

DARBY

Community Development District

FEBRUARY 11, 2025

AGENDA

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

February 4, 2025

Board of Supervisors
Darby Community Development District

Dear Board Members:

The Meeting of the Darby Community Development District will be held Tuesday, February 11, 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 January 14, 2025 Meeting
- IV. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
- V. Supervisors Requests
- VI. Audience Comments
- VII. Financial Statements as of December 31, 2024
- VIII. Check Register
- IX. Next Scheduled Meeting – March 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 Tuesday, January 14, 2025 at 10:30 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 by telephone
Beth Leaptrott	District Engineer
Walt Schwartz	Corner Lot Development
Jeremy Wannamaker	Corner Lot Development

Following is a summary of the actions taken at the January 14, 2025 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 December 10,
2024 Meeting**

On MOTION by Ms. Acevedo seconded by Mr. English with all in favor the minutes of the December 10, 2024 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

Ms. Leaptrott stated at the last meeting the city had accepted infrastructure that will be city maintained for Phase 1 A, B and C and we are currently working on the closeout documents for city acceptance for Phase 2 A and B. Phase 3 and 4 are still in permitting, etc.

C. Manager

There being none, the next item followed.

FIFTH ORDER OF BUSINESS

Supervisors Requests

There being none, the next item followed.

SIXTH ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Financial Statements as of November 30, 2024

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

EIGHTH ORDER OF BUSINESS

Check Register

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

NINTH ORDER OF BUSINESS

Next Meeting Scheduled – February 11, 2025 at 10:30 a.m.

Mr. Laughlin stated the next meeting is scheduled for February 11, 2025 at 10:30 a.m. in the same location.

On MOTION by Mr. Leone seconded by Mr. English with all in favor the meeting adjourned at 10:41 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SEVENTH ORDER OF BUSINESS

Darby
Community Development District

Unaudited Financial Reporting
December 31, 2024



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Darby
Community Development District
Combined Balance Sheet
December 31, 2024

	General Fund	2024 A1 Debt Service Fund	2024 A2 Debt Service Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 49,634	\$ -	\$ -	\$ -	\$ 49,634
Investments:					
State Board of Administration (SBA)	-	-	-	-	-
Series 2024					
Reserve A1	-	259,029	-	-	259,029
Reserve A2	-	-	575,836	-	575,836
Revenue	-	29,259	-	-	29,259
Prepayment A2	-	-	358,223	-	358,223
Interest A2	-	-	5,548	-	5,548
Acquisition and Construction	-	-	-	5,704,457	5,704,457
Recreational Improvements	-	-	-	1,563,091	1,563,091
Total Assets	\$ 49,634	\$ 288,289	\$ 939,607	\$ 7,267,549	\$ 8,545,078
Liabilities:					
Accounts Payable	-	-	-	-	-
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -
Fund Balance:					
Nonspendable:					
Prepaid Items	-	-	-	-	-
Restricted for:					
Debt Service - Series	-	288,289	939,607	-	1,227,896
Capital Project - Series	-	-	-	7,267,549	7,267,549
Unassigned	49,634	-	-	-	49,634
Total Fund Balances	\$ 49,634	\$ 288,289	\$ 939,607	\$ 7,267,549	\$ 8,545,078
Total Liabilities & Fund Balance	\$ 49,634	\$ 288,289	\$ 939,607	\$ 7,267,549	\$ 8,545,078

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/24	Thru 12/31/24	Variance
Revenues:				
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	-	-	-	-
Total Revenues	\$ 333,153	\$ 56,015	\$ 56,015	\$ -

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 3,000	\$ -	\$ 3,000
FICA Expense	918	230	-	230
Engineering	12,000	3,000	230	2,770
Attorney	25,000	6,250	-	6,250
Annual Audit	3,300	-	-	-
Assessment Administration	7,500	-	-	-
Arbitrage Rebate	600	-	-	-
Trustee Fees	4,600	-	-	-
Management Fees	47,700	11,925	11,925	-
Dissemination Agent	7,500	1,875	1,875	-
Information Technology	1,908	477	477	-
Website Maintenance	1,272	318	318	-
Telephone	500	125	21	105
Postage & Delivery	1,500	375	2	373
Insurance General Liability	5,500	5,500	5,200	300
Printing & Binding	1,200	300	0	300
Legal Advertising	5,000	1,250	80	1,170
Other Current Charges	1,200	300	29	271
Office Supplies	1,000	250	0	250
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 140,373	\$ 35,350	\$ 20,332	\$ 15,018

Operations & Maintenance:

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	\$ -	\$ -	\$ -

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/24	Thru 12/31/24	Variance
<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	\$ 333,153	\$ 35,350	\$ 20,332	\$ 15,018
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 20,666	\$ 35,684	\$ (15,018)
Fund Balance - Beginning	\$ -		\$ 13,950	
Fund Balance - Ending	\$ -		\$ 49,634	

Darby
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - On Roll	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Assessments - Direct Bill		50,815											50,815
Developer Contributions	5,200												5,200
Interest Income	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	\$ 5,200	\$ 50,815	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 56,015
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FICA Expense	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering	230												230
Attorney	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	3,975	3,975	3,975										11,925
Dissemination Agent	625	625	625										1,875
Information Technology	159	159	159										477
Website Maintenance	106	106	106										318
Telephone	-	3	18										21
Postage & Delivery	1	1	1										2
Insurance General Liability	5,200												5,200
Printing & Binding	-	0	0										0
Legal Advertising	-	80											80
Other Current Charges	5	24											29
Office Supplies	0	0	0										0
Dues, Licenses & Subscriptions	175												175
Total General & Administrative	\$ 10,476	\$ 4,972	\$ 4,884	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,332
Operations & Maintenance:													
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Field Operations Management	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric	-	-	-	-	-	-	-	-	-	-	-	-	-
Water & Sewer	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Operations & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Maintenance:													
Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facility Management	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Chemicals	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Permits	-	-	-	-	-	-	-	-	-	-	-	-	-
Cable	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial	-	-	-	-	-	-	-	-	-	-	-	-	-
Facility Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	-	-	-	-	-	-	-	-	-	-	-	-	-
Refuse	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Amenity Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (5,276)	\$ 45,843	\$ (4,884)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,684

Darby

Community Development District

Debt Service Fund Series 2024 - A1

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2024

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
Revenues:				
Special Assessments	\$ 258,137	\$ -	\$ -	\$ -
Interest Income	2,500	625	4,162	3,537
Total Revenues	\$ 260,637	\$ 625	\$ 4,162	\$ 3,537
Expenditures:				
Interest - 11/1	\$ 103,781	\$ 103,781	\$ 103,781	\$ -
Interest - 5/1	103,781	-	-	-
Principal - 5/1	50,000	-	-	-
Total Expenditures	\$ 257,563	\$ 103,781	\$ 103,781	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 3,074	\$ (103,156)	\$ (99,620)	\$ 3,537
Other Financing Sources/(Uses):				
Transfer In	-	-	24,597	24,597
Transfer Out	-	-	(14,436)	(14,436)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 10,161	\$ 10,161
Net Change in Fund Balance	\$ 3,074	\$ (103,156)	\$ (89,459)	\$ 13,698
Fund Balance - Beginning	\$ 103,781		\$ 377,747	
Fund Balance - Ending	\$ 106,855		\$ 288,289	

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

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 573,658	\$ -	\$ -	\$ -
Special Assessments - Prepayments	-	-	376,158	376,158
Interest Income	5,000	1,250	19,005	17,755
Total Revenues	\$ 578,658	\$ 1,250	\$ 395,163	\$ 393,913
Expenditures:				
Interest - 11/1	\$ 286,847	\$ 286,847	\$ 286,847	\$ -
Special Call - 11/1	-	-	1,115,000	-
Interest - 5/1	286,847	-	-	-
Total Expenditures	\$ 573,694	\$ 286,847	\$ 1,401,847	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 4,964	\$ (285,597)	\$ (1,006,683)	\$ 393,913
Other Financing Sources/(Uses):				
Transfer Out	-	-	(59,151)	(59,151)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (59,151)	\$ (59,151)
Net Change in Fund Balance	\$ 4,964	\$ (285,597)	\$ (1,065,834)	\$ 334,762
Fund Balance - Beginning	\$ 289,847		\$ 2,005,441	
Fund Balance - Ending	\$ 294,811		\$ 939,607	

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

	2024A
	Thru 12/31/24
Revenues	
Interest Income	\$ 85,989
Total Revenues	\$ 85,989
Expenditures:	
Capital Outlay - Acquisition and Construction	\$ 1,251
Cost of Issuance	-
Underwriter's Discount	-
Capital Outlay - Recreation Improvements	-
Total Expenditures	\$ 1,251
Excess (Deficiency) of Revenues over Expenditures	\$ 84,738
Other Financing Sources/(Uses)	
Transfer In	\$ 48,990
Total Other Financing Sources (Uses)	\$ 48,990
Net Change in Fund Balance	\$ 133,728
Fund Balance - Beginning	\$ 7,133,821
Fund Balance - Ending	\$ 7,267,549

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
TOTAL				\$ 4,548,106.58
Project (Construction) Fund at 2/29/24				\$ 9,938,469.46
Interest Earned and Transfer thru 12/31/24				249,233.55
Transfer from COI				15,870.99
Transfer from Debt Service				48,990.07
Outstanding Requisitions				-
Requisitions Paid thru 12/31/24				(4,548,106.58)
Remaining Project (Construction) Fund				\$ 5,704,457.49

Darby
COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Revenue Bonds, Series 2024
Recreational Improvements Account

Date Paid	REQ #	Contractor	Description	Requisition
TOTAL				\$ -
			Project (Construction) Fund at 2/29/24	\$ 1,500,000.00
			Interest Earned and Transfer thru 12/31/24	63,091.15
			Outstanding Requisitions	-
			Requisitons Paid thru 12/31/24	-
Remaining Project (Construction) Fund				\$ 1,563,091.15

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	259,029
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	575,836
Bonds Outstanding: 2/9/24	\$9,765,000
Less: November 1, 2024 (Prepayment)	(\$1,115,000)
Current Bonds Outstanding	\$8,650,000

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
TOTAL DIRECT INVOICES (1) (2)	742	258,064.75	-	219,874.27	477,939.02
ASSESSED REVENUE TAX ROLL	0	-	-	-	-
TOTAL ASSESSED	742	258,064.75	-	219,874.27	477,939.02

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
TOTAL DIRECT RECEIVED	427,123.61	-	-	50,815.41	50,815.41
TAX ROLL DUE / RECEIVED	-	-	-	-	-
TOTAL DUE / RECEIVED	427,123.61	-	-	50,815.41	50,815.41

(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

EIGHTH ORDER OF BUSINESS

Darby
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2025
Check Register

<i>Date</i>	<i>check#'s</i>	<i>Amount</i>
12/6/24	49-54	\$15,021.74
12/12/24	55	230.00
TOTAL		\$15,251.74

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #	
12/06/24	00001	10/01/24	17 202410 310-51300-34000	OCT MANAGEMENT FEES	*	3,975.00		
		10/01/24	17 202410 310-51300-35300	OCT WEBSITE ADMIN	*	106.00		
		10/01/24	17 202410 310-51300-35100	OCT INFO TECH	*	159.00		
		10/01/24	17 202410 310-51300-31300	OCT DISSEM AGENT SRVCS	*	625.00		
		10/01/24	17 202410 310-51300-51000	OFFICE SUPPLIES	*	.03		
		10/01/24	17 202410 310-51300-42000	POSTAGE	*	.69		
							4,865.72	000049

12/06/24	00001	11/01/24	18 202411 310-51300-34000	NOV MANAGEMENT FEES	*	3,975.00		
		11/01/24	18 202411 310-51300-35300	NOV WEBSITE ADMIN	*	106.00		
		11/01/24	18 202411 310-51300-35100	NOV INFO TECH	*	159.00		
		11/01/24	18 202411 310-51300-31300	NOV DISSEM AGENT SRVCS	*	625.00		
		11/01/24	18 202411 310-51300-51000	OFFICE SUPPLIES	*	.03		
		11/01/24	18 202411 310-51300-42000	POSTAGE	*	.69		
		11/01/24	18 202411 310-51300-42500	COPIES	*	.30		
		11/01/24	18 202411 310-51300-41000	TELEPHONE	*	2.66		
							4,868.68	000050

12/06/24	00001	12/01/24	19 202412 310-51300-34000	DEC MANAGEMENT FEES	*	3,975.00		
		12/01/24	19 202412 310-51300-35300	DEC WEBSITE ADMIN	*	106.00		
		12/01/24	19 202412 310-51300-35100	DEC INFO TECH	*	159.00		
		12/01/24	19 202412 310-51300-31300	DEC DISSEM AGENT SRVCS	*	625.00		
		12/01/24	19 202412 310-51300-51000	OFFICE SUPPLIES	*	.03		
		12/01/24	19 202412 310-51300-42000	POSTAGE	*	.69		
		12/01/24	19 202412 310-51300-42500	COPIES	*	.15		

DARB DARBY CDD BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/01/24	19			2024	12	310-51300-41000			TELEPHONE	*	17.84		
									GOVERNMENTAL MANAGEMENT SRVCS LLC			4,883.71	000051
12/06/24	00003	11/21/24	24-07278	2024	11	310-51300-48000			11/21 NTC OF MTG	*	79.63		
									JACKSONVILLE DAILY RECORD			79.63	000052
12/06/24	00005	11/07/24	3480211	2024	08	310-51300-31500			AUG GENERAL COUNSEL	*	144.00		
									KUTAK ROCK LLP			144.00	000053
12/06/24	00005	12/06/24	3496114	2024	09	310-51300-31500			SEP GENERAL COUNSEL	*	180.00		
									KUTAK ROCK LLP			180.00	000054
12/12/24	00008	10/25/24	24010062	2024	10	310-51300-31100			SEP ENGINEERING SERVICES	*	230.00		
									CONNELLY & WICKER LLC			230.00	000055
TOTAL FOR BANK A											15,251.74		
TOTAL FOR REGISTER											15,251.74		

Governmental Management Services, LLC
 1001 Bradford Way
 Kingston, TN 37763

Invoice

Invoice #: 17
 Invoice Date: 10/1/24
 Due Date: 9/30/24
 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 - October 2024		3,975.00	3,975.00
Website Administration - October 2024		106.00	106.00
Information Technology - October 2024		159.00	159.00
Dissemination Agent Services - October 2024		625.00	625.00
Office Supplies		0.03	0.03
Postage		0.69	0.69
		Total	\$4,865.72
		Payments/Credits	\$0.00
		Balance Due	\$4,865.72

RECEIVED
 OCT 02 2024
 BY: _____

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 18
Invoice Date: 11/1/24
Due Date: 11/1/24
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 - November 2024		3,975.00	3,975.00
Website Administration - November 2024		106.00	106.00
Information Technology - November 2024		159.00	159.00
Dissemination Agent Services - November 2024		625.00	625.00
Office Supplies		0.03	0.03
Postage		0.69	0.69
Copies		0.30	0.30
Telephone		2.66	2.66

RECEIVED
By Todd Polvere at 2:30 pm, Nov 07, 2024

Total	\$4,868.68
Payments/Credits	\$0.00
Balance Due	\$4,868.68

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

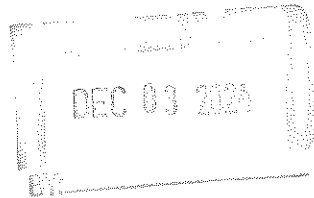
Invoice

Invoice #: 19
Invoice Date: 12/1/24
Due Date: 12/1/24
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 - December 2024		3,975.00	3,975.00
Website Administration - December 2024		106.00	106.00
Information Technology - December 2024		159.00	159.00
Dissemination Agent Services - December 2024		625.00	625.00
Office Supplies		0.03	0.03
Postage		0.69	0.69
Copies		0.15	0.15
Telephone		17.84	17.84



Total	\$4,883.71
Payments/Credits	\$0.00
Balance Due	\$4,883.71

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

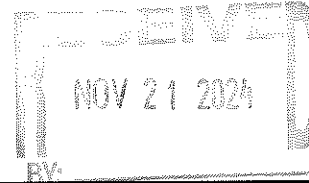
P.O. Box 1769
Jacksonville, FL 32201
(904) 356-2466

INVOICE

November 21, 2024

Date

Attn: Sarah Sweeting
GMS, LLC
475 West Town Place, Ste 114
Saint Augustine FL 32092



Serial #	24-07278D	PO/File #		\$79.63
	Notice of Meeting			Payment Due
				\$79.63
	Darby Community Development District			Publication Fee
Case Number				Amount Paid
Publication Dates	11/21			Payment Due Upon Receipt
County	Duval			For your convenience, you may remit payment online at www.jaxdailyrecord.com/send-payment .

*Payment is due before
the Proof of Publication
is released.*

If your payment is being mailed, please reference Serial # 24-07278D on your check or remittance advice.

Your notice was published on both jaxdailyrecord.com and floridapublicnotices.com.

Terms: Net 30 days from date of invoice. Past due items will accrue a finance charge of 1.5% per month thereafter. Please remit any payment due upon receipt of this invoice.

Preliminary Proof Of Legal Notice
(This is not a proof of publication.)

Please read copy of this advertisement and advise us of any necessary corrections before further publications.

**NOTICE OF MEETING
DARBY
COMMUNITY
DEVELOPMENT DISTRICT**

A Meeting of the Board of Supervisors (the "Board") of the Darby Community Development District is scheduled to be held on **Tuesday, December 10, 2024 at 10:30 a.m.** located at 1000 Riverside Ave., Suite 600, Jacksonville, FL 32204.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092 (and phone (904) 940-5850). The meeting may be continued to a date, place and time certain, to be announced at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at the meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Daniel Laughlin
District Manager

Nov. 21 00 (24-07278D)

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

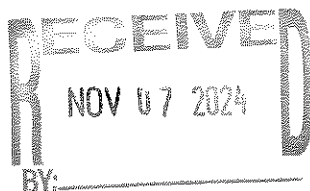
Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 7, 2024

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



Reference: Invoice No. 3480211
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. 3480211
43923-1

Re: General Counsel

For Professional Legal Services Rendered

08/16/24	W. Haber	0.40	144.00	Review maintenance plans and confer with Wannamaker regarding same
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TOTAL HOURS 0.40

TOTAL FOR SERVICES RENDERED \$144.00

TOTAL CURRENT AMOUNT DUE \$144.00

KUTAK ROCK LLP

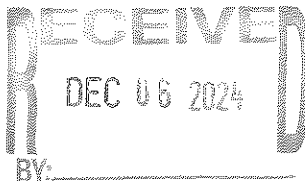
TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 6, 2024



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

Reference: Invoice No. 3496114
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. 3496114
43923-1

Re: General Counsel

For Professional Legal Services Rendered

09/10/24	W. Haber	0.30	108.00	Prepare for and participate in Board meeting
09/30/24	W. Haber	0.20	72.00	Review and respond to inquiry regarding Form 1
TOTAL HOURS		0.50		
TOTAL FOR SERVICES RENDERED				\$180.00
TOTAL CURRENT AMOUNT DUE				<u>\$180.00</u>



October 25, 2024

Project No: 24-01-0062

Invoice No: 24010062-01

Darby Community Development District
ssweeting@gmsnf.com
475 West Town Place
Suite 114
St. Augustine, FL 32092

Project 24-01-0062 Darby CDD

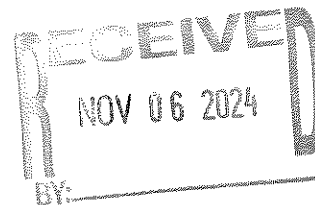
Work for this phase include CDD agreement review meeting.

Professional Services from September 28, 2024 to October 25, 2024

Phase			Total JTD	Previous	Current
C1 CDD Business-Hourly	0.00	0.00	230.00	0.00	230.00
Total Fee	0.00		230.00	0.00	230.00
Total this Invoice					\$230.00

Authorized by: Beth Leaptrott

Beth Leaptrott, P.E., Sr. PM



Planning | Engineering | Landscape Architecture

Corporate Office:
10060 Skinner Lake Drive, Suite 500
Jacksonville, FL 32246-7471
904.265.3030 • www.cwieng.com

Branch Office:
3101 Maguire Boulevard, Suite 111
Orlando, FL 32803
407.261.3100

Professional Licenses
Engineering = FL #3650 / GA #PEF004448
Landscape Architecture - FL #LC2600311

Backup Report

Connelly & Wicker LLC a PRIME AE
Group Co.

As of 10/25/2024

Billing	Date	Employee/	Description	Units	Rate	Amount
Project Number: 24-01-0062 Darby CDD						
Phase Number: C1 C1 CDD Business-Hourly						
Labor:						
	10/1/2024		Leaptrott, Beth CDD correspondence agreement	1.00	230.00	230.00
				Total	1.00	230.00