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: October 31, 2026

Invoice Amount: $49,709.07

Description	Current Amount
Monthly Landscape Maintenance October 2026	$49,709.07

Invoice Total **$49,709.07**

RECEIVED
By Tara Lee at 8:38 am, Oct 05, 2026

Zach Davidson
Approved 10/2/26
Landscaping Maintenance
1.320.53800.46200

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 #
10/13/26	4217

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 - September Engineering			
CDD Durbin...	9/28/26	CDD meeting	1.5	185.00	277.50

Total **$277.50**

RECEIVED
By Tara Lee at 9:50 am, Oct 18, 2026

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

DOG WASTE DEPOT

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

Invoice

Date	Invoice #
10/23/2026	837138

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

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

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

ORDER#:	Rep	Ship Date	Via	Terms	PO#:	3RD Party Payment C...
B Phone Zach	DWD	10/23/2026	FEDEX	Net 30		

Quantity	Item Code	Description	Price Each	Amount
6	DEPOT-001-30	Dog Waste Roll Bag 30 roll case (6000 bags)	246.27	1,477.62T
3	DEPOT-002	DOG STATION CAN LINERS CASE 200	93.97	281.91T
	Shipping	Shipping	0.00	0.00
1	Shipping	Master Tracking Number: 547811546750	0.00	0.00

Zach Davidson
Approved 10/23/26
Repairs&Replacements
1.320.53800.44200

RECEIVED
By Tara Lee at 10:51 am, Oct 23, 2026

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

FED ID# 27-4523962

Subtotal	$1,759.53
Sales Tax (0.0%)	$0.00
Total	$1,759.53
Payments	$0.00
Balance Due	$1,759.53

INVOICE

A Beautiful Life Enterprises LLC
52 Tuscan Way Ste 202-349
Saint Augustine, FL 32092

holidayandeventlights@gmail.com
+1 (904) 679-1150

M&G HOLIDAY LIGHTING

Bill to
Durbin Crossing CDD
145 S. Durbin Parkway
St. Johns, Fl 32259

zdavidson@vestapropertyservices.com
Phone number: (904) 230-2011
Mobile number: (904) 536-1088

zdavidson@vestapropertyservices.com
Phone number: (904) 230-2011

Ship to
Zach Davidson
Durbin Crossing CDD
145 S. Durbin Parkway
St. Johns, Fl 32259

Invoice details
Invoice no.: 1140
Terms: Net 30
Invoice date: 10/01/2026
Due date: 10/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Holiday Lighting Reinstall**	Reinstall C7 WW LED lights on North Pole roof/gutter line	0.51	$1,292.00	$658.92
2.		**Holiday Lighting Reinstall**	Reinstall WW mini lights to 2 palms in front of North Pole and rehang 48" wreath above entrance	0.51	$225.00	$114.75
3.		**Holiday Lighting Reinstall**	Reinstall 9 palm trees wraps (11 feet high) around the entrance drive and curve entering parking lot of the South Pole.	0.51	$750.00	$382.50
4.		**Holiday Lighting Reinstall**	Reinstall C7 WW LED lights on South Pole roof/gutter line	0.51	$2,244.00	$1,144.44
5.		**Holiday Lighting Reinstall**	Reinstall pre-lit 72" wreath above archway at South Pole	0.51	$125.00	$63.75
6.		**Holiday Lighting Reinstall**	Reinstall 14 palm tree wraps (20 feet high) at the main intersection.	0.51	$1,300.00	$663.00

8.	**Holiday Lighting Reinstall**	Reinstall 4 WW 5' snowflakes. 1 at each tower at main intersection	0.51	$1,400.00	$714.00
9.	**Holiday Lighting Reinstall**	Reinstall 5th tower with 3 48" wreaths with red bows, C7 WW lights and pre-lit garland	0.51	$300.00	$153.00
10.	**Holiday Lighting Reinstall**	Reinstall C7 WW lights in nubbin	0.51	$80.00	$40.80
11.	**Holiday Lighting Reinstall**	Reinstall 4 palm tree wraps ground to husk at monument at intersection of Long Leaf Pine and St Johns Parkway.	0.51	$250.00	$127.50
12.	**Holiday Lighting Reinstall**	Reinstall monument 4 wreaths and garland at intersection of Long Leaf Pine and St Johns Parkway.	0.51	$225.00	$114.75
13.	**Holiday Lighting Reinstall**	Reinstall 2 palm tree wrap to 11' on pool deck	0.51	$150.00	$76.50
14.	**New Product**	Two new 48" warm white lit wreaths with 18" red canvas bows. Product is for the 5th tower.	0.51	$748.60	$381.79
15.	**New Product**	New warm white minis for 14 palms in four way intersection	0.51	$4,984.00	$2,541.84
16.	**Equipment Charge**	Boom rental for install and removal	0.51	$600.00	$306.00
17.	**Miscellaneous Wire, Plugs, Supplies, Etc**	Miscellaneous supplies	0.51	$320.00	$163.20
18.	**Services**	St Johns County Sheriff traffic safety service	0.51	$210.00	$107.10
19.	**Take Down**	Removal of lights and decor at end of season	0.51	$825.00	$420.75
20.	**Storage**	Storage of product until season 2027	0.51	$600.00	$306.00
				Total	**$8,888.59**

Ways to pay

VISA DISCOVER BANK PayPal venmo affirm

View and pay

Zach Davidson
Approved 10/8/26
Holiday Decor
1.320.53800.47100

RECEIVED
By Tara Lee at 8:45 am, Oct 22, 2026

YELLOWSTONE

INVOICE

Invoice Number	1291039
Invoice Date	10/19/2026
Due Date	11/18/2026
Terms	Net 30
PO Number	
Customer #	740055

REMIT TO:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

BILL TO:

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

SERVICE LOCATION:

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

DESCRIPTION	AMOUNT
Mainline repair on Longleaf Pine across from school	$1,317.48

Zach Davidson
Approved 10/20/2026
Irrigation Repairs
1.320.53800.46400

RECEIVED
By Tara Lee at 10:52 am, Oct 23, 2026

Subtotal	$1,317.48
Tax	$0.00
INVOICE TOTAL	$1,317.48

Should you have any questions or inquiries please call **904-268-2626.**

Past due balances may be subject to additional late fees and interest charges.

YELLOWSTONE

INVOICE

Invoice Number	1291040
Invoice Date	10/19/2026
Due Date	11/18/2026
Terms	Net 30
PO Number	
Division Job #	748937

REMIT TO:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

BILL TO:

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

SERVICE LOCATION:

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

DESCRIPTION	AMOUNT
Mainline repair ******145 S. Durbin Pkwy.******	$797.19

Zach Davidson
Approved 10/20/2026
Irrigation Repairs
1.320.53800.46400

RECEIVED
By Tara Lee at 10:51 am, Oct 23, 2026

Subtotal	$797.19
Tax	$0.00
INVOICE TOTAL	$797.19

Should you have any questions or inquiries please call **904-268-2626.**

Past due balances may be subject to additional late fees and interest charges.

YELLOWSTONE

INVOICE

Invoice Number	1291041
Invoice Date	10/19/2026
Due Date	11/18/2026
Terms	Net 30
P.O. Number	
Responsibility	748948

REMIT TO:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

BILL TO:

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

SERVICE LOCATION:

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

DESCRIPTION	AMOUNT
Mainline repair******N. Durbin Pkwy and Veterans Pkwy.******	$811.23

Zach Davidson
Approved 10/20/2026
Irrigation Repairs
1.320.53800.46400

RECEIVED
By Tara Lee at 10:52 am, Oct 23, 2026

Subtotal	$811.23
Tax	$0.00
INVOICE TOTAL	$811.23

Should you have any questions or inquiries please call **904-268-2626.**

Past due balances may be subject to additional late fees and interest charges.

YELLOWSTONE

INVOICE

Invoice Number	1291042
Invoice Date	10/19/2026
Due Date	11/18/2026
Terms	Net 30
P.O. Number	
Customer ID	752896

REMIT TO:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

BILL TO:

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

SERVICE LOCATION:

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

DESCRIPTION	AMOUNT
Mainline repair on Longleaf near Tollerton	$852.48

Zach Davidson
Approved 10/20/2026
1.320.53800.46400

RECEIVED
By Tara Lee at 10:51 am, Oct 23, 2026

Subtotal	$852.48
Tax	$0.00
INVOICE TOTAL	$852.48

Should you have any questions or inquiries please call **904-268-2626.**

Past due balances may be subject to additional late fees and interest charges.

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

October 23, 2026

N [redacted]

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 2:53 pm, Oct 27, 2026

Invoice No. 3831746
6123-1

Re: General

For Professional Legal Services Rendered

09/01/26	S. Biggerstaff	0.50	92.50	Prepare agreement for slide repair and repainting
09/01/26	M. Eckert	0.40	158.00	Prepare slide painting contract
09/01/26	K. Haber	1.50	427.50	Correspond with Hogge regarding engineer's report and spending authority resolution; prepare supervisor's notebook
09/02/26	K. Haber	0.20	57.00	Revise supervisor notebook
09/03/26	M. Eckert	0.10	39.50	Confer with Laughlin
09/08/26	M. Eckert	0.10	39.50	Confer with Hogge
09/18/26	M. Eckert	0.30	118.50	Prepare for and attend agenda call
09/21/26	M. Eckert	0.30	118.50	Confer with Laughlin regarding Solitude letter; review agenda
09/22/26	M. Eckert	0.20	79.00	Research requirement to register with Florida Department of State
09/24/26	M. Eckert	0.10	39.50	Review and forward public records request
09/24/26	K. Haber	0.40	114.00	Prepare board meeting agenda memorandum

09/25/26	M. Eckert	0.30	118.50	Confer with Laughlin; review policies and emails; prepare for board meeting; confer with Pollicino
09/28/26	M. Eckert	10.40	4,108.00	Review amenity policies; review changes proposed by resident; review resident complaints; confer with Davidson; prepare for, travel to and attend board meeting; return travel; meeting follow up
09/30/26	M. Eckert	1.70	671.50	Follow up from board meeting; draft termination letter to 904 Tennis; review draft minutes and provide comments

TOTAL HOURS	16.50		
TOTAL FOR SERVICES RENDERED			$6,181.50
DISBURSEMENTS			
Travel Expenses		155.75	
TOTAL DISBURSEMENTS			155.75
TOTAL CURRENT AMOUNT DUE			$6,337.25

SIXTH ORDER OF BUSINESS

RESOLUTION 2027-02

WHEREAS, the Board of Supervisors, hereinafter referred to as the "Board", of the Durbin Crossing Community Development District, hereinafter referred to as "District", adopted General Fund and Capital Reserve Fund Budgets for Fiscal Year 2026, and

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

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

1. The General Fund Budget and Capital Reserve Fund Budget are hereby amended in accordance with Exhibit "A" attached.

2. This resolution shall become effective this 16th day of November, 2026 and be reflected in the monthly and Fiscal Year End 9/30/26 Financial Statements and Audit Report of the District.

Durbin Crossing
Community Development District

by: _____
Chairman / Vice Chairman

Attest:

by: _____
Secretary / Assistant Secretary

EXHIBIT A

Durbin Crossing
Community Development District
FY 2026 Budget Amendment
Statement of Revenues, Expenditures, and Changes in Fund Balance
General Fund

Description	Adopted FY 26 Budget	Increase/ (Decrease)	Amended FY 26 Budget	Actual 9/30/2026
Revenues				
Special Assessments - Tax Roll	$ 2,960,402	$ 52,145	$ 3,012,547	$ 3,012,547
Interest Income	20,000	11,582	31,582	31,582
Insurance Proceeds	-	12,626	12,626	12,626
Other Revenues	30,000	(15,588)	14,412	14,412
Total Revenues	**$ 3,010,402**	**$ 60,766**	**$ 3,071,168**	**$ 3,071,168**
Expenditures				
General & Administrative:				
Supervisor Fees	$ 12,000	$ -	$ 12,000	$ 11,400
FICA Taxes	918	-	918	872
Assessment Roll Administration	5,732	-	5,732	5,732
Engineering Fees	13,000	2,480	15,480	15,480
Dissemination Fees	8,253	100	8,353	8,353
Attorney Fees	50,000	8,891	58,891	58,891
Annual Audit	4,600	400	5,000	5,000
Trustee Fees	11,880	-	11,880	10,650
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
Postage	3,000	-	3,000	2,066
Printing & Binding	2,000	-	2,000	570
Insurance General Liability	9,550	(553)	8,997	8,997
Legal Advertising	2,000	-	2,000	1,324
Other Current Charges	700	-	700	26
Office Supplies	150	-	150	10
Dues, Licenses & Subscriptions	175	-	175	175
Total General & Administrative	**$ 204,857**	**$ 11,318**	**$ 216,175**	**$ 209,968**
Operations & Maintenance				
Amenity Center				
Insurance	$ 45,064	$ (3,684)	$ 41,380	$ 41,380
Repairs & Replacements	110,000	-	110,000	77,764
Recreational Passes	2,000	1,470	3,470	3,470
Office Supplies	5,000	-	5,000	3,954
Permit Fees	4,500	-	4,500	2,167
Utilities				
Water & Sewer	38,900	-	38,900	34,861
Electric	28,600	5,931	34,531	34,531
Cable/Phone/Internet	22,000	6,975	28,975	28,975
Security System	1,000	-	1,000	669

Durbin Crossing
Community Development District
FY 2026 Budget Amendment
Statement of Revenues, Expenditures, and Changes in Fund Balance
General Fund

Description	Adopted FY 26 Budget	Increase/ (Decrease)	Amended FY 26 Budget	Actual 9/30/2026
Amenity Center Management Contracts				
Managerial (Vesta)	263,168	-	263,168	263,168
Staffing (Vesta)	281,809	-	281,809	279,585
Lifeguards (Vesta)	101,135	-	101,135	100,760
Mobile App/Website (Vesta)	3,605	-	3,605	3,605
Refuse Service	11,500	2,254	13,754	13,754
Pool Chemicals	35,700	1,538	37,238	37,238
Special Events	50,000	-	50,000	47,305
Holiday Décor	20,000	-	20,000	18,310
Pest Control	8,000	-	8,000	7,890
Pressure Washing	9,000	-	9,000	3,953
Fitness Equip Maintenance	8,500	-	8,500	1,121
Total Amenity Center	**$ 1,049,481**	**$ 14,484**	**$ 1,063,965**	**$ 1,004,462**
Ground Maintenance:				
Electric	$ 10,000	$ -	$ 10,000	$ 8,787
Water & ReUse	325,000	-	325,000	221,614
Streetlighting	75,000	12,046	87,046	87,046
Lake Maintenance	57,289	-	57,289	57,120
Landscape Maintenance	579,135	-	579,135	579,135
Landscape Contingency	103,381	6,599	109,980	109,980
Mulch	65,000	2,200	67,200	67,200
Sod/Irrigation Replacement	450,000	-	450,000	446,897
Islesbrook Rd Sod Replacement	77,587	-	77,587	67,166
Fuel	900	123	1,023	1,023
Irrigation Repairs	35,000	-	35,000	24,835
Total Ground Maintenance	**$ 1,778,292**	**$ 20,967**	**$ 1,799,259**	**$ 1,670,803**
Total Expenses	**$ 3,032,629**	**$ 46,770**	**$ 3,079,399**	**$ 2,885,232**
Excess Revenues (Expenditures)	$ (22,227)	$ 13,995	$ (8,232)	$ 185,935
Other Financing Sources/(Uses)				
Transfer In	-	200,000	200,000	200,000
Transfer (Out)	-	(200,000)	(200,000)	(200,000)
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ -**	**$ -**
NET CHANGE IN FUND BALANCE	**$ (22,227)**	**$ 13,995**	**$ (8,232)**	**$ 185,935**
Fund Balance - Beginning	$ 22,227	$ (13,995)	$ 8,232	$ 600,979
Fund Balance - Ending	$ -	$ -	$ -	$ 786,914

Durbin Crossing
Community Development District
FY 2026 Budget Amendment
Statement of Revenues, Expenditures, and Changes in Fund Balance
Capital Reserve Fund

Description	Adopted FY 26 Budget	Increase/ (Decrease)	Amended FY 26 Budget	Actual 9/30/2026
Revenues				
Capital Reserve Funding	$ -	$ -	$ -	$ -
Miscellaneous Revenue/Interest Income	32,075	476	32,551	32,551
Impact Fees	-	1,063	1,063	1,063
Total Revenues	**$ 32,075**	**$ 1,538**	**$ 33,613**	**$ 33,613**
Expenditures				
Capital Outlay	$ 200,000	$ (150,000)	$ 50,000	$ 27,000
Repair and Replacement	100,000	55,000	155,000	127,137
Irrigation Enhancement	43,487	(43,487)	-	-
Bollard/Rope Replacement	50,000	(50,000)	-	-
Exterior Door Enhancement	90,000	(90,000)	-	-
Other Current Charges	20,000	(15,000)	5,000	3,800
Total Expenditures	**$ 503,487**	**$ (293,487)**	**$ 210,000**	**$ 157,937**
Excess Revenues (Expenditures)	$ (471,412)	$ 295,025	$ (176,387)	$ (124,323)
Other Financing Sources/(Uses)				
Transfer In	-	200,000	200,000	200,000
Transfer (Out)	-	(200,000)	(200,000)	(200,000)
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ -**	**$ -**
NET CHANGE IN FUND BALANCE	**$ (471,412)**	**$ 295,025**	**$ (176,387)**	**$ (124,323)**
Fund Balance - Beginning	$ 1,425,358			$ 1,133,378
Fund Balance - Ending	$ 953,946			$ 1,009,055

SEVENTH ORDER OF BUSINESS

A.

Durbin Crossing CDD

Landscape Update for November 2026:

- **General Maintenance**
  - The crew has transitioned into the Winter schedule and activities.

- **Irrigation**
  - Monthly inspections & repairs are being completed by scope. The team has been performing general repairs, and mainline breaks as they have been discovered.

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

- **Projects**
  - Next rotation of annuals will be installed in December
  - 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) - Completed
  - One Japanese Blueberry at the corner of Longleaf/Islesbrook will be replaced the week of 10/19 (Warranty) - Completed
  - Enhancement at the North Amenities has been approved and scheduled for 11/20
  - Landscape enhancement for the entrance at Cloisterbane has been resubmitted

E.

1.

DURBIN CROSSING

General/Operations Manager's Report

Date of report 11-16-2026 *Submitted by:* ***Zach Davidson***

Tennis court light/pole replacements/No board action required: Lights were ordered on 11/16; they should arrive in January. Once they arrive, we will confirm with the electrician for dates for scheduling the installation, once we have the dates will announce the closures dates for the tennis courts to the community. They will start at South courts and then go to North courts.

North and South amenities tile/ floor cleaning/No board action required: Steamlux was out on 11/2, all bathrooms at North and South were steam cleaned and a slip resistance coating was applied to the all the floors as well. They also cleaned the social hall tile floor, north office carpet floor and the outdoor furniture on the South patio.

Community Mulching/No board action required: Community Mulching is still in progress.

Christmas lights install M&G/No board action required: Christmas light install is still in progress, garland and bow installation on monuments is scheduled to start the week of 11/16, this will be done in house by our maintenance staff.

Benches/concrete pads/No board action required: Assembling and installation of the community benches has begun. Project should be completed by the end of November.

North and South replacement doors/ stripping staining, sealing existing doors/No board action required: This work is still in progress.

Pressure washing/no board action required: All quoted pressure washing areas have been completed.

Florida waterways lake maintenance / No board action required: Florida waterways has started to treat and evaluate all 58 ponds. All pond concerns that have been sent over have been addressed. Below is the October pond report.
20261031 Florida Waterways Service Report - Durbin Crossing (1).pdf

FIELD OPERATIONS UPDATES / No Board action required:

- Pressure washing at North and South parking lot has been complete.
- One pavilion light at South was replaced week of 11/2.
- Phosphate and drain stain treatments at North and South pool have been done.
- Playground inspection at north and south was done week of 11/2, cracked and damaged swing saddle seat at South was ordered and replaced.
- North playground equipment has been pressure washed, also all graffiti has been removed or painted over.
- Ordered (4) new portal pickleball nets for North, will replace them when they arrive.
- Rented a lift week of 11/9, to change all burnt out light bulbs at the South tennis court.

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

zdavidson@vestapropertyservices.com



2.

Proposal #: 692303
Date: 4/17/2026
From: Richard Craig

Proposal for
Durbin Crossing CDD

Zach Davidson
Vesta Property Services
245 Riverside Ave
Suite 300
Jacksonville, FL 32202
zdavidson@vestapropertyservices.com

LOCATION OF PROPERTY

145 South Durbin Parkway
St. Johns, FL 32259

Entrance Redesign - Cloisterbane DR.

DESCRIPTION	QTY
Irrigation Check and Modifications	
Irrigation Labor	1
Irrigation Parts	1
Landscape Enhancement - Inbound	
Mobilization, Demo and Site Prep	1
Japanese Blueberry 45 Gal - 45 Gal Shrub Installation	3
Ligustrum Jack Frost 3 Gal - 3 Gal Flower Installation	25
Liriope Emerald Goddess 1 Gal - 1 Gal Flower Installation	26
Dwarf Oleander 3 Gal - 3 Gal Flower Installation	20
Dianella Variegated Flax 3 Gal - 3 Gal Flower Installation	18
Blue My Mind 1 Gal - 1 Gal Flower Installation	44
St. Augustine Sod (JX)	1
Bagged Brown Mulch 2CF (75/Pallet)	45
75/pallet	
Landscape Enhancement - Outbound	
Mobilization, Demo and Site Prep	1
Japanese Blueberry 45 Gal - 45 Gal Shrub Installation	3
Ligustrum Jack Frost 3 Gal - 3 Gal Flower Installation	21
Liriope Emerald Goddess 1 Gal - 1 Gal Flower Installation	26
Dwarf Oleander 3 Gal - 3 Gal Flower Installation	30
Dianella Variegated Flax 3 Gal - 3 Gal Flower Installation	24
Blue My Mind 1 Gal - 1 Gal Flower Installation	38

African Iris 3 Gal - 3 Gal Flower Installation	46
Ginger Variegated 3 Gal - 3 Gal Flower Installation	28
St. Augustine Sod (JX)	2
Bagged Brown Mulch 2CF (75/Pallet)	75

75/pallet



Terms and Conditions: Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

_____
Print Name/Title

Date _____

Durbin Crossing CDD

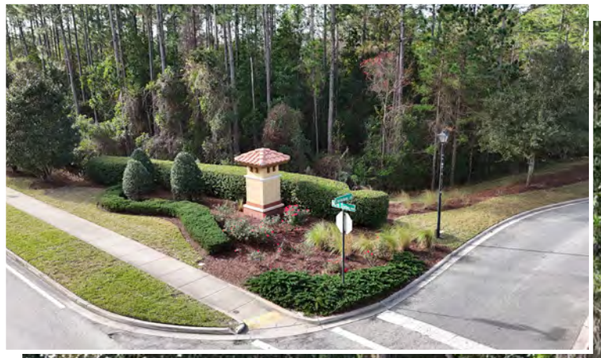
Subtotal	**$23,727.83**
Sales Tax	**$0.00**
Proposal Total	**$23,727.83**

THIS IS NOT AN INVOICE

CLOISTERBANE SIGN- DURBIN CROSSING

CLOISTERBANE DR.

ENTRANCE
ROSSANA REYNA | 02/05/2026



Conceptual Rendering: Plants depicted are in full bloom and at a mature stage.

All renderings, plans, drawings, designs, specifications, memoranda, or other similar documents created and/or prepared by Yellowstone Landscape shall be its sole and exclusive property.

YELLOWSTONE LANDSCAPE

CLOISTERBANE SIGN- DURBIN CROSSING

CLOISTERBANE DR.

ENTRANCE
ROSSANA REYNA | 02/05/2026



Conceptual Rendering: Plants depicted are in full bloom and at a mature stage.

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YELLOWSTONE LANDSCAPE

CLOISTERBANE SIGN- DURBIN CROSSING

CLOISTERBANE DR.

PLANT MATERIAL
ROSSANA REYNA | 02/05/2026

PLANT CATEGORY



Podocarpus Maki



Jack Frost Ligustrum



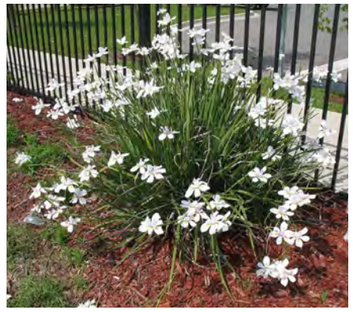
St. Augustine Sod



Dwarf Olenader



Liriope muscari



African Iris



Dianella Flax Lily



Blue my Mind



Variegated Ginger

Conceptual Rendering: Plants depicted are in full bloom and at a mature stage.

All renderings, plans, drawings, designs, specifications, memoranda, or other similar documents created and/or prepared by Yellowstone Landscape shall be its sole and exclusive property.

YELLOWSTONE LANDSCAPE

F.

DURBIN CROSSING

Amenity Manager's Report

Date of report 11/16/2026 *Submitted by: Jack Morrow*

South Gym Deep Cleaning Closure/No Board Action Required: The most recent Gym Deep Clean took place on Friday, November 6th. We will continue doing this on the first Friday of every month, with the next one scheduled for December 4th, 2026.

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

Planet Swim and Tennis Update: Updates on new tennis lesson program will be provided as they become available.

Pickleball Guest Policy Enforcement/No Board Action Required: Will provide updates at the meeting regarding the new protocol for enforcing the guest policy.

New Chaise Pool Lounge Update/No Board Action Required: Outdoorsiness adjusted their warranty to match the 10-year frame warranty and 2-year vinyl strap warranty of the other proposals. The 133 new chaise pool lounges will be delivered by Outdoorsiness this winter.

New Clubs Coming Soon/No Board Action Required: I have been working with two residents interested in establishing new community clubs at Durbin Crossing. The proposed **Sewing Club** and **Mahjong Club** are expected to launch in the new year. An interest meeting for the Sewing Club is scheduled for November 19th at 6pm.

North Staffing Fee Policy Adjustment/Board Action Required: During a review of the District's policies, I identified a provision that does not reflect the staffing fee practices that have been consistently applied to North Patio rentals for at least the past three years. I am requesting a revision to align the policy with current practice.

Current: North Patio rentals require a staffing fee during the months of October-March.

Proposed: North Patio rentals require a staffing fee during the months of September-May.

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

jamorrow@vestapropertyservices.com

Vesta

G.

DURBIN CROSSING

Lifestyle Director's Report

11/16/2026 *Submitted by: Kaitlyn Smith*

PAST 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.







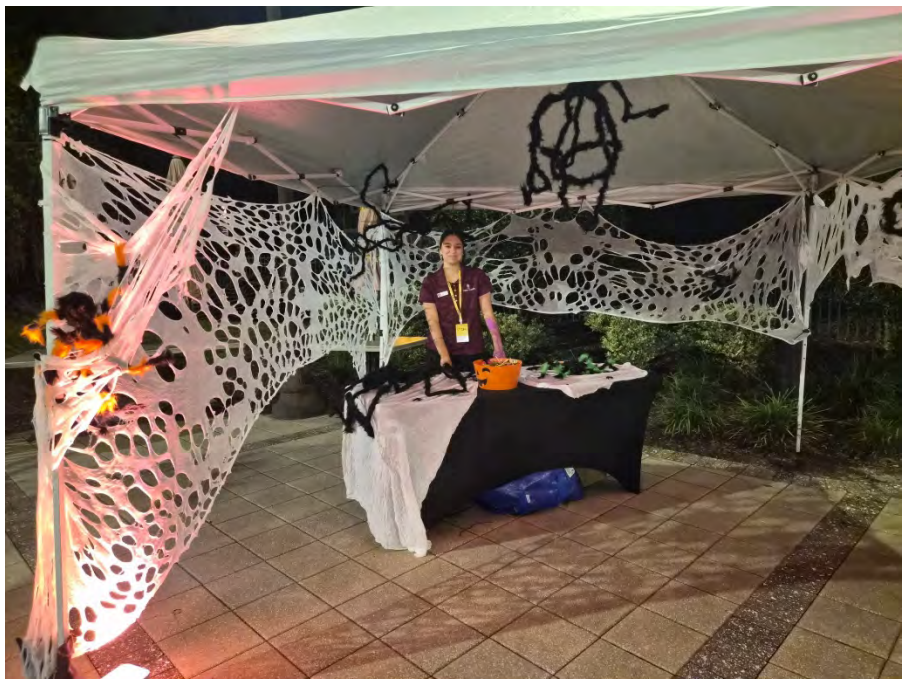
Haunted Hollow Boo Bash (October 23rd and 24th)

Budget: $8,500

Estimated Attendance: 400+

Minimum: N/A

After the huge success of last year's Boo Bash Block Party, we expanded this event this year. Due to weather on Saturday, we had to split the event into two day: Outdoor events on Friday and Indoor events on Saturday. We hosted a trick-or-treat trail around the pool, Live DJ, Costume Contest, and a bunch of games on the field and then on Saturday hosted a haunted house with Jacksonville Party Co., The theme for this event was Haunted Hollow, a spooky fairy-tale forest. Older kids and adults loved the haunted house, and the trick-or-treat trail was geared towards the younger kids.







UPCOMING EVENTS

The Durbin Dish Cookbook (All November)

Budget: $0

We will be hosting a community cookbook with submissions from the community! Residents can submit a recipe all month long in November, and we will compile it into a cute cookbook. Residents will receive a free digital copy, and can purchase a physical copy at cost.

Holiday Food Drive (November 1-20th)

Budget: $0

After last year's success, we are hosting another food drive for Feeding Northeast Florida, a local organization that supplies to NE Florida food pantries. We are asking for holiday food items for this drive, and dropoff is at the South Amenity Center



Veterans Day Appreciation (November 11th)

Budget: $150
Estimated Attendance: 30-40
Minimum: N/A
We will be offering coffee, tea, and pastries at the South Amenity Center in the morning as a show of appreciate for our resident veterans and their service in protecting our country.

Puzzle Exchange Party (November 15th)

Budget: $300
Estimated Attendance: 30-40
Minimum: 10
We will be hosting a puzzle exchange party on Nov 15th. Residents must bring a puzzle to trade in order to participate, and we will have a puzzle race game, as well as raffles.

Doormat Painting Workshop (November 21st)

Budget: $400
Estimated Attendance: 30
Minimum: 10
Trecy with Seasons 50 Creations will be teaching a doormat painting class here with holiday-themed stencils.

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

Vesta

NINTH 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.