DARBY

Community Development District

JULY 29, 2025



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

1-877-304-9269 Code: 6259765

July 22, 2025

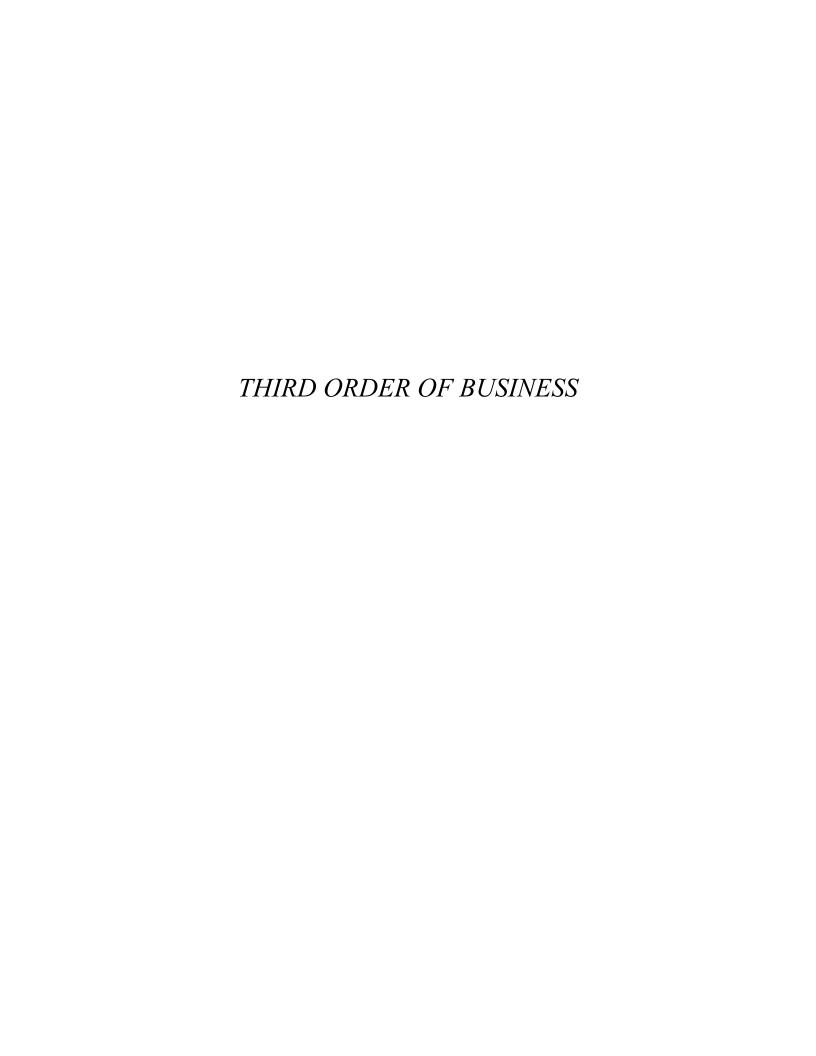
Board of Supervisors Darby Community Development District

Dear Board Members:

The Meeting of the Darby Community Development District will be held Tuesday, July 29, 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. Organizational Matters
 - A. Acceptance of Resignation from Supervisor English
 - B. Appointment of New Supervisor to Fill Unexpired Term of Office (11/2026)
 - C. Oath of Office for Newly Appointed Supervisor
 - D. Election of Officers, Resolution 2025-05
- IV. Consideration of Minutes of the May 13, 2025, Meeting
- V. Ratification of Agreement for Landscape Maintenance Services with Core Outdoors, LLC
- VI. Public Hearing Adopting the Budget for Fiscal Year 2026
 A. Consideration of Resolution 2025-06, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2026
 - B. Consideration of Resolution 2025-07, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2026
- VII. Staff Reports
 A. Attorney

- B. Engineer
- C. Manager
 - 1. Discussion of Fiscal Year 2026 Meeting Schedule
 - 2. Report on the Number of Registered Voters (8)
- VIII. Supervisors Requests
 - IX. Audience Comments
 - X. Financial Statements as of June 30, 2025
 - XI. Check Register
- XII. Next Scheduled Meeting August 12, 2025 @ 10:30 a.m.
- XIII. Adjournment



A.

From: William English < will@atlanticsiteandmarine.com > Subject: Re: Darby CDD & Acree CDD: Board Resignation

Date: July 23, 2025 at 2:59:26 PM EDT

To: Daniel Laughlin < dlaughlin@gmsnf.com>

Cc: George Leone <<u>gleone@cornerlotdevelopment.com</u>>, Jeremy

Wannamaker < jwannamaker@cornerlotdevelopment.com>

Thanks George!

Daniel,

Please accept this email as my resignation from the board of Acree and Darby effective 7/24/2025. It has been a pleasure to serve!

Sent from my iPhone



RESOLUTION 2025-05

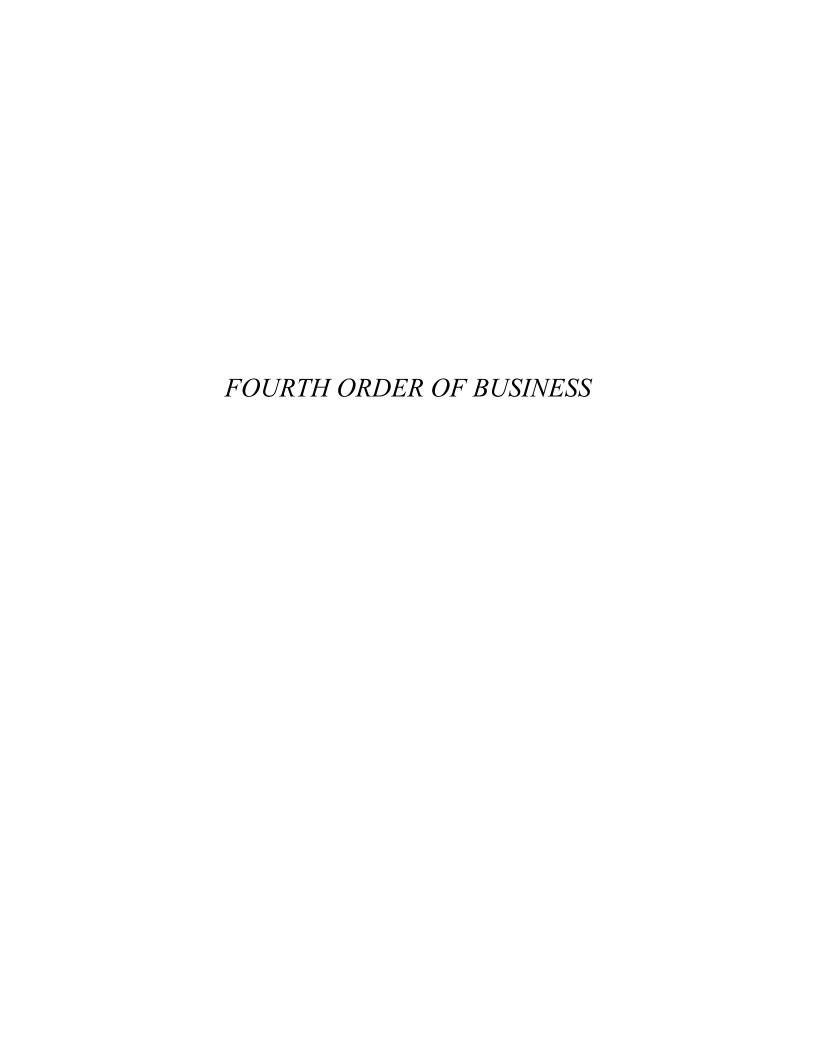
A RESOLUTION DESIGNATING OFFICERS OF THE DARBY COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of the Darby Community Development District at a regular business meeting held on July 29, 2025 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.

	Chairman
	Vice-Chairman
Daniel Laughlin	Secretary
Daniel Laughlin	Treasurer
James Oliver	Assistant Treasurer
Marilee Giles	
Darrin Mossing	
Matthew Biagetti	
Marilee Giles	Assistant Secretary
James Oliver	
Darrin Mossing	
Matthew Biagetti	
PASSED AND ADOPTED THI	S 29 TH DAY OF JULY, 2025.
	Chairman / Vice Chairman



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 13, 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:

Shannon AcevedoVice ChairWilliam EnglishSupervisorAndre GreenSupervisorMatt AllenSupervisor

Also present were:

Daniel Laughlin District Manger

Wes Haber District Counsel by telephone

Beth Leaptrott Engineer, Connelly & Wicker by telephone

Jeremy Wannamaker Corner Lot Development
Justin Holmes Corner Lot Development

Following is a summary of the actions taken at the May 13, 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 April 8, 2025 Meeting

On MOTION by Ms. Acevedo seconded by Mr. Green with all in favor the minutes of the April 8, 2025 meeting were approved as presented.

FOURTH ORDE ROF BUSINESS

Acceptance of Fiscal Year 2024 Audit Report

Mr. Laughlin stated in the auditor's report it stated that we did not identify any deficiencies in internal control that we consider to be material weakness and in our opinion the district complied in all material response with the aforementioned requirements for fiscal year ended September 30, 2024. It was a clean audit.

On MOTION by Mr. Allen seconded by Mr. Green with all in favor the fiscal year 2024 audit report was accepted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-04 Approving the Fiscal Year 2026 Proposed Budget and Setting a Public Hearing Date for Adoption

Mr. McLaughlin stated Resolution 2025-04 approves the proposed fiscal year 2026 budget and setting a public hearing date for the 29th after the Acree meeting. There are no changes from last year as the overall expenditures. We have a carry forward surplus of about \$90,000 and we are using that to balance the budget. We also need the first three months of operating expense until the assessments are received. The assessments for Phase 1 and 2, 306 lots will be on roll for the O&M and the direct bill is the amount for the other 436 lots that are not yet platted and that is just the administrative expense r. The lots in Phases 1 and 2 have an increase and the phases 3 and 4 is \$210, which is a \$5 increase.

Mr. Haber stated we are required to send what we approve today to the city and county. We will have to send a notice of the ceiling amount of the assessments.

On MOTION by Mr. Green seconded by Mr. English with all in favor Resolution 2025- 04 was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

Ms. Leaptrott stated we are working on closing out Phase 2 and we have completed our first bi-annual operations, maintenance inspection of the master stormwater system.

C. Manager

1. Annual Form 1 filing and Annual Ethics Training

Mr. Laughlin stated this is a reminder that your form 1 needs to be filed by July 1 and the annual ethics training must be completed by December 31.

2. Report on the Number of Registered Voters

SEVENTH ORDER OF BUSINESS Supervisors Requests

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS Audience Comments

There being none, the next item followed.

NINTH ORDER OF BUSINESS Financial Statements as of March 31, 2025

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

TENTH ORDER OF BUSINESS Check Register

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

ELEVENTH ORDER OF BUSINESS Next Meeting Scheduled – June 10, 2025 at 10:30 a.m.

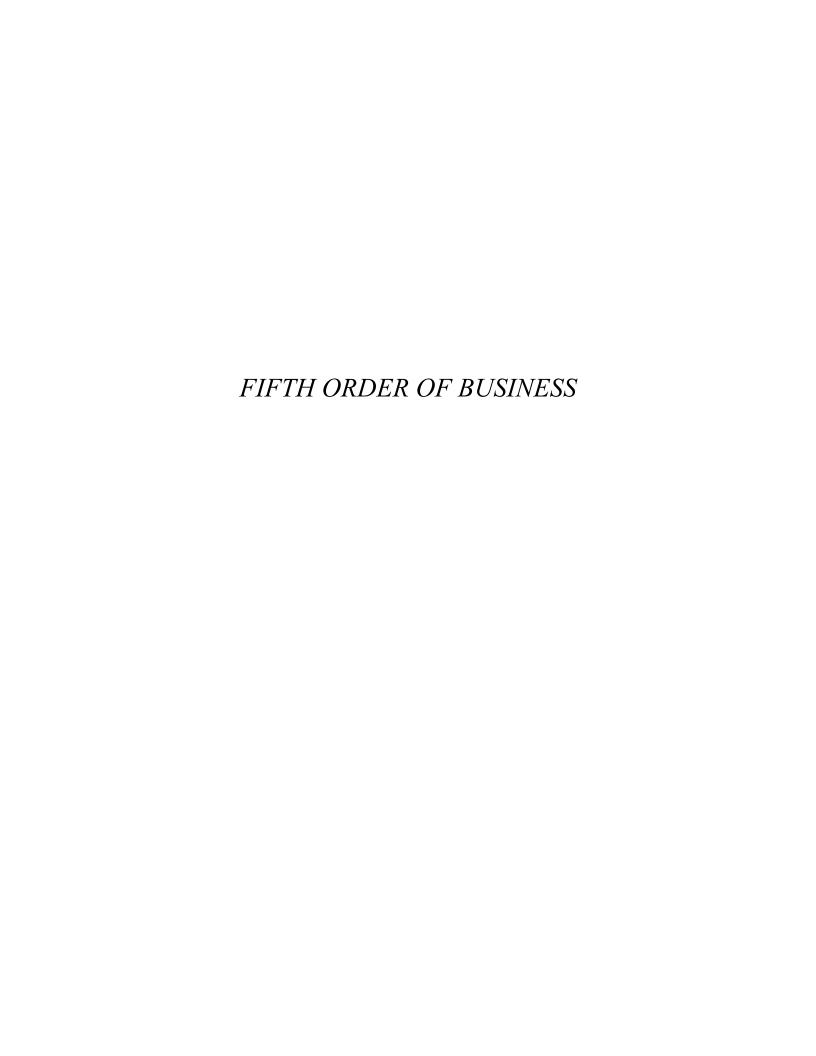
Mr. Laughlin stated the next meeting is scheduled for June 10, 2025 at 10:30 a.m. in the same location.

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

May	13, 2025	

Darby Community Development District

Secretary/Assistant Secretary	Chairman/Vice Chairman



AGREEMENT FOR LANDSCAPE MAINTENANCE SERVICES AGREEMENT

THIS AGREEMENT ("Agreement") is made, and entered into, by and between:

Darby Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in the City of Jacksonville, Duval County, Florida, and having offices at c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("District"); and

Core Outdoors, LLC, a Florida limited liability company, whose address is 134 Poole Boulevard, St. Augustine, Florida 32095 ("Contractor," and collectively with the District, "**Parties**").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190 of the *Florida Statutes*; and

WHEREAS, the District owns, operates and maintains certain landscaping as identified in Exhibit A ("Landscape Areas"); and

WHEREAS, the District desires to enter into an agreement with an independent contractor to provide landscape maintenance services for the Landscape Areas, as outlined in Exhibit B ("Services"); and

WHEREAS, Contractor represents and warrants that it is qualified to provide such Services and desires to enter into an agreement with the District to provide the Services in accordance with the terms and specifications in this Agreement and Exhibit A.

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

- 1. **RECITALS.** The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.
- 2. SERVICES. The Contractor agrees to provide the Services outlined in Exhibit A. Contractor hereby covenants to the District that it shall perform the services: (i) using its best skill and judgment and in accordance with generally accepted professional standards, and (ii) in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, permits and approvals (including any permits and approvals relating to water rights), including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services. Contractor represents that the Services are sufficient to ensure that the Landscape Areas are being operated in a manner consistent with applicable permits and approvals, if any. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and

responsibilities are met to the satisfaction of the District. This Agreement grants to Contractor the right to enter the District property that is the subject of this Agreement, and for those purposes described in this Agreement.

Additional Work. The Contractor agrees that the District shall not be liable for the payment of any additional work and/or services unless the District first authorizes the Contractor to perform such additional work and/or services through an authorized and fully executed change order. Nothing herein shall be construed to require the District to use the Contractor for any such additional work and/or services, and the District reserves the right to retain a different contractor to perform any additional work and/or services.

- **3. TERM.** Contractor shall provide the Services beginning upon the full execution of this Agreement, and continue through September 30 of the year in which this Agreement becomes effective, unless terminated earlier pursuant to its terms. This Agreement shall automatically renew for one-year periods beginning October 1 (i.e., based on the District's fiscal year), unless terminated pursuant to the terms herein.
- 4. COMPENSATION; PAYMENT. As compensation for the Services described in this Agreement, the District agrees to pay the Contractor the amounts set forth in Exhibit A. The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et al. of the Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.
- 5. CARE OF DISTRICT PROPERTY. Contractor shall use all due care to protect the property of the District, its patrons, landowners and authorized guests from damage by Contractor or its employees or agents. Contractor agrees to repair any damage resulting from the Services within twenty-four (24) hours. Any such repairs shall be at Contractor's sole expense, unless otherwise agreed, in writing, by the District.
- **6. COMPLIANCE WITH LAW.** In providing the Services, Contractor shall comply with all applicable laws, rules, and regulations, including but not limited to all orders or requirements affecting the District property placed thereon by any governmental authority having jurisdiction.
- **7. PERMITS AND LICENSES.** All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.
- 8. WARRANTY AND COVENANT. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. The Contractor hereby warrants any materials and services for a period of one (1) year after acceptance by the District or longer as required under Florida law. With respect to any and all plant material provided pursuant to this Agreement or any separate work authorization issued hereunder, all plant material shall be guaranteed to be in a satisfactory growing condition and to live for a period of one (1) year from planting except for annuals, which will be replaced seasonally. All plants that

fail to survive under the guarantee shall be replaced as they fail with the same type and size as originally specified. Contractor further warrants to the District those warranties which Contractor otherwise warrants to others and the duration of such warranties is as provided by Florida law unless longer guarantees or warranties are provided for elsewhere in the Agreement (in which case the longer periods of time shall prevail). Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the services, nor monthly or final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or services. If any of the services or materials are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District. Contractor hereby certifies it is receiving the property in its as-is condition and has thoroughly inspected the property and addressed any present deficiencies, if any, with the District. Contractor shall be responsible for maintaining and warranting all plant material maintained by Contractor as of the first date of the services.

- 9. ACCIDENTS/CLAIMS. Contractor shall promptly and in no event within more than seventy-two (72) hours provide a written report as to all accidents, injuries or claims for damage relating to the Amenity Landscape Areas or related to the Services, including any damage or destruction of property, and shall cooperate and make any and all reports required by any insurance company, law enforcement agency or the District in connection therewith, unless the District's Board of Supervisors ("Board") expressly directs Contractor otherwise, in writing.
- 10. INDEPENDENT CONTRACTOR. In all matters relating to this Agreement, Contractor shall be acting as an independent contractor. Neither Contractor nor employees of Contractor are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or otherwise. Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of Contractor, if any, in the performance of this Agreement. Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.
- 11. TERMINATION. The District shall have the right to terminate this Agreement immediately upon written notice for cause, or upon thirty (30) days' written notice without cause. Contractor shall have the right to terminate this Agreement upon sixty (60) days' written notice to the District. In the event either party terminates this Agreement, Contractor's sole remedy shall be to recover the balance of money due and owing to it at the effective date of termination for the work actually performed up to that date, subject to any off-sets the District might have against Contractor.
- 12. INSURANCE. Contractor shall maintain throughout the term of this Agreement the insurance listed in Exhibit C. The District, its staff, consultants and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- 13. INDEMNIFICATION. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives

from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentages of fault attributable to Contractor for claims against the District, regardless of whether the District is adjudged to be more or less than 50% at fault. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or other statute. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest accrued against the District, all as actually incurred. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Section shall survive the termination or expiration of this Agreement.

- 14. DEFAULT; THIRD-PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third-party. Nothing contained herein shall limit or impair the District's right to protect its rights from interference by a third-party to this Agreement.
- 15. ATTORNEY'S FEES. In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
- **16. ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties hereto relating to the subject matter of this Agreement.
- 17. AMENDMENTS. 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 parties hereto.
- 18. NOTICES. All notices, requests, consents, and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by Overnight Delivery or First Class Mail, postage prepaid, to the parties, at the addresses first listed above. Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or

copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein.

- 19. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third-party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and Contractor and their respective representatives, successors, and assigns.
- **20. ASSIGNMENT.** Neither the District nor Contractor may assign this Agreement or any monies to become due hereunder without the prior written approval of the other. Any purported assignment without such written approval shall be void.
- 21. CONTROLLING LAW; VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in the County in which the District is located.
- 22. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, Florida Statutes. Contractor acknowledges that the designated public records custodian for the District is the District's Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, C/O GOVERNMENTAL MANAGEMENT SERVICES, LLC, 475 WEST TOWN

PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092; (904) 940-5850, DLAUGHLIN@GMSNF.COM.

- 23. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement or any part of this Agreement not held to be invalid or unenforceable.
- **24. HEADINGS.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.
- 25. NEGOTIATIONS AT ARM'S LENGTH. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against any party.
- **26. LIMITATIONS ON LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute or law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.
- 27. SCRUTINIZED COMPANIES. Contractor certifies that it is not in violation of section 287.135, Florida Statutes, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.
- **28. E-VERIFY.** Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)©, *Florida Statutes*, within the year immediately preceding the date of this Agreement.
- **29. CONFLICTS.** In the event that there are any conflicts between the terms of this Agreement and its exhibits, the terms of this Agreement shall control.

- **30. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of both parties hereto, both parties have complied with all the requirements of law, and both parties have full power and authority to comply with the terms and provisions of this Agreement.
- **31. E-SIGNATURE; COUNTERPARTS.** This Agreement may be executed by electronic signature, and in any number of counterparts; however, all such counterparts together shall constitute but one and the same instrument.
 - **32. IN WITNESS WHEREOF,** the parties execute the foregoing Agreement.

DARBY COMMUNITY DEVELOPMENT DISTRICT

— Docusigned by: GONZE WONE	
By: George Leone	
Its: CLDG	H
D-+2025-05-21	

CORE OUTDOORS

By: Bryan Gallagher
Its: GM

Date: 5/16/2025

Exhibit A:

Landscape Area Map

Exhibit B:

Proposal

Exhibit C:

Insurance Certificate with Endorsements

EXHIBIT A: LANDSCAPE AREA MAP

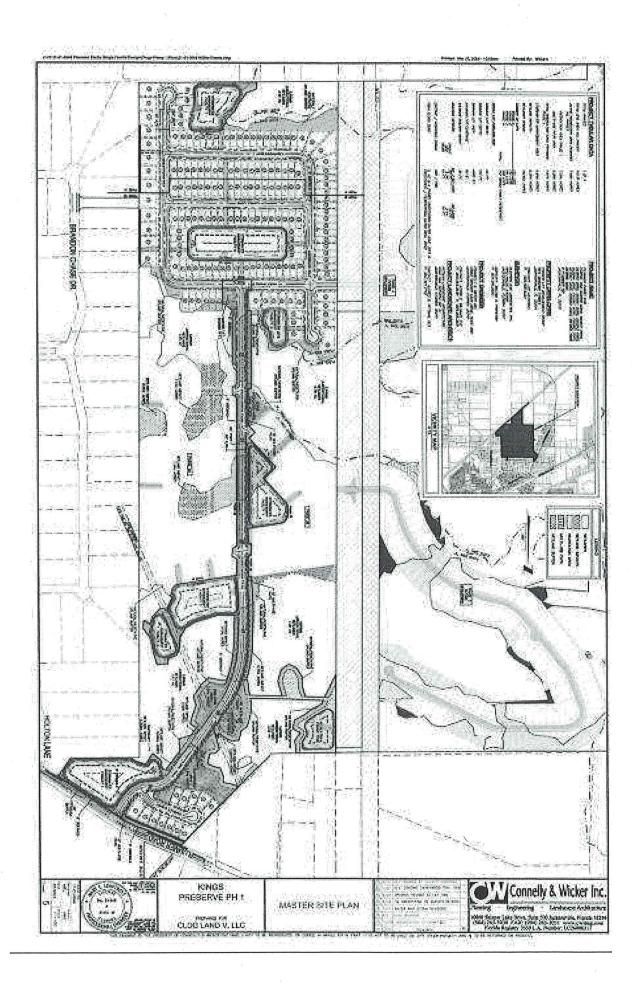


EXHIBIT B: PROPOSAL



134 Poole Blvd, St. Augustine 32095 (904) 292-9100

cpollock@workwithcore.com

Name/Adress Plummer JV, LLC 1000 Riverside Ave. Jacksonville, FL 32204

Pricing valid for 30 days

SERVICES INCLUDED IN PRICE OF CONTRACT

VISITS

42 Per Year

MOWING SERVICES

42 Per Year

*ONCE PER WEEK, APR 1ST-OCT 31ST. ONCE EVERY OTHER WEEK

NOV 1 - MAR 31ST

HARD EDGING

Each Scheduled Mowing Day

BED EDGING

Every Other Scheduled Mowing Day

DETAIL WORK

As Needed

IRRIGATION

12 Inspections Per year

TREE WORK

Up to (8) Feet

CHEMICAL APPLICATIONS

- O Shrub Applications
- O Liquid Turf Applications
 O Granular Turf Applications
- o Granulai rum Applications
- O Granular Palm Applications

*ADDITIONAL CHARGE FOR TURF DISEASE @ \$275 PER ACRE

SERVICES - ADDITIONAL CHARGE

Irrigation Repairs

\$65 Per Hour Plus Parts

Annuals

Availible Upon Request

Mulch

Availible Upon Request

Storm Clean Up.

Availible Upon Request

Yearly Maintenance Cost \$

39,468.00

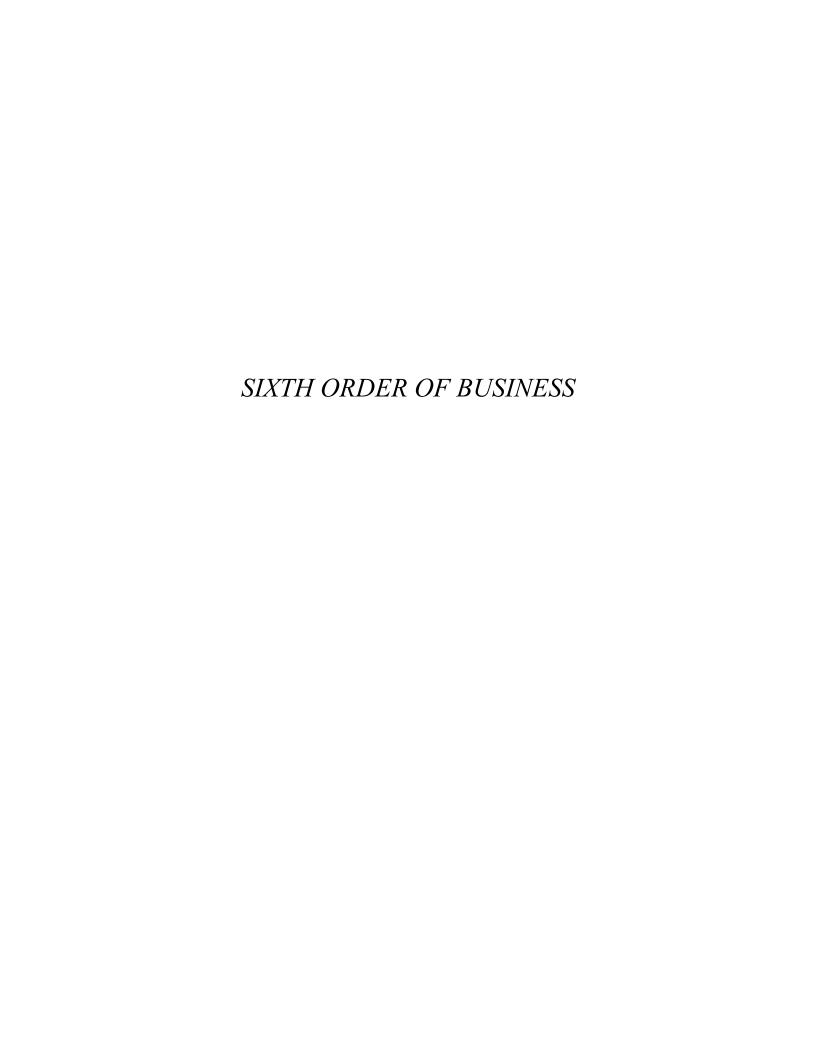
Property
King's Preserve
Phase 1 Maintenance

Date

5/9/2025

Monthly Maintenance Cost \$

EXHIBIT C: CERTIFICATE OF INSURANCE



Darby

Community Development District

Approved Budget FY 2026

July 29, 2025



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DarbyCommunity Development District

Approved Budget General Fund

	Adopted Budget	Actuals Thru	Projected Next	Projected Thru	Approved Budget
Description	FY2025	6/30/25	3 Months	9/30/25	FY 2026
REVENUES:					
Special Assessments-Tax Roll	\$137,392	\$96,677	\$40,714	\$137,391	\$178,363
Special Assessments-Direct	82,483	82,483	-	82,483	84,726
Developer Contribution	113,278	5,200	-	5,200	-
Interest Earned	-	448	-	448	-
Carry Forward Surplus	-	-	-	-	78,048
TOTAL REVENUES	\$333,153	\$184,808	\$40,714	\$225,522	\$341,137
EXPENDITURES:					
Administrative:					
Supervisor Fees	\$12,000	\$-	\$-	\$-	\$12,000
FICA Taxes	918	-	-	-	918
Engineer	12,000	2,552	9,448	12,000	12,000
Attorney	25,000	1,823	6,177	8,000	25,000
Annual Audit	3,300	5,300	-	5,300	3,400
Assessment Administration	7,500	-	-	-	7,500
Arbitrage Rebate	600	-	600	600	600
Trustee Fees	4,600	4,781	-	4,781	5,200
District Management Fees	47,700	35,775	11,925	47,700	50,085
Dissemination Agent	7,500	5,625	1,875	7,500	7,875
Information Technology	1,908	1,431	477	1,908	2,003
Website Maintenance	1,272	954	318	1,272	1,336
Telephone	500	40	80	120	500
Postage & Delivery	1,500	17	495	512	1,500
Insurance General Liability and Public Officials Insurance	5,500	5,200	-	5,200	5,500
Printing & Binding	1,200	34	366	400	1,200
Legal Advertising	5,000	1,047	603	1,650	5,000
Other Current Charges	1,200	165	135	300	1,200
Office Supplies	1,000	1	20	21	1,197
Dues, Licenses & Subscriptions	175	175	-	175	175
First Quarter Operating Capital	-	-	40,000	40,000	-
TOTAL ADMINISTRATIVE	\$140,373	\$64,920	\$72,518	\$137,439	\$144,189
Operations & Maintenance					
Landscape Maintenance	\$35,000	\$1,560	\$2,340	\$3,900	\$39,468
Landscape Contingency	10,000	1,560	-	1,560	10,000
Lake Maintenance	7,000	-	-	-	7,000
Field Operations Management	12,000	-	-	-	12,000
Repairs & Maintenance	13,000	-	-	-	13,000
Irrigation Repairs	4,000	-	-	-	4,000
Electric	35,000	4 555	2.000	4 575	35,000
Water & Sewer	15,000	1,575	3,000	4,575	15,000
Total Operations & Maintenance	\$131,000	\$4,695	\$5,340	\$10,035	\$135,468

DarbyCommunity Development District

Approved Budget General Fund

	Adopted Budget	* Actuals Thru Projected Neyt		Projected Thru	Approved Budget
Description	FY2025	6/30/25	3 Months	9/30/25	FY 2026
Amenity Maintenance					
Insurance	\$25,000	\$-	-	\$-	\$25,000
Facility Management	10,000	-	-	-	10,000
Pool Maintenance	6,000	-	-	-	6,000
Pool Chemicals	5,000	-	-	-	5,000
Pool Permits	530	-	-	-	530
Cable	2,200	-	-	-	2,200
Janitorial	6,300	-	-	-	6,000
Facility Maintenance	5,000	-	-	-	5,000
Pest Control	1,000	-	-	-	1,000
Refuse	750	-	-	-	750
Contingency	-	-	-	-	
Total Amenity Maintenance	\$61,780	\$-	\$-	\$-	\$61,480
TOTAL EXPENDITURES	\$333,153	\$69,616	\$77,858	\$147,474	\$341,137
EXCESS REVENUES (EXPENDITURES)	\$0	\$115,193	-\$37,145	\$78,048	\$0

Darby

Community Development District

Budget Narrative

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 or direct bill developers to cover operating expenses.

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.



Community Development District

Budget Narrative

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 LIADING and PUDIC

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, amortization schedule fees, 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 Core Outdoors to maintain the common areas of the District.

Vendor Monthly Annual

Core Outdoors \$ 3,289 \$ 39,468

Landscape Contingency

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

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.

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 througout 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

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 FY2025	Actuals Thru 6/30/25	Projected Next	Projected Thru 9/30/25	Approved Budget FY 2026
REVENUES:					
Special Assessments-Tax Roll	\$258,137	\$173,478	\$84,659	\$258,137	\$258,066
Interest Earnings	2,500	11,508	3,570	15,078	10,000
Prepayments	-	2,917	-	2,917	-
Carry Forward Surplus ⁽¹⁾	103,781	119,682	-	119,682	173,966
TOTAL REVENUES	\$364,418	\$307,584	\$88,229	\$395,813	\$442,032
EXPENDITURES:					
Interest 11/1	\$103,781	\$103,781	\$-	\$103,781	\$102,581
Interest 5/1	103,781	103,781	-	103,781	102,581
Principal 5/1	50,000	50,000	-	50,000	50,000
TOTAL EXPENDITURES	\$257,563	\$257,563	\$-	\$257,563	\$255,163
Other Sources/(Uses)					
Transfer In	\$-	\$56,360	\$-	\$56,360	\$-
Transfer (Out)	\$-	\$(20,646)	\$-	\$(20,646)	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$35,715	\$-	\$35,715	\$-
EXCESS REVENUES (EXPENDITURES)	\$106,855	\$85,736	\$88,229	\$173,966	\$186,869
⁽¹⁾ Carry Forward is Net of Reserve Requ	irement		Interest D	ue 11/1/26	\$101,381
		Gross Assessme	nts		\$ 278,991
		Less: Discounts	& Collections 7.59	% _	20,924
		Net Assessments	3	=	\$ 258,066

Product	Assessable Units	Fotal Gross Assessment	FY25 Gross Per Unit	FY26 Gross Per Unit	ncrease/ Jecrease)
On Roll					
SF - 40'	214	\$ 170,949.62	\$ 798.83	\$ 798.83	
SF - 50'	65	\$ 64,904.45	\$ 998.53	\$ 998.53	\$ -
SF - 80'	27	\$ 43,136.55	\$ 1,597.65	\$ 1,597.65	\$ -
Total	306	\$ 278,991			

Darby Community Development District AMORTIZATION SCHEDULE

Debt Service Series 2024A-1 Special Assessment Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	3,570,000	4.800%	_	102,581	102,581
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	055.050
11/01/43	2,065,000	5.625%	-	61,697	257,050
05/01/44	2,065,000	5.625%	135,000	61,697	054505
11/01/44	1,930,000	6.000%	4.45.000	57,900	254,597
05/01/45	1,930,000	6.000%	145,000	57,900	056.450
11/01/45	1,785,000	6.000%	155,000	53,550	256,450
05/01/46	1,785,000	6.000%	155,000	53,550	257.450
11/01/46	1,630,000	6.000%	165,000	48,900	257,450
05/01/47	1,630,000	6.000%	165,000	48,900	257.050
11/01/47	1,465,000	6.000%	175 000	43,950	257,850
05/01/48	1,465,000	6.000%	175,000	43,950	257.650
11/01/48	1,290,000	6.000%	105,000	38,700	257,650
05/01/49	1,290,000	6.000%	185,000	38,700	256.050
11/01/49	1,105,000	6.000%	105 000	33,150	256,850
05/01/50	1,105,000	6.000%	195,000	33,150	255 450
11/01/50	910,000	6.000%	205,000	27,300	255,450
05/01/51	910,000	6.000%	205,000	27,300	252 450
11/01/51	705,000	6.000%	220,000	21,150	253,450
05/01/52	705,000	6.000%	220,000	21,150	255.700
11/01/52	485,000	6.000%	225.000	14,550	255,700
05/01/53	485,000	6.000%	235,000	14,550	257.050
11/01/53	250,000	6.000%	250,000	7,500	257,050
05/01/54	250,000	6.000%	250,000	7,500	257,500
Total			\$3,570,000	\$3,954,221	\$7,524,221

Community Development District

Approved Budget

Debt Service Series 2024A-2 Special Assessment Revenue Bonds

Description	Approved Budget FY2025	Actuals Thru 6/30/25	Projected Next	Projected Thru 9/30/25	Approved Budget FY 2026
REVENUES:					
Special Assessments - Direct	\$573,658	\$-	\$432,106	\$432,106	\$380,994
Interest Earnings	5,000	49,484	6,600	56,084	30,000
Prepayments	-	3,671,854	-	3,671,854	-
Carry Forward Surplus ⁽¹⁾	289,847	1,522,223	-	1,522,223	1,777,924
TOTAL REVENUES	\$868,505	\$5,243,560	\$438,706	\$5,682,266	\$2,188,918
EXPENDITURES:					
Interest 11/1	\$286,847	\$286,847	\$-	\$286,847	\$190,497
Special Call - 11/1	\$-	1,115,000	-	1,115,000	1,315,000
Interest 2/1		6,242	-	6,242	-
Special Call - 2/1	-	425,000	-	425,000	-
Interest 5/1	286,847	241,609	-	241,609	190,497
Special Call 5/1	-	1,740,000	-	1,740,000	-
TOTAL EXPENDITURES	\$573,694	\$3,814,698	\$-	\$3,814,698	\$1,695,994
Other Sources/(Uses)					
Transfer In	\$-	\$1,271	\$-	\$1,271	\$-
Transfer (Out)		(90,914)	-	(90,914)	-
TOTAL OTHER SOURCES/(USES)	\$-	\$(89,644)	\$-	\$(89,644)	\$-
EXCESS REVENUES (EXPENDITURES)	\$294,811	\$1,339,218	\$438,706	\$1,777,924	\$492,924
(1) Carry Forward is Net of Reserve Requ	ıirement		Interest D	ue 11/1/26	\$190,497

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2024A-2 Special Assessment Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	6,485,000	5.875%	-	190,497	190,497
05/01/26	6,485,000	5.875%	-	190,497	·
11/01/26	6,485,000	5.875%	-	190,497	380,994
05/01/27	6,485,000	5.875%	-	190,497	
11/01/27	6,485,000	5.875%	-	190,497	380,994
05/01/28	6,485,000	5.875%	-	190,497	
11/01/28	6,485,000	5.875%	-	190,497	380,994
05/01/29	6,485,000	5.875%	-	190,497	
11/01/29	6,485,000	5.875%	-	190,497	380,994
05/01/30	6,485,000	5.875%	-	190,497	
11/01/30	6,485,000	5.875%	-	190,497	380,994
05/01/31	6,485,000	5.875%	-	190,497	
11/01/31	6,485,000	5.875%	-	190,497	380,994
05/01/32	6,485,000	5.875%	-	190,497	
11/01/32	6,485,000	5.875%	-	190,497	380,994
05/01/33	6,485,000	5.875%	-	190,497	
11/01/33	6,485,000	5.875%	-	190,497	380,994
05/01/34	6,485,000	5.875%	-	190,497	
11/01/34	6,485,000	5.875%	-	190,497	380,994
05/01/35	6,485,000	5.875%	6,485,000	190,497	6,675,497
Total			\$6,485,000	\$3,809,938	\$10,294,938

Darby Community Development District Non-Ad Valorem Assessments Comparison 2025-2026

Neighborhood	0&M Units	Bonds 2024A1 Units	Bonds 2024A2 Units	Annual Maintenance Assessments			Annı	ıal Debt Asses:	sments	Total Assessed Per Unit			
				FY 2026	FY2025	Increase/ (decrease)	FY 2026	FY2025	Increase/ (decrease)	FY 2026	FY2025	Increase/ (decrease)	
				0&M	O&M	O&M	Series 2024A1	Series 2024A1	Total	Series 2024A1	Series 2024A1	Total	
Phase 1 and 2													
SF - 40'	214	214	0	\$630.15	\$485.40	\$144.75	\$798.83	\$798.83	\$0.00	\$1,428.98	\$1,284.23	\$144.75	
SF-50'	65	65	0	\$630.15	\$485.40	\$144.75	\$998.53	\$998.53	\$0.00	\$1,628.68	\$1,483.93	\$144.75	
SF - 80'	27	27	0	\$630.15	\$485.40	\$144.75	\$1,597.65	\$1,597.65	\$0.00	\$2,227.80	\$2,083.05	\$144.75	
Total	306	306	0										

A.

RESOLUTION 2025-06 [FY 2026 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, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"), the District Manager prepared and submitted to the Board of Supervisors ("Board") of the Darby Community Development District ("District") prior to June 15, 2025, 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, 2026."
- 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 2026, 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 2026 or within 60 days following the end of the FY 2026 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 29th DAY OF JULY, 2025.**

ATTEST:		DARBY COMMUNITY DEVELOPMENT DISTRICT
Secretary / A	ssistant Secretary	Chair/Vice Chair, Board of Supervisors
Exhibit A:	FY 2026 Budget	



RESOLUTION 2025-07 [FY 2026 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DARBY COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Darby Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Duval County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"), the Board of Supervisors ("Board") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("Adopted Budget"), attached hereto as Exhibit A; and

WHEREAS, pursuant to Chapter 190, Florida Statutes, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B** ("Assessment Roll").

2. OPERATIONS AND MAINTENANCE ASSESSMENTS.

a. Benefit Findings. The provision of the services, facilities, and operations as described in Exhibit A confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in Exhibit A and Exhibit B and is hereby found to be fair and reasonable.

- b. O&M Assessment Imposition. Pursuant to Chapter 190, Florida Statutes, a special assessment for operations and maintenance ("O&M Assessment(s)") is hereby levied and imposed on benefitted lands within the District and in accordance with Exhibit A and Exhibit B. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
- **c. Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.
- 3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2026 installment of the District's previously levied debt service special assessments ("**Debt Assessments**," and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
- 4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes,* the District is authorized to collect and enforce the Assessments as set forth below.
 - a. Tax Roll Assessments. To the extent indicated in Exhibit A and Exhibit B, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "Tax Roll Property" identified in Exhibit B shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, Florida Statutes ("Uniform Method"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
 - b. Direct Bill Assessments. To the extent indicated in Exhibit A and Exhibit B, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on "Direct Collect Property" identified in Exhibit B shall be collected directly by the District in accordance with Florida law, as set forth in Exhibit A and Exhibit B. The District's Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.
 - i. Due Date (O&M Assessments). O&M Assessments directly collected by the District shall be due and payable on the dates set forth in the invoices prepared by the District Manager, but no earlier than October 1st and no later than September 30th of FY 2026.
 - ii. Due Date (Debt Assessments). Debt Assessments directly collected by the District shall be due and payable in full on December 1, 2025; provided, however, that, to the extent permitted by law, the Debt Assessments due may be paid in two partial, deferred payments and on dates that are 30

- days prior to the District's corresponding debt service payment dates all as set forth in the invoice(s) prepared by the District Manager.
- iii. In the event that an Assessment payment is not made in accordance with the schedule(s) stated above, the whole of such Assessment, including any remaining partial, deferred payments for the Fiscal Year: shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent Assessments shall accrue at the rate of any bonds secured by the Assessments, or at the statutory prejudgment interest rate, as applicable. In the event an Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes, or other applicable law to collect and enforce the whole Assessment, as set forth herein.
- c. **Future Collection Methods.** The District's decision to collect Assessments by any particular method e.g., on the tax roll or by direct bill does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.
- 5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.
- 6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.
- 7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

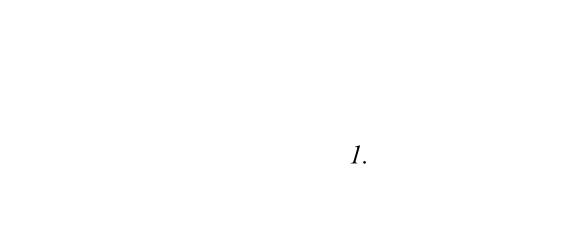
[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED this 29th day of July, 2025.

ATTEST:		DARBY COMMUNITY DEVELOPMENT DISTRICT
		By:
Secretary / A	Assistant Secretary	
		lts:
	D. I	
Exhibit A:	Budget	
Exhibit B:	Assessment Roll	



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 2026** 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 14, 2025 December 9, 2025 January 13, 2026 February 10, 2026 March 10, 2026 April 14, 2026 May 12, 2026 June 9, 2026 July 14, 2026 August 11, 2026 September 8, 2026 .



OFFICE OF THE SUPERVISOR OF ELECTIONS

JERRY HOLLAND SUPERVISOR OF ELECTIONS OFFICE (904) 255-8683 CELL (904) 318-6877 105 EAST MONROE STREET JACKSONVILLE, FLORIDA 32202 FAX (904) 255-3434 E-MAIL JHOLLAND@COJ.NET

May 9, 2025

Sarah Sweeting 475 West Town Place, Suite 114 St. Augustine, Florida 32092

Dear Sarah,

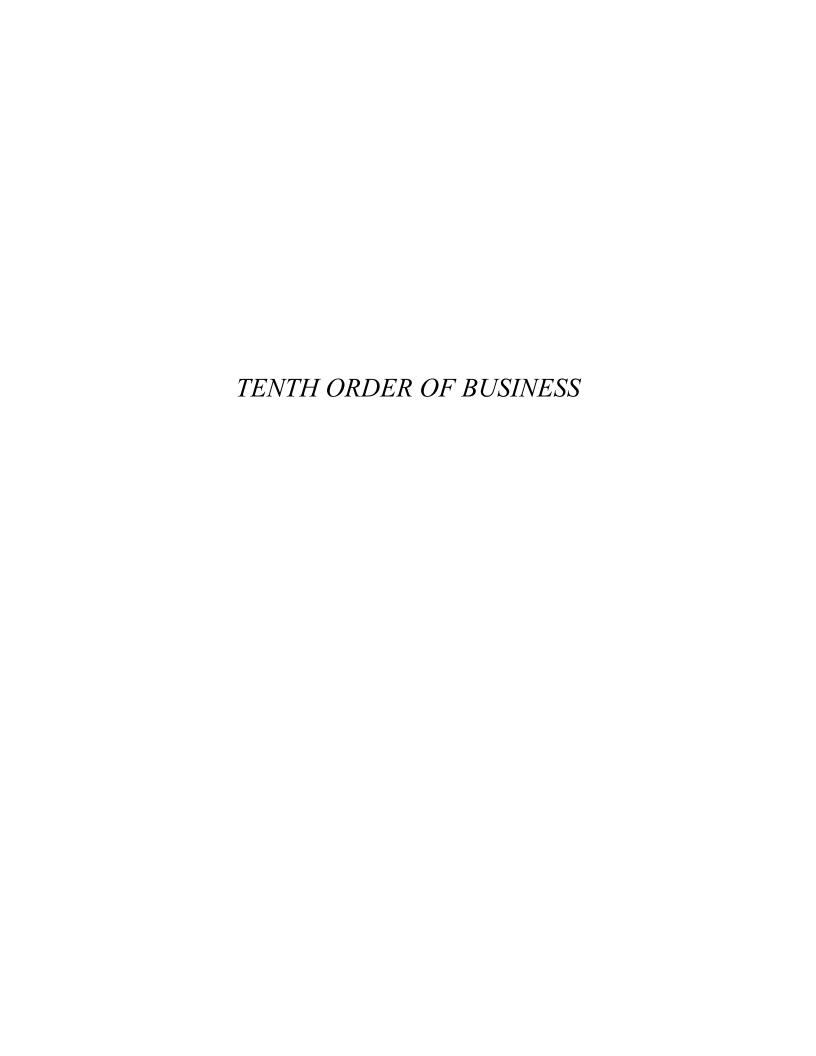
The information you requested on April 5, 2025, appears below:

Darby Community Development District- 8 Registered Voters as of 4/15/2025

If you have any questions or need additional assistance, please contact Aries Torres at 904-219-9302.

Sincerely,

Cierra Fackler Director of Candidates and Records



Community Development District

Unaudited Financial Reporting June 30, 2025



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Darby Community Development District Combined Balance Sheet June 30, 2025

	General Fund			24 A1 Debt ervice Fund	024 A2 Debt Service Fund	Са	ipital Project Fund	Totals Governmental Funds		
Assets:										
Cash:										
Operating Account	\$	56,217	\$	-	\$ -	\$	-	\$	56,217	
Accounts Receivable		-		-	-		-		-	
Due from Other		-							-	
Due from General Fund		-		-	-		-		-	
Due from Developer		-		-	-		-		-	
Due from Debt Service		-		-	-		-		-	
Investments:										
Custody Account (US Bank)		75,201							75,201	
Series 2024										
Reserve A1		-		258,066	-		-		258,066	
Reserve A2		-		-	483,219				483,219	
Cap Interest A1		-		-	-		-		-	
Cap Interest A2				-	-				-	
Revenue		-		85,674	-		-		85,674	
Prepayment A2		-		-	1,317,943		-		1,317,943	
Interest A1		-		62	-		-		62	
Interest A2		-		-	21,276		-		21,276	
Acquisiton and Construction		-		-	-		20,255		20,255	
Recreational Improvements		-		-	-		1,596,653		1,596,653	
Prepaid Expenses		2,328		-	-		-		2,328	
Deposits		1,220		-	-		-		1,220	
Total Assets	\$	134,966	\$	343,802	\$ 1,822,437	\$	1,616,908	\$	3,918,113	
Liabilities:										
Accounts Payable	\$	5,823	\$	-	\$ -	\$	-	\$	5,823	
Due to Debt Service		-		-	-		-		-	
Due to General Fund		-		-	-		-		-	
Total Liabilites	\$	5,823	\$	-	\$ -	\$	-	\$	5,823	
Fund Balance:										
Nonspendable:										
Prepaid Items	\$	2,328	\$	-	\$ -	\$	-	\$	2,328	
Restricted for:										
Debt Service - Series		-		343,802	1,822,437		-		2,166,239	
Capital Project - Series		-		-	-		1,616,908		1,616,908	
Unassigned		125,595		-	-		-		125,595	
Total Fund Balances	\$	129,143	\$	343,802	\$ 1,822,437	\$	1,616,908	\$	3,912,290	
				,	 					

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted			ated Budget		Actual			
		Budget	Thru	ı 06/30/25	Thr	u 06/30/25	V	ariance	
Revenues:									
Special Assessments - Direct Bill	\$	219,875	\$	179,161	\$	179,161	\$	-	
Developer Contributions		113,278		5,200		5,200		-	
nterest Income		-		-		448		448	
Other Income		-		-		-		-	
Total Revenues	\$	333,153	\$	184,361		\$184,808	\$	448	
Expenditures:									
General & Administrative:									
upervisor Fees	\$	12,000	\$	-	\$	-	\$	-	
TICA Expense		918		-		-		-	
Engineering		12,000		9,000		2,552		6,448	
attorney		25,000		18,750		1,823		16,927	
annual Audit		3,300		3,300		5,300		(2,000)	
assessment Administration		7,500		-		-		-	
arbitrage Rebate		600		-		-		-	
rustee Fees		4,600		4,600		4,781		(181)	
lanagement Fees		47,700		35,775		35,775		-	
Dissemination Agent		7,500		5,625		5,625		_	
nformation Technology		1,908		1,431		1,431		_	
Vebsite Maintenance		1,272		954		954		_	
'elephone		500		375		40		335	
ostage & Delivery		1,500		1,125		17		1,108	
nsurance General Liability		5,500		5,500		5,200		300	
rinting & Binding		1,200		900		3,200		866	
egal Advertising		5,000		3,750		1,047		2,703	
				900		165			
Other Current Charges		1,200						735	
Office Supplies Oues, Licenses & Subscriptions		1,000 175		750 175		1 175		749	
otal General & Administrative	\$	140,373	\$	92,910	\$	64,920	\$	27,990	
Derations & Maintenance:									
andscape Maintenance	\$	35,000	\$	1,560	\$	1,560	\$	_	
andscape Contingency	Ψ.	10,000	*	1,560	Ψ	1,560	*	_	
ake Maintenance		7,000		-,500		-		_	
ield Operations Management		12,000		_		_		_	
lepairs & Maintenance		13,000		_		_		_	
rigation Repairs		4,000		_		_		_	
lectric		35,000		-		-		-	
Vater/Sewer/Irrigation		15,000		1,575		- 1,575		-	
				4,695					

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Prora	ated Budget		Actual		
	Budget	Thru	06/30/25	Thr	u 06/30/25	1	/ariance
Amenity Maintenance							
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	\$	97,605	\$	69,616	\$	27,990
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$	86,755	\$	115,193	\$	(27,542)
Fund Balance - Beginning	\$ -			\$	13,950		
Fund Balance - Ending	\$ -			\$	129,143		

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		55,754		13,021	1,796	14,368	70,651	8,755	14,817				179,161
Developer Contributions	5,200	-	-	-	-	-	-	-	-	-	-	-	5,200
Interest Income	-	-	-	-	-	-	-	181	267	-	-	-	448
Total Revenues	\$ 5,200 \$	55,754 \$	- \$	13,021 \$	1,796 \$	14,368 \$	70,651 \$	8,936 \$	15,084 \$	- \$	- \$	- \$	184,808
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
FICA Expense	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering	230	-	-	119	908	-	1,296	-	-	-	-	-	2,552
Attorney	250	72	432	349	-	-	720	-	-	-	-	-	1,823
Annual Audit	-	-	-	-	-	-	5,300	-	-	-	-	-	5,300
Trustee Fees	-	-	-	_	3,906	-	875	-	-	-	-	-	4,781
Management Fees	3,975	3,975	3,975	3,975	3,975	3,975	3,975	3,975	3,975	_	_	_	35,775
Dissemination Agent	625	625	625	625	625	625	625	625	625	_	_	-	5,625
Information Technology	159	159	159	159	159	159	159	159	159	_	_	_	1,431
Website Maintenance	106	106	106	106	106	106	106	106	106	_	_	_	954
Telephone	100	3	18	4	5	3	2	100	6	-	-	-	40
Postage & Delivery		1	1	6	-	1	3	1	5	-	-	-	17
	1	-	-	6	-	1	3	1	5	-	-	-	
Insurance General Liability	5,200			-	5	-	-		-	-	-	-	5,200
Printing & Binding		0	0	6		10	0	1	11	-	-	-	34
Legal Advertising	-	80	-	79	79	79	-	162	569	-	-	-	1,047
Other Current Charges	5	24	-	-	9	19	30	35	44	-	-	-	165
Office Supplies	0	0	0	0	-	0	0	0	0	-	-	-	1
Dues, Licenses & Subscriptions	175	=	=	-	=	=	-	=	=	-	=	-	175
Total General & Administrative	\$ 10,726 \$	5,044 \$	5,316 \$	5,428 \$	9,776 \$	4,977 \$	13,091 \$	5,063 \$	5,499 \$	- \$	- \$	- \$	64,920
Operations & Maintenance:													
Landscape Maintenance	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	780 \$	780 \$	- \$	- \$	- \$	1,560
Landscape Contingency	-	-	-	-	-	-	1,560	-	-	-	-	-	1,560
Lake Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Field Operations Management	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric	-	-	-	-	-	-	-	-	-	-	-	-	-
Water/Sewer/Irrigation	=	-	=	-	=	-	=	646	930	-	-	-	1,575
Total Operations & Maintenance	\$ - \$	- \$	- \$	- \$	- \$	- \$	1,560 \$	1,426 \$	1,710 \$	- \$	- \$	- \$	4,695
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	\$ (5,526) \$	50,710 \$	(5,316) \$	7,593 \$	(7,981) \$	9,390 \$	56,000 \$	2,447 \$	7,875 \$	- \$	- \$	- \$	115,193

Community Development District

Debt Service Fund Series 2024 - A1

Statement of Revenues, Expenditures, and Changes in Fund Balance

		Adopted	Pror	ated Budget		Actual		
		Budget	Thr	u 06/30/25	Thr	u 06/30/25	7	/ariance
Revenues:								
Special Assessments - Direct Bill	\$	258,137	\$	173,478	\$	173,478	\$	-
Interest Income		2,500		1,875		11,508		9,633
Prepayments		-		-		2,917		
Total Revenues	\$	260,637	\$	175,353	\$	187,903	\$	9,633
Expenditures:								
Interest - 11/1	\$	103,781	\$	103,781	\$	103,781	\$	-
Interest - 5/1		103,781		103,781		103,781		-
Principal - 5/1		50,000		50,000		50,000		-
Total Expenditures	\$	257,563	\$	257,563	\$	257,563	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$	3,074	\$	(82,210)	\$	(69,660)	\$	9,633
Other Financing Sources/(Uses):								
Transfer In		-		-	\$	56,360		56,360
Transfer Out		-		-	\$	(20,646)		(20,646)
Total Other Financing Sources/(Uses)	\$	-	\$	-	\$	35,715	\$	35,715
Net Change in Fund Balance	\$	3,074	\$	(82,210)	\$	(33,945)	\$	45,347
Fund Balance - Beginning	\$	103,781			\$	377,747		
Fund Balance - Ending	\$	106,855			\$	343,802		
I und Duidnee Bliding	Ψ	100,033			Ψ	343,002		

Community Development District

Debt Service Fund Series 2024-A2

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Proi	rated Budget		Actual	
	Budget	Thr	u 06/30/25	Th	ru 06/30/25	Variance
Revenues:						
Special Assessments - Tax Roll	\$ 573,658	\$	-	\$	-	\$ -
Interest Income	5,000		5,000		49,484	44,484
Prepayments	-		-		3,671,854	3,671,854
Total Revenues	\$ 578,658	\$	5,000	\$	3,721,338	\$ 3,716,338
Expenditures:						
Interest - 11/1	\$ 286,847	\$	286,847	\$	286,847	\$ -
Special Call - 11/1	-		-		1,115,000	(1,115,000)
Interest - 2/1	-		-		6,242	(6,242)
Special Call - 2/1	-		-		425,000	(425,000)
Interest - 5/1	286,847		286,847		241,609	45,237
Special Call - 5/1	-		-		1,740,000	(1,740,000)
Total Expenditures	\$ 573,694	\$	573,694	\$	3,814,698	\$ (3,241,005)
Excess (Deficiency) of Revenues over Expenditures	\$ 4,964	\$	(568,694)	\$	(93,361)	\$ 475,333
Other Financing Sources/(Uses):						
Transfer In	\$ -	\$	_	\$	1,271	\$ 1,271
Transfer Out	-		-		(90,914)	(90,914)
Total Other Financing Sources/(Uses)	\$ -	\$	-	\$	(89,644)	\$ (89,644)
Net Change in Fund Balance	\$ 4,964	\$	(568,694)	\$	(183,004)	\$ 385,689
Fund Balance - Beginning	\$ 289,847			\$	2,005,441	
Fund Balance - Ending	\$ 294,811			\$	1,822,437	

Community Development District

Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	2024A		
	Thru 06/30/25		
Revenues			
Interest Income	\$	181,665	
Total Revenues	\$	181,665	
Expenditures:			
Capital Outlay - Acquisiton and Construciton	\$	5,747,568	
Cost of Issuance		-	
Underwriter's Discount		-	
Capital Outlay - Recreation Improvements		-	
Total Expenditures	\$	5,747,568	
Total Expenditures	Ψ	3,747,300	
Excess (Deficiency) of Revenues over Expenditures	\$	(5,565,903)	
Other Financing Sources/(Uses)			
Transfer In		48,990	
Total Other Financing Sources (Uses)	\$	48,990	
Net Change in Fund Balance	\$	(5,516,913)	
Fund Balance - Beginning	\$	7,133,821	
Fund Balance - Ending	\$	1,616,908	

Darby COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Revenue Bonds, Series 2024

Construction Account

Date Paid	REQ#	Contractor	Description	ı	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
3/3/25	6	Plummer JV LLC	Acquisition of Ph1 Roadway, Drainage, and Utility Improvements		5,746,316.93
		TOTAL		\$	10,294,423.51
			Project (Construction) Fund at 2/29/24	\$	9,938,469.46
			Interest Earned and Transfer thru 06/30/25		311,348.17
			Transfer from COI		15,870.99
			Transfer from Debt Service		48,990.07
			Outstanding Requistions		-
			Requisitons Paid thru 06/30/25		(10,294,423.51)
		emaining Project (Construction) Fu	nd	Ś	20,255.18

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 Interest Earned and Transfer thru 06/30/25 Outstanding Requistions Requisitons Paid thru 06/30/25	\$ 1,500,000.00 96,653.27 - -
		Remaining Project (Construction) Fund		\$ 1,596,653.27

DARBY COMMUNITY DEVELOPMENT DISTRICT Fiscal Year 2025 Assessments Receipts Summary

ASSESSED	# O&M UNITS	SERIES 2024-1	SERIES 2024PH3-1	FY25 O&M	
	ASSESSED	DEBT ASSESSED	DEBT ASSESSED	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		SERIES 2024-1	SERIES 2024PH3-1		
	BALANCE DUE	DEBT RECEIVED	DEBT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
LENNAR HOMES	3,694.56	5,541.84	=	4,489.90	10,031.74
MERITAGE HOMES	19,560.59	8,128.01	=	4,938.89	13,066.90
PLUMMER JV LLC	87,845.85	171,538.19	-	172,201.19	343,739.38
TOTAL DIRECT RECEIVED	111,101.00	185,208.04	-	181,629.98	366,838.02
TAX ROLL DUE / RECEIVED	-	-	-	-	-
TOTAL DUE / RECEIVED	111,101.00	185,208.04	0.00	181,629.98	366,838.02

⁽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

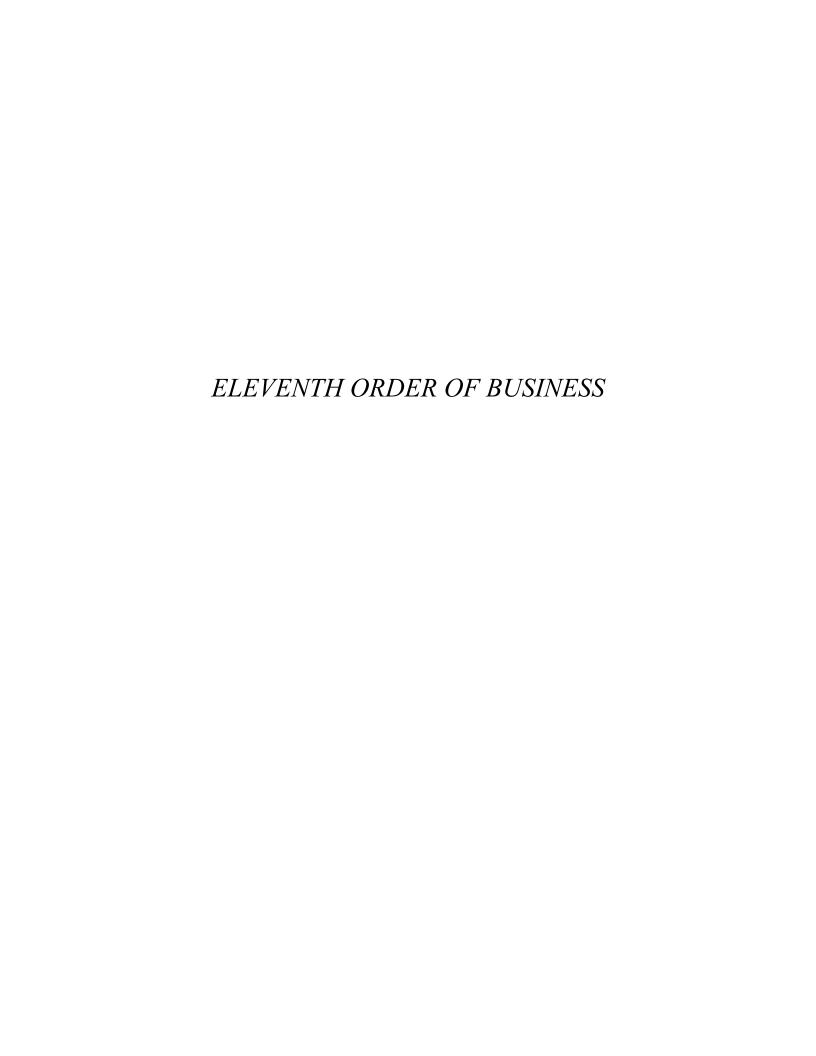
⁽³⁾ Series 2024-2 and 2024PH3-2 Bonds are to be paid off at closing and are invoiced semi-annually for remaining interest due

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			
Less: Principal Payment - 5/1/25	(\$50,000)			
Current Bonds Outstanding	\$3,570,000			

Series 2024 A-2, Special Assessm	ent 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	483,219
Reserve Fund Balance	483,219
Bonds Outstanding: 2/9/24	\$9,765,000
Less: November 1, 2024 (Prepayment)	(\$1,115,000)
Less: February 1, 2025 (Prepayment)	(\$425,000)
Less: May 1, 2025 (Prepayment)	(\$1,740,000)
Current Bonds Outstanding	\$6,485,000



Darby COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2025

Check Register

Date	check#'s	Amount
4/1/2025 - 4/30/2025	65-67	\$6,199.48
5/1/2025 - 5/31/2025	68-70	10,245.47
6/1/2025 - 6/30/2025	71-72	\$4,969.13
	TOTAL	\$21,414.08

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/22/25 PAGE 1
*** CHECK DATES 04/01/2025 - 06/30/2025 *** DARBY - GENERAL FUND

CHECK AMOUNT #	AMOUNT	STATUS	VENDOR NAME SUBCLASS	EXPENSED TO YRMO DPT ACCT# SUB	INVOICE DATE INVOICE	VEND#	CHECK DATE
	79.00			202503 310-51300-4800	2 / 0 0 3 3 7 7 7		
79.00 000065			KSONVILLE DAILY RECORD	C OF MTG JA	3/2/ NTC		
	3,975.00	*	KSONVILLE DAILY RECORD	202504 310-51300-3400	4/01/25 23	5 00001	4/09/25
	106.00	*		AGEMENT FEES 202504 310-51300-3530	4/01/25 23		
	159.00	*		202504 310-51300-3510	APR WEBS 4/01/25 23		
	625.00	*		202504 310-51300-3130	APR INFO 4/01/25 23		
	.12	*		SEM AGENT SRVCS 202504 310-51300-5100			
	2.76	*		202504 310-51300-4200	4/01/25 23		
	.45	*		202504 310-51300-4250			
	2.15	*		202504 310-51300-4100	COPIES 4/01/25 23		
4,870.48 000066		LLC	ERNMENTAL MANAGEMENT SRVCS 1	NE GO	TELEPHON		
	500.00	*		202504 310-51300-3230	4/07/25 7704831	5 00009	4/25/25
	375.00	*		NCE FEE 202504 310-51300-3230 USTEE FEES	4/07/25 7704831		
	375.00	*		202504 300-15500-1000	4/07/25 7704831 FY26 TRU		
1,250.00 000067			BANK 	US	F120 IRC		
	3,975.00	*		202505 310-51300-3400	5/01/25 24	5 00001	5/13/25
	106.00	*		202505 310-51300-3530	MAY MANA 5/01/25 24		
	159.00	*		SITE ADMIN 202505 310-51300-3510	5/01/25 24		
	625.00	*		202505 310-51300-3130			
	.03	*		SEM AGENT SRVCS 202505 310-51300-5100	5/01/25 24		
	.69	*		202505 310-51300-4200			
	.75	*		202505 310-51300-4250	5/01/25 24		
4,866.47 000068		LLC	ERNMENTAL MANAGEMENT SRVCS 1	GO'	COPIES		

DARB DARBY CDD BPEREGRINO

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER *** CHECK DATES 04/01/2025 - 06/30/2025 *** DARBY - GENERAL FUND BANK A DARBY - GENERAL FUND			
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS 5/13/25 00007 4/01/25 27170 202504 310-51300-32200	STATUS	AMOUNT	CHECK
5/13/25 00007 4/01/25 27170 202504 310-51300-32200	*	5,300.00	
AUDIT FYE 09/30/2024 GRAU & ASSOCIATES			5,300.00 000069
5/13/25 00003 5/01/25 25-02241 202505 310-51300-48000 5/13 NTC OF MTG	*	79.00	
JACKSONVILLE DAILY RECORD			79.00 000070
JACKSONVILLE DAILY RECORD 6/06/25 00003 5/29/25 25-02868 202505 310-51300-48000	*	82.50	
JACKSONVILLE DAILY RECORD			
6/16/25 00001 6/01/25 25 202506 310-51300-34000	*	3,975.00	
JUN MANAGEMENT FEES 6/01/25 25 202506 310-51300-35300	*	106.00	
	*	159.00	
JUN INFO TECH 6/01/25 25 202506 310-51300-31300	*	625.00	
JUN DISSEM AGENT SRVCS 6/01/25 25 202506 310-51300-51000	*	.39	
OFFICE SUPPLIES 6/01/25 25 202506 310-51300-42000	*	4.57	
POSTAGE 6/01/25 25 202506 310-51300-42500	*	11.10	
COPIES 6/01/25 25 202506 310-51300-41000	*	5.57	
TELEPHONE GOVERNMENTAL MANAGEMENT SRVCS LI	LC		4,886.63 000072
TOTAL FOR BAN	NK A	21,414.08	

DARB DARBY CDD

BPEREGRINO

TOTAL FOR REGISTER

21,414.08

Jacksonville Daily Record

A Division of Daily Record & Observer, LLC

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

INVOICE

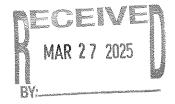
March 27, 2025

Date

check or remittance advice.

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

FL 32092



Serial # 25-01572D PO/File #	\$79.00
	Payment Due
Notice of Meeting	·
·	\$79.00
	Publication Fee
Darby Community Development District	
	1 Add Section Control of the Control
Case Number	Amount Paid
Publication Dates 3/27	Payment Due Upon Receipt
	For your convenience, you
County Duval	may remit payment online at www.jaxdailyrecord.com/ send-payment.
Payment is due before	If your payment is being
the Proof of Publication	mailed, please reference
is released.	Serial # 25-01572D on your

 $Your \ notice \ was \ published \ on \ both \ \emph{jax daily record. com} \ and \ \emph{florida public notices. com}.$

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, April 8, 2025, 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 accorhe 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, Placeida, 32002 (and phana (1904)). 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 occa-sions when one or more Supervi-

sors will participate by telephone.

Any person requiring special accommodations at the meeting because of a disability or physi-cal 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 con-tacting 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 evi-dence upon which such appeal is to be based.

Daniel Laughlin District Manager 00 (25-01572D) Mar. 27

Governmental Management Services, LLC

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

Invoice

Invoice #: 23 Invoice Date: 4/1/25

Due Date: 4/1/25

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 - April 2025 Website Administration - April 2025 Information Technology - April 2025 Dissemination Agent Services - April 2025 Office Supplies		3,975.00 106.00 159.00 625.00 0.12	3,975.00 106.00 159.00 625.00 0.12
Postage Copies Telephone	jidanini ingileci. Kalendari kana	2.76 0.45 2.15	2.76 0.45
APR 0 3 2025			

Total	\$4,870.48
Payments/Credits	\$0.00
Balance Due	\$4,870.48



Corporate Trust Services EP-MN-WN3L 60 Livingston Ave. St. Paul, MN 55107

Invoice Number: Account Number: Invoice Date: Direct Inquiries To: Phone:

7704831 292324000 04/07/2025 Schuhle, Scott A (954)-938-2476

Darby Community Development District Attn c/o GMS North Florida LLC 475 West Town Place Suite 114 St. Augustine, FL 32092 **United States**

Darby Community Development District Custody Account (General Fund)

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

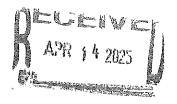
STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$1,250.00

All invoices are due upon receipt.



Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

Darby Community Development District Custody Account (General Fund)

Involce	i Nur	iber:			7704831
Accou	nt Nu	mbeta		20	2324000
Currer	it Due				1,250.00
Direct	inauir	ies To		sehunie	Scott A
Phone				(954)-	38-2476
31000013		<u> </u>	\$45454545454545454545454545454545454545	100 100 100	didicio idalidid

Wire Instructions: U.S. Bank ABA # 091000022 Acct # 1-801-5013-5135 Trust Acct # 292324000 Invoice # 7704831 Attn: Fee Dept St. Paul

Please mail payments to: U.S. Bank CM-9690 PO BOX 70870 St. Paul, MN 55170-9690





Corporate Trust Services EP-MN-WN3L 60 Livingston Ave, St. Paul, MN 65107

Darby Community Development District Custody Account (General Fund)

Invoice Number: Invoice Date: Account Number: Direct Inquiries To: Phone:

7704831 04/07/2025 292324000 Schuhle, Scott A (954)-938-2476

Accounts Included 292324000

In This Relationship:

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
01010 Acceptance Fee	500,00	1.00		\$500.00
Subtotal Acceptance Fees				\$500.00
04280 Administration	1.00	750.00	100.00%	\$750.00
Subtotal Administration Fees - In Adva	nce 04/01/2025 - 03/31/2026			\$750.00
TOTAL AMOUNT DUE				\$1,250.00



Governmental Management Services, LLC

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

Invoice

Invoice #: 24

Invoice Date: 5/1/25 Due Date: 5/1/25

Case:

P.O. Number:

Balance Due

\$4,866.47

Bill To:

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

Description	Hours/Qty Rate	Amount
Management Fees - May 2025 Website Administration - May 2025 Information Technology - May 2025 Dissemination Agent Services - May 2025 Office Supplies Postage Copies	10 15 62	5.00 3,975.00 6.00 106.00 9.00 159.00 5.00 625.00 0.03 0.03 0.69 0.69 0.75 0.75
MAY 07 2025 BY:		
	Total Payments/Credi	\$4,866.47

Grau and Associates

1001 W. Yamato Road, Suite 301 Boca Raton, FL 33431 www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

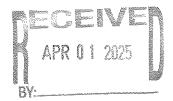
Darby Community Development District 475 West Town Place, Suite 114 St. Augustine, FL 32092

Invoice No.

27170

Date

04/01/2025



 SERVICE
 AMOUNT

 Audit FYE 09/30/2024
 \$ 5,300.00

 Current Amount Due
 \$ 5,300.00

Jacksonville Daily Record

A Division of Daily Record & Observer, LLC

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

INVOICE

May 1, 2025

Date

Attn: Sarah Sweeting GMS, LLC 475 West Town Place, Ste 114

Saint Augustine FL

FL 32092



Serial # 25-02241D	PO/File #	\$79.00
		Payment Due
Notice of Meeting		\$79.00
Darby Community Develo	pment District	Publication Fee
Case Number		Amount Paid
Publication Dates 5/1		Payment Due Upon Receipt
County Duval		For your convenience, you may remit payment online at www.jaxdailyrecord.com/ send-payment.
Payment is due be the Proof of Public is released.		If your payment is being mailed, please reference Serial # 25-02241D on your check or remittance advice.

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

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 oupervisors (the "Board") of the Darby Community Development District is scheduled to be held on Tuesday, May 13, 2025, at 10:30 a.m. located at 1000 Riverside Ave., Suite 600, Jacksonville, FL 32204.

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 Management of the Town Place Suita 14 er, 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. Their may be occur the meeting. There may be occa-sions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at the meeting accommodations at the meeting because of a disability or physi-cal impairment should contact the District Manager at (904) 940-5850 at least two calendar days

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 dence upon which such appeal is to be based.

Daniel Laughlin District Manager 00 (25-02241D)

May 1

Jacksonville Daily Record

A Division of Daily Record & Observer, LLC

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

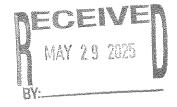
INVOICE

May 29, 2025

Date

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

FL 32092



Serial # 25-02868D PO/File #	\$82.50
DOLLAR II	Payment Due
Notice of Meeting	
	\$82.50
Darby Community Development District	Publication Fee
Case Number	Amount Paid
Publication Dates 5/29	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 # 25-02868D on your

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

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, June 10, 2025, 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 purificipate by teleplopue sions when one or more Supervi-sors will participate by telephone. Any person requiring special

accommodations at the meeting because of a disability or physi-cal impairment should contact the cai 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 contact the District Office.

tacting the District Office.

Each person who decides to appeal any action taken at the appear 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 00 (25-02868D) May 29

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

Invoice

Invoice #: 25 Invoice Date: 6/1/25

Due Date: 6/1/25

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 2025 Website Administration - June 2025 Information Technology - June 2025 Dissemination Agent Services - June 2025 Office Supplies Postage Copies Telephone		3,975.00 106.00 159.00 625.00 0.39 4.57 11.10 5.57	3,975.00 106.00 159.00 625.00 0.39 4.57 11.10 5.57

Total	\$4,886.63
Payments/Credits	\$0.00
Balance Due	\$4,886.63