

Darby
Community Development District

Adopted Budget
FY 2026

July 29, 2025



Table of Contents

1-2	<u>General Fund</u>
3-5	<u>Narratives</u>
6-7	<u>Debt Service Fund Series 2024 A-1</u>
8-9	<u>Debt Service Fund Series 2024 A-2</u>
10	<u>Assessment Schedule</u>

Darby
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
-------------	-----------------------------	-------------------------	----------------------------	---------------------------	------------------------------

REVENUES:

Special Assessments-Tax Roll	\$137,392	\$96,677	\$40,714	\$137,391	\$168,775
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	-	-	9,588	9,588	87,636

TOTAL REVENUES	\$333,153	\$184,808	\$50,302	\$235,110	\$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	-	-	-	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
---	------------------	----------------	----------------	-----------------	------------------

Darby
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
<u>Amenity Maintenance</u>					
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	-\$27,557	\$87,636	\$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.

Darby
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 Liability and Public

Officials

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

Printing and Binding

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

Legal Advertising

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

Current Other Charges

This includes monthly bank charges, 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 throughout the District with JEA.

Water/Sewer/Irrigation

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

Darby
Community Development District
Budget Narrative

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
Adopted Budget

Debt Service Series 2024A-1 Special Assessment Revenue Bonds

Description	Approved Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Adopted 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 Requirement Interest Due 11/1/26 \$101,381

Gross Assessments	\$ 278,991
Less: Discounts & Collections 7.5%	20,924
Net Assessments	\$ 258,066

Product	Assessable Units	Total Gross Assessment	FY25 Gross Per Unit	FY26 Gross Per Unit	Increase/ (Decrease)
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	
11/01/43	2,065,000	5.625%	-	61,697	257,050
05/01/44	2,065,000	5.625%	135,000	61,697	
11/01/44	1,930,000	6.000%	-	57,900	254,597
05/01/45	1,930,000	6.000%	145,000	57,900	
11/01/45	1,785,000	6.000%	-	53,550	256,450
05/01/46	1,785,000	6.000%	155,000	53,550	
11/01/46	1,630,000	6.000%	-	48,900	257,450
05/01/47	1,630,000	6.000%	165,000	48,900	
11/01/47	1,465,000	6.000%	-	43,950	257,850
05/01/48	1,465,000	6.000%	175,000	43,950	
11/01/48	1,290,000	6.000%	-	38,700	257,650
05/01/49	1,290,000	6.000%	185,000	38,700	
11/01/49	1,105,000	6.000%	-	33,150	256,850
05/01/50	1,105,000	6.000%	195,000	33,150	
11/01/50	910,000	6.000%	-	27,300	255,450
05/01/51	910,000	6.000%	205,000	27,300	
11/01/51	705,000	6.000%	-	21,150	253,450
05/01/52	705,000	6.000%	220,000	21,150	
11/01/52	485,000	6.000%	-	14,550	255,700
05/01/53	485,000	6.000%	235,000	14,550	
11/01/53	250,000	6.000%	-	7,500	257,050
05/01/54	250,000	6.000%	250,000	7,500	257,500
Total			\$3,570,000	\$3,954,221	\$7,524,221

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

Description	Approved Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Adopted 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 Requirement

Interest Due 11/1/26

\$190,497

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

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	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	O&M Units	Bonds 2024A1 Units	Bonds 2024A2 Units	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
				FY 2026	FY2025	Increase/ (decrease)	FY 2026	FY2025	Increase/ (decrease)	FY 2026	FY2025	Increase/ (decrease)
				O&M	O&M	O&M	Series 2024A1	Series 2024A1	Total	Series 2024A1	Series 2024A1	Total
Phase 1 and 2												
SF - 40'	214	214	0	\$596.27	\$485.40	\$110.87	\$798.83	\$798.83	\$0.00	\$1,395.10	\$1,284.23	\$110.87
SF - 50'	65	65	0	\$596.27	\$485.40	\$110.87	\$998.53	\$998.53	\$0.00	\$1,594.80	\$1,483.93	\$110.87
SF - 80'	27	27	0	\$596.27	\$485.40	\$110.87	\$1,597.65	\$1,597.65	\$0.00	\$2,193.92	\$2,083.05	\$110.87
Total	306	306	0									