

***DARBY***

*Community Development District*

*JANUARY 14, 2025*

# *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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January 7, 2025

Board of Supervisors  
Darby Community Development District

Dear Board Members:

The Meeting of the Darby Community Development District will be held Tuesday, January 14, 2025 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 December 10, 2024 Meeting
- IV. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Manager
- V. Supervisors Requests
- VI. Audience Comments
- VII. Financial Statements as of November 30, 2024
- VIII. Check Register
- IX. Next Scheduled Meeting – February 11, 2025 @ 10:30 a.m.
- X. 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 Monday, December 10, 2024 at 10:44 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 Chairperson
William English	Supervisor
Andre Green	Supervisor
Matt Allen	Supervisor

Also present were:

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

*The following is a summary of the actions taken at the December 10, 2024 Darby Community Development District Board of Supervisor's meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Laughlin called the meeting to order at 10:44 a.m.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There being no comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Acceptance of Resignations from Supervisor Beauchamp & Supervisor Egger**

On MOTION by Mr. Leone seconded by Mr. English with three in favor Supervisor Beauchamp’s and Supervisor Egger’s resignations were accepted.

**B. Appointment of New Supervisors to Fill Unexpired Terms of Office (11/25 & 11/27)**

Mr. Laughlin stated we have a resolution later in the agenda to align the expiration dates to the general election, the 11/25 will become 11/26 and the 11/27 will become 11/28.

On MOTION by Mr. Leone seconded by Mr. English with three in favor Andre Green was appointed the fill the unexpired term of office of seat 2 that will expire in 11/28.

On MOTION by Mr. Leone seconded by Ms. Acevedo with three in favor Matt Allen was appointed to fill the unexpired term of office of seat 3 that will expire in 11/26.

**C. Oath of Office for Newly Appointed and Elected Supervisors**

Mr. Laughlin being a notary public of the State of Florida administered the oath of office to Mr. Green and Mr. Allen.

**D. Election of Officers, Resolution 2025-02**

On MOTION by Mr. Leone seconded by Ms. Acevedo with all in favor Resolution 2025-02 was approved reflecting the same slate of officers and adding Mr. Green and Mr. Allen as Assistant Secretaries.

**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes of the October 8, 2024 Meeting**

On MOTION by Mr. Leone seconded by Mr. English with all in favor the minutes of the October 8, 2024 meeting were approved as presented.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-03  
Extending the Terms of Office to Coincide  
with the General Elections**

Mr. Laughlin stated Resolution 2025-03 extends the terms of office to coincide with the general election.

On MOTION by Mr. Leone seconded by Mr. English with all in favor Resolution 2025-03 was approved.

**SIXTH ORDER OF BUSINESS**

**Ratification of Requisition No. 5**

On MOTION by Mr. Leone seconded by Mr. English with all in favor requisition no. 5 payable to Kutak Rock LLP in the amount of \$1,251.00 was ratified.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Haber stated we have two new board members and after the meeting I will go over the sunshine law, public records law and code of ethics.

**B. Engineer**

There being no comments, the next item followed.

**C. Manager**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Supervisors Requests**

There being no comments, the next item followed.

**NINTH ORDER OF BUSINESS**

**Audience Comments**

There being no comments, the next item followed.

**TENTH ORDER OF BUSINESS**

**Financial Statements as of September 30, 2024**

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

**ELEVENTH ORDER OF BUSINESS      Check Register**

On MOTION by Mr. Leone seconded by Mr. English with all in favor the check register was approved.

**TWELFTH ORDER OF BUSINESS      Next Meeting Scheduled – January 14, 2025 at 10:30 a.m.**

Mr. Laughlin stated the next meeting is scheduled for January 14, 2025 at 10:30 a.m. in the same location.

**THIRTEENTH ORDER OF BUSINESS      Adjournment**

On MOTION by Mr. Leone seconded by Mr. English with all in favor the meeting adjourned at 10:52 a.m.

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

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



*SEVENTH ORDER OF BUSINESS*

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

***Unaudited Financial Reporting***  
***November 30, 2024***



# Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Month to Month</u>
5	<u>Debt Service Fund Series 2024 A-1</u>
6	<u>Debt Service Fund Series 2024 A-2</u>
7	<u>Capital Projects Fund</u>
8	<u>Construction Account Requisition Summary</u>
9	<u>Rec Improvements Account Requisition Summary</u>
10	<u>Assessment Receipts Summary</u>
11	<u>Long Term Debt Report</u>

**Darby**  
**Community Development District**  
**Combined Balance Sheet**  
**November 30, 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	\$ 64,886	\$ -	\$ -	\$ -	\$ 64,886
<b>Investments:</b>					
State Board of Administration (SBA)	-	-	-	-	-
<b>Series 2024</b>					
Reserve A1	-	258,066	-	-	258,066
Reserve A2	-	-	573,694	-	573,694
Revenue	-	13,591	-	-	13,591
Prepayment A2	-	-	378,870	-	378,870
Acquisition and Construction	-	-	-	5,683,400	5,683,400
Recreational Improvements	-	-	-	1,557,278	1,557,278
<b>Total Assets</b>	<b>\$ 64,886</b>	<b>\$ 271,657</b>	<b>\$ 952,563</b>	<b>\$ 7,240,677</b>	<b>\$ 8,529,783</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 10,368	\$ -	\$ -	\$ -	\$ 10,368
<b>Total Liabilities</b>	<b>\$ 10,368</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,368</b>
<b>Fund Balance:</b>					
Nonspendable:					
Prepaid Items	\$ -	\$ -	\$ -	\$ -	\$ -
Restricted for:					
Debt Service - Series	-	271,657	952,563	-	1,224,220
Capital Project - Series	-	-	-	7,240,677	7,240,677
Unassigned	54,517	-	-	-	54,517
<b>Total Fund Balances</b>	<b>\$ 54,517</b>	<b>\$ 271,657</b>	<b>\$ 952,563</b>	<b>\$ 7,240,677</b>	<b>\$ 8,519,415</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 64,886</b>	<b>\$ 271,657</b>	<b>\$ 952,563</b>	<b>\$ 7,240,677</b>	<b>\$ 8,529,783</b>

**Darby**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending November 30, 2024**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/24	Thru 11/30/24	Variance
<b>Revenues:</b>				
Special Assessments - On Roll	\$ 137,392	\$ -	\$ -	\$ -
Special Assessments - Direct Bill	82,483	50,815	50,815	-
Developer Contributions	113,278	5,200	5,200	-
Interest Income	-	-	-	-
Other Income	-	-	-	-
<b>Total Revenues</b>	<b>\$ 333,153</b>	<b>\$ 56,015</b>	<b>\$ 56,015</b>	<b>\$ -</b>
<b>Expenditures:</b>				
<b>General &amp; Administrative:</b>				
Supervisor Fees	\$ 12,000	\$ 2,000	\$ -	\$ 2,000
FICA Expense	918	153	-	153
Engineering	12,000	2,000	230	1,770
Attorney	25,000	4,167	-	4,167
Annual Audit	3,300	-	-	-
Assessment Administration	7,500	-	-	-
Arbitrage Rebate	600	-	-	-
Trustee Fees	4,600	-	-	-
Management Fees	47,700	7,950	7,950	-
Dissemination Agent	7,500	-	1,250	(1,250)
Information Technology	1,908	318	318	-
Website Maintenance	1,272	212	212	-
Telephone	500	83	3	81
Postage & Delivery	1,500	250	1	249
Insurance General Liability	5,500	5,500	5,200	300
Printing & Binding	1,200	200	0	200
Legal Advertising	5,000	833	80	754
Other Current Charges	1,200	200	29	171
Office Supplies	1,000	167	0	167
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total General &amp; Administrative</b>	<b>\$ 140,373</b>	<b>\$ 24,208</b>	<b>\$ 15,448</b>	<b>\$ 8,760</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 November 30, 2024**

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	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>\$ 24,208</b>	<b>\$ 15,448</b>	<b>\$ 8,760</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ 31,807</b>	<b>\$ 40,567</b>	<b>\$ (8,760)</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 13,950</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 54,517</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		50,815											50,815
Developer Contributions	5,200												5,200
Interest Income	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Revenues</b>	<b>\$ 5,200</b>	<b>\$ 50,815</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 56,015</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FICA Expense	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering	230												230
Attorney	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	3,975	3,975											7,950
Dissemination Agent	625	625											1,250
Information Technology	159	159											318
Website Maintenance	106	106											212
Telephone	-	3											3
Postage & Delivery	1	1											1
Insurance General Liability	5,200												5,200
Printing & Binding	-	0											0
Legal Advertising	-	80											80
Other Current Charges	5	24											29
Office Supplies	0	0											0
Dues, Licenses & Subscriptions	175												175
<b>Total General &amp; Administrative</b>	<b>\$ 10,476</b>	<b>\$ 4,972</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 15,448</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>\$ (5,276)</b>	<b>\$ 45,843</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 40,567</b>

**Darby**  
**Community Development District**  
**Debt Service Fund Series 2024 - A1**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending November 30, 2024**

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
<b>Revenues:</b>				
Special Assessments	\$ 258,137	\$ -	\$ -	\$ -
Interest Income	2,500	417	3,149	2,732
<b>Total Revenues</b>	<b>\$ 260,637</b>	<b>\$ 417</b>	<b>\$ 3,149</b>	<b>\$ 2,732</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 103,781	\$ 103,781	\$ 103,781	\$ -
Interest - 5/1	103,781	-	-	-
Principal - 5/1	50,000	-	-	-
<b>Total Expenditures</b>	<b>\$ 257,563</b>	<b>\$ 103,781</b>	<b>\$ 103,781</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 3,074</b>	<b>\$ (103,365)</b>	<b>\$ (100,632)</b>	<b>\$ 2,732</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In	-	-	8,978	8,978
Transfer Out			(14,436)	(14,436)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (5,458)</b>	<b>\$ (5,458)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 3,074</b>	<b>\$ (103,365)</b>	<b>\$ (106,091)</b>	<b>\$ (2,726)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 103,781</b>		<b>\$ 377,747</b>	
<b>Fund Balance - Ending</b>	<b>\$ 106,855</b>		<b>\$ 271,657</b>	



**Darby**  
**Community Development District**  
**Debt Service Fund Series 2024-A2**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending November 30, 2024**

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 573,658	\$ -	\$ -	\$ -
Special Assessments - Prepayments	-	-	376,158	376,158
Interest Income	5,000	833	16,343	15,509
<b>Total Revenues</b>	<b>\$ 578,658</b>	<b>\$ 833</b>	<b>\$ 392,501</b>	<b>\$ 391,667</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 286,847	\$ 286,847	\$ 286,847	\$ -
Special Call - 11/1	-	-	1,115,000	-
Interest - 5/1	286,847	-	-	-
<b>Total Expenditures</b>	<b>\$ 573,694</b>	<b>\$ 286,847</b>	<b>\$ 1,401,847</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 4,964</b>	<b>\$ (286,014)</b>	<b>\$ (1,009,346)</b>	<b>\$ 391,667</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer Out	-	-	(43,532)	(43,532)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (43,532)</b>	<b>\$ (43,532)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 4,964</b>	<b>\$ (286,014)</b>	<b>\$ (1,052,878)</b>	<b>\$ 348,136</b>
<b>Fund Balance - Beginning</b>	<b>\$ 289,847</b>		<b>\$ 2,005,441</b>	
<b>Fund Balance - Ending</b>	<b>\$ 294,811</b>		<b>\$ 952,563</b>	

**Darby**  
**Community Development District**  
**Capital Projects Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending November 30, 2024**

	2024A	
	Thru 11/30/24	
<b>Revenues</b>		
Interest Income	\$	59,117
<b>Total Revenues</b>	<b>\$</b>	<b>59,117</b>
<b>Expenditures:</b>		
Capital Outlay - Acquisition and Construction	\$	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>57,866</b>
<b>Other Financing Sources/(Uses)</b>		
Transfer In	\$	48,990
<b>Total Other Financing Sources (Uses)</b>	<b>\$</b>	<b>48,990</b>
<b>Net Change in Fund Balance</b>	<b>\$</b>	<b>106,856</b>
<b>Fund Balance - Beginning</b>	<b>\$</b>	<b>7,133,821</b>
<b>Fund Balance - Ending</b>	<b>\$</b>	<b>7,240,677</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 11/30/24</b>				<b>228,175.83</b>
<b>Transfer from COI</b>				<b>15,870.99</b>
<b>Transfer from Debt Service</b>				<b>48,990.07</b>
<b>Outstanding Requisitions</b>				<b>-</b>
<b>Requisitions Paid thru 11/30/24</b>				<b>(4,548,106.58)</b>
<b>Remaining Project (Construction) Fund</b>				<b>\$ 5,683,399.77</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 11/30/24	57,277.72
			Outstanding Requisitions	-
			Requisitons Paid thru 11/30/24	-
<b>Remaining Project (Construction) Fund</b>				<b>\$ 1,557,277.72</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
Less: November 1, 2024 (Prepayment)	(\$1,115,000)
<b>Current Bonds Outstanding</b>	<b>\$8,650,000</b>

*EIGHTH ORDER OF BUSINESS*

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

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

<i>Date</i>	<i>check#'s</i>	<i>Amount</i>
11/18/24	47-48	\$5,041.11
<b>TOTAL</b>		<b>\$5,041.11</b>



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #	
11/18/24	00001	9/01/24	16 202409 310-51300-34000	SEP MANAGEMENT FEES	*	3,000.00		
		9/01/24	16 202409 310-51300-35300	SEP WEBSITE ADMIN	*	100.00		
		9/01/24	16 202409 310-51300-35100	SEP INFO TECH	*	150.00		
		9/01/24	16 202409 310-51300-31300	SEP DISSEM AGENT SRVCS	*	625.00		
		9/01/24	16 202409 310-51300-51000	OFFICE SUPPLIES	*	.03		
		9/01/24	16 202409 310-51300-42000	POSTAGE	*	.69		
		9/01/24	16 202409 310-51300-42500	COPIES	*	3.75		
		9/01/24	16 202409 310-51300-41000	TELEPHONE	*	22.64		
							3,902.11	000047
-----								
11/18/24	00005	9/26/24	3453893 202406 310-51300-31500	JUN GENERAL COUNSEL	*	720.00		
		9/26/24	3453893A 202407 310-51300-31500	JUL GENERAL COUNSEL	*	419.00		
							1,139.00	000048
-----								
TOTAL FOR BANK A						5,041.11		
TOTAL FOR REGISTER						5,041.11		

**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice**

**Invoice #:** 16  
**Invoice Date:** 9/1/24  
**Due Date:** 9/1/24  
**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 - September 2024		3,000.00	3,000.00
Website Administration - September 2024		100.00	100.00
Information Technology - September 2024		150.00	150.00
Dissemination Agent Services - September 2024		625.00	625.00
Office Supplies		0.03	0.03
Postage		0.69	0.69
Copies		3.75	3.75
Telephone		22.64	22.64
<b>Total</b>			<b>\$3,902.11</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$3,902.11</b>

**RECEIVED**  
SEP 05 2024  
BY: \_\_\_\_\_

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

**Check Remit To:**

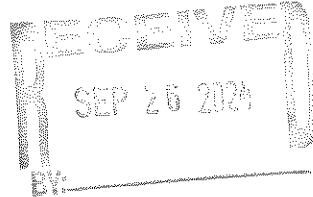
Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Federal ID 47-0597598

September 26, 2024



Reference: Invoice No. 3453893

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. 3453893

43923-1

Re: General Counsel

For Professional Legal Services Rendered

06/14/24	W. Haber	0.20	72.00	Review and respond to inquiry regarding HOA documents
06/17/24	W. Haber	0.60	216.00	Review and respond to correspondence regarding estoppel letters; review and revise consent to HOA declaration and confer with counsel for HOA
06/18/24	W. Haber	0.30	108.00	Review and respond to inquiry regarding establishment and construction fund for amenities
06/19/24	W. Haber	0.20	72.00	Confer with GMA regarding estoppel letters; review bond documents with respect to same
06/21/24	W. Haber	0.40	144.00	Participate in conference call to discuss assessment allocation and budget
06/28/24	W. Haber	0.30	108.00	Review and respond to e-mails regarding assessment levels
07/09/24	W. Haber	0.20	72.00	Review agenda for July meeting
07/15/24	G. Lovett	0.10	25.00	Research matters relating to district rules of procedure and incorporation of new legislation

**KUTAK ROCK LLP**

Darby CDD

September 26, 2024

Client Matter No. 43923-1

Invoice No. 3453893

Page 2

07/17/24	K. Jusevitch	0.20	34.00	Confer with Haber regarding funding agreement
07/23/24	W. Haber	0.50	180.00	Prepare for and participate in Board meeting
07/26/24	W. Haber	0.30	108.00	Confer with Schwartz regarding quarterly reports

TOTAL HOURS 3.30

TOTAL FOR SERVICES RENDERED \$1,139.00

TOTAL CURRENT AMOUNT DUE \$1,139.00