DARBY

Community Development District

OCTOBER 14, 2025

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

October 7, 2025

Board of Supervisors Darby Community Development District

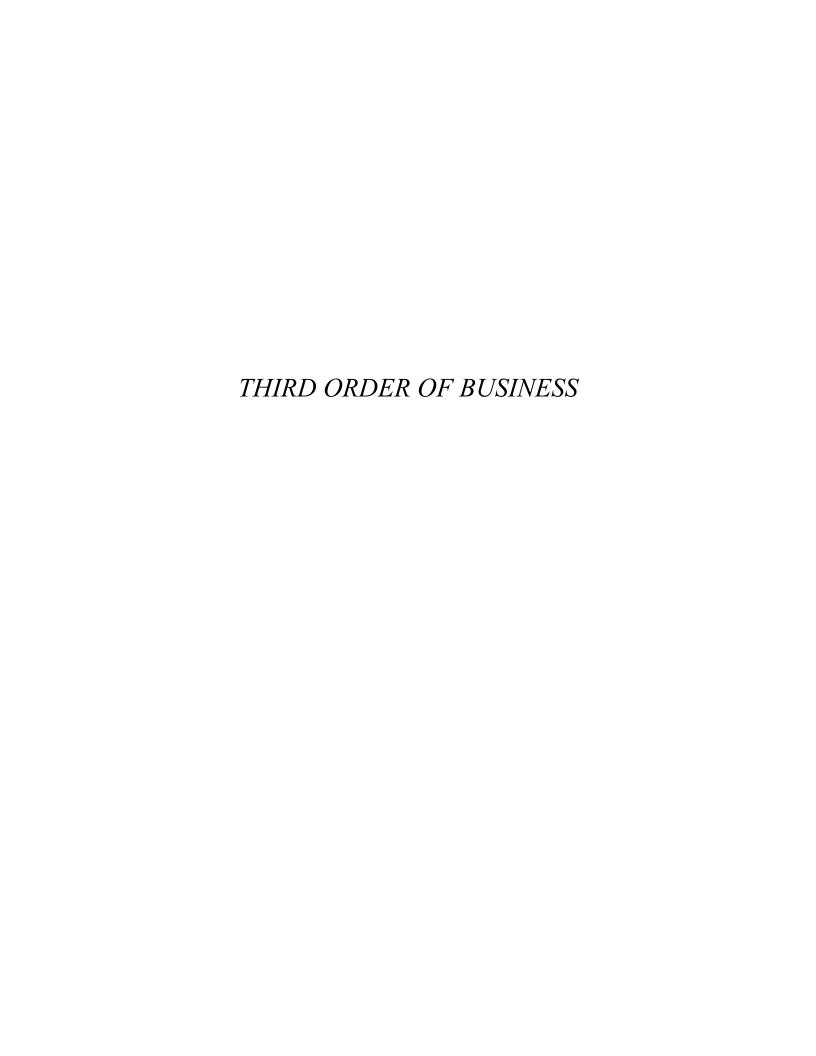
Dear Board Members:

The Meeting of the Darby Community Development District will be held **Tuesday**, **October 14**, **2025**, **at 10:30 a.m.** located at 1000 Riverside Ave., Suite 600, Jacksonville, Florida 32204.

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Audience Comments (regarding agenda items listed below)
- III. Consideration of Minutes of the September 9, 2025 Meeting
- IV. Consideration of Proposal from Core Outdoors for Landscape Enhancements at Entry Signage
- V. Consideration of Service Agreement with Core Outdoors for Quarterly Rotation of Annuals
- VI. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager Review of Fiscal Year 2025 Goals & Objectives
- VII. Supervisors Requests
- VIII. Audience Comments
 - IX. Financial Statements as of August 31, 2025
 - X. Check Register

- XI. Next Scheduled Meeting January 13, 2026 @ 10:30 a.m.
- XII. Adjournment



Minutes of Meeting Darby Community Development District

The regular meeting of the Board of Supervisors of the Darby Community Development District was held Tuesday, September 9, 2025 at 10:30 a.m. at the offices of Corner Lot Development, 1000 Riverside Avenue, Suite 600, Jacksonville, Florida

Present and constituting a quorum were:

George Leone Chairman
Shannon Acevedo Vice Chair
Andre Green Supervisor
Matt Allen Supervisor
Justin Holmes Supervisor

Also present were:

Daniel Laughlin District Manger

Wes Haber District Counsel by telephone

Justin Williams Engineer, Connelly & Wicker by telephone

Jeremy Wannamaker Corner Lot Development

Alison Mossing GMS

Following is a summary of the actions taken at the September 9, 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 July 29, 2025

Meeting

On MOTION by Mr. Leone seconded by Mr. Allen with all in favor the minutes of the July 29, 2025 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Consideration of Audit Engagement Letter with Grau & Associates

On MOTION by Mr. Green seconded by Mr. Leone with all in favor the engagement letter with Grau & Associates to perform the fiscal year 2025 audit was approved.

FIFTH ORDER OF BUSINESS

Consideration of Proposals

A. Lake Maintenance Proposals

This item tabled.

B. Operations Management Proposal

Mr. Laughlin stated the proposal from GMS is for two days a week facility management and one day a week for field operations management. This will help with oversight of landscaping and lake management when that comes online and facility management will be onsite two days a week and handle access card administration and things like that.

Ms. Mossing stated facility management is inside the amenity and field operations is outside the amenity, lakes and landscape. We also have a full maintenance staff program so we can handle any repair needed unless you need a permit or a license to do it. We also have pressure washing rigs so we can handle any pressure washing needs. Once you get the access cards going and have people at the pool, we ae here to enforce the rules and help the residents.

On MOTION by Mr. Leone seconded by Mr. Allen with all in favor the agreement with GMS for field operations management one day per week and facility management two days a week in the mount of \$22,000 was approved to be effective when the amenity center opens.

SIXTH ORDER OF BUSINESS

Ratification of Acceptance of Deed for Common Areas

On MOTION by Mr. Leone seconded by Mr. Green with all in favor acceptance of the deeds for the common areas was ratified.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

There being none, the next item followed.

C. Manager

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisors Requests

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Financial Statements as of July 31, 2025

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

ELEVENTH ORDER OF BUSINESS

Check Register

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

TWELFTH ORDER OF BUSINESS

Next Meeting Scheduled – October 14, 2025 at 10:30 a.m.

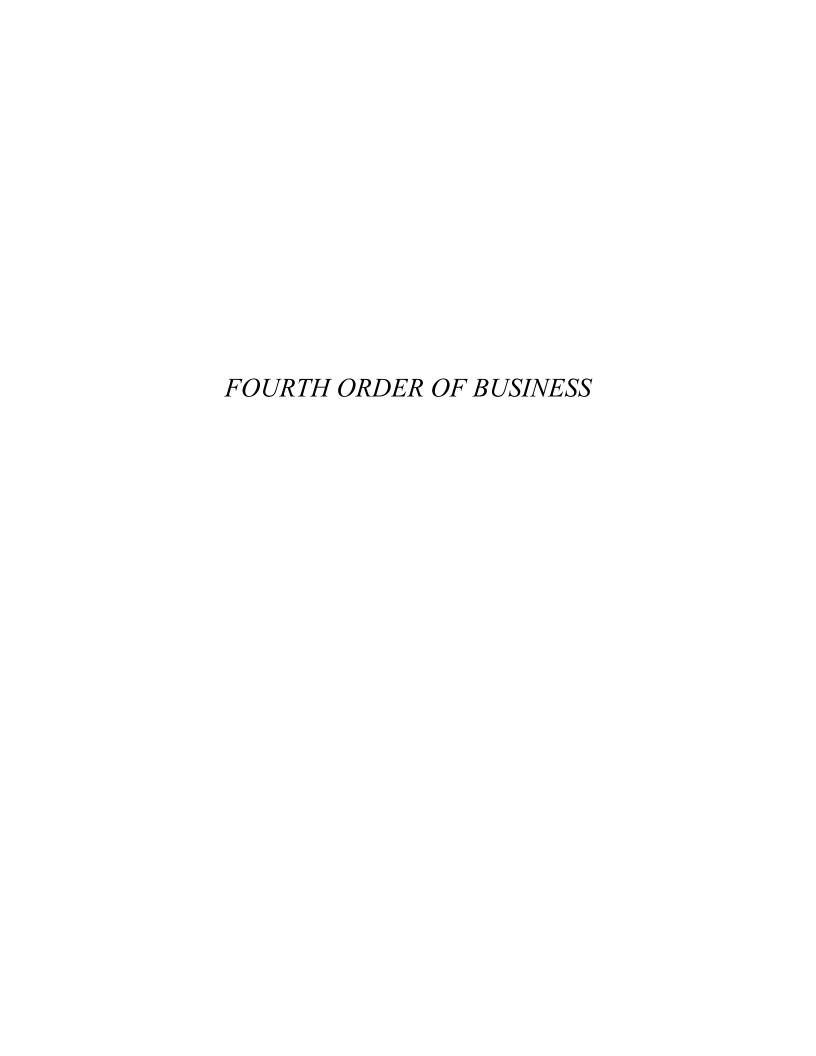
Mr. Laughlin stated the next meeting is scheduled for October 14, 2025 at 10:30 a.m. in the same location.

On MOTION by Mr. Leone seconded by Mr. Allen with all in favor the meeting adjourned at 10:48 a.m.

September 9, 2025

Secretary/Assistant Secretary

Chairman/Vice Chairman





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

cpollock@workwithcore.com

Name/Address
Darby CDD
10932 Darbywood Trail, Jax Fl 32219

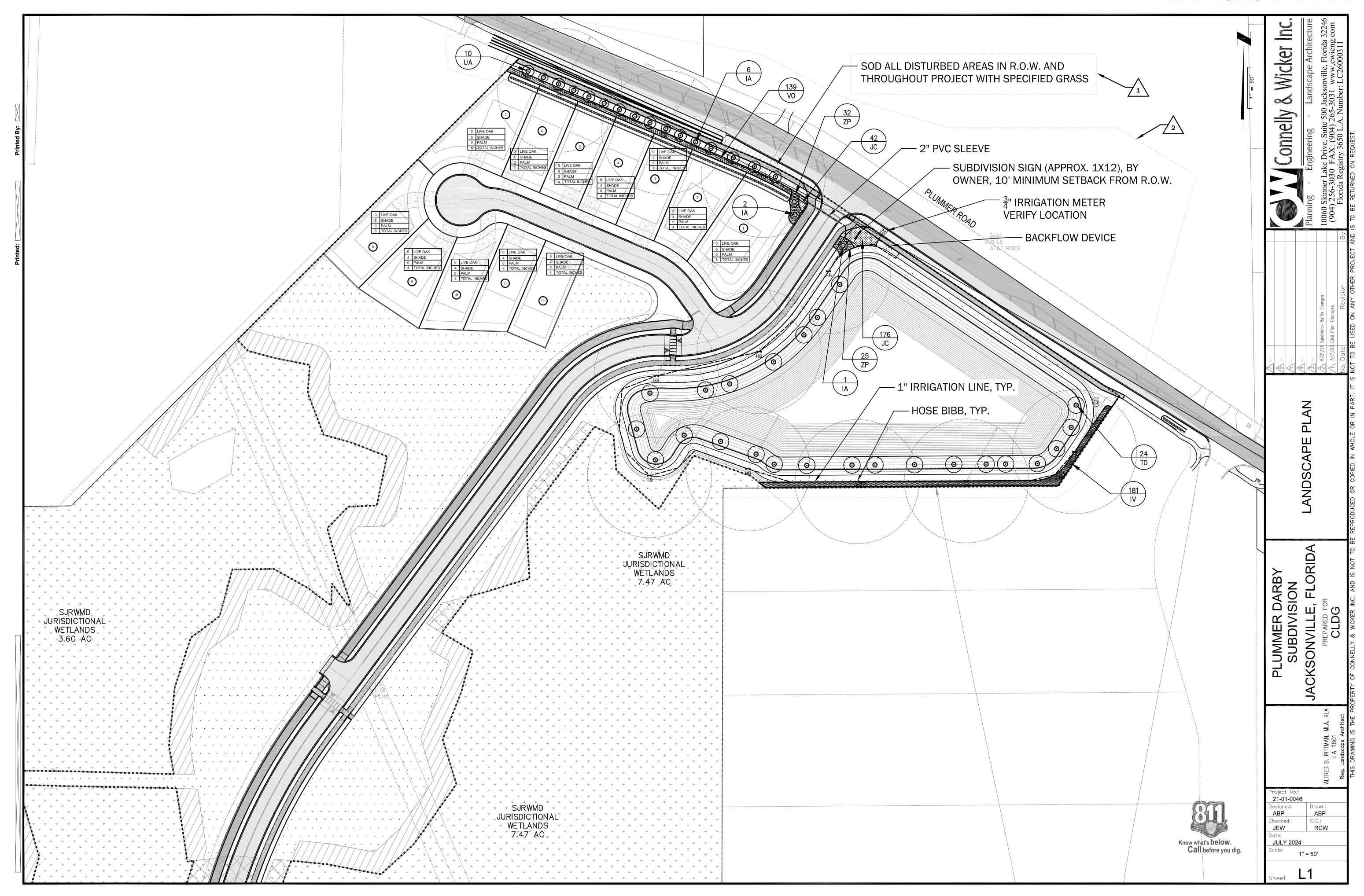
Pricing valid for 30 days

Estimate

Project								
Kings preserve								
Date	Estimate #							
9/29/2025	KP002							

Material	Size	Qty.	Rate	E	tended
					Rate
Site Prep				\$	100.00
Arboricola	3g	30	\$ 18.00	\$	540.00
Blue Daze	3G	30	\$ 30.00	\$	900.00
Annuals	flat	6	\$ 44.00	\$	264.00
irrigation modification for Annuals				\$	500.00
potting soil				\$	75.00
Sod	ft²				
	1-02-		4	Ļ	
Pine Bark Mini Nuggets	3ft³ Bag	25	\$ 9.00	\$	225.00
Equipment					
Equipment					
Freight				_	
				\$2	,604.00

CDN: 10297.0 RCV: 7/11/2024 13:27





	Plant Schedule											
Symbol Qty. Size Botanical Name Common Nam												
0	30	3-gallon	Evolvulus glomeratus	Blue Daze								
	30	3-gallon	Heptapleurum arboricola	Arboricola								
	i 	i ! !		i 								
	6	flat		Annuals								
	i 											

Irrigation Specifications

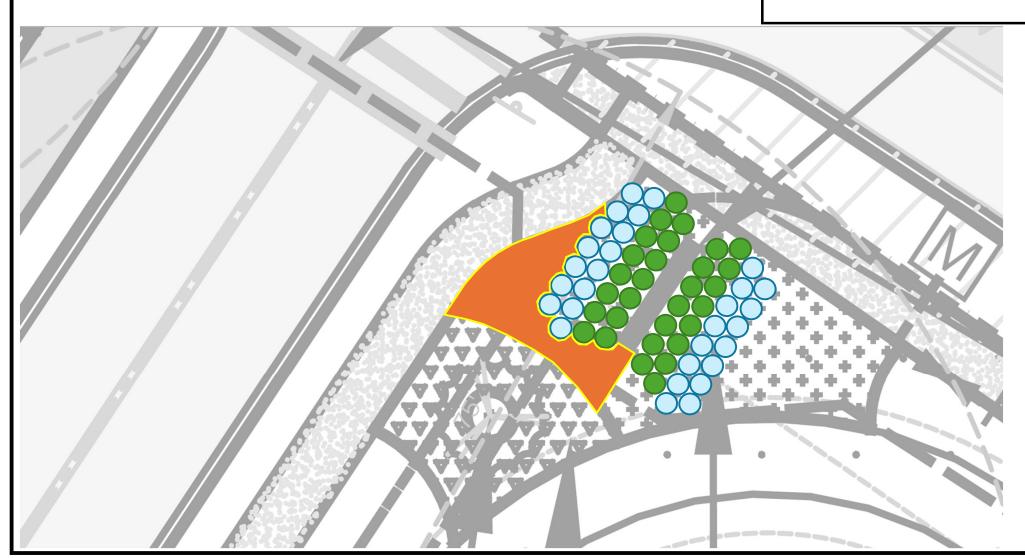
- *Trees will have bubblers to supply water equivalent to 2" weekly rainfall.
- *Turf and shrub zones will be separate from each other.
- *100% irrigation coverage will be provided.

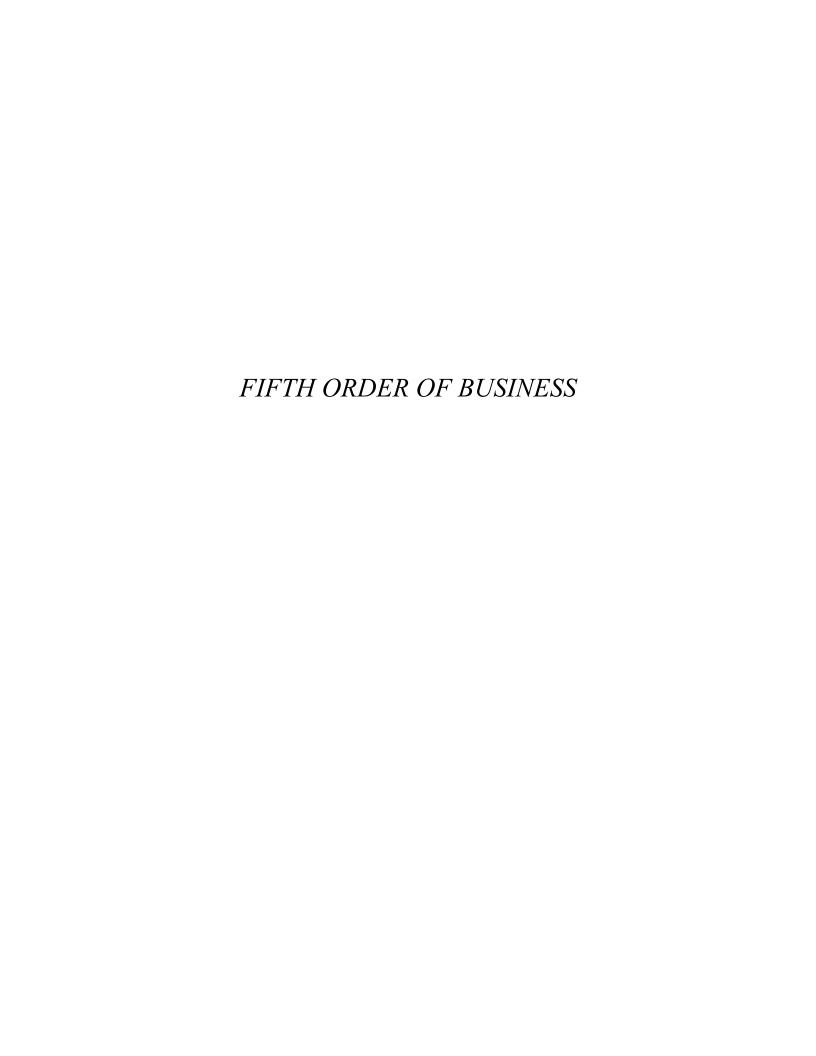
Corner Lot Development Group Kings Preserve Entry Monument Plantings

Date 09/30/2025











Core Outdoors

134 Poole Blvd Saint Augustine, FL

Date: September 29th, 2025

To:

Darby CDD 10932 Darbywood Trail Jacksonville, FL

Services Rendered - Quarterly Service

This letter serves as confirmation of services rendered by Core Outdoors for the quarterly replacement of Annuals for the Entrance Monument at King's Preserve.

Scope of Work Completed:

- Seasonal Replacement of Annuals at Monument
- · Remove and discard previous materials.

Service Period:

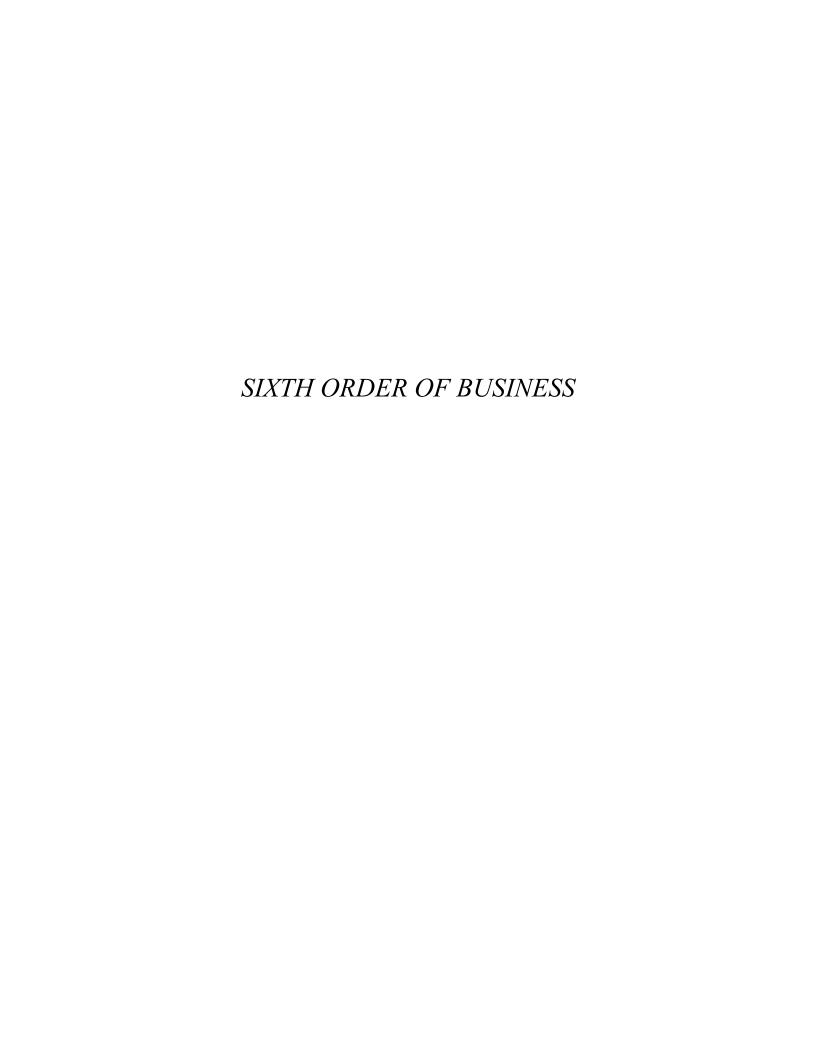
• Quarterly Service Date: 1st Week of New Quarter

Total Amount Due

\$315 per quarter

Please note this document serves as a formal record of work completed. If you have any questions or require additional services, do not hesitate to contact us.

We appreciate the opportunity to serve you and look forward to continuing to keep your property maintained to the highest standards.



C.

Darby Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2024 - September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of five board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two

mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes □ No □

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct quarterly inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed, as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within field management services agreement

Achieved: Yes □ No □

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes □ No □

Goal 3.3: Annual Financial Audit

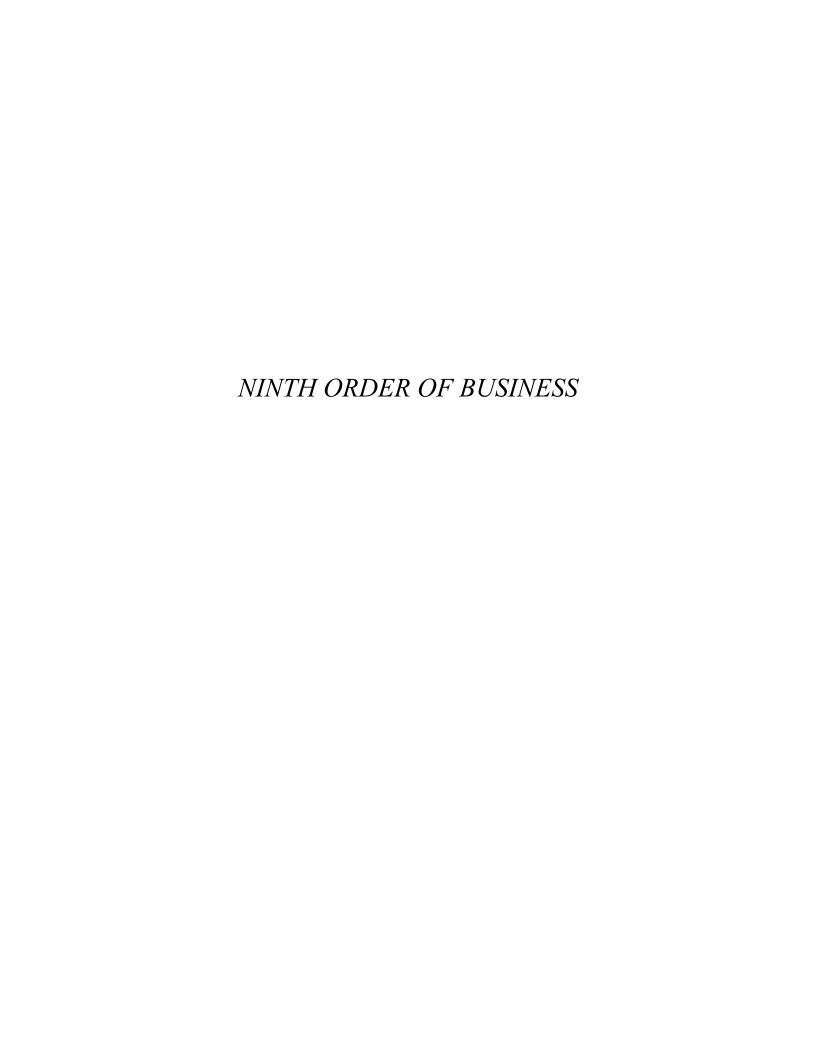
Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes □ No □

Chair/Vice Chair:	_ Date:
Print Name:	_
Darby Community Development District	
District Manager:	_ Date:
Print Name:	_
Darby Community Development District	



Community Development District

Unaudited Financial Reporting August 31, 2025



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Darby Community Development District Combined Balance Sheet August 31, 2025

		General Fund		024 A1 Debt ervice Fund		24 A2 Debt ervice Fund	Са	ipital Project Fund	Totals Governmental Funds		
Assets:											
Cash:											
Operating Account	\$	75,093	\$	-	\$	-	\$	-	\$	75,093	
Accounts Receivable		-		-		-		-		-	
Due from Other		-								-	
Due from General Fund		-		-		-		-		-	
Due from Developer		-		-		-		-		-	
Due from Debt Service		-		-		-		-		-	
Investments:											
Custody Account (US Bank)		36,725								36,725	
Series 2024											
Reserve A1		-		258,066		-		-		258,066	
Reserve A2		-		-		380,994				380,994	
Cap Interest A1		-		-		-		-		-	
Cap Interest A2				-		-				-	
Revenue		-		127,843		-		-		127,843	
Prepayment A2		-		· -		392,999		-		392,999	
Interest A1		-		63		-		-		63	
Interest A2		-		_		12,721		_		12,721	
Acquisiton and Construction		_		_		-		13,526		13,526	
Recreational Improvements		_		_		-		1,608,003		1,608,003	
Prepaid Expenses		2,328		_		_		-,,		2,328	
Deposits		1,220		-		-		-		1,220	
Total Assets	\$	115,366	\$	385,972	\$	786,714	\$	1,621,528	\$	2,909,579	
Liabilities:											
Accounts Payable	\$	79	\$	_	\$	_	\$	_	\$	79	
Due to Debt Service	*	-	4	_	*	_	Ψ	_	Ψ.		
Due to General Fund		-		-		-		-		-	
m . 171 1 00:	•										
Total Liabilites	\$	79	\$	-	\$	-	\$	-	\$	79	
Fund Balance:											
Nonspendable:									_		
Prepaid Items	\$	2,328	\$	-	\$	-	\$	-	\$	2,328	
Deposits		1,220		-		-		-		1,220	
Restricted for:											
Debt Service - Series		-		385,972		786,714		-		1,172,685	
Capital Project - Series		-		-		-		1,621,528		1,621,528	
Unassigned		111,739		-		-		-		111,739	
Total Fund Balances	\$	115,287	\$	385,972	\$	786,714	\$	1,621,528	\$	2,909,500	

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted			ated Budget		Actual			
		Budget	Thru	u 08/31/25	Thr	ru 08/31/25	1	/ariance	
Revenues:									
Special Assessments - Direct Bill	\$	219,875	\$	219,875	\$	181,181	\$	(38,694)	
Developer Contributions		113,278		5,200		5,200		-	
nterest Income		-		-		1,074		1,074	
Other Income		-		-		-		-	
otal Revenues	\$	333,153	\$	225,075		\$187,455	\$	(37,620)	
Expenditures:									
General & Administrative:									
upervisor Fees	\$	12,000	\$	-	\$	-	\$	-	
FICA Expense		918		-		-		-	
Engineering		12,000		11,000		2,552		8,448	
attorney		25,000		22,917		4,067		18,849	
annual Audit		3,300		3,300		5,300		(2,000)	
assessment Administration		7,500		7,500		-		7,500	
arbitrage Rebate		600		600		-		600	
rustee Fees		4,600		4,600		4,781		(181)	
Management Fees		47,700		43,725		43,725		-	
Dissemination Agent		7,500		6,875		6,875		-	
nformation Technology		1,908		1,749		1,749		-	
Vebsite Maintenance		1,272		1,166		1,166		-	
'elephone		500		458		45		413	
Postage & Delivery		1,500		1,375		55		1,320	
nsurance General Liability		5,500		5,500		5,200		300	
Printing & Binding		1,200		1,100		146		954	
egal Advertising		5,000		4,583		1,254		3,329	
Other Current Charges		1,200		1,100		249		851	
Office Supplies		1,000		917		2		915	
Oues, Licenses & Subscriptions		175		175		175		-	
otal General & Administrative	\$	140,373	\$	118,640	\$	77,342	\$	41,298	
Derations & Maintenance:									
andscape Maintenance	\$	35,000	\$	4,680	\$	4,680	\$	-	
andscape Contingency		10,000		1,560		1,560		-	
ake Maintenance		7,000		-		-		_	
ield Operations Management		12,000		-		_		_	
depairs & Maintenance		13,000		-		_		_	
rrigation Repairs		4,000		_		_		_	
Electric		35,000		_		-		_	
Vater/Sewer/Irrigation		15,000		2,537		2,537		-	
otal Operations & Maintenance	\$	131,000	\$	8,777	\$	8,777	\$		

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted		Pror	ated Budget		Actual		
		Budget	Thru 08/31/25		Thru 08/31/25		Variance	
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	\$	127,417	\$	86,118	\$	41,298
Excess (Deficiency) of Revenues over Expenditures	\$	-	\$	97,658	\$	101,337	\$	(78,918)
Fund Balance - Beginning	\$	-			\$	13,950		
Fund Balance - Ending	\$	-			\$	115,287		

Community Development District Month to Month

		0ct	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	1,122	898		181,18
Developer Contributions		5,200	-	-	-	-	-	-	-	-	-	-	-	5,200
Interest Income		-	-	-	-	-	=	-	181	267	354	272	-	1,074
Total Revenues	\$	5,200 \$	55,754 \$	- \$	13,021 \$	1,796 \$	14,368 \$	70,651 \$	8,936 \$	15,084 \$	1,476 \$	1,170 \$	- \$	187,455
Expenditures:														
General & Administrative:														
Supervisor Fees	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
FICA Expense		-	-	-	-	-	-	-	-	-	-	-	-	
Engineering		230	-	-	119	908	-	1,296	-	-	-	-	-	2,552
Attorney		250	72	432	349	-	-	720	1,671	574	-	-	-	4,067
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	3,975	3,975	_	43,725
Dissemination Agent		625	625	625	625	625	625	625	625	625	625	625		6,875
Information Technology		159	159	159	159	159	159	159	159	159	159	159	-	1,749
Website Maintenance		106	106	106	106	106	106	106	106	106	106	106		1,166
		100		18	4	5	3	2	106			106	-	
Telephone		-	3						-	6	5	-	-	45
Postage & Delivery		1	1	1	6	-	1	3	1	5	8	30	-	55
Insurance General Liability		5,200	-	-	-		-	-	-	-	-	-	-	5,200
Printing & Binding		-	0	0	6	5	10	0	1	11	4	108	-	146
Legal Advertising		-	80	-	79	79	79	-	162	569	128	79	-	1,254
Other Current Charges		5	24	-	-	9	19	30	35	44	58	26	-	249
Office Supplies		0	0	0	0	-	0	0	0	0	0	1	-	2
Dues, Licenses & Subscriptions		175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$	10,726 \$	5,044 \$	5,316 \$	5,428 \$	9,776 \$	4,977 \$	13,091 \$	6,733 \$	6,073 \$	5,068 \$	5,109 \$	- \$	77,342
Operations & Maintenance:														
Landscape Maintenance	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	780 \$	780 \$	1,560 \$	1,560 \$	- \$	4,680
Landscape Contingency		-	-	-	-	-	-	1,560	-	-	-	-	-	1,560
Lake Maintenance		-	-	-	-	-	-	-	-	-	-	-	-	
Field Operations Management		-	-	-	-	-	-	-	-	-	-	-	-	
Repairs & Maintenance		-	-	-	-	-	-	-	-	-	-	-	-	
Irrigation Repairs		_	_	-	-	_	-	-	_	_	-	-	_	
Electric		_	_	-	_	-	-	_	_	-	-	-	-	
Water/Sewer/Irrigation		_	_	_	_	_	_	_	646	930	712	249	-	2,537
Total Operations & Maintenance	\$	- \$	- s	- S	- s	- \$	- s	1,560 \$	1,426 \$	1,710 \$	2,272 \$	1,809 \$	- \$	8,777
Amenity Maintenance		·	·	•	•		·			,	,		•	•
Insurance	\$	- \$	- \$	- s	- \$	- \$	- \$	- \$	- \$	- s	- \$	- \$	- \$	
Facility Management	3	- 3	- 3	- 3	- 3	- 5	- 3	- 5	- 3	- 3	- 3	- 5	- 3	
		-	-	-	-	-	-	-	-	-	-	-	-	
Pool Maintenance		-	-	-	-	-	-	-	-	-	-	-	-	
Pool Chemicals		=	-	-	-	-	=	-	-	=	-	-	=	
Pool Permits		-	-	-	-	-	-	-	-	-	-	-	-	•
Cable		-	-	-	-	-	=	-	-	=	-	-	-	
Janitorial		-	-	-	-	-	-	-	-	-	-	-	-	
Facility Maintenance		-	-	-	-	-	-	-	-	-	-	-	-	
Pest Control		-	-	-	-	-	-	-	-	-	-	-	-	
Refuse		-	=	-	=	-	-	=	-	-	-	-	-	
Total Amenity Maintenance	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-

Community Development District

Debt Service Fund Series 2024 - A1

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted		Prorated Budget		Actual		
	Budget	Thr	u 08/31/25	Thr	u 08/31/25	7	/ariance
Revenues:							
Special Assessments - Direct Bill	\$ 258,137	\$	202,118	\$	202,118	\$	-
Interest Income	2,500		2,292		13,928		11,637
Prepayments	-		-		(2,022)		
Total Revenues	\$ 260,637	\$	204,410	\$	214,025	\$	11,637
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	\$	(53,153)	\$	(43,537)	\$	11,637
Other Financing Sources/(Uses):							
Transfer In	-		-	\$	67,469		67,469
Transfer Out	-		-		(15,707)		(15,707)
Total Other Financing Sources/(Uses)	\$ -	\$	-	\$	51,762	\$	51,762
Net Change in Fund Balance	\$ 3,074	\$	(53,153)	\$	8,224	\$	63,399
Fund Balance - Beginning	\$ 103,781			\$	377,747		
Eund Polongo Ending	\$ 106055			\$	205 072		
Fund Balance - Ending	\$ 106,855			\$	385,972		

Community Development District

Debt Service Fund Series 2024-A2

Statement of Revenues, Expenditures, and Changes in Fund Balance

		Adopted	Prorated Budget			Actual		
		Budget	Thr	Thru 08/31/25		ru 08/31/25		Variance
Revenues:								
Special Assessments - Tax Roll	\$	573,658	\$	-	\$	-	\$	-
Interest Income		5,000		5,000		60,717		55,717
Prepayments		-		-		4,071,788		4,071,788
Total Revenues	\$	578,658	\$	5,000	\$	4,132,506	\$	4,127,506
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)
Interest - 8/1		-		-		20,783		(20,783)
Special Call - 8/1		-		-		1,415,000		(1,415,000)
Total Expenditures	\$	573,694	\$	573,694	\$	5,250,481	\$	(4,676,788)
Excess (Deficiency) of Revenues over Expenditures	\$	4,964	\$	(568,694)	\$	(1,117,976)	\$	(549,282)
Other Financing Sources/(Uses):								
Transfer In	\$	_	\$	_	\$	1,271	\$	1,271
Transfer Out	*	-	*	-	*	(102,022)	4	(102,022)
Total Other Financing Sources/(Uses)	\$	-	\$	-	\$	(100,752)	\$	(100,752)
Net Change in Fund Balance	\$	4,964	\$	(568,694)	\$	(1,218,728)	\$	(650,034)
Fund Balance - Beginning	\$	289,847			\$	2,005,441		
Fund Balance - Ending	\$	294,811			\$	786,714		

Community Development District

Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	2024A		
	Th	ru 08/31/25	
Revenues			
Interest Income	\$	193,154	
Total Revenues	\$	193,154	
Expenditures:			
Capital Outlay - Acquisiton and Construciton	\$	5,754,437	
Cost of Issuance		-	
Underwriter's Discount		-	
Capital Outlay - Recreation Improvements		-	
Total Expenditures	\$	5,754,437	
Excess (Deficiency) of Revenues over Expenditures	\$	(5,561,283)	
Other Financing Sources/(Uses)			
Transfer In		48,990	
Total Other Financing Sources (Uses)	\$	48,990	
Net Change in Fund Balance	\$	(5,512,293)	
Fund Balance - Beginning	\$	7,133,821	
Fund Balance - Ending	\$	1,621,528	

Darby COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Revenue Bonds, Series 2024

Construction Account

Date Paid	REQ#	Contractor	Description	Requisition
2/20/24	1	Plummer JV LLC	Earthwork and Offsite Improvements	\$ 4,051,668.5
			Payment for legal fees related to bond validation and acquisition of capital improvements	
6/20/24	2	Kutak Rock	Invoice #3292729.	13,997.
8/6/24	3	Kutak Rock	Project Construction -Feb24 Invoice #3381619	1,042.0
9/13/24	4	Plummer JV LLC	JEA Retainage	480,147.
10/11/24	5	Kutak Rock	Project Construction -Jul24 Invoice #3453895	1,251.0
3/3/25	6	Plummer JV LLC	Acquisition of Ph1 Roadway, Drainage, and Utility Improvements	5,746,316.9
8/29/25	7	Kutak Rock	Project Construction -Nov24 thru Apr25	5,668.0
7/2/25	8	Connelly & Wicker LLC	Engineering SJRWMD permit transfer work/requisitions	1,201.2
		TOTAL		\$ 10,301,292.7
			Project (Construction) Fund at 2/29/24	\$ 9,938,469.
			Interest Earned and Transfer thru 08/31/25	311,487.
			Transfer from COI	15,870.
			Transfer from Debt Service	48,990.0
			Outstanding Requistions	-
			Requisitons Paid thru 08/31/25	(10,301,292.

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 08/31/25 Outstanding Requistions Requisitons Paid thru 08/31/25	\$ 1,500,000.00 108,002.63 - -
		Remaining Project (Construction) Fund		\$ 1,608,002.63

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	-	9,236.40	=	4,489.90	13,726.30
MERITAGE HOMES	(633.71)	20,689.48	-	12,571.72	33,261.20
PLUMMER JV LLC	42,864.69	200,355.71	-	188,364.83	388,720.54
TOTAL DIRECT RECEIVED	42,230.98	230,281.59	-	205,426.45	435,708.04
TAX ROLL DUE / RECEIVED	-	-	-	-	-
TOTAL DUE / RECEIVED	42,230.98	230,281.59	0.00	205,426.45	435,708.04

⁽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

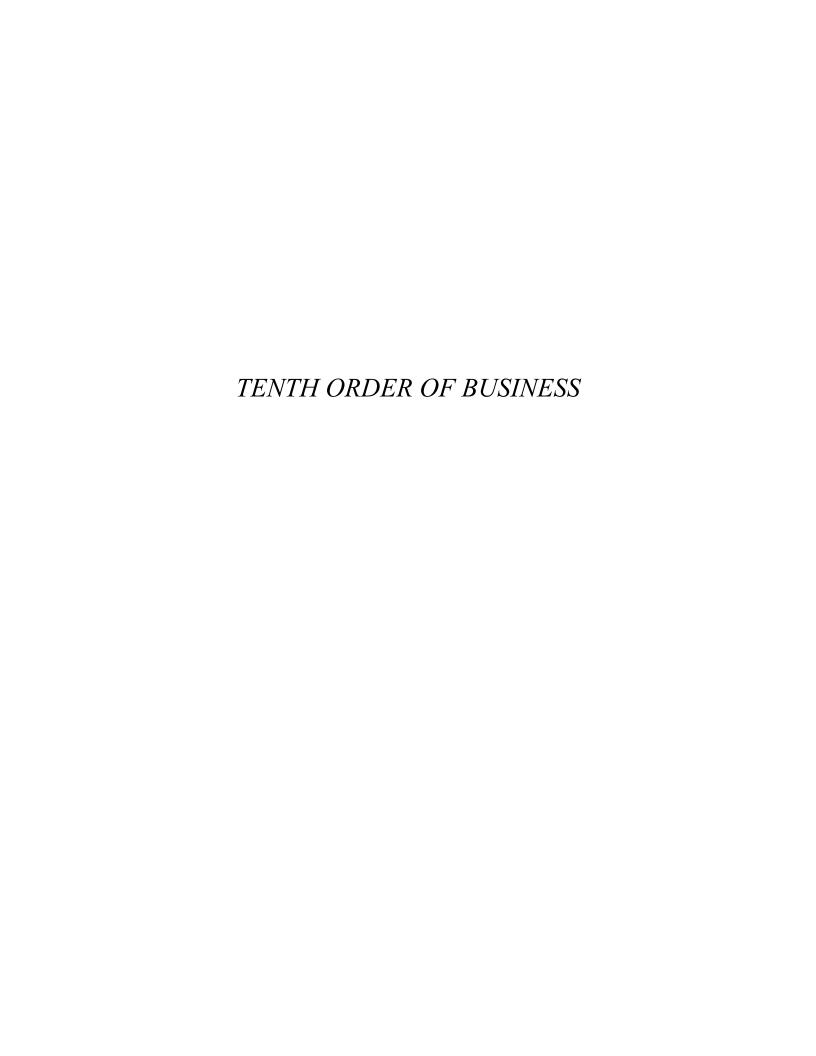
⁽³⁾ Series 2024-2 and 2024PH3-2 Bonds are to be paid off at closing and are invoiced semi-annually for remaining interest due

Community Development District

Long Term Debt Report

Series 2024 A-1, Special Asse	ssment 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	380,994
Reserve Fund Balance	380,994
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)
Less: August 1, 2025 (Prepayment)	(\$1,415,000)
Current Bonds Outstanding	\$5,070,000



Darby COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2025

Check Register

Date	check#'s	Amount
0.440.405	02.04	фо. 4.20 П.C
8/18/25	82-84	\$8,123.76
8/25/25	85	2,244.50
	TOTAL	\$10,368.26

AP300R YEAR-TO-D	ATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER	RUN 10/06/25	PAGE 1
*** CHECK DATES 08/01/2025 - 08/31/2025 ***	DARBY - GENERAL FUND		

	В.	ANK A DARBY - GENERA	L FUND		
CHECK VEND#I	NVOICE EXPENSED TO INVOICE YRMO DPT ACCT#	SUB SUBCLASS			NTCHECK AMOUNT #
8/18/25 00011 7/21/	25 16227 202507 320-57200-	46100		* 1,560.	00
	JUL MAINTENANCE				1,560.00 000082
	25 16696 202508 320-57200-			* 1,560.	00
	AUG MAINTENANCE	CORE OUTDOORS LLC			1,560.00 000083
8/18/25 00001 8/01/	25 27 202508 310-51300- AUG MANAMENT FEES	34000		* 3,975.	00
8/01/	25 27 202508 310-51300-	35300		* 106.	00
8/01/	AUG WEBSITE ADMIN 25 27 202508 310-51300-	35100		* 159.	00
8/01/	AUG INFO TECH 25 27 202508 310-51300-	31300		* 625.	00
8/01/	AUG DISSEM AGENT SRVCS 25 27 202508 310-51300- OFFICE SUPPLIES	51000		* 1.	08
8/01/	25 27 202508 310-51300-	42000		* 29.	33
8/01/	POSTAGE 25 27 202508 310-51300- COPIES			107.	
		GOVERNMENTAL MANAG	EMENT SRVCS LLC		5,003.76 000084
8/28/25 00005 8/22/	25 3612162 202505 310-51300-	31500		* 1,670.	50
8/22/	MAY GENERAL COUNSEL 25 3612162A 202506 310-51300- JUN GENERAL COUNSEL	31500		* 574.	00
		KUTAK ROCK LLP			2,244.50 000085
			TOTAL FOR BANK A	10,368.	26
			TOTAL FOR REGISTER	10,368.	26

DARB DARBY CDD

BPEREGRINO

Core Outdoors LLC 134 Poole Blvd St Augustine, FL 32095

Invoice Date 07-21-2025

Customer ID CDD100

Invoice ID 16227

Draw ID 1 Work Order

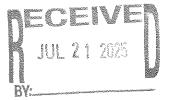
Ship Date

To:

Darby CDD 475 West Town Place Saint Augustine, FL 32092 Job Location:

KINGS PRESERVE - MAINT 475 WEST TOWN PLACE SUITE 114 ST AUGUSTINE, FL 32092

1,560.00



Job# 25-5024

PO#

JULY MONTHLY MAINTENANCE

1.00

ls

1,560.00

Amount Billed

\$1,560.00

Retainage Held

07-21-2025

\$1,560.00

Core Outdoors LLC 134 Poole Blvd St Augustine, FL 32095

Invoice Date 08-08-2025 Customer ID CDD100

Invoice ID 16696

Draw ID 2

Work Order

Ship Date

To:

Darby CDD 475 West Town Place Saint Augustine, FL 32092 Job Location:

KINGS PRESERVE - MAINT 475 WEST TOWN PLACE SUITE 114

ST AUGUSTINE, FL 32092

Job# 25-5024

PO#

AUGUST MONTHLY MAINTENANCE

1.00

LS

1,560.00

1,560.00

Amount Billed

\$1,560.00

Retainage Held

08-08-2025

\$1,560.00

Governmental Management Services, LLC

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

Invoice

Invoice #: 27 Invoice Date: 8/1/25

Due Date: 8/1/25

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 - August 2025 Website Administration - August 2025 Information Technology -August 2025 Dissemination Agent Services - August 2025 Office Supplies Postage Copies		3,975.00 106.00 159.00 625.00 1.08 29.83 107.85	3,975.00 106.00 159.00 625.00 1.08 29.83 107.85
			er Fallin VII van de kall

Total	\$5,003.76
Payments/Credits	\$0.00
Balance Due	\$5,003.76

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

August 22, 2025

Agricon de la Company de la Co

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

Reference: Invoice No. 3612162 Client Matter No. 43923-1 Notification Email: eftgroup@kutakrock.com

Mr. Jim Oliver
Darby CDD
C/O Governmental Management Services, LLC
Suite 114
475 West Town Place
St. Augustine, FL 32092

Invoice No. 3612162

43923-1

Re: General Counsel								
For Professional Legal Services Rendered								
05/01/25	W. Haber	0.60	216.00	Review and revise release document for conservation easement				
05/02/25	W. Haber	0.40	144.00	Finalize release for conservation parcel; confer with Holmes regarding same				
05/04/25	G. Lovett	0.30	79.50	Monitor legislative process relating to matters impacting special districts				
05/06/25	W. Haber	0.20	72.00	Confer with Laughlin regarding release for conservation easement property				
05/09/25	W. Haber	0.30	108.00	Confer with Laughlin regarding landscape maintenance agreement				
05/12/25	W. Haber	0.50	180.00	Prepare for Board meeting; confer with Laughlin regarding budget				
05/12/25	K. Jusevitch	0.20	34.00	Review agenda regarding budget hearing documents				
05/13/25	W. Haber	0.40	144.00	Prepare for and participate in Board meeting				
05/13/25	W. Haber	0.30	108.00	Review and finalize agreement for landscape maintenance				

KUTAK ROCK LLP

Darby CDD
August 22, 2025
Client Matter No. 43923-1
Invoice No. 3612162
Page 2

05/16/25	K. Jusevitch	0.20	34.00	Correspond with district manager regarding budget hearing
05/19/25	K. Jusevitch	0.20	34.00	Confer with Haber regarding budget hearing
05/22/25	K. Jusevitch	0.50	85.00	Prepare budget hearing notices and confer with Haber
05/23/25	W. Haber	0.40	144.00	Review and respond to inquiry regarding permit assignment and deed for related parcels
05/27/25	W. Haber	0.50	180.00	Review and respond to inquiry regarding permit assignment and conveyance of related parcels
05/28/25	W. Haber	0.30	108.00	Confer with Leaptrott regarding permit assignment and related property conveyance
06/02/25	W. Haber	0.50	180.00	Review and revise budget and O&M assessment notices
06/02/25	K. Jusevitch	0.20	34.00	Research status of budget hearing
06/05/25	W. Haber	0.20	72.00	Respond to inquiry regarding deed
06/20/25	W. Haber	0.80	288.00	Prepare deed for CDD real property parcels and correspondence regarding same

TOTAL HOURS 7.00

TOTAL FOR SERVICES RENDERED

\$2,244.50

TOTAL CURRENT AMOUNT DUE

\$2,244.50