

DARBY

Community Development District

JULY 23, 2024

AGENDA

Darby
Community Development District
475 West Town Place
Suite 114
St. Augustine, Florida 32092

July 16, 2024

Board of Supervisors
Darby Community Development District

Dear Board Members:

The Meeting of the Darby Community Development District will be held Tuesday, July 23, 2024 at 10:30 a.m. located at 1000 Riverside Ave., Suite 600, Jacksonville, Florida 32204.

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Audience Comments (*regarding agenda items listed below*)
- III. Consideration of Minutes of the May 14, 2024 Meeting
- IV. Public Hearing Adopting the Fiscal Year 2025 Budget
 - A. Overview of Budget
 - B. Consideration of Resolution 2024-15, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2024
- V. Consideration of Fiscal Year 2025 Developer Funding Agreement
- VI. Ratification of Requisition No. 2
- VII. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager – Discussion of Fiscal Year 2025 Meeting Schedule
- VIII. Supervisors Requests
- IX. Audience Comments
- X. Financial Statements as of May 31, 2024

- XI. Ratification of Funding Request No. 9
- XII. Next Scheduled Meeting – August 13, 2024 @ 10:30 a.m.
- XIII. Adjournment

THIRD ORDER OF BUSINESS

Minutes of Meeting
Darby
Community Development District

The regular meeting of the Board of Supervisors of the Darby Community Development District was held Tuesday, May 14, 2024 at 10:30 a.m. at 1000 Riverside Avenue, Site 600, Jacksonville, Florida

Present and constituting a quorum were:

Shannon Acevedo	Vice Chairperson
Rick Egger	Supervisor
Josh Beauchamp	Supervisor

Also present were:

Daniel Laughlin	District Manger
Wes Haber	District Counsel by telephone
Beth Leaptrott	Engineer, Connelly & Wicker
Jeremy Wannamaker	Corner Lot Development
Justin Holmes	Corner Lot Development
Walt Schwartz	Corner Lot Development

Following is a summary of the actions taken at the May 14, 2024 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Laughlin called the meeting to order at 10:30 a.m. and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the April 9, 2024 Meeting

On MOTION by Mr. Egger seconded by Ms. Acevedo with all in favor the minutes of the April 9, 2024 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Acceptance of Draft Audit Report for Fiscal Year 2023

Mr. Laughlin stated it was a clean audit and the district complied in all material respects with the requirements for the period from inception of June 16th to September 30, 2023.

On MOTION by Mr. Beauchamp seconded by Mr. Egger with all in favor the fiscal year 2023 audit was accepted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-14 Approving the Proposed Budget for Fiscal Year 2025 and Setting a Public Hearing Date to Adopt

Mr. Laughlin stated Resolution 2024-14 approves the proposed fiscal year 2025 budget and sets the public hearing date for adoption. In Duval County we must adopt the budget by the end of July. Whatever we approve today sets the high expenditure mark, we can come down from that amount when we adopt it, but we cannot go higher than that.

Mr. Laughlin reviewed the revenues and projected expenditures totaling \$382.153.

Mr. Haber stated deficit funding agreements are seen in two different circumstances, the first one is if the assessment levels based on all the different lots is higher than you initially want then a developer will say we understand that will fund the entire budget and will be \$500 a lot and we only want to put \$400 on each lot so the developer will sign an agreement that says to the extent that the district needs more than \$400 per lot then the developer will make up the difference. That agreement also says that if the budget over estimates what we are going to spend and the district can get by with only \$400 per lot opposed to \$500 per lot then the developer wouldn't have any funding obligation. The other instance where we sometimes do developer funding agreement is the district will recognize that unplatted property may not benefit from the various improvements to the same degree that the platted lots benefit. We can levy that amount over just the platted lots and for the unplatted property a lesser O&M assessment for the administrative portion of the budget could be allocated to the undeveloped property and the developer signs a funding agreement that says the developer will make up any difference in amounts needed for the unplatted lots up to the full amount that they would have had to pay if those lots were platted. They only pay those actual funds needed not an obligation to pay the full amount.

A decision doesn't need to be made at this meeting but before we send out notices for the assessment hearing and those need to be sent out no less than 20 days prior to the public hearing

and there is a notice in the paper so we need at least 30 days in advance of the hearing to figure out how you want to allocate those O&M assessments.

Ms. Acevedo stated this is based on 306 and we will definitely have those platted by the time the fiscal year starts.

Mr. Laughlin stated it should be broken down, the 306 I believe is an error and it should be the whole 742 that changes the \$1,350 to \$545. Who is the best to work with between meetings on this? We can do this on the phone or I can come up here to meet.

We do need 60 days between today and the date of adoption. Currently our July meeting is scheduled for July 9, and it would have to be after the 14th so we have that 60 days.

It was the consensus of the board to hold the public hearing on July 23, 2024.

On MOTION by Mr. Egger seconded by Mr. Beauchamp with all in favor Resolution 2024-14 approving the fiscal year 2025 budget and setting the public hearing for July 23, 2024 was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber stated if a meeting is scheduled to go over options for O&M assessment allocations, I will be happy to participate in that.

B. Engineer

Ms. Leaptrott stated not much has changed from last month, Phases 1 and 2 are under construction. We have submitted some revisions to the city to clean up the plat. Phase 1 has been approved, phase 2 drainage is still under review, phase 3 has been approved by all agencies with the exception of the water management district. They are finalizing the wetland mitigation. Phase 4 has been approved by JEA, water management district is the same as phase 3 and City of Jacksonville still outstanding drainage problems. The offsite turn lane associated with Phase 4 is going back in for city review this week then a few revisions on the amenity and we will turn it in to the city.

C. Manager – Report on Number of Registered Voters (0)

A copy of the letter from the supervisor of elections indicating that there are no registered voters residing in the district was included in the agenda package.

SEVENTH ORDER OF BUSINESS Supervisors Requests

Mr. Beauchamp stated we had a meeting about the amenity and the question came up about access. Whether it is a key card reader or just the standard latch to allow you in. That is something that gets deeded over to the district. We are in the process of getting those plans squared away. Currently, there is nothing in there for any type of key card reader or anything like that.

Mr. Laughlin stated that is something that is highly recommended. Typically, it is an access card, each card is assigned to a home and if something happens, we can look back and see who accessed the amenity. It helps track issues and keeps people from outside the community out of the amenity. Every month at every district there is a discussion about people outside the community using their amenities.

Mr. Beauchamp stated you are going to want a card reader on the gate and some kind of integral cameras on the pool and parking lot.

Mr. Laughlin stated it would be a small monthly fee for maintenance, but it shouldn't have too much effect on this budget.

EIGHTH ORDER OF BUSINESS Audience Comments

There being none, the next item followed.

NINTH ORDER OF BUSINESS Financial Statements as of March 31, 2024

A copy of the financials was included in the agenda package.

TENTH ORDER OF BUSINESS Consideration of Funding Request No. 8

On MOTION by Ms. Acevedo seconded by Mr. Beauchamp with all in favor funding request no. 8 in the amount of \$8,278.93 was approved.

ELEVENTH ORDER OF BUSINESS Next Meeting Scheduled – June 11, 2024 at 10:30 a.m.

Mr. Laughlin stated the next meeting will be held June 11, 2024 at 10:30 a.m.

On MOTION by Mr. Beauchamp seconded by Mr. Egger with all in favor the meeting adjourned at 11:13 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

A.

Darby
Community Development District

Approved Budget
FY 2025

July 23, 2024



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Darby
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 5/31/24	Projected Next 4 Months	Projected Thru 9/30/24	Approved Budget FY 2025
REVENUES:					
Special Assessments - On Roll	\$-	\$-	\$-	\$-	\$137,392
Special Assessments - Direct Bill	-	-	-	-	82,483
Developer Contribution	109,148	41,142	54,495	95,637	113,278
Interest Earned	-	-	-	-	-
Carry Forward Surplus	-	-	-	-	-
TOTAL REVENUES	\$109,148	\$41,142	\$54,495	\$95,637	\$333,153
EXPENDITURES:					
Administrative:					
Supervisor Fees	\$8,800	\$-	\$-	\$-	\$12,000
FICA Taxes	673	-	-	-	918
Engineer	12,000	-	12,000	12,000	12,000
Attorney	25,000	2,945	22,056	25,000	25,000
Annual Audit	3,200	3,200	-	3,200	3,300
Assessment Administration	5,000	-	-	-	7,500
Arbitrage Rebate	-	-	-	-	600
Trustee Fees	-	-	-	-	4,600
District Management Fees	36,000	24,000	12,000	36,000	47,700
Dissemination Agent	-	1,875	2,500	4,375	7,500
Information Technology	1,800	1,200	600	1,800	1,908
Website Maintenance	1,200	800	400	1,200	1,272
Telephone	500	47	153	200	500
Postage & Delivery	1,500	18	500	518	1,500
Insurance General Liability and Public Officials Insurance	5,500	5,000	-	5,000	5,500
Printing & Binding	1,200	128	400	528	1,200
Legal Advertising	5,000	2,669	2,331	5,000	5,000
Other Current Charges	600	166	434	600	1,200
Office Supplies	1,000	21	20	41	1,000
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$109,148	\$42,244	\$53,393	\$95,637	\$140,373

Darby
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 5/31/24	Projected Next 4 Months	Projected Thru 9/30/24	Approved Budget FY 2025
<i>Operations & Maintenance</i>					
Landscape Maintenance	\$-	\$-	\$-	\$-	\$35,000
Landscape Contingency	-	-	-	-	10,000
Lake Maintenance	-	-	-	-	7,000
Field Operations Management	-	-	-	-	12,000
Repairs & Maintenance	-	-	-	-	13,000
Irrigation Repairs	-	-	-	-	4,000
Electric	-	-	-	-	35,000
Water & Sewer	-	-	-	-	15,000
Total Operations & Maintenance	\$-	\$-	\$-	\$-	\$131,000
<i>Amenity Maintenance</i>					
Insurance	\$-	\$-	\$-	\$-	\$25,000
Facility Management	-	-	-	-	10,000
Pool Maintenance	-	-	-	-	6,000
Pool Chemicals	-	-	-	-	5,000
Pool Permits	-	-	-	-	530
Cable	-	-	-	-	2,200
Janitorial	-	-	-	-	6,300
Facility Maintenance	-	-	-	-	5,000
Pest Control	-	-	-	-	1,000
Refuse	-	-	-	-	750
Total Amenity Maintenance	\$-	\$-	\$-	\$-	\$61,780
TOTAL EXPENDITURES	\$109,148	\$42,244	\$53,393	\$95,637	\$333,153
EXCESS REVENUES (EXPENDITURES)	\$0	-\$1,102	\$1,102	\$0	\$0

Darby
Community Development District
Budget Narrative
Fiscal Year 2025

REVENUES

Special Assessments-Tax Roll

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Developer Contribution

The District will enter into a Funding Agreement with the Developer to fund General Fund Expenditures for the Fiscal Year.

Interest

The District earns interest on the monthly average collected balance for each of their investment accounts.

Expenditures - Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 12 meetings.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

District Engineering Fees

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Attorney

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

Assessment Roll Administration

GMS, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

Arbitrage Rebate

The District is required to annually have an arbitrage rebate calculation on the District's Series 2024 Special Assessment Revenue Bonds. The District will contract with an Independent Certified Accounting Firm, to calculate the rebate liability and submit a report to the District.

Trustee Fees

The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

District Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Information Technology

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services, LLC.

Darby
Community Development District
Budget Narrative
Fiscal Year 2025

Expenditures - Administrative (continued)

Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS, LLC and updated monthly.

Telephone

Phone, internet, and Wi-Fi service for Office.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance General Liability and Public Officials

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based on estimated premium.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Current Other Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

Expenditures - Operations

Landscape Maintenance

The District has contracted with vendor to maintain the common areas of the District.

Landscape Contingency

Other landscape costs not under contract, which includes landscape light repairs, tree removals, tree trimmings, additional mulching

Lake Maintenance

The District has contracted with vendor maintain the water quality in all the lakes in the Community.

Field Operations Manager

The District has contracted with Company to provide Field Operations services, to include supervision of operating and maintaining District's common areas and management of O&M related vendor contracts. The Field Operations manager shall work 40 hours weekly.

Repair & Maintenance

Cost of labor (when outsourced) and supplies for routine repairs and maintenance of the District's common areas.

Irrigation Repairs

Cost of miscellaneous repairs and maintenance to irrigation system.

Electric

The estimated cost for common area electric meters throughout the District with JEA.

Water/Sewer/Irrigation

The District has various utility accounts with JEA for water, sewer, and irrigation used by the district.

Darby
Community Development District
Budget Narrative
Fiscal Year 2025

Expenditures – Amenity

Insurance

The District's Property Insurance policy is with the EGIS, who specializes in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium for property insurance related to two Amenity Centers and other district property facilities and capital assets.

Facility Management

Cost to provide management services for the Amenity Center.

Pool Maintenance

The estimated amount based on proposed contract with vendor to provide maintenance of the Amenity Center swimming pool.

Pool Chemicals

The estimated amount based on proposed contract with Riverside Management Services and Poolsure to provide chemicals to maintain the Amenity Center swimming pool.

Pool Permits

Represents Permit Fees paid to the Department of Health for the swimming pool and spray ground area.

Cable

The District has various accounts to provide internet services for amenity center and gym.

Janitorial

The District will contract with a vendor to provide janitorial services for Amenity Center and will also include area maintenance services.

Facility Maintenance

Cost of labor (when outsourced) and supplies for routine repairs and maintenance of the District's common areas and Amenity Centers, to include painting, pressure washing, carpet cleaning and replacement of lighting in and around the facilities.

Pest Control

The District is contracted with Freedom Pest Control for pest control services

Refuse

The estimated cost of garbage disposal service will be provided by local company for the District.

Darby
Community Development District
Approved Budget
Debt Service Series 2024A-1 Special Assessment Revenue Bonds

Description	Approved Budget FY2024	Actuals Thru 5/31/24	Projected Next 4 Months	Projected Thru 9/30/24	Approved Budget FY 2025
REVENUES:					
Special Assessments	\$-	\$-	\$-	\$-	\$258,137
Interest Earnings	-	4,831	6,519	11,350	2,500
Carry Forward Surplus ⁽¹⁾	-	-	-	-	103,781
TOTAL REVENUES	\$-	\$4,831	\$6,519	\$11,350	\$364,418
EXPENDITURES:					
Interest 11/1	\$-	\$-	\$-	\$-	\$103,781
Interest 5/1	47,278	47,278	-	47,278	103,781
Principal 5/1	-	-	-	-	50,000
TOTAL EXPENDITURES	\$47,278	\$47,278	\$-	\$47,278	\$257,563
Other Sources/(Uses)					
Bond Proceeds	\$409,125	\$409,125	\$-	\$409,125	\$-
TOTAL OTHER SOURCES/(USES)	\$409,125	\$409,125	\$-	\$409,125	\$-
EXCESS REVENUES (EXPENDITURES)	\$361,847	\$366,678	\$6,519	\$373,197	\$106,855

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25 \$102,581

Darby
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2024A-1 Special Assessment Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	3,620,000	4.800%	-	103,781	103,781
05/01/25	3,620,000	4.800%	50,000	103,781	
11/01/25	3,570,000	4.800%	-	102,581	256,363
05/01/26	3,570,000	4.800%	50,000	102,581	
11/01/26	3,520,000	4.800%	-	101,381	253,963
05/01/27	3,520,000	4.800%	55,000	101,381	
11/01/27	3,465,000	4.800%	-	100,061	256,443
05/01/28	3,465,000	4.800%	55,000	100,061	
11/01/28	3,410,000	4.800%	-	98,741	253,803
05/01/29	3,410,000	4.800%	60,000	98,741	
11/01/29	3,350,000	4.800%	-	97,301	256,043
05/01/30	3,350,000	4.800%	65,000	97,301	
11/01/30	3,285,000	4.800%	-	95,741	258,043
05/01/31	3,285,000	4.800%	65,000	95,741	
11/01/31	3,220,000	5.625%	-	94,181	254,923
05/01/32	3,220,000	5.625%	70,000	94,181	
11/01/32	3,150,000	5.625%	-	92,213	256,394
05/01/33	3,150,000	5.625%	75,000	92,213	
11/01/33	3,075,000	5.625%	-	90,103	257,316
05/01/34	3,075,000	5.625%	80,000	90,103	
11/01/34	2,995,000	5.625%	-	87,853	257,956
05/01/35	2,995,000	5.625%	80,000	87,853	
11/01/35	2,915,000	5.625%	-	85,603	253,456
05/01/36	2,915,000	5.625%	85,000	85,603	
11/01/36	2,830,000	5.625%	-	83,213	253,816
05/01/37	2,830,000	5.625%	90,000	83,213	
11/01/37	2,740,000	5.625%	-	80,681	253,894
05/01/38	2,740,000	5.625%	95,000	80,681	
11/01/38	2,645,000	5.625%	-	78,009	253,691
05/01/39	2,645,000	5.625%	105,000	78,009	
11/01/39	2,540,000	5.625%	-	75,056	258,066
05/01/40	2,540,000	5.625%	110,000	75,056	
11/01/40	2,430,000	5.625%	-	71,963	257,019
05/01/41	2,430,000	5.625%	115,000	71,963	
11/01/41	2,315,000	5.625%	-	68,728	255,691
05/01/42	2,315,000	5.625%	120,000	68,728	
11/01/42	2,195,000	5.625%	-	65,353	254,081
05/01/43	2,195,000	5.625%	130,000	65,353	
11/01/43	2,065,000	5.625%	-	61,697	257,050
05/01/44	2,065,000	5.625%	135,000	61,697	
11/01/44	1,930,000	6.000%	-	57,900	254,597
05/01/45	1,930,000	6.000%	145,000	57,900	
11/01/45	1,785,000	6.000%	-	53,550	256,450
05/01/46	1,785,000	6.000%	155,000	53,550	
11/01/46	1,630,000	6.000%	-	48,900	257,450
05/01/47	1,630,000	6.000%	165,000	48,900	
11/01/47	1,465,000	6.000%	-	43,950	257,850
05/01/48	1,465,000	6.000%	175,000	43,950	
11/01/48	1,290,000	6.000%	-	38,700	257,650
05/01/49	1,290,000	6.000%	185,000	38,700	
11/01/49	1,105,000	6.000%	-	33,150	256,850
05/01/50	1,105,000	6.000%	195,000	33,150	
11/01/50	910,000	6.000%	-	27,300	255,450
05/01/51	910,000	6.000%	205,000	27,300	
11/01/51	705,000	6.000%	-	21,150	253,450
05/01/52	705,000	6.000%	220,000	21,150	
11/01/52	485,000	6.000%	-	14,550	255,700
05/01/53	485,000	6.000%	235,000	14,550	
11/01/53	250,000	6.000%	-	7,500	257,050
05/01/54	250,000	6.000%	250,000	7,500	257,500
Total			\$3,620,000	\$4,161,784	\$7,781,784

Darby
Community Development District
Approved Budget
Debt Service Series 2024A-2 Special Assessment Revenue Bonds

Description	Approved Budget FY2024	Actuals Thru 5/31/24	Projected Next 4 Months	Projected Thru 9/30/24	Approved Budget FY 2025
REVENUES:					
Special Assessments	\$-	\$-	\$-	\$-	\$573,658
Interest Earnings	-	2,986	15,512	18,498	5,000
Carry Forward Surplus ⁽¹⁾	-	-	-	-	289,847
TOTAL REVENUES	\$-	\$2,986	\$15,512	\$18,498	\$868,505
EXPENDITURES:					
Interest 11/1	\$-	\$-	\$-	\$-	\$286,847
Interest 5/1	130,675	130,675	-	130,675	286,847
TOTAL EXPENDITURES	\$130,675	\$130,675	\$-	\$130,675	\$573,694
Other Sources/(Uses)					
Bond Proceeds	\$991,215	\$991,215	\$-	\$991,215	\$-
TOTAL OTHER SOURCES/(USES)	\$991,215	\$991,215	\$-	\$991,215	\$-
EXCESS REVENUES (EXPENDITURES)	\$860,540	\$863,526	\$15,512	\$879,038	\$294,811

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25 \$286,847

Darby
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2024A-2 Special Assessment Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	9,765,000	5.875%	-	286,847	417,522
05/01/25	9,765,000	5.875%	-	286,847	
11/01/25	9,765,000	5.875%	-	286,847	573,694
05/01/26	9,765,000	5.875%	-	286,847	
11/01/26	9,765,000	5.875%	-	286,847	573,694
05/01/27	9,765,000	5.875%	-	286,847	
11/01/27	9,765,000	5.875%	-	286,847	573,694
05/01/28	9,765,000	5.875%	-	286,847	
11/01/28	9,765,000	5.875%	-	286,847	573,694
05/01/29	9,765,000	5.875%	-	286,847	
11/01/29	9,765,000	5.875%	-	286,847	573,694
05/01/30	9,765,000	5.875%	-	286,847	
11/01/30	9,765,000	5.875%	-	286,847	573,694
05/01/31	9,765,000	5.875%	-	286,847	
11/01/31	9,765,000	5.875%	-	286,847	573,694
05/01/32	9,765,000	5.875%	-	286,847	
11/01/32	9,765,000	5.875%	-	286,847	573,694
05/01/33	9,765,000	5.875%	-	286,847	
11/01/33	9,765,000	5.875%	-	286,847	573,694
05/01/34	9,765,000	5.875%	-	286,847	
11/01/34	9,765,000	5.875%	-	286,847	573,694
05/01/35	9,765,000	5.875%	9,765,000	286,847	10,051,847
Total			\$9,765,000	\$6,310,631	\$16,206,306

Darby
Community Development District
Non-Ad Valorem Assessments Comparison
2024-2025

Neighborhood	O&M Units	Bonds 2024A1 Units	Bonds 2024A2 Units	Annual Maintenance Assessments			Annual Debt Assessments					Total Assessed Per Unit				
				FY 2025	FY2024	Increase/ (decrease)	FY 2025		FY2024		Increase/ (decrease)	FY 2025		FY2024		Increase/ (decrease)
				O&M	O&M	O&M	Series 2024A1	Series 2024A2	Series 2024A1	Series 2024A2		Series 2024A1	Series 2024A2	Series 2024A1	Series 2024A2	Total
SF - 40'	214	214	214	\$485.40	\$0.00	\$485.40	\$799.00	\$1,961.00	\$0.00	\$0.00	\$2,760.00	\$1,284.40	\$2,446.40	\$0.00	\$0.00	\$3,245.40
SF - 50'	65	65	65	\$485.40	\$0.00	\$485.40	\$999.00	\$2,181.00	\$0.00	\$0.00	\$3,180.00	\$1,484.40	\$2,666.40	\$0.00	\$0.00	\$3,665.40
SF - 80'	27	27	27	\$485.40	\$0.00	\$485.40	\$1,598.00	\$2,176.00	\$0.00	\$0.00	\$3,774.00	\$2,083.40	\$2,661.40	\$0.00	\$0.00	\$4,259.40
Total	306	306	306													

B.

RESOLUTION 2024-15
[FY 2025 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE DARBY COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**FY 2025**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Darby Community Development District (“**District**”) prior to June 15, 2024, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

WHEREAS, the District Manager posted the Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*; and

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

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

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Darby Community Development District for the Fiscal Year Ending September 30, 2025.”
- c. The Adopted Budget shall be posted by the District Manager on the District’s official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2025, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2025 or within 60 days following the end of the FY 2025 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 23rd DAY OF JULY, 2024.

ATTEST:

DARBY COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2025 Budget

FIFTH ORDER OF BUSINESS

BUDGET FUNDING AGREEMENT
FISCAL YEAR 2025

This Agreement (“**Agreement**”) is made and entered into effective as of October 1, 2024, by and between:

Darby Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, (“**District**”), and is located in Duval County, Florida (“**County**”), and

Plummer JV, LLC, a Florida limited liability company, and the owner and/or developer of property located within the boundaries of the District (“**Developer**,” and together with the District, the “**Parties**”). For purposes of this Agreement, the term “**Property**” shall refer to that certain property within the CDD owned by the Developer on the Effective Date of this Agreement.

RECITALS

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, and is authorized to levy such taxes, special assessments, fees, and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently owns and/or is developing the Property within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities, and services and from the continued operations of the District; and

WHEREAS, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**FY 2025**”), the Board of Supervisors (“**Board**”) of the District adopted its general fund budget (“**Budget**”) attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, the Parties recognize the Budget may be amended from time to time in the sole discretion of the District; and

WHEREAS, the District has the option of levying non-ad valorem assessments on all lands within the District benefitting from the activities, operations and services set forth in the Budget, including the Property, or utilizing such other revenue sources as may be available to it; and

WHEREAS, in lieu of levying assessments on the Property, the Developer is willing to provide such funds as are necessary to allow the District to proceed with its operations as described in the Budget; and

WHEREAS, the Developer agrees that the activities, operations and services provide a special and peculiar benefit to the Property equal to or in excess of the costs reflected in the Budget; and

WHEREAS, the Developer agreed to enter into this Agreement in lieu of having the District levy and collect any non-ad valorem assessments as authorized by law against the lands within the District, including the Property, for the activities, operations, and services set forth in the Budget; and

WHEREAS, Developer and District agree such Budget funding obligation by the Developer may be secured and collection enforced pursuant to the methods provided herein.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **FUNDING.** The Developer agrees to make available to the District the monies (“**Funding Obligation**”) necessary for the operation of the District as called for in the Budget attached hereto as **Exhibit A** within thirty (30) days of written request by the District. **Exhibit A** attached hereto may be amended from time to time pursuant to Florida law, subject to the Developer’s consent to such amendments to incorporate them herein; provided however, that amendments adopted by the Board at a duly noticed meeting shall have the effect of amending this Agreement without further action of the Parties. As a point of clarification, the District shall only request as part of the Funding Obligation that the Developer fund the actual expenses of the District, and the Developer is not required to fund the total general fund Budget in the event that actual expenses are less than the projected total general fund Budget, as may be amended as provided herein. The funds shall be placed in the District’s general checking account. In the event the Developer sells any of the Property during the term of this Agreement, the Developer’s rights and obligations under this Agreement shall remain the same.

2. **ACKNOWLEDGEMENT.** The District hereby finds, and the Developer acknowledges and agrees, that the activities, operations and services set forth in the Budget provide a special and peculiar benefit to the Property, which benefit is initially allocated on an equal developable acreage basis. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District. Nothing contained herein shall constitute or be construed as a waiver of the District’s right to levy assessments, including on the Property, in the event of a funding deficit.

3. **COLLECTION METHODS.** The District may enforce the collection of funds due under this Agreement using one or more of the following collection methods:

- a. *[Contractual Lien]*. The District shall have the right to file a continuing lien (“**Lien**”) upon all or a portion of the Property, which Lien shall be effective as of the date and time of the recording of a “Notice of Lien” in the public records of the County.
- b. *[Enforcement Action]* The District shall have the right to file an action against the Developer in the appropriate judicial forum in and for the County.
- c. *[Uniform Method; Direct]* The District may certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197, Florida Statutes, or under any method of direct bill and collection authorized by Florida law.

The enforcement of the collection of funds in any of the above manners, including which method(s) to utilize, shall be in the sole discretion of the District Manager on behalf of the District, without the need of further Board action authorizing or directing such.

4. **ENTIRE AGREEMENT; AMENDMENTS.** This instrument shall constitute the final and complete expression of the agreement among the Parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the Parties hereto.

5. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all Parties hereto, each Party has complied with all of the requirements of law, and each Party has full power and authority to comply with the terms and provisions of this instrument.

6. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other. Any purported assignment without such consent shall be void.

7. **DEFAULT.** A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and/or specific performance.

8. **ENFORCEMENT.** In the event that any party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including interest accrued on an unsatisfied Funding Obligation, reasonable fees and costs incurred by the District incident to the collection of the Funding Obligation or for enforcement of the Lien, or reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

9. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal Parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors and assigns.

10. **CHOICE OF LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

11. **ARM'S LENGTH.** This Agreement has been negotiated fully among the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any Party.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the Parties execute this Agreement the day and year first written above.

Attest:

**Darby Community
Development District**

Secretary/Assistant Secretary

By: _____
Its: _____

Plummer JV, LLC,
a Florida limited liability company

Witness

By: _____
Its: _____

EXHIBIT A: FY 2025 Budget

SIXTH ORDER OF BUSINESS

The undersigned, an Authorized Officer of Darby Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, Fort Lauderdale, Florida, as trustee (the "Trustee"), dated as of February 1, 2024 (the "Master Indenture"), as amended and supplemented by the First Supplemental Trust Indenture between the District and the Trustee, dated as of February 1, 2024 (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: 2

(B) Name of Payee: Kutak Rock LLP
First National Bank of Omaha
ABA Routing #104000016
Account #24690470

(C) Amount Payable: \$13,997.25

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): Payment for legal fees related to bond validation and acquisition of capital improvements.

(E) Fund, Account and/or subaccount from which disbursement is to be made:


The undersigned hereby certifies that obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Series 2024A General Subaccount in the Series 2024A Acquisition and Construction Account, that each disbursement set forth above was incurred in connection with the acquisition and construction of the Series 2024 Project and each represents a Cost of the Series 2024 Project, and has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

**DARBY COMMUNITY DEVELOPMENT
DISTRICT**



Authorized Officer

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement from other than the Costs of Issuance Account, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Series 2024 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Series 2024 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer attached as an Exhibit to the First Supplemental Indenture, as such report shall have been amended or modified on the date hereof.



Consulting Engineer

Due From Capital

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 4, 2023

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3292729

Client Matter No. 43923-4

Notification Email: eftgroup@kutakrock.com

Mr. Jim Oliver

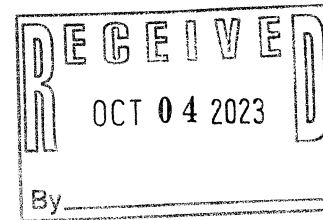
Darby CDD

C/O Governmental Management Services, LLC

Suite 114

475 West Town Place

St. Augustine, FL 32092



Invoice No. 3292729

43923-4

Re: Bond Validation

For Professional Legal Services Rendered

07/27/23	W. Haber	0.40	144.00	Confer with Jusevitch regarding preparation of complaint
07/28/23	W. Haber	0.80	288.00	Review and revise validation complaint
07/31/23	W. Haber	0.90	324.00	Review, revise, and file bond validation complaint; confer with Blevins regarding status
07/31/23	K. Jusevitch	2.20	374.00	Finalize and file bond validation complaint; prepare pleadings and correspond with assistant state attorney
08/02/23	W. Haber	0.80	288.00	Review assistant state attorney's answer to complaint
08/02/23	K. Jusevitch	1.40	238.00	Research judicial assignment and prepare pleadings; correspond with assistant state attorney and confer with Haber

KUTAK ROCK LLP

Darby CDD

October 4, 2023

Client Matter No. 43923-4

Invoice No. 3292729

Page 2

08/03/23	K. Jusevitch	0.80	136.00	Correspond with assistant state attorney regarding hearing scheduling
08/07/23	W. Haber	0.40	144.00	Review correspondence regarding hearing date; confer with Jusevitch regarding same
08/07/23	K. Jusevitch	0.70	119.00	Confer with Haber and correspond with assistant state attorney and judicial assistance regarding hearing dates
08/09/23	W. Haber	0.70	252.00	Confer with Jusevitch regarding validation hearing and prepare sample testimony
08/09/23	K. Jusevitch	0.60	102.00	Correspond with judicial assistant regarding hearing; update notice and order to show cause and correspond with assistant state attorney; confer with Haber regarding hearing date
08/11/23	K. Jusevitch	1.20	204.00	Correspond with assistant state attorney regarding notice and order to show cause; prepare correspondence to judge
08/14/23	K. Jusevitch	0.80	136.00	Correspond with assistant state attorney and judicial assistant regarding notice and order to show cause; correspond with newspaper regarding publication of notice; confer with Haber
08/16/23	K. Jusevitch	0.20	34.00	Correspond with newspaper regarding publication of hearing notice
08/17/23	K. Jusevitch	0.90	153.00	Correspond with trustee and district manager regarding hearing exhibits; prepare joint stipulation and correspond with newspaper regarding publication of hearing notice
08/18/23	K. Jusevitch	0.20	34.00	Correspond with district manager regarding hearing exhibits
08/21/23	W. Haber	1.20	432.00	Review and revise memorandum of law, joint stipulation, and proposed judgement

KUTAK ROCK LLP

Darby CDD

October 4, 2023

Client Matter No. 43923-4

Invoice No. 3292729

Page 3

08/21/23	K. Jusevitch	1.50	255.00	Prepare pleadings and confer with Haber; correspond with judicial assistant and district manager regarding hearing exhibits; hearing preparation
08/22/23	K. Jusevitch	0.20	34.00	Correspond with court reporter regarding hearing
08/23/23	K. Jusevitch	1.00	170.00	Prepare hearing outline; confer with Haber
08/24/23	K. Jusevitch	0.20	34.00	Confirm publication of notice and order to show cause
08/25/23	K. Jusevitch	0.20	34.00	Correspond with newspaper regarding affidavit of publication
08/28/23	K. Jusevitch	0.30	51.00	Correspond with district manager and trustee regarding hearing exhibits
08/29/23	K. Jusevitch	0.30	51.00	Update joint stipulation
08/31/23	W. Haber	0.80	288.00	Review and revise various pleadings; confer with Jusevitch regarding same
08/31/23	K. Jusevitch	2.20	374.00	Correspond with district manager; finalize joint stipulation; file prehearing memorandum and confer with Haber

TOTAL HOURS 20.90

TOTAL FOR SERVICES RENDERED \$4,693.00

DISBURSEMENTS

Filing and Court Fees	415.04	
Reproduction	488.00	Purpose: Publication of hearing notice

TOTAL DISBURSEMENTS 903.04

TOTAL CURRENT AMOUNT DUE \$5,596.04

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600
Facsimile 404-222-4654

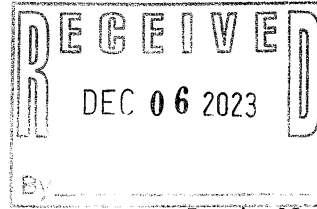
Federal ID 47-0597598

December 6, 2023

Mr. Jim Oliver
Darby CDD
C/O Governmental Management Services, LLC
Suite 114
475 West Town Place
St. Augustine, FL 32092

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

ACH/Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3323212
Client Matter No. 43923-4
Notification Email: eftgroup@kutakrock.com



Invoice No. 3323212
43923-4

Re: Bond Validation

For Professional Legal Services Rendered

09/05/23	W. Haber	0.60	216.00	Review and respond to inquiry from assistant state attorney regarding pleadings
09/05/23	K. Jusevitch	3.40	578.00	Finalize and joint stipulation; correspond with assistant state attorney and judge; update hearing outline
09/07/23	W. Haber	0.80	288.00	Review pleading and prepare for hearing
09/08/23	W. Haber	0.90	324.00	Prepare for hearing; confer with witnesses
09/08/23	K. Jusevitch	1.20	204.00	Hearing preparation; confer with Haber
09/11/23	W. Haber	0.80	288.00	Prepare for and participate in validation hearing; follow up regarding notice of appeal
10/12/23	K. Jusevitch	0.20	34.00	Correspond with court regarding certificate of no appeal
10/23/23	K. Jusevitch	0.30	51.00	Correspond with court regarding certificate of no appeal

KUTAK ROCK LLP

Darby CDD
December 6, 2023
Client Matter No. 43923-4
Invoice No. 3323212
Page 2

TOTAL HOURS 8.20
TOTAL FOR SERVICES RENDERED \$1,983.00

DISBURSEMENTS

Freight and Postage 25.01
Reproduction Costs 85.20
Miscellaneous 280.00

VENDOR: HUSEBY GLOBAL
LITIGATION; INVOICE#:
90022167; DATE: 9/18/2023 -
Transcript of Hearing Held on
September 11, 2023

TOTAL DISBURSEMENTS 390.21

TOTAL CURRENT AMOUNT DUE \$2,373.21

UNPAID INVOICES:

October 4, 2023 Invoice No. 3292729 5,596.04

TOTAL DUE \$7,969.25

Capital Reimb.

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 4, 2023

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3292728

Client Matter No. 43923-2

Notification Email: eftgroup@kutakrock.com

Mr. Jim Oliver

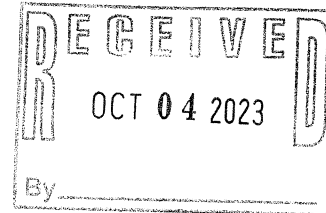
Darby CDD

C/O Governmental Management Services, LLC

Suite 114

475 West Town Place

St. Augustine, FL 32092



Invoice No. 3292728

43923-2

Re: Project Construction

For Professional Legal Services Rendered

06/28/23	W. Haber	0.20	70.00	Confer with Magee regarding assignment documents
07/07/23	W. Haber	1.10	396.00	Review and revise contract assignment documents; prepare correspondence to Blevins regarding same
07/12/23	W. Haber	0.80	288.00	Confer with Blevins regarding acquisition of improvements and contract assignment
07/17/23	K. Jusevitch	2.00	340.00	Prepare acquisition documents; confer with Haber
07/18/23	W. Haber	0.40	144.00	Review and revise documents for acquisition of offsite improvements
08/04/23	W. Haber	0.40	144.00	Review and revise documents for off-site acquisition
08/07/23	W. Haber	0.90	324.00	Review and revise documents for acquisition of off site improvements; confer with Blevins regarding same

PRIVILEGED AND CONFIDENTIAL
ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT

KUTAK ROCK LLP

Darby CDD

October 4, 2023

Client Matter No. 43923-2

Invoice No. 3292728

Page 2

08/07/23	K. Jusevitch	0.20	34.00	Confer with Haber regarding acquisition documents
08/08/23	W. Haber	0.30	108.00	Review and respond to correspondence from Blevins regarding acquisition process
08/25/23	W. Haber	0.30	108.00	Review documents for JEA conveyance
08/28/23	W. Haber	0.30	108.00	Review documents for offsite conveyance
08/29/23	W. Haber	0.70	252.00	Review JEA turnover documents; participate in call with engineer and Blevins regarding same

TOTAL HOURS 7.60

TOTAL FOR SERVICES RENDERED \$2,316.00

TOTAL CURRENT AMOUNT DUE \$2,316.00

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

January 8, 2024

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

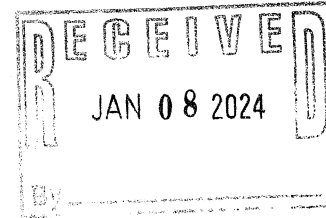
A/C # 24690470

Reference: Invoice No. 3338766

Client Matter No. 43923-2

Notification Email: eftgroup@kutakrock.com

Mr. Jim Oliver
Darby CDD
C/O Governmental Management Services, LLC
Suite 114
475 West Town Place
St. Augustine, FL 32092



Invoice No. 3338766
43923-2

Re: Project Construction

For Professional Legal Services Rendered

09/05/23	W. Haber	0.30	108.00	Review and respond to correspondence regarding acquisition of offsite improvements
09/06/23	W. Haber	0.60	216.00	Confer with Blevins regarding City ownership and maintenance of roads and acquisition of offsite utilities; review plat for roadways conveyance
09/14/23	W. Haber	0.30	108.00	Review bills of sale and affidavits for conveyance of offsite improvements
10/04/23	W. Haber	0.30	108.00	Review and respond to correspondence regarding utility turnover and acquisition agreement
10/05/23	W. Haber	0.40	144.00	Review and respond to correspondence regarding plat dedications
10/06/23	W. Haber	0.30	108.00	Confer with Blevins regarding JEA plat language
10/17/23	W. Haber	0.40	144.00	Review and respond to inquiry regarding on-site acquisition

KUTAK ROCK LLP

Darby CDD
January 8, 2024
Client Matter No. 43923-2
Invoice No. 3338766
Page 2

10/20/23	W. Haber	0.40	144.00	Review and respond to correspondence regarding plat dedication language
10/30/23	W. Haber	0.60	216.00	Confer with Blevins regarding acquisition documents for acquisition of offsite improvements; confer with Blevins regarding plat language
11/10/23	W. Haber	0.30	108.00	Review and respond to correspondence regarding offsite utilities

TOTAL HOURS 3.90

TOTAL FOR SERVICES RENDERED \$1,404.00

TOTAL CURRENT AMOUNT DUE \$1,404.00

UNPAID INVOICES:

October 4, 2023 Invoice No. 3292728 2,316.00

TOTAL DUE \$3,720.00

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

February 6, 2024

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

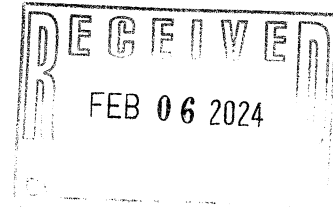
A/C # 24690470

Reference: Invoice No. 3351321

Client Matter No. 43923-2

Notification Email: eftgroup@kutakrock.com

Mr. Jim Oliver
Darby CDD
C/O Governmental Management Services, LLC
Suite 114
475 West Town Place
St. Augustine, FL 32092



Invoice No. 3351321

43923-2

Re: Project Construction

For Professional Legal Services Rendered

12/06/23	W. Haber	0.20	72.00	Confer with Blevins regarding site improvement acquisition
12/13/23	W. Haber	0.80	288.00	Confer with Blevins regarding earth work acquisition; begin preparing documents for same
TOTAL HOURS		1.00		

TOTAL FOR SERVICES RENDERED \$360.00

TOTAL CURRENT AMOUNT DUE \$360.00

UNPAID INVOICES:

October 4, 2023	Invoice No. 3292728	2,316.00
January 8, 2024	Invoice No. 3338766	1,404.00

TOTAL DUE \$4,080.00

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 13, 2024

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3366010

Client Matter No. 43923-2

Notification Email: eftgroup@kutakrock.com

Mr. Jim Oliver
Darby CDD
C/O Governmental Management Services, LLC
Suite 114
475 West Town Place
St. Augustine, FL 32092

Invoice No. 3366010
43923-2

Re: Project Construction

For Professional Legal Services Rendered

01/10/24	W. Haber	0.50	180.00	Review earth work acquisition documents
01/11/24	W. Haber	0.20	72.00	Review and revise documents for earthwork acquisition
01/11/24	K. Jusevitch	1.10	187.00	Prepare acquisition documents; confer with Haber
01/12/24	W. Haber	0.60	216.00	Review and revise acquisition package for earth work; confer with Blevins regarding same
01/17/24	W. Haber	0.80	288.00	Review and revise acquisition documents for earthwork; confer with Blevins regarding same
01/17/24	K. Jusevitch	1.40	238.00	Confer with Haber; update acquisition package
01/23/24	W. Haber	0.40	144.00	Review documents for earthwork acquisition
01/23/24	K. Jusevitch	0.30	51.00	Confer with Haber regarding acquisition documents

KUTAK ROCK LLP

Darby CDD

March 13, 2024

Client Matter No. 43923-2

Invoice No. 3366010

Page 2

01/24/24	W. Haber	0.50	180.00	Confer with Blevins regarding acquisition documents for offsite utilities and earthwork; confer with Zare regarding status of same
01/25/24	W. Haber	0.30	108.00	Confer with Blevins regarding acquisition documents
01/26/24	W. Haber	0.20	72.00	Review and revise acquisition documents
01/26/24	K. Jusevitch	0.40	68.00	Update acquisition documents and confer with Haber
01/31/24	W. Haber	0.40	144.00	Review acquisition packages for earthwork and offsite improvements

TOTAL HOURS 7.10

TOTAL FOR SERVICES RENDERED \$1,948.00

TOTAL CURRENT AMOUNT DUE \$1,948.00

UNPAID INVOICES:

October 4, 2023	Invoice No. 3292728	2,316.00
January 8, 2024	Invoice No. 3338766	1,404.00
February 6, 2024	Invoice No. 3351321	360.00

TOTAL DUE \$6,028.00

SEVENTH ORDER OF BUSINESS

C.

**NOTICE OF MEETINGS
DARBY
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the **Darby Community Development District** will hold their regularly scheduled public meetings for **Fiscal Year 2025** at 10:30 a.m. at the offices of Corner Lot Development, 1000 Riverside Ave., Suite 600, Jacksonville, Florida 32204 on the second Tuesday of each month as follows or otherwise noted:

October 8, 2024
November 12, 2024
December 10, 2024
January 14, 2025
February 11, 2025
March 11, 2025
April 8, 2025
May 13, 2025
June 10, 2025
July 8, 2025
August 12, 2025
September 9, 2025

TENTH ORDER OF BUSINESS

Darby
Community Development District

Unaudited Financial Reporting
May 31, 2024



Table of Contents

1	<u>Balance Sheet</u>
2	<u>General Fund</u>
3	<u>Month to Month</u>
4	<u>Debt Service Fund Series 2024 A-1</u>
5	<u>Debt Service Fund Series 2024 A-2</u>
6	<u>Capital Projects Fund</u>
7	<u>Requisition Summary</u>
8	<u>Developer Contributions</u>
9	<u>Long Term Debt Report</u>

Darby
Community Development District
Combined Balance Sheet
May 31, 2024

	General Fund	2024 A1 Debt Service Fund	2024 A2 Debt Service Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 14,780	\$ -	\$ -	-	\$ 14,780
Accounts Receivable	-	-	-	-	-
Due from Other	-	-	-	-	-
Due from General Fund	-	-	-	-	-
Due from Developer	8,279	-	-	-	8,279
Investments:					
State Board of Administration (SBA)	-	-	-	-	-
Series 2024					
Reserve A1	-	258,066	-	-	258,066
Reserve A2	-	-	573,694	-	573,694
Cap Interest A1	-	108,612	-	-	108,612
Cap Interest A2	-	-	298,551	-	298,551
Revenue	-	-	-	-	-
Sinking	-	-	-	-	-
Acquisition and Construction	-	-	-	5,962,761	5,962,761
Recreational Improvements	-	-	-	1,517,712	1,517,712
Cost of Issuance	-	-	-	15,608	15,608
Prepaid Expenses	-	-	-	-	-
Deposits	-	-	-	-	-
Total Assets	\$ 23,059	\$ 366,678	\$ 872,245	\$ 7,496,080	\$ 8,758,062
Liabilities:					
Accounts Payable	\$ 9,329	\$ -	\$ -	\$ -	\$ 9,329
Due to Debt Service	-	-	-	-	-
Total Liabilities	\$ 9,329	\$ -	\$ -	\$ -	\$ 9,329
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ -	\$ -	\$ -	\$ -	\$ -
Deposits	-	-	-	-	-
Restricted for:					
Debt Service - Series	-	366,678	872,245	-	1,238,923
Capital Project - Series	-	-	-	7,496,080	7,496,080
Unassigned	13,730	-	-	-	13,730
Total Fund Balances	\$ 13,730	\$ 366,678	\$ 872,245	\$ 7,496,080	\$ 8,748,733
Total Liabilities & Fund Balance	\$ 23,059	\$ 366,678	\$ 872,245	\$ 7,496,080	\$ 8,758,062

Darby
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2024

	Adopted Budget	Prorated Budget Thru 05/31/24	Actual Thru 05/31/24	Variance
Revenues:				
Developer Contributions	\$ 109,148	\$ 41,142	\$ 41,142	\$ -
Total Revenues	\$ 109,148	\$ 41,142	\$ 41,142	\$ -
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 8,800	\$ 5,867	\$ -	\$ 5,867
FICA Expense	673	449	-	449
Engineering	12,000	8,000	-	8,000
Attorney	25,000	16,667	2,945	13,722
Annual Audit	5,000	-	3,200	(3,200)
Assessment Administration	3,200	-	-	-
Arbitrage Rebate	-	-	-	-
Trustee Fees	-	-	-	-
Management Fees	36,000	24,000	24,000	-
Dissemination Agent	-	-	1,875	(1,875)
Information Technology	1,800	1,200	1,200	-
Website Maintenance	1,200	800	800	-
Telephone	500	333	47	287
Postage & Delivery	1,500	1,000	18	982
Insurance General Liability	5,500	5,500	5,000	500
Printing & Binding	1,200	800	128	672
Legal Advertising	5,000	3,333	2,669	664
Other Current Charges	600	400	166	234
Office Supplies	1,000	667	21	646
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 109,148	\$ 69,190	\$ 42,244	\$ 26,947
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ (28,049)	\$ (1,102)	\$ (26,947)
Fund Balance - Beginning	\$ -		\$ 14,832	
Fund Balance - Ending	\$ -		\$ 13,730	

Darby
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	\$ 11,142	\$ 3,308	\$ -	\$ 6,535	\$ -	\$ 11,877	\$ -	\$ 8,279	\$ -	\$ -	\$ -	\$ -	\$ 41,142
Total Revenues	\$ 11,142	\$ 3,308	\$ -	\$ 6,535	\$ -	\$ 11,877	\$ -	\$ 8,279	\$ -	\$ -	\$ -	\$ -	\$ 41,142
Expenditures:													
General & Administrative:													
Attorney	\$ -	\$ -	\$ 1,096	\$ 399	\$ 476	\$ 514	\$ 460	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,945
Annual Audit	-	-	-	-	-	-	-	3,200	-	-	-	-	3,200
Assessment Administration	-	-	-	-	-	-	-	-	-	-	-	-	-
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	-	-	-	-	24,000
Dissemination Agent	-	-	-	-	-	625	625	625	-	-	-	-	1,875
Information Technology	150	150	150	150	150	150	150	150	-	-	-	-	1,200
Website Maintenance	100	100	100	100	100	100	100	100	-	-	-	-	800
Telephone	7	-	22	-	12	-	6	-	-	-	-	-	47
Postage & Delivery	4	-	2	1	1	10	1	1	-	-	-	-	18
Insurance General Liability	5,000	-	-	-	-	-	-	-	-	-	-	-	5,000
Printing & Binding	34	10	1	9	2	33	-	39	-	-	-	-	128
Legal Advertising	735	409	1,217	80	-	76	-	153	-	-	-	-	2,669
Other Current Charges	2	14	11	-	18	11	96	14	-	-	-	-	166
Office Supplies	14	-	0	0	0	0	0	7	-	-	-	-	21
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 9,220	\$ 3,683	\$ 5,599	\$ 3,739	\$ 3,758	\$ 4,519	\$ 4,437	\$ 7,288	\$ -	\$ -	\$ -	\$ -	\$ 42,244
Excess (Deficiency) of Revenues over Expenditures	\$ 1,922	\$ (375)	\$ (5,599)	\$ 2,797	\$ (3,758)	\$ 7,358	\$ (4,437)	\$ 991	\$ -	\$ -	\$ -	\$ -	\$ (1,102)
Net Change in Fund Balance	\$ 1,922	\$ (375)	\$ (5,599)	\$ 2,797	\$ (3,758)	\$ 7,358	\$ (4,437)	\$ 991	\$ -	\$ -	\$ -	\$ -	\$ (1,102)

Darby

Community Development District

Debt Service Fund Series 2024 - A1

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2024

	Approved Budget	Prorated Budget Thru 05/31/24	Actual Thru 05/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ -	\$ -	\$ -	\$ -
Interest Income	-	-	4,831	4,831
Total Revenues	\$ -	\$ -	\$ 4,831	\$ 4,831
Expenditures:				
Interest - 11/1	\$ -	\$ -	\$ -	\$ -
Interest - 5/1	47,278	47,278	47,278	-
Principal - 5/1	-	-	-	-
Total Expenditures	\$ 47,278	\$ 47,278	\$ 47,278	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (47,278)	\$ (47,278)	\$ (42,447)	\$ 4,831
Other Financing Sources/(Uses):				
Bond Proceeds	\$ 409,125	\$ 409,125	\$ 409,125	\$ -
Total Other Financing Sources/(Uses)	\$ 409,125	\$ 409,125	\$ 409,125	\$ -
Net Change in Fund Balance	\$ 361,847	\$ 361,847	\$ 366,678	\$ 4,831
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ 361,847		\$ 366,678	

Darby
Community Development District
Debt Service Fund Series 2024-A2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2024

	Approved Budget	Prorated Budget Thru 05/31/24	Actual Thru 05/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ -	\$ -	\$ -	\$ -
Interest Income	-	-	11,704	11,704
Total Revenues	\$ -	\$ -	\$ 11,704	\$ 11,704
Expenditures:				
Interest - 11/1	\$ -	\$ -	\$ -	\$ -
Interest - 5/1	130,675	130,675	130,675	-
Principal - 5/1	-	-	-	-
Total Expenditures	\$ 130,675	\$ 130,675	\$ 130,675	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (130,675)	\$ (130,675)	\$ (118,971)	\$ 11,704
Other Financing Sources/(Uses):				
Bond Proceeds	\$ 991,215	\$ 991,215	\$ 991,215	\$ -
Total Other Financing Sources/(Uses)	\$ 991,215	\$ 991,215	\$ 991,215	\$ -
Net Change in Fund Balance	\$ 860,540	\$ 860,541	\$ 872,245	\$ 11,704
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ 860,540		\$ 872,245	

Darby
Community Development District
Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2024

	2024A
	Thru 05/31/24
Revenues	
Interest Income	\$ 93,929
Total Revenues	\$ 93,929
Expenditures:	
Capital Outlay - Acquisiton and Construciton	\$ 4,051,669
Cost of Issuance	263,140
Underwriter's Discount	267,700
Capital Outlay - Recreation Improvements	-
Total Expenditures	\$ 4,582,509
Excess (Deficiency) of Revenues over Expenditures	\$ (4,488,580)
Other Financing Sources/(Uses)	
Bond Proceeds	\$ 11,984,660
Total Other Financing Sources (Uses)	\$ 11,984,660
Net Change in Fund Balance	\$ 7,496,080
Fund Balance - Beginning	\$ -
Fund Balance - Ending	\$ 7,496,080

Darby
COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Revenue Bonds, Series 2024

Date Paid	REQ #	Contractor	Description	Requisition
Fiscal Year 2024				
2/20/24	1	Plummer JV LLC	Earthwork and Offsite Improvements	\$ 4,051,668.56
6/20/24	2	Kutak Rock	Payment for legal fees related to bond validation and acquisition of capital improvements.	13,997.25
TOTAL				\$ 4,065,665.81
Project (Construction) Fund at 2/29/24				\$ 9,938,469.46
Interest Earned and Transfer thru 05/31/24				75,959.70
Outstanding Requisitions				13,997.25
Requisitons Paid thru 05/31/24				(4,065,665.81)
Remaining Project (Construction) Fund				\$ 5,962,760.60

**Darby Community Development District
Developer Contributions/Due from Developer**

Funding Request #	Date Prepared	Date Payment Received	Check Amount	Total Funding Request FY23	Total Funding Request FY24	Over and (short) Balance Due
1	6/19/23	9/6/23	\$ 20,250.00	\$ 20,250.00	\$ -	\$ -
2	8/22/23	11/22/23	\$ 4,471.00	\$ 4,471.00	\$ -	\$ -
3	9/25/23	11/22/23	\$ 11,947.78	\$ 6,947.78	\$ 5,000.00	\$ -
4	10/5/23	11/22/23	\$ 6,866.65	\$ 724.63	\$ 6,142.02	\$ -
5	11/28/23	1/31/24	\$ 3,308.04	\$ -	\$ 3,308.04	\$ -
6	1/25/24	3/6/24	\$ 7,546.36	\$ 1,011.00	\$ 6,535.36	\$ -
7	3/31/24	5/20/24	\$ 11,877.27	\$ -	\$ 11,877.27	\$ -
8	5/7/24		\$ -	\$ -	\$ 8,278.93	\$ 8,278.93
9	7/15/24		\$ -	\$ -	\$ 8,841.43	\$ 8,841.43
			\$ -	\$ -	\$ -	\$ -
			\$ -	\$ -	\$ -	\$ -
			\$ -	\$ -	\$ -	\$ -
			\$ -	\$ -	\$ -	\$ -
Due from Developer			\$ 66,267.10	\$ 33,404.41	\$ 49,983.05	\$ 17,120.36
Total Developer Contributions FY24					\$ 49,983.05	

Darby

Community Development District

Long Term Debt Report

Series 2024 A-1, Special Assessment Revenue Bonds		
Original Issue Amount:	\$3,620,000	
Interest Rate:	4.8% - 6.0%	
Maturity Date:	5/1/2054	
Reserve Fund Definition	Max Annual Debt Service	
Reserve Fund Requirement	\$258,066	
Reserve Fund Balance	258,066	
Bonds Outstanding: 2/9/24		\$3,620,000
Current Bonds Outstanding		\$3,620,000

Series 2024 A-2, Special Assessment Revenue Bonds		
Original Issue Amount:	\$9,765,000	
Interest Rate:	5.88%	
Maturity Date:	5/1/2035	
Reserve Fund Definition	Max Annual Debt Service	
Reserve Fund Requirement	\$573,694	
Reserve Fund Balance	573,694	
Bonds Outstanding: 2/9/24		\$9,765,000
Current Bonds Outstanding		\$9,765,000

ELEVENTH ORDER OF BUSINESS

Darby

Community Development District

FY 24 Funding Request #9

July 15, 2024

PAYEE		GENERAL FUND	
		FY24	
1	GMS, LLC		
	Inv# 13 - Management fees June 2024	\$	3,969.41
	Inv# 14 - Management fees July 2024		3,898.02
2	Kutak Rock LLP		
	Inv #3397640 General Counsel March 2024		514.00
	Inv #3421532 General Counsel April 2024		460.00
Total Funding Request		\$	8,841.43

Please make check payable to:

Darby Community Development District
475 West Town Place Ste 114
St Augustine FL 32092

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 13
Invoice Date: 6/1/24
Due Date: 6/1/24
Case:
P.O. Number:

Bill To:

Darby CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Management Fees - June 2024		3,000.00	3,000.00
Website Administration - June 2024		100.00	100.00
Information Technology - June 2024		150.00	150.00
Dissemination Agent Services - June 2024		625.00	625.00
Office Supplies		0.09	0.09
Postage		1.92	1.92
Copies		79.50	79.50
Telephone		12.90	12.90

Total \$3,969.41

Payments/Credits \$0.00

Balance Due \$3,969.41

Governmental Management Services, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 14
Invoice Date: 7/1/24
Due Date: 7/1/24
Case:
P.O. Number:**Bill To:**Darby CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Management Fees - July 2024		3,000.00	3,000.00
Website Administration - July 2024		100.00	100.00
Information Technology - July 2024		150.00	150.00
Dissemination Agent Services - July 2024		625.00	625.00
Postage		7.59	7.59
Telephone		15.43	15.43
		Total	\$3,898.02
		Payments/Credits	\$0.00
		Balance Due	\$3,898.02

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

May 31, 2024

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3397640

Client Matter No. 43923-1

Notification Email: eftgroup@kutakrock.com

Mr. Jim Oliver

Darby CDD

C/O Governmental Management Services, LLC

Suite 114

475 West Town Place

St. Augustine, FL 32092

Invoice No. 3397640

43923-1

Re: General Counsel

For Professional Legal Services Rendered

03/05/24	K. Jusevitch	0.60	102.00	Finalize ratification resolution and disclosure; confer with Haber
03/08/24	W. Haber	0.30	108.00	Review correspondence and form of interlocal agreement with property appraiser
03/11/24	K. Jusevitch	0.50	85.00	Review tax collector agreement and confer with Haber
03/12/24	W. Haber	0.40	144.00	Review uniform method collection agreement and confer with Sweeting regarding same
03/16/24	G. Lovett	0.30	75.00	Monitor legislative process relating to matters impacting special districts

TOTAL HOURS 2.10

TOTAL FOR SERVICES RENDERED \$514.00

TOTAL CURRENT AMOUNT DUE \$514.00

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

July 8, 2024

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3421532

Client Matter No. 43923-1

Notification Email: eftgroup@kutakrock.com

Mr. Jim Oliver
Darby CDD
C/O Governmental Management Services, LLC
Suite 114
475 West Town Place
St. Augustine, FL 32092

Invoice No. 3421532
43923-1

Re: General Counsel

For Professional Legal Services Rendered

04/06/24	R. Dugan	0.10	28.00	Prepare Fiscal Year 2025 budget documents
04/09/24	W. Haber	0.40	144.00	Prepare for and participate in Board meeting
04/19/24	W. Haber	0.20	72.00	Respond to auditor inquiry
04/30/24	W. Haber	0.60	216.00	Participate in conference call to discuss status; review audit and confer with Peregrino regarding same
TOTAL HOURS		1.30		

KUTAK ROCK LLP

Darby CDD

July 8, 2024

Client Matter No. 43923-1

Invoice No. 3421532

Page 2

TOTAL FOR SERVICES RENDERED \$460.00

TOTAL CURRENT AMOUNT DUE \$460.00

UNPAID INVOICES:

April 23, 2024 Invoice No. 3381618 475.50

May 31, 2024 Invoice No. 3397640 514.00

TOTAL DUE \$1,449.50