

***DARBY***

*Community Development District*

*DECEMBER 10, 2024*

# *AGENDA*

Darby  
Community Development District  
475 West Town Place  
Suite 114  
St. Augustine, Florida 32092  
1-877-304-9269 Code: 6259765

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December 3, 2024

Board of Supervisors  
Darby Community Development District

Dear Board Members:

The Meeting of the Darby Community Development District will be held Tuesday, December 10, 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. Organizational Matters
  - A. Acceptance of Resignation from Supervisor Beauchamp & Supervisor Egger
  - B. Appointment of New Supervisors to Fill the Unexpired Terms of Office (11/25 & 11/27)
  - C. Oath of Office for Newly Appointed Supervisor
  - D. Election of Officers, Resolution 2025-02
- IV. Consideration of Minutes of the October 8, 2024 Meeting
- V. Consideration of Resolution 2025-03, Extending the Terms of Office to Coincide with the General Elections
- VI. Ratification of Requisition No. 5
- VII. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Manager
- VIII. Supervisors Requests

- IX. Audience Comments
- X. Financial Statements as of October 31, 2024
- XI. Check Register
- XII. Next Scheduled Meeting – January 14, 2025 @ 10:30 a.m.
- XIII. Adjournment

*THIRD ORDER OF BUSINESS*

*A.*

**From:** Joshua Beauchamp <[josh\\_beauchamp@icloud.com](mailto:josh_beauchamp@icloud.com)>

**Subject: Acree and Darby Boards**

**Date:** November 6, 2024 at 9:20:40 AM EST

**To:** [dlaughlin@gmsnf.com](mailto:dlaughlin@gmsnf.com)

Daniel,

I'm unsure if you're the correct person I need to alert to this but I am no longer the Communications Director with Corner Lot as the position was eliminated.

As such, I'll need to resign from the Darby and Acree boards, effective immediately.

Please let me know what you need from me.

Thank you.

Josh Beauchamp

E: [josh\\_beauchamp@icloud.com](mailto:josh_beauchamp@icloud.com)

C: 904-868-9931

----- Forwarded message -----

From: **Rick Egger** <[rick\\_egger@yahoo.com](mailto:rick_egger@yahoo.com)>

Date: Thu, Dec 5, 2024, 1:29 PM

Subject: Acree and Darby CDD

To: George Leone

<[gleone@cornerlotdevelopment.com](mailto:gleone@cornerlotdevelopment.com)>, [dlaughlin@gmsnf.com](mailto:dlaughlin@gmsnf.com) <[dlaughlin@gmsnf.com](mailto:dlaughlin@gmsnf.com)>

To whom it may concern,

I, Richard Egger, need to resign my position as supervisor on the Acree and Darby CDD board. If you need anything else please let me know.

thank you,

Rick Egger

[Rick\\_egger@yahoo.com](mailto:Rick_egger@yahoo.com)

(352) 266-1581

<http://www.linkedin.com/in/rickegger>



*D.*

**RESOLUTION 2025-02**

**A RESOLUTION DESIGNATING OFFICERS OF THE DARBY  
COMMUNITY DEVELOPMENT DISTRICT**

**WHEREAS**, the Board of Supervisors of the Darby Community Development District at a regular business meeting held on December 10, 2024 desires to elect the below recited persons to the offices specified.

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

1. The following persons were elected to the offices shown, to wit:

_____	Chairman
_____	Vice-Chairman
<u>Daniel Laughlin</u>	Secretary
<u>Daniel Laughlin</u>	Treasurer
<u>James Oliver</u>	Assistant Treasurer
<u>Marilee Giles</u>	
<u>Darrin Mossing</u>	
<u>Matthew Biagetti</u>	
<u>Marilee Giles</u>	Assistant Secretary
<u>James Oliver</u>	
<u>Darrin Mossing</u>	
<u>Matthew Biagetti</u>	
_____	
_____	
_____	

**PASSED AND ADOPTED THIS 10<sup>TH</sup> DAY OF DECEMBER, 2024.**

\_\_\_\_\_  
Chairman / Vice Chairman

\_\_\_\_\_  
Secretary / Assistant Secretary

*FOURTH 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 Monday, October 8, 2024 at 10:34 a.m. at the offices of Corner Lot Development, 1000 Riverside Avenue, Suite 600, Jacksonville, Florida

Present and constituting a quorum were:

George Leone	Chairman
Shannon Acevedo	Vice Chair
Rick Egger	Supervisor
William English	Supervisor
Josh Beauchamp	Supervisor

Also present were:

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

Following is a summary of the actions taken at the October 8, 2024 meeting.

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Laughlin called the meeting to order at 10:34 a.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the  
September 10, 2024 Meeting**

On MOTION by Mr. English seconded by Mr. Beauchamp with all in favor the minutes of the September 10, 2024 meeting were approved as presented.
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**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-01  
Approving the Transfer of SJRWMD Permit  
for Subdivision Phase 1 Amenity Center**

Mr. Haber stated the permit is issued in the name of the developer for the construction phase and once the improvements are complete the permit shifts for the operation and maintenance phase to the CDD as the entity identified to own, operate and maintain the stormwater permit and becomes the permittee under the permit for the operation and maintenance phase. The water management district likes to see proof that the CDD is willing to accept that responsibility and willing to become the permittee and that is what this resolution does. It is documentation that can be provided to the water management district that the board has agreed to accept the responsibilities to be the permittee under the permit for the operation and maintenance phase.

Ms. Leaptrott stated it will be for all phases, not just the amenity. I have to first certify the as-builts. I have to make sure we have all the as-builts then I can submit the certification then transfer for O&M. There is a water management district permit for Phase 1 and 2 and there is a water management permit for the amenity center, two separate permits and we will need to do it for both. Phase 1 and 2 permit number is: 175700-4, the amenity center is: 175700-3.

Mr. Haber stated I think the action we would be looking for from the board is to approve this resolution in substantial form with the understanding that it should be updated to include a reference to not only the amenity permit but also the Phase 1 and 2 permit.

On MOTION by Mr. Leone seconded by Mr. Egger with all in favor Resolution 2025-01 was approved in substantial form to be updated to include phases 1 and 2 and the chairman was authorized to sign the final resolution.

**FIFTH ORDER OF BUSINESS**

**Discussion of Kings Preserve Phases 3 & 4**

Mr. Laughlin stated in the agenda package are the operation and maintenance plans for maintenance of the different areas.

Ms. Leaptrott stated this is something that the water management district is requiring with the new rules. It gives you a budget of what it is going to maintain the ponds, pond banks, inspections, and maintaining the water quality. It gives you the access, components you are going to be looking at, the general maintenance, different sections, outlet control, and the upflow filters.

There is an inspection checklist and estimate and annual expense. For each of these the CDD will have to have an engineer do the inspections.

Mr. Laughlin stated typically in these cases the CDD engineer would do these types of inspections. I have seen certain pond bank work here they have gotten a geotechnical engineer to prepare plans for the repair. I would think that we would use Connelly & Wicker for these inspections.

Mr. Leone asked this doesn't apply to phases 1 and 2 only phases 3 and 4?

Ms. Leaptrott stated those were permitted before the rule changes so we haven't written these up previously for process but 3 and 4 are still in the permitting process. I can get this done this week and I will have it for the next meeting, to develop the plans, specifying access and the components and a cost estimate.

Mr. Leone asked can you look at your estimated cost for phase 4? I don't think the unit cost in the total column are adding up correctly. It could be a formula issue.

Ms. Leaptrott stated I will get that fixed.

**SIXTH ORDER OF BUSINESS**

**Ratification of Audit Engagement Letter with  
Grau & Associates for Fiscal Year 2024 Audit**

On MOTION by Mr. English seconded by Ms. Acevedo with all in favor the engagement letter with Grau & Associates to perform the fiscal year 2024 audit was ratified.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

There being none, the next item followed.

**B. Engineer**

Ms. Leaptrott stated Phase 2 is still under construction, phase 3 and 4 we are still working on wetland permitting.

**C. Manager**

There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS                      Supervisors Requests**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS                      Audience Comments**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS                      Financial Statements as of August 31, 2024**

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

**ELEVENTH ORDER OF BUSINESS                      Consideration of Funding Request No. 11**

On MOTION by Mr. Leone seconded by Mr. Beauchamp with all in favor funding request no. 11 in the amount of \$10,241.11 was approved.

**TWELFTH ORDER OF BUSINESS                      Next Meeting Scheduled – November 12, 2024 at 10:30 a.m.**

Mr. Laughlin stated the next meeting is scheduled for November 12, 2024 at 10:30 a.m. in the same location.

On MOTION by Mr. English seconded by Mr. Egger with all in favor the meeting adjourned at 10:53 a.m.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

*FIFTH ORDER OF BUSINESS*



**RESOLUTION 2025-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DARBY COMMUNITY DEVELOPMENT DISTRICT EXTENDING THE TERMS OF OFFICE OF ALL CURRENT SUPERVISORS TO COINCIDE WITH THE GENERAL ELECTION PURSUANT TO SECTION 190.006, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Darby Community Development District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, the current members of the Board of Supervisors (the “Board”) were elected by the landowners within the District based on a one acre/one vote basis; and

**WHEREAS**, Chapter 190, *Florida Statutes*, authorizes the Board to adopt a resolution extending or reducing the terms of office of Board members to coincide with the general election in November; and

**WHEREAS**, the Board of Supervisors finds that it is in the best interests of the District to adopt this Resolution extending the terms of office of all current Supervisors of the District.

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

**SECTION 1.**

**(a)** The following terms of office are hereby extended to coincide with the general election to be held in November of 2026:

Seat #1                      Shannon Acevedo

Seat #3                      \_\_\_\_\_

Seat #5                      William English

**(b)** The following terms of office are hereby extended to coincide with the general election to be held in November of 2028:

Seat #2                      \_\_\_\_\_

Seat #4                      George Leone

**SECTION 2.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 3.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 10<sup>th</sup> day of December, 2024.

ATTEST:

**DARBY COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chairperson/Vice Chairperson, Board of Supervisors

*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: 5
- (B) Name of Payee: Kutak Rock LLP  
First National Bank of Omaha  
ABA Routing #104000016  
Account #24690470

(C) Amount Payable: \$1,251.00

(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.

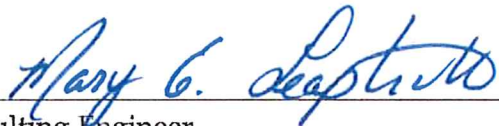
Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

**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

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

September 26, 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. 3453895  
Client Matter No. 43923-2  
Notification Email: [eftgroup@kutakrock.com](mailto: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. 3453895  
43923-2

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Re: Project Construction

For Professional Legal Services Rendered

06/14/24	W. Haber	0.30	108.00	Review and respond to correspondence regarding retainage payment for offsite improvements
07/17/24	W. Haber	0.30	108.00	Participate in conference call to discuss acquisition and conveyance status and related matters
07/17/24	W. Haber	0.30	108.00	Begin preparation of acquisition package for retainage payment
07/23/24	W. Haber	0.60	216.00	Participate in call to discuss acquisitions and conveyances to City
07/26/24	K. Jusevitch	0.80	136.00	Confer with Haber regarding retainage package; research disclosure documents
07/27/24	K. Jusevitch	0.70	119.00	Prepare retainage requisition package
07/29/24	K. Jusevitch	0.40	68.00	Finalize retainage package and confer with Haber regarding same
07/30/24	W. Haber	0.40	144.00	Review and revise retainage payment package
07/31/24	W. Haber	0.30	108.00	Finalize package for retainage payment

**KUTAK ROCK LLP**

Darby CDD

September 26, 2024

Client Matter No. 43923-2

Invoice No. 3453895

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07/31/24	K. Jusevitch	0.80	136.00	Confer with Haber; update retainage package
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TOTAL HOURS	4.90
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TOTAL FOR SERVICES RENDERED	\$1,251.00
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TOTAL CURRENT AMOUNT DUE	<u>\$1,251.00</u>
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*TENTH ORDER OF BUSINESS*



***Darby***  
***Community Development District***

***Unaudited Financial Reporting***  
***October 31, 2024***



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**Darby**  
**Community Development District**  
**Combined Balance Sheet**  
**October 31, 2024**

	General Fund	2024 A1 Debt Service Fund	2024 A2 Debt Service Fund	Capital Project Fund	Totals Governmental Funds
<b>Assets:</b>					
<b>Cash:</b>					
Operating Account	\$ 8,894	\$ -	\$ -	-	\$ 8,894
Accounts Receivable	-	-	-	-	-
Due from Other	-	-	-	-	-
Due from General Fund	-	-	-	-	-
Due from Developer	10,241	-	-	-	10,241
<b>Investments:</b>					
State Board of Administration (SBA)	-	-	-	-	-
<b>Series 2024</b>					
Reserve A1	-	258,066	-	-	258,066
Reserve A2	-	-	573,694	-	573,694
Cap Interest A1	-	116,665	-	-	116,665
Cap Interest A2	-	-	317,707	-	317,707
Revenue	-	9,062	-	-	9,062
Prepayment A2	-	-	1,117,712	-	1,117,712
Acquisition and Construction	-	-	-	5,611,849	5,611,849
Recreational Improvements	-	-	-	1,551,043	1,551,043
Cost of Issuance	-	-	-	-	-
Prepaid Expenses	-	-	-	-	-
Deposits	-	-	-	-	-
<b>Total Assets</b>	<b>\$ 19,135</b>	<b>\$ 383,792</b>	<b>\$ 2,009,112</b>	<b>\$ 7,162,892</b>	<b>\$ 9,574,932</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 5,041	\$ -	\$ -	\$ -	\$ 5,041
Due to Debt Service	-	-	-	-	-
<b>Total Liabilities</b>	<b>\$ 5,041</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,041</b>
<b>Fund Balance:</b>					
Nonspendable:					
Prepaid Items	\$ -	\$ -	\$ -	\$ -	\$ -
Restricted for:					
Debt Service - Series	-	383,792	2,009,112	-	2,392,904
Capital Project - Series	-	-	-	7,162,892	7,162,892
Unassigned	14,094	-	-	-	14,094
<b>Total Fund Balances</b>	<b>\$ 14,094</b>	<b>\$ 383,792</b>	<b>\$ 2,009,112</b>	<b>\$ 7,162,892</b>	<b>\$ 9,569,890</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 19,135</b>	<b>\$ 383,792</b>	<b>\$ 2,009,112</b>	<b>\$ 7,162,892</b>	<b>\$ 9,574,932</b>

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

	Adopted Budget	Prorated Budget Thru 10/31/24	Actual Thru 10/31/24	Variance
<b>Revenues:</b>				
Special Assessments - On Roll	\$ 137,392	\$ -	\$ -	\$ -
Special Assessments - Direct Bill	82,483		-	-
Developer Contributions	113,278	5,200	5,200	-
Interest Income	-	-	-	-
Other Income	-	-	-	-
<b>Total Revenues</b>	<b>\$ 333,153</b>	<b>\$ 5,200</b>	<b>\$ 5,200</b>	<b>\$ -</b>
<b>Expenditures:</b>				
<b>General &amp; Administrative:</b>				
Supervisor Fees	\$ 12,000	\$ 1,000	\$ -	\$ 1,000
FICA Expense	918	77	-	77
Engineering	12,000	1,000	-	1,000
Attorney	25,000	2,083	-	2,083
Annual Audit	3,300	-	-	-
Assessment Administration	7,500	-	-	-
Arbitrage Rebate	600	-	-	-
Trustee Fees	4,600	-	-	-
Management Fees	47,700	3,975	-	3,975
Dissemination Agent	7,500	-	-	-
Information Technology	1,908	159	-	159
Website Maintenance	1,272	106	-	106
Telephone	500	42	-	42
Postage & Delivery	1,500	125	-	125
Insurance General Liability	5,500	5,500	5,200	300
Printing & Binding	1,200	100	-	100
Legal Advertising	5,000	417	-	417
Other Current Charges	1,200	100	5	95
Office Supplies	1,000	83	-	83
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total General &amp; Administrative</b>	<b>\$ 140,373</b>	<b>\$ 14,942</b>	<b>\$ 5,380</b>	<b>\$ 9,562</b>
<b>Operations &amp; Maintenance:</b>				
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	-	-	-
<b>Total Operations &amp; Maintenance</b>	<b>\$ 131,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

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

	Adopted Budget	Prorated Budget Thru 10/31/24	Actual Thru 10/31/24	Variance
<b><i>Amenity Maintenance</i></b>				
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	-	-	-
<b>Total Amenity Maintenance</b>	<b>\$ 61,780</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 333,153</b>	<b>\$ 14,942</b>	<b>\$ 5,380</b>	<b>\$ 9,562</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ (9,742)</b>	<b>\$ (180)</b>	<b>\$ (9,562)</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 14,274</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 14,094</b>	

**Darby**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments - On Roll	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Assessments - Direct Bill													-
Developer Contributions	5,200	-	-	-	-	-	-	-	-	-	-	-	5,200
Interest Income	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Revenues</b>	<b>\$ 5,200</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,200</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Attorney	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	-	-	-	-	-	-	-	-	-	-	-	-	-
Information Technology	-	-	-	-	-	-	-	-	-	-	-	-	-
Website Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance General Liability	5,200	-	-	-	-	-	-	-	-	-	-	-	5,200
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	5	-	-	-	-	-	-	-	-	-	-	-	5
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total General &amp; Administrative</b>	<b>\$ 5,380</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,380</b>
<b>Operations &amp; Maintenance:</b>													
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Field Operations Management	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric	-	-	-	-	-	-	-	-	-	-	-	-	-
Water & Sewer	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Operations &amp; Maintenance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Amenity Maintenance:</b>													
Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facility Management	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Chemicals	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Permits	-	-	-	-	-	-	-	-	-	-	-	-	-
Cable	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial	-	-	-	-	-	-	-	-	-	-	-	-	-
Facility Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	-	-	-	-	-	-	-	-	-	-	-	-	-
Refuse	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Amenity Maintenance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (180)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (180)</b>
<b>Net Change in Fund Balance</b>	<b>\$ (180)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (180)</b>

# Darby

## Community Development District

### Debt Service Fund Series 2024 - A1

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2024

	Adopted Budget	Prorated Budget Thru 10/31/24	Actual Thru 10/31/24	Variance
<b>Revenues:</b>				
Special Assessments	\$ 258,137	\$ -	\$ -	\$ -
Interest Income	2,500	208	1,560	1,352
<b>Total Revenues</b>	<b>\$ 260,637</b>	<b>\$ 208</b>	<b>\$ 1,560</b>	<b>\$ 1,352</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 103,781	\$ -	\$ -	\$ -
Interest - 5/1	103,781	-	-	-
Principal - 5/1	50,000	-	-	-
<b>Total Expenditures</b>	<b>\$ 257,563</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 3,074</b>	<b>\$ 208</b>	<b>\$ 1,560</b>	<b>\$ 1,352</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In	-	-	4,484	4,484
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,484</b>	<b>\$ 4,484</b>
<b>Net Change in Fund Balance</b>	<b>\$ 3,074</b>	<b>\$ 208</b>	<b>\$ 6,045</b>	<b>\$ 5,837</b>
<b>Fund Balance - Beginning</b>	<b>\$ 103,781</b>		<b>\$ 377,747</b>	
<b>Fund Balance - Ending</b>	<b>\$ 106,855</b>		<b>\$ 383,792</b>	

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

	Adopted Budget	Prorated Budget Thru 10/31/24	Actual Thru 10/31/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 573,658	\$ -	\$ -	\$ -
Special Assessments - Prepayments	-	-	-	-
Interest Income	5,000	417	8,155	7,738
<b>Total Revenues</b>	<b>\$ 578,658</b>	<b>\$ 417</b>	<b>\$ 8,155</b>	<b>\$ 7,738</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 286,847	\$ -	\$ -	\$ -
Interest - 5/1	286,847	-	-	-
<b>Total Expenditures</b>	<b>\$ 573,694</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 4,964</b>	<b>\$ 417</b>	<b>\$ 8,155</b>	<b>\$ 7,738</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer Out	-	-	(4,484)	(4,484)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (4,484)</b>	<b>\$ (4,484)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 4,964</b>	<b>\$ 417</b>	<b>\$ 3,671</b>	<b>\$ 3,254</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 2,005,441</b>	
<b>Fund Balance - Ending</b>	<b>\$ 4,964</b>		<b>\$ 2,009,112</b>	



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

	2024A	
	Thru 10/31/24	
<b>Revenues</b>		
Interest Income	\$	30,322
<b>Total Revenues</b>	<b>\$</b>	<b>30,322</b>
<b>Expenditures:</b>		
Capital Outlay - Acquisiton and Construciton	\$	1,251
Cost of Issuance		-
Underwriter's Discount		-
Capital Outlay - Recreation Improvements		-
<b>Total Expenditures</b>	<b>\$</b>	<b>1,251</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$</b>	<b>29,071</b>
<b>Other Financing Sources/(Uses)</b>		
Bond Proceeds	\$	-
<b>Total Other Financing Sources (Uses)</b>	<b>\$</b>	<b>-</b>
<b>Net Change in Fund Balance</b>	<b>\$</b>	<b>29,071</b>
<b>Fund Balance - Beginning</b>	<b>\$</b>	<b>7,133,821</b>
<b>Fund Balance - Ending</b>	<b>\$</b>	<b>7,162,892</b>

**Darby**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Special Assessment Revenue Bonds, Series 2024**  
Construction Account

Date Paid	REQ #	Contractor	Description	Requisition
2/20/24	1	Plummer JV LLC	Earthwork and Offsite Improvements	\$ 4,051,668.56
			Payment for legal fees related to bond validation and acquisition of capital improvements	
6/20/24	2	Kutak Rock	Invoice #3292729.	13,997.25
8/6/24	3	Kutak Rock	Project Construction -Feb24 Invoice #3381619	1,042.00
9/13/24	4	Plummer JV LLC	JEA Retainage	480,147.77
10/11/24	5	Kutak Rock	Project Construction -Jul24 Invoice #3453895	1,251.00
<b>TOTAL</b>				<b>\$ 4,548,106.58</b>
<b>Project (Construction) Fund at 2/29/24</b>				<b>\$ 9,938,469.46</b>
<b>Interest Earned and Transfer thru 10/31/24</b>				<b>205,615.52</b>
<b>Transfer from COI</b>				<b>15,870.99</b>
<b>Outstanding Requisitions</b>				<b>-</b>
<b>Requisitons Paid thru 10/31/24</b>				<b>(4,548,106.58)</b>
<b>Remaining Project (Construction) Fund</b>				<b>\$ 5,611,849.39</b>

**Darby**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Special Assessment Revenue Bonds, Series 2024**  
 Recreational Improvements Account

Date Paid	REQ #	Contractor	Description	Requisition
<b>TOTAL</b>				\$ -
			Project (Construction) Fund at 2/29/24	\$ 1,500,000.00
			Interest Earned and Transfer thru 10/31/24	51,042.79
			Outstanding Requisitions	-
			Requisitons Paid thru 10/31/24	-
<b>Remaining Project (Construction) Fund</b>				<b>\$ 1,551,042.79</b>

**DARBY COMMUNITY DEVELOPMENT DISTRICT**  
**Fiscal Year 2025 Assessments Receipts Summary**

ASSESSED	# O&M UNITS ASSESSED	SERIES 2024-1 DEBT ASSESSED	SERIES 2024PH3-1 DEBT ASSESSED	FY25 O&M ASSESSED	TOTAL ASSESSED
LENNAR HOMES	10	9,236.40	-	4,489.90	13,726.30
MERITAGE HOMES	27	20,504.76	-	12,122.73	32,627.49
PLUMMER JV LLC	705	228,323.59	-	203,261.64	431,585.23
<b>TOTAL DIRECT INVOICES (1) (2)</b>	<b>742</b>	<b>258,064.75</b>	<b>-</b>	<b>219,874.27</b>	<b>477,939.02</b>
<b>ASSESSED REVENUE TAX ROLL</b>	<b>0</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL ASSESSED</b>	<b>742</b>	<b>258,064.75</b>	<b>-</b>	<b>219,874.27</b>	<b>477,939.02</b>

DUE / RECEIVED	BALANCE DUE	SERIES 2024-1 DEBT RECEIVED	SERIES 2024PH3-1 DEBT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
LENNAR HOMES	13,726.30	-	-	-	-
MERITAGE HOMES	32,627.49	-	-	-	-
PLUMMER JV LLC	380,769.82	-	-	50,815.41	50,815.41
<b>TOTAL DIRECT RECEIVED</b>	<b>427,123.61</b>	<b>-</b>	<b>-</b>	<b>50,815.41</b>	<b>50,815.41</b>
<b>TAX ROLL DUE / RECEIVED</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL DUE / RECEIVED</b>	<b>427,123.61</b>	<b>-</b>	<b>-</b>	<b>50,815.41</b>	<b>50,815.41</b>

(1) D/S Direct Assessments are due: 60% due 4/1/25 and 40% due 9/1/25

(2) O&M is due 25% by 10/1/24, 1/1/25, 4/1/25, 7/1/25

(3) Series 2024-2 and 2024PH3-2 Bonds are to be paid off at closing and are invoiced semi-annually for remaining interest due

**Darby**  
**Community Development District**  
**Long Term Debt Report**

<b>Series 2024 A-1, Special Assessment Revenue Bonds</b>	
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
<b>Current Bonds Outstanding</b>	<b>\$3,620,000</b>

<b>Series 2024 A-2, Special Assessment Revenue Bonds</b>	
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
<b>Current Bonds Outstanding</b>	<b>\$9,765,000</b>

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

Funding Request #	Date Prepared	Date Payment Received	Check Amount	Total Funding Request FY24	Total Funding Request FY25	Over and (short) Balance Due
1	6/19/23	9/6/23	\$ 20,250.00	\$ -		\$ -
2	8/22/23	11/22/23	\$ 4,471.00	\$ -		\$ -
3	9/25/23	11/22/23	\$ 11,947.78	\$ 5,000.00		\$ -
4	10/5/23	11/22/23	\$ 6,866.65	\$ 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	\$ 6,535.36		\$ -
7	3/31/24	5/20/24	\$ 11,877.27	\$ 11,877.27		\$ -
8	5/7/24	8/28/24	\$ 8,278.93	\$ 8,278.93		\$ -
9	7/15/24	8/28/24	\$ 8,841.43	\$ 8,841.43		\$ -
10	8/31/24	10/11/24	\$ 5,544.18	\$ 5,544.18		\$ -
11	9/30/24	11/6/24	\$ -	\$ 5,041.11	\$ 5,200.00	\$ 10,241.11
			\$ -	\$ -		\$ -
<b>Due from Developer</b>			\$ 88,931.64	\$ 60,568.34	\$ 5,200.00	\$ 10,241.11
<b>Total Developer Contributions</b>				\$ 60,568.34	\$ 5,200.00	

*ELEVENTH ORDER OF BUSINESS*

**Darby**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Fiscal Year 2025**  
**Check Register**

<i>Date</i>	<i>check#'s</i>	<i>Amount</i>
10/3/24	44	\$5,200.00
10/28/24	45-46	5,544.18
<b>TOTAL</b>		<b>\$10,744.18</b>



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #	
10/03/24	00002	8/19/24 24456	202410 310-51300-45000	FY25 POLICY RENEWAL	*	5,200.00		
							EGIS INSURANCE & RISK ADVISORS	5,200.00 000044
10/28/24	00001	8/01/24 15	202408 310-51300-34000	AUG MANAGEMENT FEES	*	3,000.00		
		8/01/24 15	202408 310-51300-35300	AUG WEBSITE ADMIN	*	100.00		
		8/01/24 15	202408 310-51300-35100	AUG INFO TECH	*	150.00		
		8/01/24 15	202408 310-51300-31300	AUG DISSEM AGENT SRVCS	*	625.00		
		8/01/24 15	202408 310-51300-51000	OFFICE SUPLIES	*	.06		
		8/01/24 15	202408 310-51300-42000	POSTAGE	*	1.28		
		8/01/24 15	202408 310-51300-42500	COPIES	*	52.05		
		8/01/24 15	202408 310-51300-41000	TELEPHONE	*	13.79		
							GOVERNMENTAL MANAGEMENT SRVCS LLC	3,942.18 000045
10/28/24	00005	8/12/24 3436950	202405 310-51300-31500	MAY GENERAL COUNSEL	*	1,602.00		
							KUTAK ROCK LLP	1,602.00 000046
TOTAL FOR BANK A						10,744.18		
TOTAL FOR REGISTER						10,744.18		



**INVOICE**

<b>Customer</b>	The Darby Community Development District
<b>Acct #</b>	1430
<b>Date</b>	08/19/2024
<b>Customer Service</b>	Kristina Rudez
<b>Page</b>	1 of 1

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

Payment Information	
<b>Invoice Summary</b>	\$ 5,200.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#24456
1001241040	

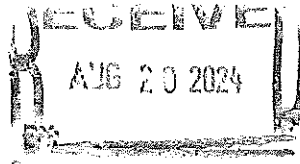
Thank You

Please detach and return with payment



Customer: The Darby Community Development District

Invoice	Effective	Transaction	Description	Amount
24456	10/01/2024	Renew policy	Policy #1001241040 10/01/2024-10/01/2025 Florida Insurance Alliance  Package - Renew policy Due Date: 8/19/2024	5,200.00



<b>Total</b>
\$ 5,200.00

Thank You

*FOR PAYMENTS SENT OVERNIGHT:  
 Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349*

<b>Remit Payment To: Egis Insurance Advisors</b> P.O. Box 748555 Atlanta, GA 30374-8555	(321)233-9939	<b>Date</b>
	sclimer@egisadvisors.com	08/19/2024

**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice**

Invoice #: 15

Invoice Date: 8/1/24

Due Date: 8/1/24

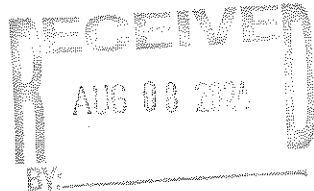
Case:

P.O. Number:

**Bill To:**

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

Description	Hours/Qty	Rate	Amount
Management Fees - August 2024		3,000.00	3,000.00
Website Administration - August 2024		100.00	100.00
Information Technology - August 2024		150.00	150.00
Dissemination Agent Services - August 2024		625.00	625.00
Office Supplies		0.06	0.06
Postage		1.28	1.28
Copies		52.05	52.05
Telephone		13.79	13.79
<b>Total</b>			<b>\$3,942.18</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$3,942.18</b>



**KUTAK ROCK LLP**

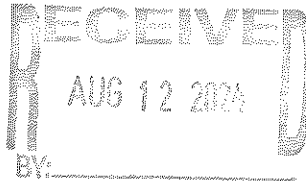
**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

August 12, 2024



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

Reference: Invoice No. 3436950  
Client Matter No. 43923-1  
Notification Email: [eftgroup@kutakrock.com](mailto: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. 3436950  
43923-1

Re: General Counsel

For Professional Legal Services Rendered

05/01/24	K. Jusevitch	0.20	34.00	Prepare budget resolution and confer with Haber regarding same
05/02/24	W. Haber	0.30	108.00	Review and revise budget resolution
05/03/24	J. Gillis	0.40	68.00	Coordinate response to auditor letter
05/03/24	W. Haber	0.20	72.00	Review and respond to correspondence from HOA counsel
05/03/24	K. Jusevitch	0.20	34.00	Correspond with district manager regarding budget resolution
05/09/24	W. Haber	0.30	108.00	Review and respond to inquiry regarding account status
05/10/24	W. Haber	0.30	108.00	Confer with Sweeting regarding agenda for May meeting
05/14/24	W. Haber	1.10	396.00	Prepare for and participate in Board meeting; review O&M assessment allocation options
05/17/24	W. Haber	0.80	288.00	Review and respond to inquiry regarding use of amenity facility; review and comment on Declaration of Covenants
05/20/24	W. Haber	0.30	108.00	Review revisions to declaration; confer with O'Neal regarding same

**KUTAK ROCK LLP**

Darby CDD

August 12, 2024

Client Matter No. 43923-1

Invoice No. 3436950

Page 2

05/21/24	K. Jusevitch	0.20	34.00	Confer with Haber regarding budget hearing
05/24/24	W. Haber	0.30	108.00	Review and revise budget notice and resolutions
05/24/24	K. Jusevitch	0.20	34.00	Confer with Haber regarding budget hearing
05/28/24	K. Jusevitch	0.40	68.00	Prepare budget hearing documents and confer with Haber; correspond with district manager regarding same
05/30/24	K. Jusevitch	0.20	34.00	Correspond with district manager regarding budget hearing notice

TOTAL HOURS 5.40

TOTAL FOR SERVICES RENDERED \$1,602.00

TOTAL CURRENT AMOUNT DUE \$1,602.00

UNPAID INVOICES:

May 31, 2024	Invoice No. 3397640	514.00
July 8, 2024	Invoice No. 3421532	460.00

TOTAL DUE \$2,576.00