

DARBY

Community Development District

MARCH 10, 2026

AGENDA

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

March 3, 2026

Board of Supervisors
Darby Community Development District

Dear Board Members:

The Meeting of the Darby Community Development District will be held **Tuesday, March 10, 2026 at 10:30 a.m.** located at 1000 Riverside Ave., Suite 600, Jacksonville, Florida 32204.

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Audience Comments (*regarding agenda items listed below*)
- III. Consideration of Minutes of the December 17, 2025 Meeting
- IV. Ratification of Agreement with GMS for Facility Management, Pool Maintenance, Janitorial and Field Operations Management Services
- V. Acceptance of Initial Public Facilities Report
- VI. Public Hearing Adopting Policies & Rates Regarding District Amenity Facilities, Resolution 2026-02
- VII. Appointment of Audit Committee
- VIII. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 - D. Operations & Amenities - Report
- IX. Supervisors Requests

- X. Audience Comments
- XI. Financial Statements as of January 31, 2026
- XII. Check Register
- XIII. Next Scheduled Meeting – May 12, 2026 @ 10:30 a.m.
- XIV. Adjournment

THIRD ORDER OF BUSINESS

Minutes of Meeting
Darby
Community Development District

The regular meeting of the Board of Supervisors of the Darby Community Development District was held Wednesday, December 17, 2025 at 10:34 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

Also present were:

Daniel Laughlin	District Manger
Wes Haber	District Counsel by telephone
Beth Leaptrott	Engineer, Connelly & Wicker by telephone
Kelly Mullins	GMS

Following is a summary of the actions taken at the December 17, 2025 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Laughlin called the meeting to order at 10:34 a.m. and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the October 14, 2025 Meeting

On MOTION by Mr. Leone seconded by Mr. Allen with all in favor the minutes of the October 14, 2025 meeting were approved as presented.
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FOURTH ORDER OF BUSINESS

Discussion Regarding Amenity Center Opening

Mr. Laughlin stated we did the opening on Friday, we had access cards and we had a few people contact us to get access cards assigned.

Ms. Mullins stated I have been going about once a week.

Mr. Laughlin stated one of the main things is a proposal for janitorial and pool maintenance and we want to adopt amenity policies. I understand there is a plan to do security cameras.

Mr. Allen stated there is a plan, we have all the backbone, wiring and internet.

Mr. Laughlin stated the pool chemical equipment is out in the open right now. Typically, we have it fenced, the insurance company is adamant about that being done. The insurance company typically points out the signage at the pool and right now we have the state required, standard sign. Once we adopt the policies we can have a sign made with certain rules, hours and age limits.

Mr. Leone stated whatever you have done in your other communities, send it over and we will get it done as far as the signage. Also, if there are certain places you want trashcans just let us know and we can get them for you.

FIFTH ORDER OF BUSINESS

Consideration of Proposal from GMS for Janitorial and Pool Maintenance Services

Mr. Laughlin stated next is the proposal for janitorial and pool maintenance services that match what is in the budget currently.

On MOTION by Mr. Leone seconded by Ms. Acevedo with all in favor the proposal from GMS for janitorial and pool maintenance services was approved.

SIXTH ORDER OF BUSINESS

Consideration of Amenity Center Policies

Mr. Laughlin stated these can be changed at any time by the board. Typically, districts start with something then adapt them as they see how the community works. We can determine the fees and have a resolution to set a public hearing to adopt those. There is a requirement to have a non-owner user fee, which is a person who does not live in the community will be able to purchase access to the amenity center. I have \$3,000 from the template I used, typically I see it at least the amount the residents pay. Right now the highest amount is \$2,000 for the biggest lot so we can do the \$3,000.

The other fee is for replacement of lost access cards. We typically give two to every household for free and if they lose it they need to purchase a new one we charge \$30.

Guest policies, districts will allow one resident to have X number of guests, the average is five but the board can set that number.

Mr. Leone stated we will lean on you for that.

Mr. Laughlin stated we can set it and if too many guests are coming, we can change it later. The last one is if there is a check returned for insufficient funds we charge \$50, which covers the bank fees and everything.

On MOTION by Mr. Leone seconded by Mr. Allen with all in favor the amenity center policies were approved in substantially final form.

Mr. Haber stated the policies are able to be changed by vote of the board, the fees and suspension policies are set at a public hearing and can only be changed at a public hearing. The public hearing will address both of those. Once adopted they cannot be changed without holding another public hearing.

Mr. Laughlin stated the resolution just includes the rates. Are we able to include the suspension policy as well?

Mr. Haber stated yes, you can approve the resolution in substantial form subject to adding the suspension policy.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-01 Setting a Public Hearing Date to Adopt Amenity Center Rates

Mr. Laughlin stated Resolution 2026-01 sets a public hearing to adopt the amenity center rates and we will approve this in substantial form to include the suspension policy. It is set for the March 10th meeting.

On MOTION by Mr. Leone seconded by Ms. Acevedo with all in favor Resolution 2026-01 was approved in substantial form to include the suspension policy.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

Ms. Leaptrott stated I just got confirmation so I need to update the supplemental for Phase 3 and I will send that out shortly.

Ms. Acevedo asked what is the timing of the CDD taking ownership of the amenity?

Mr. Laughlin stated I think we are doing that now. The tracts just got turned over and the meters were turned over yesterday. There is one inspection needed for the electrical meter.

C. Manager – Reminder of Ethics Training

Mr. Laughlin stated just a reminder that the ethics training needs to be done by December 31st.

NINTH ORDER OF BUSINESS

Supervisors Requests

Ms. Mullins asked back to the amenity center, would you want to consider a bulletin board or something around the mailboxes? It might be nice to have a way to post announcements.

Mr. Laughlin stated I will get with Juston on that too.

TENTH ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – January 13, 2026 at 10:30 a.m.

Mr. Laughlin stated the next meeting is scheduled for January 13, 2026 at 10:30 a.m. in the same location.

On MOTION by Mr. Leone seconded by Ms. Acevedo with all in favor the meeting adjourned at 10:58 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

**AGREEMENT BETWEEN
DARBY COMMUNITY DEVELOPMENT DISTRICT
AND
GOVERNMENTAL MANAGEMENT SERVICES, L.L.C.,
FOR
FACILITY MANAGEMENT, POOL MAINTENANCE, JANITORIAL, AND
FIELD OPERATIONS MANAGEMENT SERVICES**

This Agreement (“Agreement”) is made and entered into on January 13th, 2026 (“Execution Date”), to be effective as of November 1st, 2025 (“Effective Date”), by and between:

DARBY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in Duval County, Florida, whose address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“District”), and

GOVERNMENTAL MANAGEMENT SERVICES, L.L.C., a Florida limited liability company, whose address is 475 West Town Place, Suite 114, St. Augustine, FL 32092 (“Contractor” and, together with the District, the “Parties”).

RECITALS

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

WHEREAS, the District has constructed an amenity center that includes a swimming pool, community center, and other recreation facilities (collectively, the “Amenities”), as well as landscape and irrigation improvements, lake embankments, entrance areas, and other common areas (collectively, the “Facilities”); and

WHEREAS, the District intends to provide for the operation, management, and maintenance of the Amenities and the Facilities; and

WHEREAS, Contractor has a background in the operation, management, and maintenance of recreation and amenity facilities and is willing to provide such operation, management, and maintenance services to the District in accordance with this Agreement; and

WHEREAS, the District desires to enter into a contractual relationship with Contractor to operate, manage, and maintain the Amenities and the Facilities and to provide other services as described in this Agreement and the Scope of Services attached hereto as **Exhibit A** and incorporated herein by reference (collectively, the “Services”).

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated as a material part of this Agreement.

2. ENGAGEMENT OF SERVICES. The District agrees to engage Contractor to provide the Services. This Agreement grants to Contractor the right to enter and use the Amenities and the Facilities for the purposes and uses described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations while performing its obligations under this Agreement including that Contractor will not take a tax position inconsistent with it being a manager and not owner of the Amenities and Facilities.

3. DESCRIPTION OF SERVICES. Contractor shall perform the duties described by **Exhibit A** attached hereto, and as more particularly stated herein. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities under this Agreement are fulfilled. Contractor shall ensure responsible and proper staffing levels needed to satisfy the terms of this Agreement. To the extent the terms of this Agreement and **Exhibit A** conflict, this Agreement shall control.

4. COMPENSATION. The Agreement shall be for a one-year period, renewable or terminable pursuant to the provisions herein. Contractor shall be compensated for providing the Services described in Section 3 of this Agreement.

A. Fees and Expenses:

- i.** The District shall pay the Contractor the following annual fees for the Services in accordance with **Exhibit A**, payable in equal monthly installments:
 - Facility Management Services: Ten Thousand Dollars and No Cents (\$10,000.00) per year.
 - Field Operations Management Services: Twelve Thousand Dollars and No Cents (\$12,000.00) per year.
 - Janitorial Services (including Cleaning Services and Cleaning Supplies): Six Thousand Dollars and No Cents (\$6,000.00) per year.
 - Pool Maintenance Services (including Pool Maintenance Services and Pool Maintenance Supplies/Standard Chemicals: Eleven Thousand Dollars and No Cents (\$11,000.00) per year.

The total annual fee for the foregoing Services is Thirty-Nine Thousand Dollars and No Cents (\$39,000.00), which shall be invoiced and paid in equal monthly installments during the Fiscal Year.

Notwithstanding the Effective Date of this Agreement, Contractor shall commence Facility Management Services and Field Operations Management Services on November 1, 2025, and shall commence Janitorial Services and Pool Maintenance Services on November 20, 2025. For Fiscal Year 2026 (October 1, 2025 through September 30, 2026), the annual fees for Janitorial Services and Pool Maintenance Services shall be prorated from November 20, 2025, and such prorated amounts shall be reflected on Contractor's invoices to the District.

- ii.** Facility Maintenance and Repair Services, including general maintenance services and pressure washing services, shall be compensated at the hourly rates set forth in Exhibit A, plus reimbursable expenses, and shall be invoiced monthly in arrears. General maintenance services shall be invoiced at Forty-Five Dollars and No Cents (\$45.00) per hour, and pressure washing services shall be invoiced at Fifty-Five Dollars and No Cents (\$55.00) per hour, together with any approved reimbursable expenses.
- iii.** Out-of-pocket reimbursable expenses incurred by the Contractor in the

performance of the Services shall be billed at the Contractor's standard rate or at cost, as indicated in **Exhibit A**, and itemized on the Contractor's monthly invoice to the District.

- iv. Unless otherwise specified by this Agreement, the Contractor will invoice the District for the Services as soon as may be practicable in advance of each month. The fees for those services which are not being requested at the time this Agreement is approved will be provided to the District at such time as those services are required and requested by vote of the Board of Supervisors. All invoices shall be due and payable by the District within forty-five (45) days from the date of receipt of a correctly submitted invoice or as otherwise provided by the Prompt Payment Act, Chapter 218.70, Florida Statutes. Invoices not paid within forty-five (45) days of presentation shall be charged interest on the balance due at the maximum legally permissible rate.
 - v. Fees for the Services may be negotiated annually by the Parties. Any amendment to Service fees must comply with the amendment procedure in this Agreement.
 - vi. In the event the District authorizes a requested change in the scope of Services, Contractor shall submit, in writing to the District, a request for a fee amendment corresponding to the change in Services being requested, if it has not already done so. Any change in the scope of requested services and the corresponding fee amendment shall comply with the amendment procedure in this Agreement. Such amendment must be validly executed by the Parties before Contractor is authorized to begin providing services pursuant to the change in scope and the revised fees are adopted.
- B.** Services will be billed monthly pursuant to the fee schedule shown in **Exhibit A**. Additional work or services, as such terms are used in Section 5.C, will either be billed monthly at the Contractor's proposed hourly rate or per occurrence both as authorized by the District and negotiated by the Parties.
- C.** The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workers' Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.
- D.** Should the District desire additional work or services, or to add additional areas

to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.

- E. The Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable at the beginning of each month, the Contractor shall invoice the District for all services performed in the prior month and any other sums due to the Contractor. The Contractor may cease performing services under this Agreement if any payment due hereunder is not paid within forty-five (45) days of the invoice date. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.
- F. In the event there is a dispute regarding payment or Services, the District reserves the right to hold the portion of the payment in dispute, pending expeditious negotiation and resolution of the dispute in good faith by the Parties.

5. GENERAL PROVISIONS.

- A. The Services provided by Contractor shall be as provided for in **Exhibit A** and as set forth in this Agreement.
- B. Contractor agrees that this Agreement expressly prohibits non-compete provisions. Should the District elect to suspend any service hereunder, or terminate the Agreement in whole or part, the District shall not be prohibited from directly or indirectly employing or contracting any individual employed by the Contractor under this Agreement. Contractor may prohibit its employees from soliciting work with other competitors or vendors that are not the District in its discretion.
- C. The District may elect to add additional services to this Agreement upon mutual agreement by the Parties, as confirmed in a written addendum hereto. The District may discontinue all of the Services provided for herein pursuant to the termination provisions set forth herein or discontinue the provision of a portion of the services described herein immediately for cause or upon thirty (30) days written notice without cause, specifying the department or position(s) discontinued, in the Districts sole and absolute discretion. Any addendums to this agreement will not take effect unless the parties receive an opinion from bond counsel that the changes made thereby do not adversely affect the exclusion from gross income of interest on the bonds financing the managed property.
- D. At all times during operation of the Facilities and Amenities, Contractor shall ensure responsible and proper staffing levels that meet the provisions of law and best practices. The needs of other properties shall not trump the responsible staffing for provision of the Services required under this Agreement. Contractor shall not utilize employees hired by Contractor to staff District Facilities and Amenities at other Contractor properties without the express approval of the District, through its District Manager. Contractor shall not use District employees, if any, District

property or any District hardware/facility for any other work not related directly to the District, including any other off-site properties or in support of other Contractor-related businesses.

- E.** In consideration for the District's ability to elect to make any position, department or portion of this Agreement staffed by District employee(s) or an unaffiliated third-party contractor other than Contractor, Contractor shall not be entitled to any compensation in consideration for such election by the District.
- F.** All Contractor employees or subcontractors shall either be employees hired directly by the Contractor, or sub-contractors who are hired and compensated by the Contractor (1099 individuals).
- G.** Contractor is an independent contractor. Contractor shall have sole authority as an independent Contractor in dealing with its employees and shall be solely responsible for all necessary insurance payments (including workers' compensation, as required by Florida law), payroll taxes and other deductions, and the provision of various benefits to its staff. Contractor shall be liable for the performance, or lack thereof, of employees of the District, of Contractor's employees and contractors, licensees, lessees and vendors that are within the Contractor's control. Contractor shall solely be responsible for oversight, control, direction and management of all personnel providing services of functions at the District and shall defend, hold the District harmless and indemnify the District against any employment or other related claims arising from the same. This provision is meant to be exhaustive such that any claims related to the provision of the Services arise, Contractor shall defend, hold the District harmless and indemnify the District and Contractor has been paid for the Services in consideration of the Services and the indemnification provisions provided for in this Agreement.
- H.** Contractor shall promptly respond to any and all emergencies or problems related to the Amenities and/or the Facilities and shall report to the District all known problems related to the Amenities and/or the Facilities.
- I.** All purchases made by any of the positions paid for pursuant to the Agreement or any Addendum will be in accordance with and subject to the District's procurement and purchasing policies, Rules of Procedure and subject to all requirements for District procurement and purchases imposed by Florida law. The District will be responsible for all operating expenses pertaining to the day-to-day operation that will be reasonably necessary for a public purpose of the District. These will include, but not be limited to, the following: District telephone services, utilities, operating supplies, uniforms to the extent not provided for by Contractor as set forth herein, travel expenses for District employees consistent with the District's reimbursement policies, and other related expenses to District specific operations not a part of the responsibilities of Contractor. No expenditure in excess of the amount budgeted for such may be made without prior Board approval except in the event of an emergency, in which case the Contractor shall report such expenditure and the reason for the emergency expense to the District Manager as soon as possible, but

in no event later than seventy-two (72) hours.

- J.** Costs incurred by Contractor due to emergencies or at the written direction of the District shall be reimbursed to Contractor at cost. Such reimbursements shall be paid only in accordance with receipts for such costs provided to the District by Contractor. The Contractor shall to the best of its ability, avoid paying directly for items and seeking reimbursements, as the District provides a credit card for expenditures and has several accounts open for purchases.
- K.** Contractor shall require all applicable registration forms and waivers to be executed by any Patrons of the District (as defined in the *Policies Regarding Use of the District's Amenities*) prior to use of the Amenities and/or Facilities.
- L.** The Parties agree that the Amenities and Facilities shall be operated and maintained for a public purpose, and that any monies generated from the operation of the Amenities or Facilities shall be remitted to the District and used to defray the public expense associated with operating and maintaining the Facilities consistent with the terms of this Agreement. The Contractor shall operate in a way that maintains the District's tax-exempt status.
- M.** Contractor shall be responsible for tracking resident complaints and report to the District monthly on timeline and response to each complaint.

6. CARE OF THE 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 diligently commence repair of any damage resulting from the Services within twenty-four (24) hours. Any such repairs caused by Contractor shall be at Contractor's sole expense, unless otherwise agreed, in writing, by the District.

7. COMPLIANCE WITH GOVERNMENTAL REGULATIONS. In providing the Services, Contractor shall use approved and effective chemicals and cleaning agents in strict compliance with state and federal environmental guidelines. Further, Contractor shall take any action necessary to promptly comply with any and all orders or requirements affecting the Amenities and/or the Facilities placed thereon by any governmental authority having jurisdiction. However, Contractor shall not take any action under this paragraph if the District is contesting or has affirmed its intention to contest any such order or requirement. Contractor shall promptly and in no event within more than seventy-two (72) hours notify the District in writing of all such orders or requirements.

8. INVESTIGATION AND REPORT OF ACCIDENTS/CLAIMS. Contractor shall promptly and in no event more than 48 hours provide a written report as to all accidents, injuries or claims for damage relating to the Amenities and/or the Facilities 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 Board expressly directs Contractor otherwise, in writing. The District may adopt policies requiring more stringent reporting requirements of Contractor, which later adopted policies shall control; this paragraph is intended to set forth minimum standards.

9. TERMINATION. The District shall have the right to terminate this Agreement at any time upon written notice, due to Contractor's failure to perform in accordance with the terms of

this Agreement or upon sixty (60) days' written notice without cause. Contractor shall have the right to terminate this Agreement upon sixty (60) days' written notice to the District with or without cause. In the event either party terminates this Agreement, Contractor agrees to accept the balance due and owing to it at the effective date of termination for the work performed up to that date, subject to any offsets the District may have against Contractor. Upon termination, the Parties shall account to each other with respect to all matters outstanding as of the date of termination.

Upon termination of this Agreement, the Contractor shall also, as soon as practicable, but in no event later than the effective date of termination or such other date as may be set forth below:

- A. deliver to the District all materials, equipment, tools and supplies, keys, contracts and documents relating to the Amenities and/or the Facilities, the District operations, and such other accountings, papers, and records as the District shall request and are in the Contractor's possession or under the Contractor's reasonable direct control pertaining to the Amenities and/or Facilities;
- B. vacate any portion of the Amenities and/or Facilities then accessed by the Contractor as a consequence of this Agreement; and
- C. furnish all such information and take all such action as the District shall reasonably require in order to effect an orderly and systematic ending of the Contractor's duties and activities hereunder. Within ten (10) days after the effective date of any such termination, the Contractor shall deliver to the District any written reports required hereunder for any period not covered by prior reports at the time of termination.

10. INSURANCE.

- A. Contractor shall maintain throughout the term of this Agreement, at a minimum, the following insurance, the certificates are attached as **Exhibit D**:
 - i. Workers Compensation - statutory limits
 - ii. General liability insurance with the following limits:

\$2,000,000	General Aggregate
\$1,000,000	Products/Completed Operations
\$1,000,000	Personal & Advertising Injury
\$1,000,000	Each Occurrence
 - iii. Comprehensive automobile liability insurance for all vehicles used by the Contractor or General Manager with respect to the operation of the Facilities whether non-owned or hired, with a combined single limit of \$1,000,000.
 - iv. Excess (Umbrella) liability policy in excess of the limits set forth in the provisions above, in the amount of \$1,000,000.

- B. Insurance obtained by Contractor shall be primary and noncontributory with respect to insurance outlined above. All such policies shall be issued by insurance companies licensed to do business in the state of Florida. The District, its Board members, the District Manager, District Counsel, and District Engineer, officers, supervisors and employees shall be listed as additional insureds on each such

policy, and no policy may be canceled during the term of this Agreement without at least thirty (30) days written notice to the District. An insurance certificate evidencing compliance with this paragraph shall be sent to the District prior to the commencement of any performance under this Agreement. No policy may be canceled during the term of this Agreement.

11. INDEMNIFICATION.

- A. Contractor Indemnification.** The Contractor agrees to defend, indemnify, and hold harmless the District and its officers, supervisors, staff 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 percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault.
- B. District Indemnification.** To the extent allowable under applicable law (and only to the extent of the limitations of liability set forth in Section 768.28, Florida Statutes), except to the extent caused by the negligence, reckless, and/or willful misconduct of the Contractor, the District agrees to indemnify, defend, and hold harmless the Contractor and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that Contractor may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent or intentionally wrongful acts or omissions of the District. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the Contractor may be entitled and shall continue after the Contractor has ceased to be engaged under this Agreement. In addition to any other conditions and/or limitations set forth herein, the District shall be obligated to indemnify Contractor only if such indemnification obligation is covered by the District's insurance.
- C.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

- D. For purposes of this Section, “acts or omissions” on the part of Contractor’s officers, directors, agents, assigns, invitees, contractors, subcontractors or employees includes, but is not limited to, the operation and management of the Amenities and Amenity Center in a manner that would require a permit, license, certification, consent, or other approval from any governmental agency which has jurisdiction over the operation and management of the Amenities and Amenity Center, unless such permit, license, certification, consent, or other approval is first obtained or the Board has expressly directed Contractor in writing not to obtain such permit, license, certification, consent, or other approval.
- E. 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 11 shall survive the termination or expiration of this Agreement.

12. DEFAULT AND PROTECTION AGAINST 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.

13. ENFORCEMENT OF AGREEMENT. In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys’ fees, paralegal fees, expert witness fees, and costs for trial, alternative dispute resolution, or appellate proceedings. The provisions of this Section 13 shall survive termination of this Agreement.

14. 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.

15. 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.

16. 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.

17. 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, as follows:

- A. **If to District:** Darby Community Development District

475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: District Manager
Daniel Laughlin
DLaughlin@gmsnf.com

With a copy to:

Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel
Wesley Haber
Wesley.Haber@kutakrock.com

B. If to the Contractor:

Governmental Management Services, L.L.C.
475 West Town Place, Suite 114,
St. Augustine, Florida 32092
Attn: President, Darrin Mossing
DMossing@gmstnn.com

With a copy to:

Governmental Management Services, L.L.C.
475 West Town Place, Suite 114,
St. Augustine, Florida 32092
Attn: Chief Operating Officer, Keith Nelson
KNelson@gmsnf.com

And:

Governmental Management Services, L.L.C.
475 West Town Place, Suite 114,
St. Augustine, Florida 32092
Attn: Director of Amenity Management,
Alison Mossing
AMossing@gmstnn.com

And:

Governmental Management Services, L.L.C.
699 North Federal Highway, Suite 300
Fort Lauderdale, FL 33304
Attn: Kurt Zimmerman, Registered Agent
Kurt@zimmermanlaw.com

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.

18. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto, and no right or cause of action shall accrue upon or by reason of 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 or other entity other than the Parties hereto 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.

19. 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.

20. CONTROLLING LAW AND 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 Duval County, Florida.

21. EFFECTIVE DATE. This Agreement shall be effective as of the execution by the Parties hereto and extend through September 30, 2026.

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 **Governmental Management Services, L.L.C.** ("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 CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 940-5850, INFO@GMSNF.COM WITH A COPY TO DLAUGHLIN@GMSNF.COM, 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092.

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 FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control or affect the meaning or construction of any of the provisions of this Agreement.

25. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

26. NEGOTIATION 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.

27. LIMITATIONS ON GOVERNMENTAL 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.

28. COMPLIANCE WITH 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(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

Term. The term of this Agreement shall be from the Execution Date, through September 30, 2026, unless terminated earlier by either party in accordance with the provisions of this Agreement. This Agreement shall automatically renew for additional one-year terms, unless terminated pursuant to its terms. The Contractor acknowledges that the prices of this Agreement are firm, and that the

Contractor may change the prices only with the District's written consent, as evidenced by a vote of the District's Board of Supervisors. The District will consider price adjustments each twelve (12) month period to compensate for market conditions and the planned workload of the District to be performed during the next twelve (12) month period. Evidence of price or fee adjustments will be approved by the Board in its adopted or amended Fiscal Year Budget.

30. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES. If applicable, the Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

31. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS. Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law (“**Public Integrity Laws**”) apply to this Agreement:

- A. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
- B. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
- C. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
- D. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
- E. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District (“**Prohibited Criteria**”).

Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws.

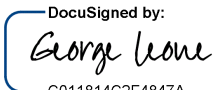
Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Agreement shall be deemed a recertification of such status.

32. ANTI-HUMAN TRAFFICKING REQUIREMENTS. Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit, attached hereto as **Exhibit E** and incorporated herein, in compliance with section 787.06(13), *Florida Statutes*.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Parties hereto execute this Agreement the day and year first written above.


DARBY COMMUNITY DEVELOPMENT DISTRICT

By: 
C011814C2F4847A...

Print: George Leone

Its: CLDG
Chairperson/Vice Chairperson,
Board of Supervisors

GOVERNMENTAL MANAGEMENT SERVICES, L.L.C.

By: 
3CA8CBD20A734F6...

Print: Darrin Mossing

Its: President

- Exhibit A:** Scope of Services
- Exhibit B:** Fee Schedule
- Exhibit C:** Proposal
- Exhibit D:** Certificates Of Insurance
- Exhibit E:** Anti-Human Trafficking Affidavit

Exhibit A
Scope of Services

STANDARD ON-GOING SERVICES (“SERVICES”): These services will be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the Amenity Center management.

Description of Services
<p><u>Facility Management:</u></p> <p>Services provided two (2) days per week to include:</p> <ul style="list-style-type: none">• Greet residents entering the Amenity Center and address questions/concerns in a professional manner• Must be familiar with and enforce Amenity Center rules and policies, including age verification for gym and pool usage• Issue access cards to eligible residents after providing address verification and photo ID• Manage the facility rental process by handling resident inquiries, maintaining schedule and collecting deposit and rental payment• Communicate updates to residents via email blast and bulletin boards• Conduct hourly rounds of the Amenity Center and pool deck to monitor usage, cleanliness and report any issues to the Field Operations Manager and/or District Manager• Plan and execute special events• Check pool chemicals daily and add to pool maintenance log• Coordinate and meet vendors on site for services• Attend monthly Board of Supervisors meetings and prepare Operations Reports for the agenda• Various other tasks assigned by management
<p><u>Field Operations Management:</u></p> <p>Services provided one (1) day per week to include:</p> <ul style="list-style-type: none">• Provide oversight of the landscape maintenance contractor• Provide oversight of the lake maintenance contractor• Provide oversight of all other maintenance contractors such as security, outside pest control, tree services, sidewalk repairs, road maintenance, FPL, site inspections, etc.• Periodically inspect lakes, and structures for needed maintenance, issues, and repairs.• Maintain and monitor the field operations Board of Supervisors adopted annual budget.

Description of Services

- Conduct onsite meetings with CDD service providers.
- Monitor all CDD field-related utility accounts.
- Provide Operations Memorandum for field-related activity to Board of Supervisors monthly agenda package one week before scheduled CDD meeting.
- Attend all District Board of Supervisor meetings with representation of CDD management activities.
- Receive and respond to resident emails, and phone calls about CDD property-related issues.
- Prepare an Emergency Action Plan for significant weather events.
- Oversee & assist maintenance personnel with CDD projects on site
- Provide oversight, proposals if needed of future capital projects.
- Maintain all the entry monuments and CDD signage, including outside contracting for repairs and pressure-washing as needed.
- Inspect & maintain all sunshade structures & sails, including outside contracting for repairs & pressure washing as needed.
- Perform lighting inspections for all district-owned interior and exterior lighting.
- Monitor all gates and doors for proper operating conditions.
- Monitor the pool decks, and outdoor pool furniture, obtain proposals for services and repair as needed.
- Maintain an aesthetically pleasing CDD community as possible within budget & approvals.

Janitorial:

Services provided two (2) days per week to include:

- Clean and sanitize all restroom sinks and mirrors
- Clean and sanitize all restroom toilets
- Sweep and mop all restrooms as needed
- Restock all paper products, including toilet paper and paper towels
- Restock all soap dispensers
- Empty and replace liners in all garbage cans
- Police pool deck for trash
- Wipe down all tables and pool furniture
- Clean and sanitize any water fountains
- Janitorial supplies will be purchased as needed.

Description of Services

Pool Maintenance:

Services shall be performed three (3) days per week between April 15th and September 15th and two (2) days per week between September 16th and April 14th.

- Check water quality and fill out log sheet as required by FL Code Chapter 64E
- Manually skim, brush, vacuum and clean tile as necessary
- Conduct tests for free available chlorine, combined chlorine, pH, acid demand, base demand, total alkalinity, calcium hardness, cyanuric acid and temperature as needed to maintain water quality levels within requirements of Chapter 64 E99.004(d) maintain saturation index within +0.3 to -0.3 for proper water balance
- Operate filtration and recirculation system, cleaning when necessary
- Maintain pool at proper water level
- Check all valves for leaks, all bolts for snug fit, respond to variations in the sounds of electric motors, check GFCI for proper operation, clean strainers, maintain proper flow rates, and keep equipment in clean condition
- All pool chemicals to perform the standard maintenance shall be included in the monthly billing for chemicals
 - Any chemicals required for special treatment of stains, metals sequestering, foam removal, phosphate and nitrate removal, mustard and black algae treatment and super chlorination shall be used as needed and billed separately.

General Provisions:

- Contractor shall provide, at no charge to the District, company uniforms to all personnel providing these services.
- Costs incurred by Contract due to maintenance-related requests, emergencies or unscheduled visits (i.e. vandalism, acts of God, etc.) shall be invoiced at the approved hourly rate, plus any materials, and travel reimbursement. Minimum of one (1) hour charge.
- Reasonable reimbursement for the expense of copies, office supplies, travel, etc.
- All supplies and materials needed for maintenance within the District shall be paid for by the District.

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Exhibit B
Fee Schedule

STANDARD ON-GOING SERVICES (“SERVICES”): These services will be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the Amenity Center management.

1. AMENITY MANAGEMENT SERVICES:

Service Descriptions & Fee Schedule *	Fiscal Year 2026 Fees
<p>Facility Management:</p> <ul style="list-style-type: none"> • The Facility Manager is an onsite part-time position. <ul style="list-style-type: none"> ○ Two Days per Week On Site • Annual Fee paid in equal monthly payments. 	\$10,000
<p>Field Operations Management:</p> <ul style="list-style-type: none"> • The Field Operations Manager is an onsite part-time position. • Monthly On-Site Inspections and Vendor Coordination. <ul style="list-style-type: none"> ○ One Day per Week • Annual Fee paid in equal monthly payments. 	\$12,000
<p>Facility Maintenance and Repair Services:</p> <ul style="list-style-type: none"> • GMS has a comprehensive on-site and insured maintenance service for small to medium size projects which can be provided at the direction of the District Board Of Supervisors and/or the District Manager. <ul style="list-style-type: none"> ○ General maintenance services are invoiced at \$45.00 / Hour ○ Pressure washing services are invoiced at \$55.00 / Hour 	Standard Hourly Rates Plus Reimbursable Expenses
<p>Janitorial Services:</p> <ul style="list-style-type: none"> • The Janitorial Service is an onsite part-time position. • Standard Cleaning to be provided: <ul style="list-style-type: none"> ○ Two Days per Week • Annual Fee paid in equal monthly payments. <ul style="list-style-type: none"> ○ Janitorial Services, \$5,000 ○ Janitorial Supplies, \$1,000 	\$6,000

Service Descriptions & Fee Schedule *	Fiscal Year 2026 Fees
<p>Pool Maintenance Services:</p> <ul style="list-style-type: none"> • The Pool Maintenance Service is an onsite part-time position. • Standard Maintenance to include <ul style="list-style-type: none"> ○ Two (2) Days per Week between September 18th through April 14th ○ Three (3) Days per week between April 15th through September 15th • Annual Fee paid in equal monthly payments. <ul style="list-style-type: none"> ○ Pool Maintenance Services, \$6,000 ○ Pool Maintenance Supplies/Standard Chemicals, \$5,000 	<p>\$11,000</p>
<p>Out of Pocket Reimbursable Expenses:</p> <ul style="list-style-type: none"> • Reimbursable expenses to be itemized on invoicing each month. 	<p>At GMS Standard Rate or Cost</p>
<p>Additional Services:</p> <ul style="list-style-type: none"> • All other requested items not specifically denoted in Exhibit “A” or Exhibit “B” will be subject to either a flat rate proposal or an hourly rate proposal to the District. 	<p>To Be Negotiated</p>
<p>* Fiscal Year Calendar:</p> <ul style="list-style-type: none"> • Fiscal Year 2026 represents dates between October 1st, 2025 to September 30th, 2026. • Services that begin after the first day of a month will be invoiced on a prorated basis for that month, based on the actual start date. 	

2. ADDITIONAL SERVICES:

All other requested items not specifically denoted in **Exhibit A** or **Exhibit B** will be subject to either a flat rate proposal or an hourly rate proposal to the District.

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Exhibit C Proposal



Governmental Management Services

Serving Florida's New Communities

September 2, 2025

Daniel Laughlin
Darby Community Development District
475 West Town Place, Suite 114
World Golf Village
St. Augustine, Florida 32092

Re: Facility Management and Field Operations Management

Dear Daniel:

Please consider this proposal for Governmental Management Services to provide the following services for the Darby Community Development District:

Services	FY 2026 Budget	FY 2026 Proposed Fee
Facility Management (2 Days Per Week)	\$10,000	\$10,000
Field Operations Management (1 Day Per Week)	\$12,000	\$12,000

See Exhibit A for Scope of Services

The ownership and management at Governmental Management Services would like to thank the Board of Supervisors in advance for your consideration of our request to provide the outlined services for your community.

Sincerely,

Alison Mossing

Director of Amenity Management Services

Orlando
219 E. Livingston St.
Orlando, FL 32801

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

Palm Coast
393 Palm Coast Pkwy SW, #4
Palm Coast, FL 32137

Ft. Lauderdale
5385 N. Nob Hill Rd.
Sunrise, FL 33351

Tampa
18842 N. Dale Mabry Hwy
Lutz, FL 33548

Knowville
1001 Bradford Way
Kingston, TN 37763



Governmental Management Services

Serving Florida's New Communities

Exhibit A

Scope of Services

Facility Management

- Greet residents entering the Amenity Center and address questions/concerns in a professional manner
- Must be familiar with and enforce Amenity Center rules and policies, including age verification for gym and pool usage
- Issue access cards to eligible residents after providing address verification and photo ID
- Manage the facility rental process by handling resident inquiries, maintaining schedule and collecting deposit and rental payment
- Communicate updates to residents via email blast and bulletin boards
- Conduct hourly rounds of the Amenity Center and pool deck to monitor usage, cleanliness and report any issues to the Field Operations Manager and/or District Manager
- Plan and execute special events
- Check pool chemicals daily and add to pool maintenance log
- Coordinate and meet vendors on site for services
- Attend monthly Board of Supervisors meetings and prepare Operations Reports for the agenda
- Various other tasks assigned by management

Field Operations Management

- Provide oversight of the landscape maintenance contractor
- Provide oversight of the lake maintenance contractor
- Provide oversight of all other maintenance contractors such as security, outside pest control, tree services, sidewalk repairs, road maintenance, FPL, site inspections, etc.
- Periodically inspect lakes, and structures for needed maintenance, issues, and repairs.
- Maintain and monitor the field operations Board of Supervisors adopted annual budget.
- Conduct onsite meetings with CDD service providers.
- Monitor all CDD field-related utility accounts.
- Provide Operations Memorandum for field-related activity to Board of Supervisors monthly agenda package one week before scheduled CDD meeting.
- Attend all District Board of Supervisor meetings with representation of CDD management activities.
- Receive and respond to resident emails, and phone calls about CDD property-related issues.
- Prepare an Emergency Action Plan for significant weather events.

Orlando
219 E. Livingston St.
Orlando, FL 32801

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

Palm Coast
399 Palm Coast Pkwy SW, #4
Palm Coast, FL 32137

Ft. Lauderdale
5385 N. Nob Hill Rd.
Sunrise, FL 33351

Tampa
18842 N. Dale Mabry Hwy
Lutz, FL 33548

Knoxville
1001 Bradford Way
Kingston, TN 37763



Governmental Management Services

Serving Florida's New Communities

- Oversee & assist maintenance personnel with CDD projects on site
- Provide oversight, proposals if needed of future capital projects.
- Maintain all the entry monuments and CDD signage, including outside contracting for repairs and pressure-washing as needed.
- Inspect & maintain all sunshade structures & sails, including outside contracting for repairs & pressure washing as needed.
- Perform lighting inspections for all district-owned interior and exterior lighting.
- Monitor all gates and doors for proper operating conditions.
- Monitor the pool decks, and outdoor pool furniture, obtain proposals for services and repair as needed.
- Maintain an aesthetically pleasing CDD community as possible within budget & approvals.

Orlando
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Orlando, FL 32801

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St. Augustine, FL 32092

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Tampa
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Lutz, FL 33548

Knoxville
1001 Bradford Way
Kingston, TN 37763



Governmental Management Services

Serving Florida's New Communities

December 9, 2025

Daniel Laughlin
 Darby Community Development District
 475 West Town Place, Suite 114
 World Golf Village
 St. Augustine, Florida 32092

Re: Janitorial & Pool Maintenance Services

Dear Daniel:

Please consider this proposal for Governmental Management Services to provide the following services for the Darby Community Development District:

<u>Services</u>	<u>FY 2026 Budget</u>	<u>FY 2026 Proposed Fee</u>
Janitorial (2 Days Per Week)	\$6,000	\$5,000
Janitorial Supplies	\$0	\$1,000
Pool Maintenance (2/Winter – 3/Summer)	\$6,000	\$6,000
Pool Chemicals	\$5,000	\$5,000

See Exhibit A for Scope of Services

The ownership and management at Governmental Management Services would like to thank the Board of Supervisors in advance for your consideration of our request to provide the outlined services for your community.

Sincerely,

Alison Mossing

Alison Mossing
 Director of Amenity Management Services

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 Orlando, FL 32801

St. Augustine
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 St. Augustine, FL 32092

Palm Coast
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 Palm Coast, FL 32137

Fl. Lauderdale
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 Sunrise, FL 33351

Tampa
 1842 N. Dale Mabry Hwy
 Lutz, FL 33548

Knoxville
 1001 Bradford Way
 Kingston, TN 37763



Governmental Management Services

Serving Florida's New Communities

Exhibit A Scope of Services

Janitorial

- Clean and sanitize all restroom sinks and mirrors
- Clean and sanitize all restroom toilets
- Sweep and mop all restrooms as needed
- Restock all paper products, including toilet paper and paper towels
- Restock all soap dispensers
- Empty and replace liners in all garbage cans
- Police pool deck for trash
- Wipe down all tables and pool furniture
- Clean and sanitize any water fountains
- Janitorial supplies will be purchased as needed

Pool Maintenance

- Check water quality and fill out log sheet as required by FL Code Chapter 64E
- Manually skim, brush, vacuum and clean tile as necessary
- Conduct tests for free available chlorine, combined chlorine, pH, acid demand, base demand, total alkalinity, calcium hardness, cyanuric acid and temperature as needed to maintain water quality levels within requirements of Chapter 64 E99.004(d) maintain saturation index within +0.3 to -0.3 for proper water balance
- Operate filtration and recirculation system, cleaning when necessary
- Maintain pool at proper water level
- Check all valves for leaks, all bolts for snug fit, respond to variations in the sounds of electric motors, check GFCI for proper operation, clean strainers, maintain proper flow rates, and keep equipment in clean condition
- All pool chemicals to perform the standard maintenance shall be included in the monthly billing for chemicals
 - Any chemicals required for special treatment of stains, metals sequestering, foam removal, phosphate and nitrate removal, mustard and black algae treatment and super chlorination shall be used as needed and billed separately.

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Lutz, FL 33548

Knoxville
1001 Bradford Way
Kingston, TN 37763

Exhibit D Certificates of Insurance


	CERTIFICATE OF LIABILITY INSURANCE	DATE (MM/DD/YYYY) 11/07/2025													
<p>THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.</p>															
<p>IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).</p>															
PRODUCER Zelen Risk Solutions, Inc. 7964 Devoe Street Jacksonville FL 32220	CONTACT NAME: Holly Howe PHONE (A/C No. Ext): (904) 262-8080 FAX (A/C No.): (904) 262-1444 E-MAIL ADDRESS: holly@zelenrisk.com														
INSURED Governmental Management Services, LLC 1001 Bradford Way Kingston TN 37763	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: left;">NAIC #</th> </tr> <tr> <td>INSURER A : Northfield Insurance Company</td> <td></td> </tr> <tr> <td>INSURER B : The Princeton Excess and Surplus Lines Ins Co</td> <td></td> </tr> <tr> <td>INSURER C : Great American Insurance Company</td> <td></td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Northfield Insurance Company		INSURER B : The Princeton Excess and Surplus Lines Ins Co		INSURER C : Great American Insurance Company		INSURER D :		INSURER E :		INSURER F :	
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INSURER D :															
INSURER E :															
INSURER F :															
<p>COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:</p>															
<p>THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.</p>															
INSR	TYPE OF INSURANCE	ADDL SUBR	INSR	WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS							
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC				WS681603	10/07/2025	10/07/2026	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COMP/OP AGG \$ 3,000,000 \$							
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS							COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$							
B	UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$ 0				82A3FF0004857-01	10/07/2025	10/07/2026	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$							
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			N/A				WC STATU-TORY LIMITS <input type="checkbox"/> <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$							
C	Employment Practices Liability				EPLE044783	12/20/2024	12/20/2025	Each Claim \$ 1,000,000 Aggregate \$ 1,000,000							
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required) Certificate holder, its officers, supervisors, agents, managers, engineers and staff are additional insureds with respect to the general liability when required by written contract. Coverage is primary and non-contributory. Waiver of subrogation applies in favor of the additional insureds when required by written contract.															
CERTIFICATE HOLDER					CANCELLATION										
Darby CDD 475 West Town Place Ste 114 St Augustine, FL 32092					SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Vicky M. Zelen</i> <HH>										
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Exhibit E:
Anti-Human Trafficking Affidavit


ANTI-HUMAN TRAFFICKING AFFIDAVIT
(SECTION 787.06, FLORIDA STATUTES)

1. I am over eighteen years of age. The following information is given from my own personal knowledge.
2. I am an officer or representative with GMS, LLC (the "Nongovernmental Entity"). I am authorized to provide this affidavit on behalf of the Nongovernmental Entity.
3. The Nongovernmental Entity does not use coercion for labor or services as defined in section 787.06, *Florida Statutes*.
4. This declaration is made pursuant to section 92.525(1)(c), *Florida Statutes*. I understand that making a false statement in this declaration may subject me to criminal penalties.

Under penalties of perjury, I declare that I have read the foregoing Anti-Human Trafficking Affidavit and that the facts stated in it are true.

FURTHER AFFIANT SAYETH NOT.

October 30, 2024


Printed Name: Darrin Hissing
Company Name: GMS, LLC
Title: President

FIFTH ORDER OF BUSINESS

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

January 23, 2026

City of Jacksonville- Engineering and Construction Management Office
214 N. Hogan Street
10th Floor
Jacksonville, Florida 32202
Attn: Scott Carter- Chief Engineer

Re: Darby Community Development District Initial Public Facilities Report

Dear Mr. Carter;

Pursuant to Section 189.008, Florida Statutes (the “Statute”), each independent special District in Florida is required to submit an initial public facilities report (the “Report”) to each local general-purpose government in which it is located within the first year of establishment. Enclosed to comply with the requirements of the Statute is the Report for the Darby Community Development District (the “District”), dated January 16, 2026.

It is my understanding that the next “Special District’s due date for filing the Report with the Local General-Purpose Government” for Jacksonville, Florida is November 1, 2029 (the “Submittal Date”). The District will send annual update letter identifying any changes to the Report prior to the next Submittal Date when a fully updated Report will be submitted.

Should you have any questions or comments, please feel free to contact me at cadams@gmstnn.com or phone (865) 250-1617.

Sincerely,



Chris Adams

Compliance Administrator

cc: District Manager
District Counsel
District Engineer

Exhibit A
Public Facilities Report

**DARBY COMMUNITY DEVELOPMENT DISTRICT
INITIAL PUBLIC FACILITIES REPORT – DATED JANUARY 16, 2026**

I. PURPOSE AND SCOPE

This Initial Public Facilities Report attached as **Exhibit A**, is provided for the Darby Community Development District (the "**District**") to comply with the requirement of Section 189.08, *Florida Statutes*, regarding the preparation and filing of a Special District Public Facilities Report.

II. PUBLIC FACILITIES

The District may currently own, operate or maintain certain of the public improvements comprising a portion of the District's "**Capital Improvement Plan**," as described in the District's *Engineer's Report for the Darby Community Development District* dated July 19, 2023, (the "**Engineer's Report**"), a copy of which is attached hereto as **Exhibit B**. The public improvements are located within the District (or adjacent thereto) and are intended to have the capacity necessary to provide services to the planned units listed in the Engineer's Report.

III. PROPOSED EXPANSIONS (7 YEAR HORIZON)

The District does not have plans to build, improve, or expand public improvements or community facilities within the District over the next seven years. Provided however, the district may construct or acquire components of the Capital Improvement Plan within the District's boundaries.

IV. REPLACEMENT OF FACILITIES (10 YEAR HORIZON)

The District does not propose to replace any public facilities within the next 10 years.

V. CHAPTER 189, FLORIDA STATUTES

Attached as Exhibit C is a copy of Section 189.08, Florida Statutes for reference purposes only.

Exhibit B
Engineer's Report

MASTER ENGINEER'S REPORT

for

DARBY SUBDIVISION

JACKSONVILLE, DUVAL COUNTY

Prepared for:

BOARD OF SUPERVISORS DARBY COMMUNITY DEVELOPMENT DISTRICT

July 19, 2023

Prepared by



CONNELLY & WICKER INC.

10060 Skinner Lake Drive, Suite 500

Jacksonville, FL 32246

(904) 265-3030 • Fax (904) 265-3031

C.A. Number: 3650

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ATTACHMENT A - MAPS

General Location Map

PUD Vérification Map

Land Use Map

Water and Wastewater Facilities Map

1.0 INTRODUCTION

1.1 Background

The Darby Community Development District (“CDD”) was established by Duval County Ordinance No. 2023-301-E enacted on June 13, 2023 and effective on June 14, 2023 in accordance with Chapter 190, Florida Statutes. The purpose of the CDD is to provide an instrument for financing, constructing, operating, and maintaining the Public Infrastructure located within and outside the CDD.

The Darby CDD property is a Planned Unit Development (PUD) located in Jacksonville, Duval County, Florida. It is bounded on the North by Plummer Road, on the South by residential properties, undeveloped lands and railroad, on the West by undeveloped lands, and on the East by residential properties.

A location map of the CDD is included in Attachment A - Maps.

1.2 Proposed Land Uses

The Darby CDD consists of approximately 407.9 acres developed with 742 residential lots. The land uses are presented in Table 1-1.

Table 1-1: Land Uses

Land Use	Acres	Residential Units
Single Family	104.84	742
Stormwater Ponds	20.84	
Right of Way	30.61	
Recreation and Open Space	7.67	
Wetlands	215.57	
Upland Buffers and Compensatory Ponds	28.37	
Total	407.9	742

The Planned Unit Development Verification Map is included in Attachment A - Maps

2.0 DARBY CDD IMPROVEMENTS

2.1 Infrastructure

The infrastructure improvements will provide offsite improvement, internal roadways, sidewalk connections, recreation space and landscape. As well as electrical, water and sewer utilities, stormwater facilities, and environmental preservation areas. Infrastructure elements are further described below:

2.1.1 Offsite Improvements

The turn lane into the CDD is located outside of the CDD Boundary but developed for the safety of the community. Additionally, the Water Main and Sewer Force Main are extended offsite to connect to JEA connection points.

See Major Water and Wastewater Facilities Map in Attachment A.

2.1.2 Internal Roadways and Sidewalk Connections

The main drive entering from Plummer Road, connects to the 4 Phases of residences. Additionally, there are sidewalk connections throughout and a multiuse path leading to the recreation areas.

2.1.3 Recreation Space and Landscape

The Recreation Space is located on the main road and will consist of a Tot Lot, Dog Park, Pool & Pavilion, unimproved trails and fishing pond. Darby Subdivision will not be gated and monument signage and entry landscaping are planned.

2.1.4 Electrical

JEA will provide the electrical infrastructure to include underground electric utility lines and street lights. The CDD will finance the cost as each phase enters into construction.

2.1.5 Water and Sewer

There will be 3 Lift Stations with one being a Master Lift Station. Gravity Sewer will serve the individual lots and the Lift Stations will be manifolded together. Domestic Water and Fire Protection will serve each individual lot. All Water and Sewer services will be dedicated to JEA. The points of connection are outside the CDD Boundary and described above.

2.1.6 Stormwater Management Facilities

The development consists of 742 Single Family units and associated roadways, utilities, and storm water management system. There are Eleven Stormwater Wet Detention Ponds which will provide the required treatment volume and will discharge via an Outlet Control Structures and Weirs. Additionally, there are Five up-flow filter boxes that provide additional treatment for nutrient removal.

Specifications for wet detention were used to design the Eleven Stormwater Management Facilities (SWMF-1 through SWMF-11) to service this site. Methods obtained from the Environmental Resource Permit (ERP) Applicants Handbook published June 1, 2018 was used to determine the required treatment volume and recovery time

In addition to storm analysis meeting the St. Johns River Water Management District (SJRWMD) criteria, the City of Jacksonville requires a 5-year analysis to establish a starting elevation in the Stormwater Management Facility for the storm sewer design when the SCS method is utilized. Using that data, elevations of the roadway and the storm pipe infrastructure is established.

The overall Stormwater Plan was developed in two Drainage Analysis Reports and associated Construction plans. These plans identify:

1. Stormwater Pond locations, controls, and peak discharge rates,
2. Water quality requirements,
3. 100-year floodplain elevations and compensating storage requirements to mitigate for encroachments;
4. Wetland studies and mitigation requirements, and
5. Groundwater flows.

Permitting by SJRWMD and Duval County will be obtained for each Phase prior to construction. The drainage system will maintain existing drainage patterns to the greatest extent possible. The Stormwater Wet Detention Ponds will provide for treatment and attenuation. With SJRWMD regulations in mind, permitting wetlands impacted for new infrastructure will require mitigation planned as onsite preservation and purchasing of credits.

Storm inlets and piping will remove surface drainage from the roadways and convey stormwater to the onsite ponds. The elevations of the roads are designed to maintain a 20-inch separation from groundwater to help protect the road base material. Where this is not possible an underdrain system will be installed to assist in draining the excess groundwater.

2.1.7 Environmental Preservation

215.57+ acres of Wetlands will be preserved onsite. Further the CDD will purchase Wetland Preservation Credits to mitigate impacts. The onsite wetlands will be placed into a Conservation Easement. Where possible, wetland buffers added between the wetlands and developed properties will have signage to further protect the wetlands.

2.2 Engineering and Permitting

The CDD will pay for Engineering Design, Flood Plain Studies, Geotechnical Studies, Environmental Studies, and Permit Fees associated with the Capital Improvement Plan.

2.3 Ownership and Maintenance

All improvements funded by the CDD will be on land owned by, or on which a permanent easement is granted in favor of, the CDD or another governmental entity. The ownership and maintenance responsibilities for the infrastructure improvements within the CDD vary by the improvement as presented in Table 2-1.

Table 2-1: O&M

Improvement	Ownership	Maintenance Entity
Offsite Improvements	Duval County and JEA	Duval County and JEA
Internal Roads & Walks in ROW	Duval County	Duval County
Recreation & Landscape	CDD	CDD
Electrical	JEA	JEA
Water and Sewer	JEA	JEA
Stormwater Management	CDD	CDD
Environmental Preservation	CDD	CDD

3.0 CAPITAL IMPROVEMENT PLAN

3.1 Improvement Costs

The infrastructure improvements may be divided into several construction/acquisition packages. The total cost of the Capital Improvement Plan is estimated at **\$42,029,037.72**. The costs presented below are based upon current construction contracts for Phase 1, Phase 2, and Offsite Water & Sewer. Engineer's Estimates are included for Recreation & Landscape, Phase 3 & 4, Phase 3 & 4 Environmental Preservation, Offsite turn lane and signal improvement, and electrical. A ten percent (10%) contingency has been added for the Total Costs.

Table 3-1 summarizes the CIP costs.

Table 3-1: Capital Improvement Costs

Improvement Category	Phase 1	Phase 2	Phase 3	Phase 4	Total Costs
Engineering, Studies, and Permitting	\$248,857	\$248,857	\$194,607	\$267,607	\$959,928
Offsite Improvements Water, Sewer and Signal	\$4,801,477.66 (Water and Sewer)	-	-	\$700,000 (Signal)	\$5,501,477.66
Internal Roads and Walks	\$3,528,033.94	\$1,033,746.31	\$2,314,698.51	\$4,919,543.84	\$11,796,022.60
Recreation and Landscape	\$1,700,000	\$100,000	\$70,000	\$118,000	\$1,988,000
Electrical	\$787,500	\$167,500	\$176,250	\$368,750	\$1,500,000
Water and Sewer	\$3,925,852	\$1,031,260	\$1,709,390.57	\$3,045,206.17	\$9,711,708.74
Stormwater Management	\$2,168,108	\$884,892.00	897,190.09	1,714,489.02	\$5,664,679.11
Environmental Preservation	143,200	143,200	400,000	400,000	\$1,086,400
Contingency at 10%	\$1,730,302.86	\$360,945.53	\$576,213.62	\$1,153,359.60	\$3,820,821.61
Total Cost (approx..)	\$19,033,331.46	\$3,970,400.84	\$6,338,349.79	\$12,686,995.63	\$42,029,037.72

1. Engineering & Permitting includes the design of Roadways, Stormwater Management System, Sanitary Sewer, and Potable Water. Permits include COJ, FDEP, and SJRWMD.
2. Offsite improvements under Phase 1 include connections to existing Potable Water Main & Force Main.

- As well as a Turn Lane on Plummer Road and signal at Old Kings to be completed in Phase 4.
3. Internal Roads and Walks include grading, paving, striping, erosion control, surveying, curbs and sidewalks.
 4. Recreation and Landscape includes monument sign, entry landscape, pool and pavilion, tot lot, dog park, and fishing pond.
 5. Water and sewer include onsite mains, services, and lift stations.
 6. Stormwater Management includes storm inlets, piping, ponds, outfall controls, and upflow filters.
 7. Environmental Preservation includes wetland mitigation credits pending bond counsel approval.

3.2 Permit Status

Permits have been issued for the work to be completed on the Offsite locations, Phase 1, and Phase 2. Additional permitting will be required for the Amenity Area, Phase 3 and Phase 4.

3.2.1 Duval County Permits

Duval County has approved the Construction Plans for Offsite, Phase 1, and 2. Additionally, the PUD Verification for the entire development has been approved. Permitting will need to be completed for the Amenity Area, Phase 3, and Phase 4.

3.2.2 JEA Water and Sewer Permits

JEA has approved the Construction Plans for Offsite, Phase 1, and 2. Permitting will need to be completed for the Amenity Area, Phase 3, and Phase 4.

3.2.3 FDEP Water and Sewer Permits

FDEP has approved the Construction Plans for the Offsite Water Main and Force Main extensions. No additional FDEP utility permitting will be required.

3.2.4 SJRWMD ERP Permit

SJRWMD has approved the Construction Plans, Drainage Calculations, and Environmental mitigation for Phase 1 and 2. Permitting will need to be completed for the Amenity Area, Phase 3, and Phase 4.

3.3 Construction Status

Construction for the Offsite Water Main and Force Main are currently ongoing. Construction of the Main Entry Road and other infrastructure associated with Phases 1 and 2 are under construction now, with an estimated 19 months to complete.

Phase 3 construction is scheduled to start construction - Early 2024.

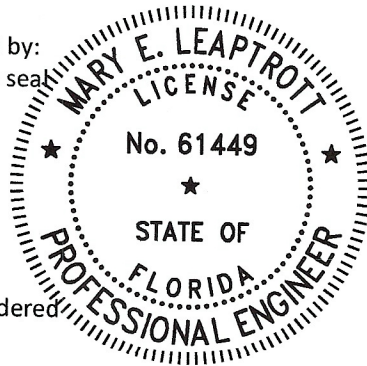
Phase 4 construction is scheduled to start construction - Late 2024.

4.0 ENGINEER'S CERTIFICATION

In our opinion, the improvement cost estimates are fair and reasonable, and we have no reason to believe that the improvements described herein cannot be constructed and installed at such costs and in the construction time frames as described in this report. The estimated probable construction costs were determined from actual construction contracts with a ten percent (10%) contingency and compared to unit prices within North Florida. We expect that all improvements to be constructed can be completed on schedule. Permits necessary to complete the improvements will be acquired in the normal course of business. Therefore, we believe the CDD will be well served by the infrastructure improvements discussed in this report. The improvements, if constructed to the designs described herein, will be sufficient to support the Development as described in Section 2 of this Engineering Report. The benefit to the assessable lands, within the CDD and as a result of the Capital Improvement Plan, shall at least be equal to cost thereof. The CDD shall pay the lesser of the actual cost or the fair market value of the public improvements comprising the Capital Improvement Plan.

I hereby certify that the foregoing is a true and correct copy of the Capital Improvement Plan.

This item has been digitally signed and sealed by:
Mary E. Leaptrott on the date adjacent to the seal

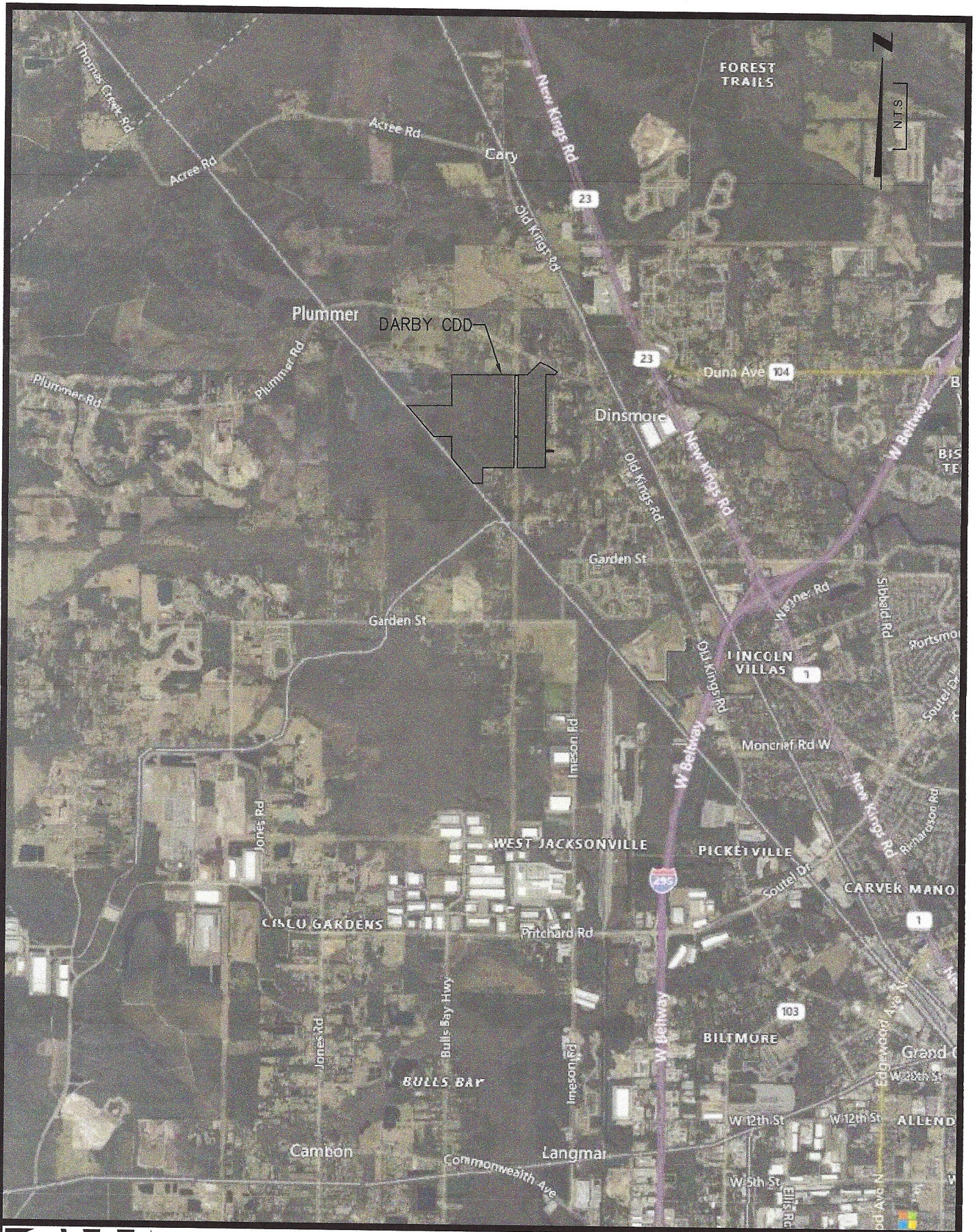


Printed copies of this document are not considered
Signed and sealed and the signature must be
Verified on any electronic copies.

Mary E. Leaptrott, P.E.
Florida Registration No. 61449
Connelly & Wicker, Inc.

ATTACHMENT A

MAPS



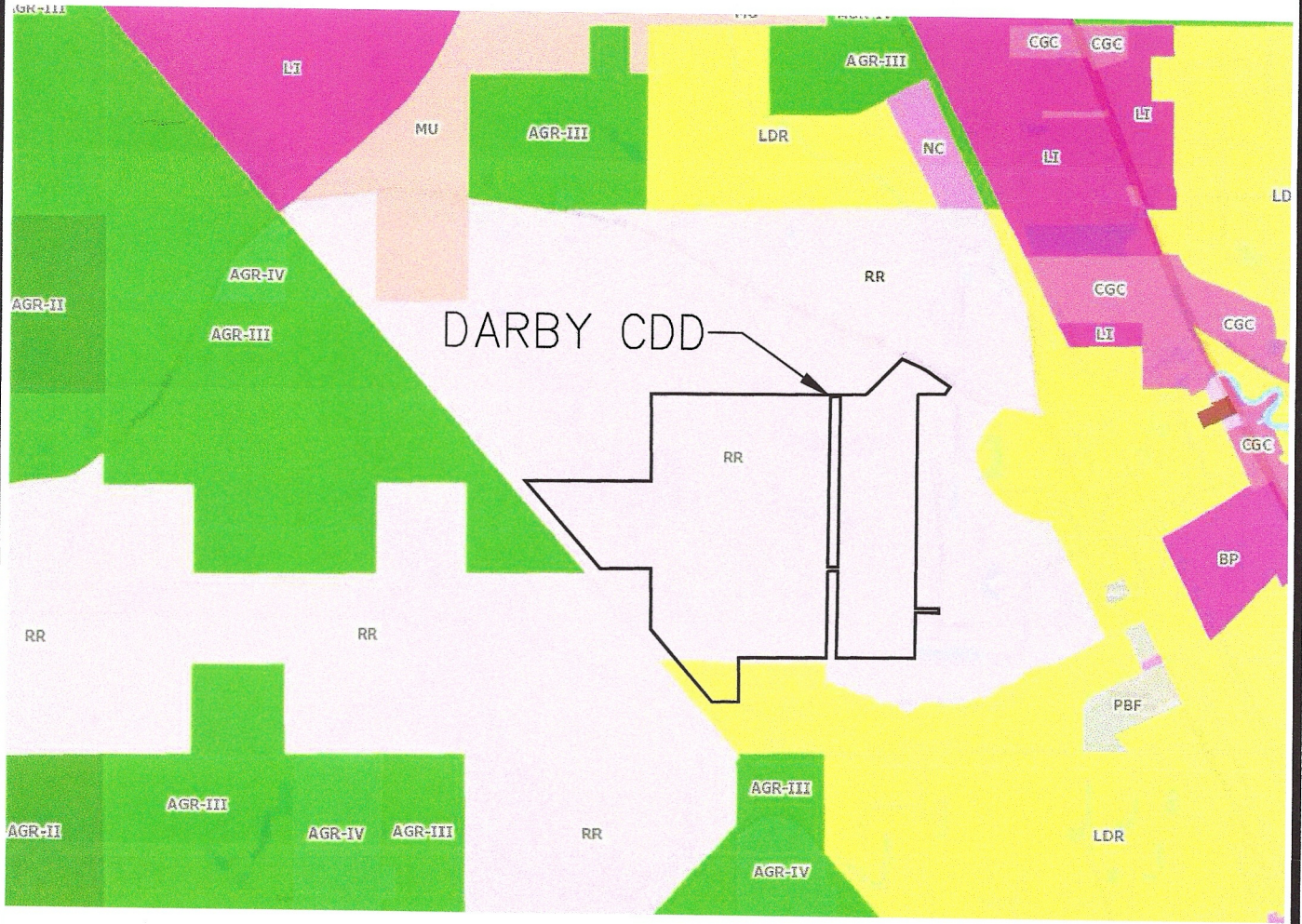
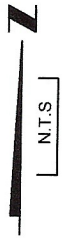
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GENERAL LOCATION

21-01-0046

MARCH 15, 2023

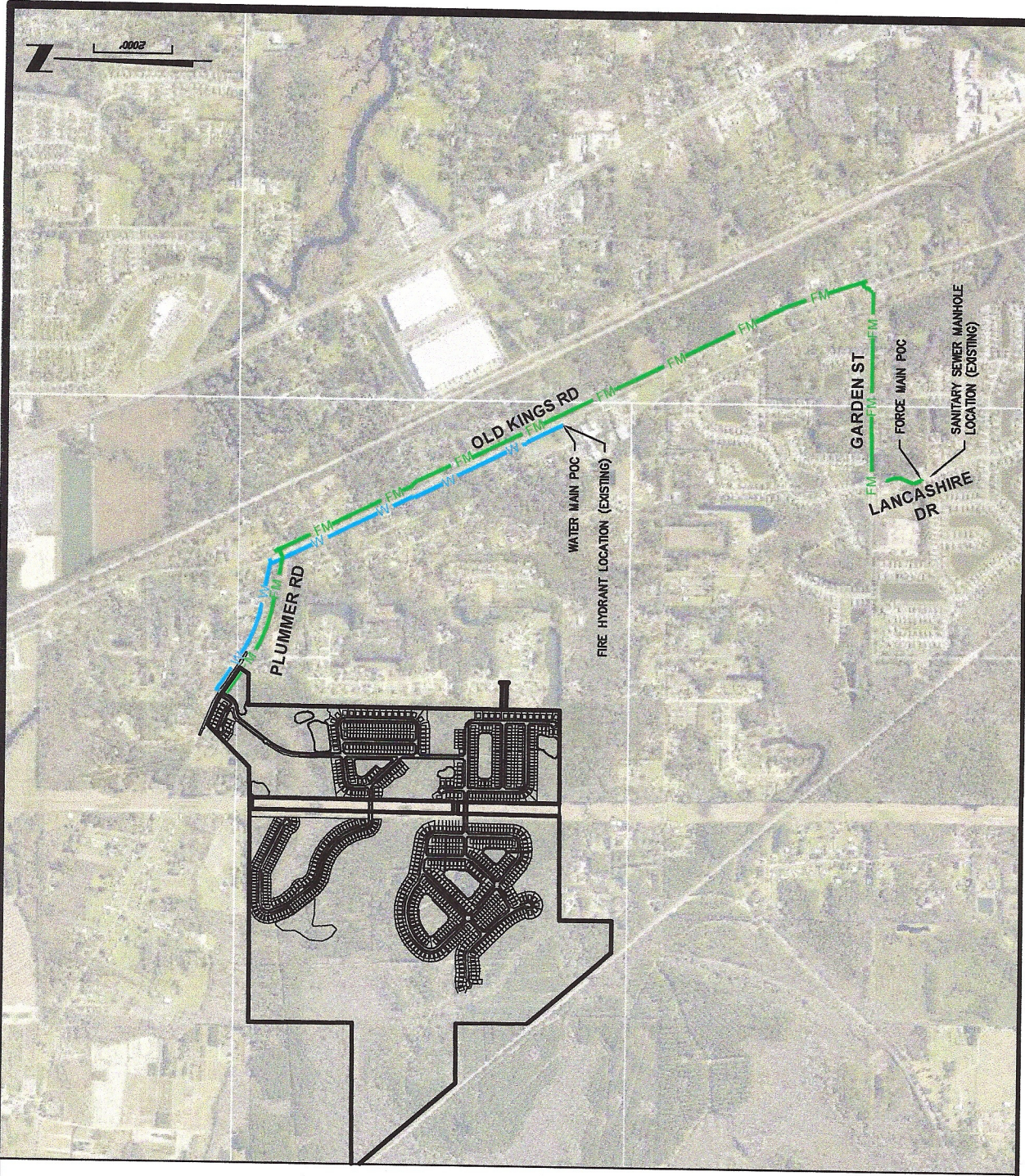


LAND USE KEY



AGR-II	Agriculture II	PBF	Public Buildings and Facilities
AGR-III	Agriculture III	BP	Business Park
AGR-IV	Agriculture IV	CGC	Community General Commercial
RR	Residential Rural	LI	Light Industrial
LDR	Low Density Rural	NC	Neighborhood Commercial
		MU	Multi-Use

CW Connelly & Wicker Inc.
 Planning · Engineering · Landscape Architecture

LAND USE	
21-01-0046	March 15, 2023



LEGEND

-  PROPOSED WATER MAIN
-  PROPOSED FORCE MAIN

NOTES:

1. WATER MAIN POC IS ALONG OLD KINGS ROAD AS SHOWN
2. FORCE MAIN POC IS ALONG LANCASHIRE DRIVE AS SHOWN

CW Connelly & Wicker Inc.
 Planning · Engineering · Landscape Architecture
 10060 Skimmer Lake Drive, Suite 500 Jacksonville, Florida 32246
 (904) 265-3030 FAX: (904) 265-3031 www.cwieng.com
 Florida Registry 3650 L.A. Number: LC26000311

MAJOR WATER & WASTERWATER FACILITIES

CWI NO. 22-01-0046
DRAWN BY:
DATE: March 15, 2023
DRAWING NO.

Exhibit C

**Section 189, Florida
Statutes**

The 2025 Florida Statutes

Title XIII
PLANNING AND
DEVELOPMENT

Chapter 189
UNIFORM SPECIAL DISTRICT ACCOUNTABILITY
ACT

View Entire
Chapter

189.08 Special district public facilities report. –

(1) It is declared to be the policy of this state to foster coordination between special districts and local general-purpose governments as those local general-purpose governments develop comprehensive plans under the Community Planning Act, pursuant to part II of chapter 163.

(2) Each independent special district shall submit to each local general-purpose government in which it is located a public facilities report and an annual notice of any changes. The public facilities report shall specify the following information:

(a) A description of existing public facilities owned or operated by the special district, and each public facility that is operated by another entity, except a local general-purpose government, through a lease or other agreement with the special district. This description shall include the current capacity of the facility, the current demands placed upon it, and its location. This information shall be required in the initial report and updated every 7 years at least 12 months before the submission date of the evaluation and appraisal notification letter of the appropriate local government required by s. 163.3191. The department shall post a schedule on its website, based on the evaluation and appraisal notification schedule prepared pursuant to s. 163.3191(6), for use by a special district to determine when its public facilities report and updates to that report are due to the local general-purpose governments in which the special district is located.

(b) A description of each public facility the district is building, improving, or expanding, or is currently proposing to build, improve, or expand within at least the next 7 years, including any facilities that the district is assisting another entity, except a local general-purpose government, to build, improve, or expand through a lease or other agreement with the district. For each public facility identified, the report shall describe how the district currently proposes to finance the facility.

(c) If the special district currently proposes to replace any facilities identified in paragraph (a) or paragraph (b) within the next 10 years, the date when such facility will be replaced.

(d) The anticipated time the construction, improvement, or expansion of each facility will be completed.

(e) The anticipated capacity of and demands on each public facility when completed. In the case of an improvement or expansion of a public facility, both the existing and anticipated capacity must be listed.

(3) A special district proposing to build, improve, or expand a public facility which requires a certificate of need pursuant to chapter 408 shall elect to notify the appropriate local general-purpose government of its plans either in its 7-year plan or at the time the letter of intent is filed with the Agency for Health Care Administration pursuant to s. 408.039.

(4) Those special districts building, improving, or expanding public facilities addressed by a development order issued to the developer pursuant to s. 380.06 may use the most recent local government report required by s. 380.06(6) and submitted by the developer, to the extent the annual report provides the information required by subsection (2).

(5) The facilities report shall be prepared and submitted within 1 year after the district's creation.

(6) For purposes of the preparation or revision of local government comprehensive plans required pursuant to s. 163.3161, a special district public facilities report may be used and relied upon by the local general-purpose government or governments within which the special district is located.

(7) Any special district that has completed the construction of its public facilities, improvements to its facilities, or its development is not required to submit a public facilities report, but must submit the information required by paragraph (2)(a).

(8) A special district plan of reclamation required pursuant to general law or special act, including, but not limited to, a plan prepared pursuant to chapter 298 which complies with the requirements of subsection (2), shall satisfy the requirement for a public facilities report. A water management and control plan adopted pursuant to s. 190.013, which complies with the requirements of subsection (2), satisfies the requirement for a public facilities report for the facilities the plan addresses.

(9) The Reedy Creek Improvement District is not required to provide the public facilities report as specified in subsection (2).

(10) Each deepwater port listed in s. 403.021(9)(b) shall satisfy the requirements of subsection (2) by submitting to the appropriate local government a comprehensive master plan as required by s. 163.3178(2)(k). All other ports shall submit a public facilities report as required in subsection (2).

History.—s. 20, ch. 89-169; s. 26, ch. 95-280; s. 16, ch. 97-255; s. 17, ch. 99-8; s. 38, ch. 2011-139; s. 15, ch. 2012-99; s. 35, ch. 2014-22; s. 9, ch. 2018-158; s. 6, ch. 2023-31.

Note.—Former s. 189.415.

SIXTH ORDER OF BUSINESS

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DARBY COMMUNITY DEVELOPMENT DISTRICT ADOPTING DISTRICT RULES, POLICIES AND FEES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Darby Community Development District (“District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, Chapters 120 and 190, *Florida Statutes*, authorize the District to adopt rules, policies and fees to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interest of the District and necessary for the efficient operation of the District to adopt by resolution the District Rules, Policies and Fees, attached hereto as **Exhibit A** and incorporated herein by this reference, for immediate use and application (“Amenity Rules and Rates”); and

WHEREAS, the Board finds that the District Rules, Policies and Fees outlined in **Exhibit A** is just and equitable having been based upon (i) the amount of service furnished; and (ii) other factors affecting the use of the facilities furnished; and

WHEREAS, the Board of Supervisors has complied with applicable Florida law concerning ratemaking and rate adoption, including the holding of a public hearing thereon.

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

SECTION 1. The District Rules, Policies and Fees set forth in **Exhibit A** are hereby adopted pursuant to this resolution as necessary for the conduct of District business. The District Rules, Policies and Fees shall remain in full force and effect unless revised or repealed by the District in accordance with Chapters 120 and 190, *Florida Statutes*.

SECTION 2. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

[CONTINUED ON FOLLOWING PAGE]

PASSED AND ADOPTED this 10th day of March 2026.

ATTEST:

DARBY COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: District Rules, Policies and Fees

EXHIBIT A

District Rules, Policies and Fees

	Rate
Non-Resident Annual User Fee	\$3,000.00
Access Card Replacement Fee	\$30.00
Insufficient Funds Fee (for submitting an insufficient funds check)	\$50.00
Gathering Room Rental (Non-Refundable Fee)	\$50.00 /hour minimum 4 hours
Gathering Room Rental Fee (Additional hours)	\$20.00 /hour
Gathering Room Rental (Refundable deposit)	\$150.00

SUSPENSION AND TERMINATION OF ACCESS RULE

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2023)

Effective Date:

In accordance with Chapters 190 and 120 of the Florida Statutes, and on _____ at a duly noticed public meeting, the Board of Supervisors (“Board”) of the Darby Community Development District (“District”) adopted the following rules / policies to govern disciplinary and enforcement matters. All prior rules / policies of the District governing this subject matter are hereby rescinded for any violations occurring after the date stated above.

1. Introduction. This rule addresses disciplinary and enforcement matters relating to the use of the amenities and other properties owned and managed by the District (“Amenity Center” or “Amenity Facilities”).

2. General Rule. All persons using the Amenity Facilities and entering District properties are responsible for compliance with the rules and policies established for the safe operations of the District’s Amenity Facilities.

3. Access Cards. Access Cards are the property of the District. The District may request surrender of, or may deactivate, a person’s Patron Card for violation of the District’s rules and policies established for the safe operations of the District’s Amenity Facilities.

4. Suspension and Termination of Rights. The District, through its Board of Supervisors (“Board”), District Manager, and Amenity Manager shall have the right to restrict or suspend, and after a hearing as set forth herein, terminate the Amenity Facilities access of any Patron and members of their household or Guests to use all or a portion of the Amenity Facilities for any of the following acts (each, a “Violation”):

- a. Submitting false information on any application for use of the Amenity Facilities, including but not limited to facility rental applications;
- b. Failing to abide by the terms of rental applications;
- c. Permitting the unauthorized use of a Patron Card or otherwise facilitating or allowing unauthorized use of the Amenity Facilities;
- d. Exhibiting inappropriate behavior or repeatedly wearing inappropriate attire;
- e. Failing to pay amounts owed to the District in a proper and timely manner (with the exception of special assessments);
- f. Failing to abide by any District rules or policies (e.g., Amenity Policies);
- g. Treating the District’s staff, contractors, representatives, residents, Patrons or Guests, in a harassing or abusive manner;
- h. Damaging, destroying, rendering inoperable or interfering with the operation of District property, or other property located on District property; failing to reimburse the District for property damaged by such person, or a minor for whom the person has charge, or a guest;
- i. Engaging in conduct that is likely to endanger the health, safety, or welfare of

the District, its staff, amenities management, contractors, representatives, residents, Patrons or Guests;

- j. Committing or being alleged, in good faith, to have committed a crime on District property that leads the District to reasonably believe the health, safety or welfare of the District, its staff, contractors, representatives, residents, Patrons or Guests is likely endangered;
- k. Engaging in another Violation after a verbal warning has been given by staff (which verbal warning is not required); or
- l. Such person's guest or a member of their household committing any of the above Violations.

Permanent termination of access to the District's Amenity Facilities shall only be considered and implemented by the Board in situations that pose a long term or continuing threat to the health, safety and/or welfare of the District, its staff, contractors, representatives, residents, Patrons or Guests. The Board, in its sole discretion and upon motion of any Board member, may vote to rescind a termination of access to the Amenity Facilities.

5. **Suspension Procedures.**

- a. **Immediate Suspension.** The District Manager, Amenity Manager or their designee has the ability to immediately remove any person from one or all Amenities or issue a suspension for up to sixty (60) days for the Violations described above, or when such action is necessary to protect the health, safety and welfare of other Patrons and their guests, or to protect the District's facilities from damage. If, based on the nature of the offense, staff recommends a suspension longer than sixty (60) days, such suspension shall be considered at the next Board meeting. Crimes committed or allegedly committed on District property shall automatically result in an immediate suspension until the next Board meeting.
- b. **Notice of Suspension.** The District Manager or his or her designee shall mail a letter to the person suspended referencing the conduct at issue, the sections of the District's rules and policies violated, the time, date, and location of the next regular Board meeting where the person's suspension will be presented to the Board, and a statement that the person has a right to appear before the Board and offer testimony and evidence why the suspension should be lifted. If the person is a minor, the letter shall be sent to the adults at the address within the community where the minor resides.

7. **Property Damage Reimbursement.** If damage to District property occurred in connection with a Violation, the person or persons who caused the damage, or the person whose guest caused the damage, or the person who has charge of a minor that caused the damage, shall reimburse the District for the costs of cleaning, repairing, and/or replacing the property ("Property Damage Reimbursement"). Such Property Damage Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances.

8. **Initial Hearing by the Board; Property Damage Reimbursement.**

- a. If a person's Amenity Facilities privileges are suspended, as referenced in Section 5, such person shall be entitled to a hearing at the next regularly scheduled Board meeting that is at least eight (8) days after the initial suspension, as evidenced by the date of notice sent by certified electronic or other mail service or as soon

thereafter as a Board meeting is held if the meeting referenced in the letter is canceled. At said meeting, both District staff and the person subject to the suspension shall be given the opportunity to appear, present testimony and evidence, cross examine witnesses present, and make arguments. The Board may also ask questions of District staff, the person subject to the suspension, and witnesses present. All persons are entitled to be represented by a licensed attorney at such hearing if they so choose. Any written materials should be submitted at least seven (7) days before the hearing for consideration by the Board. If the date of the suspension is less than eight (8) days before a Board meeting, the hearing may be scheduled for the following Board meeting at the discretion of the suspendee.

- b. The person subject to the suspension may request an extension of the hearing date to a future Board meeting, which shall be granted upon a showing of good cause, but such extension shall not stay the suspension.
- c. After the presentations by District staff and the person subject to the suspension, the Board shall consider the facts and circumstances and determine whether to lift or extend the suspension or impose a termination. In determining the length of any suspension, or a termination, the Board shall consider the nature of the conduct, the circumstances of the conduct, the number of rules or policies violated, the person's escalation or de-escalation of the situation, and any prior Violations and/or suspensions.
- d. The Board shall also determine whether a Property Damage Reimbursement is warranted and, if so, set the amount of such reimbursement. If the cost to clean, repair and/or replace the property is not yet available, the Property Damage Reimbursement shall be fixed at the next regularly scheduled Board meeting after the cost to clean, repair, and/or replace the property is known.
- e. After the conclusion of the hearing, the District Manager shall mail a letter to the person suspended identifying the Board's determination at such hearing.

9. Suspension by the Board. The Board on its own initiative acting at a noticed public meeting may elect to consider a suspension of a person's access for committing any of the Violations outlined in Section 4. In such circumstance, a letter shall be sent to the person suspended which contains all the information required by Section 5, and the hearing shall be conducted in accordance with Section 8.

10. Automatic Extension of Suspension for Non-Payment. Unless there is an affirmative vote of the Board otherwise, no suspension or termination will be lifted or expire until all Property Damage Reimbursements have been paid to the District. If a Property Damage Reimbursement is not paid by its due date, the District reserves the right to request surrender of, or deactivate, all access cards or key fobs associated with an address within the District until such time as the outstanding amounts are paid.

11. Appeal of Board Suspension. After the hearing held by the Board required by Section 8, a person subject to a suspension or termination may appeal the suspension or termination, or the assessment or amount of a Property Damage Reimbursement, to the Board by filing a written request for an appeal ("Appeal Request"), as referenced in Section 8(e). The filing of an Appeal Request shall not result in the stay of the suspension or termination. The Appeal Request shall be filed within thirty (30) calendar days after mailing of the notice of the Board's determination as required by Section 8(f), above. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred

upon receipt by the District. Failure to file an Appeal Request shall constitute a waiver of all rights to protest the District's suspension or termination and shall constitute a failure to exhaust administrative remedies. The District shall consider the appeal at a Board meeting and shall provide reasonable notice to the person of the Board meeting where the appeal will be considered. At the appeal stage, no new evidence shall be offered or considered. Instead, the appeal is an opportunity for the person subject to the suspension or termination to argue, based on the evidence elicited at the hearing, why the suspension or termination should be reduced or vacated. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension or termination. The Board's decision on appeal shall be final.

12. Legal Action; Criminal Prosecution; Trespass. If any person is found to have committed a Violation, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature. If a person subject to a suspension or termination is found at the Amenity Facilities, such person will be subject to arrest for trespassing. If a trespass warrant is issued to a person by a law enforcement agency, the District has no obligation to seek a withdrawal or termination of the trespass warrant even though the issuance of the trespass warrant may effectively prevent a person from using the District's Amenity Facilities after expiration of a suspension imposed by the District.

13. Severability. If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

EIGHTH ORDER OF BUSINESS

D.

DARBY CDD

OPERATIONS REPORT

MARCH 10, 2026

Prepared by Kelly Mullins

Pool/Restrooms

- Signs are posted at the mailboxes with contact information for Daniel Laughlin, District Manager, and Kelly Mullins, Operations Manager.
- Kelly Mullins has been distributing access fobs as she is being contacted by homeowners.
- The pool is currently being cleaned twice a week. This will increase to three cleanings per week in mid-April.
- Staff is blowing debris from the preserve area off the pool deck weekly.
- Restrooms are being stocked and cleaned.
- Any necessary repairs or issues are being communicated to the Board.



Dog Park/Playground

- The garbage can at the dog park is being emptied as needed.
- GMS staff is collecting trash around playground and mailboxes.



General/Policies

- The Amenity Policies were approved at the December CDD meeting and have been posted to the CDD website.
- Pavilion rentals were approved. Residents can coordinate rentals by email with Kelly Mullins.

Conclusion

- If there are any additional concerns or comments, please contact me at kmullins@gmsnf.com or at (304) 389-2198.

Respectfully,
Kelly Mullins, LCAM



ELEVENTH ORDER OF BUSINESS

Darby
Community Development District

Unaudited Financial Reporting
January 31, 2026



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Darby
Community Development District
Combined Balance Sheet
January 31, 2026

	General Fund	2024 A1 Debt Service Fund	2024 A2 Debt Service Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 90,724	\$ -	\$ -	\$ -	\$ 90,724
Accounts Receivable	-	-	-	-	-
Due from Other	-	-	-	-	-
Due from General Fund	-	-	-	-	-
Due from Developer	-	-	-	-	-
Due from Debt Service	185	-	-	-	185
Investments:					
State Board of Administration (SBA)	-	-	-	-	-
Custody Account (US Bank)	114,820	-	-	-	114,820
Series 2024					
Reserve A1	-	258,066	-	-	258,066
Reserve A2	-	-	297,863	-	297,863
Cap Interest A1	-	-	-	-	-
Cap Interest A2	-	-	-	-	-
Revenue	-	274,220	-	-	274,220
Prepayment A2	-	-	697,561	-	697,561
Interest A1	-	0	-	-	0
Interest A2	-	-	22,705	-	22,705
Acquisition and Construction	-	-	-	13,004	13,004
Recreational Improvements	-	-	-	1,634,670	1,634,670
Prepaid Expenses	-	-	-	-	-
Deposits	1,220	-	-	-	1,220
Total Assets	\$ 206,948	\$ 532,286	\$ 1,018,129	\$ 1,647,674	\$ 3,405,037
Liabilities:					
Accounts Payable	\$ 107	\$ -	\$ -	\$ -	\$ 107
Due to Debt Service	-	-	-	-	-
Due to General Fund	-	185	-	-	185
Total Liabilities	\$ 107	\$ 185	\$ -	\$ -	\$ 292
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ -	\$ -	\$ -	\$ -	\$ -
Deposits	1,220	-	-	-	1,220
Restricted for:					
Debt Service - Series	-	532,102	1,018,129	-	1,550,231
Capital Project - Series	-	-	-	1,647,674	1,647,674
Unassigned	205,621	-	-	-	205,621
Total Fund Balances	\$ 206,841	\$ 532,102	\$ 1,018,129	\$ 1,647,674	\$ 3,404,746
Total Liabilities & Fund Balance	\$ 206,948	\$ 532,286	\$ 1,018,129	\$ 1,647,674	\$ 3,405,037

Darby
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/26	Thru 01/31/26	Variance
Revenues:				
Special Assessments - On Roll	\$ 168,775	\$ 93,464	\$ 93,464	\$ -
Special Assessments - Direct Bill	84,726	37,007	37,007	\$ -
Interest Income	-	-	1,242	1,242
Total Revenues	\$ 253,501	\$ 130,470	\$131,712	\$ 1,242
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 4,000	\$ -	\$ 4,000
FICA Expense	918	306	-	306
Engineering	12,000	4,000	(235)	4,235
Attorney	25,000	8,333	554	7,779
Annual Audit	3,400	-	-	-
Assessment Administration	7,500	-	-	-
Arbitrage Rebate	600	-	-	-
Trustee Fees	5,200	2,328	2,328	-
Management Fees	50,085	16,695	16,695	-
Dissemination Agent	7,875	2,625	2,625	-
Information Technology	2,003	668	668	-
Website Maintenance	1,336	445	445	-
Telephone	500	167	12	154
Postage & Delivery	1,500	500	63	437
Insurance General Liability	5,500	5,500	5,512	(12)
Printing & Binding	1,200	400	35	365
Legal Advertising	5,000	1,667	348	1,319
Other Current Charges	1,200	400	619	(219)
Office Supplies	1,197	399	0	399
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 144,189	\$ 48,608	\$ 29,844	\$ 18,764
Operations & Maintenance:				
Landscape Maintenance	\$ 39,468	\$ 13,156	\$ 12,510	\$ 646
Landscape Contingency	10,000	2,604	2,604	-
Lake Maintenance	7,000	-	-	-
Field Operations Management	12,000	4,000	3,000	1,000
Repairs & Maintenance	13,000	-	-	-
Irrigation Repairs	4,000	-	-	-
Electric	35,000	-	-	-
Water/Sewer/Irrigation	15,000	5,000	2,542	2,458
Total Operations & Maintenance	\$ 135,468	\$ 24,760	\$ 20,656	\$ 4,104

Darby
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<i>Amenity Maintenance</i>				
Insurance	\$ 25,000	\$ -	\$ -	\$ -
Facility Management	10,000	3,333	2,500	833
Pool Maintenance	6,000	2,000	1,167	833
Pool Chemicals	5,000	1,667	972	694
Pool Permits	530	-	-	-
Cable	2,200	-	-	-
Janitorial	6,000	2,000	972	1,028
Facility Maintenance	5,000	1,667	379	1,287
Pest Control	1,000	-	-	-
Refuse	750	-	-	-
Total Amenity Maintenance	\$ 61,480	\$ 10,667	\$ 5,991	\$ 4,676
TOTAL EXPENDITURES	\$ 341,137	\$ 84,034	\$ 56,491	\$ 27,543
Excess (Deficiency) of Revenues over Expenditures	\$ (87,636)	\$ 46,436	\$ 75,221	\$ (26,302)
<i>Other Financing Sources/(Uses):</i>				
Transfer In (Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (87,636)	\$ 46,436	\$ 75,221	\$ (26,302)
Fund Balance - Beginning	\$ 87,636		\$ 131,620	
Fund Balance - Ending	\$ -		\$ 206,841	

Darby
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - On Roll	\$ -	\$ 59,880	\$ 33,584	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 93,464
Special Assessments - Direct Bill	37,456	-	(449)	-	-	-	-	-	-	-	-	-	37,007
Interest Income	144	178	341	578	-	-	-	-	-	-	-	-	1,242
Total Revenues	\$ 37,600	\$ 60,059	\$ 33,476	\$ 578	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 131,712
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FICA Expense	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering	-	-	-	(235)	-	-	-	-	-	-	-	-	(235)
Attorney	554	-	-	-	-	-	-	-	-	-	-	-	554
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	-	-	-	-	-	-	-	-	-	-	-	-	-
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	2,328	-	-	-	-	-	-	-	-	-	-	-	2,328
Management Fees	4,174	4,174	4,174	4,174	-	-	-	-	-	-	-	-	16,695
Dissemination Agent	656	656	656	656	-	-	-	-	-	-	-	-	2,625
Information Technology	167	167	167	167	-	-	-	-	-	-	-	-	668
Website Maintenance	111	111	111	111	-	-	-	-	-	-	-	-	445
Telephone	-	8	4	-	-	-	-	-	-	-	-	-	12
Postage & Delivery	9	11	44	-	-	-	-	-	-	-	-	-	63
Insurance General Liability	5,512	-	-	-	-	-	-	-	-	-	-	-	5,512
Printing & Binding	11	9	3	13	-	-	-	-	-	-	-	-	35
Legal Advertising	79	-	162	107	-	-	-	-	-	-	-	-	348
Other Current Charges	514	18	37	49	-	-	-	-	-	-	-	-	619
Office Supplies	0	0	0	-	-	-	-	-	-	-	-	-	0
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 14,290	\$ 5,154	\$ 5,359	\$ 5,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,844
Operations & Maintenance:													
Landscape Maintenance	\$ 3,120	\$ 3,120	\$ 3,120	\$ 3,150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,510
Landscape Contingency	2,604	-	-	-	-	-	-	-	-	-	-	-	2,604
Lake Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Field Operations Management	-	1,000	1,000	1,000	-	-	-	-	-	-	-	-	3,000
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric	-	-	-	-	-	-	-	-	-	-	-	-	-
Water/Sewer/Irrigation	414	493	615	1,020	-	-	-	-	-	-	-	-	2,542
Total Operations & Maintenance	\$ 6,138	\$ 4,613	\$ 4,735	\$ 5,170	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,656
Amenity Maintenance:													
Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facility Management	-	833	833	833	-	-	-	-	-	-	-	-	2,500
Pool Maintenance	-	167	500	500	-	-	-	-	-	-	-	-	1,167
Pool Chemicals	-	139	417	417	-	-	-	-	-	-	-	-	972
Pool Permits	-	-	-	-	-	-	-	-	-	-	-	-	-
Cable	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial	-	139	417	417	-	-	-	-	-	-	-	-	972
Facility Maintenance	-	-	333	46	-	-	-	-	-	-	-	-	379
Pest Control	-	-	-	-	-	-	-	-	-	-	-	-	-
Refuse	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Amenity Maintenance	\$ -	\$ 1,278	\$ 2,500	\$ 2,213	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,991
Excess (Deficiency) of Revenues over Expenditures	\$ 17,171	\$ 49,014	\$ 20,883	\$ (11,846)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,221

Darby
Community Development District
Debt Service Fund Series 2024 - A1
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 142,980	\$ 140,866	\$ 140,866	\$ -
Special Assessments - Direct Assessment	115,085	33,742	33,742	-
Interest Income	10,000	3,333	5,455	2,121
Prepayments	-	-	-	
Total Revenues	\$ 268,066	\$ 177,941	\$ 180,063	\$ 2,121
Expenditures:				
Interest - 11/1	\$ 102,581	\$ 102,581	\$ 102,581	\$ -
Interest - 5/1	102,581	-	-	-
Principal - 5/1	50,000	-	-	-
Total Expenditures	\$ 255,163	\$ 102,581	\$ 102,581	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 12,903	\$ 75,360	\$ 77,481	\$ 2,121
Other Financing Sources/(Uses):				
Transfer In	\$ -	-	\$ 12,072	12,072
Transfer Out	-	-	(1,309)	(1,309)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 10,763	\$ 10,763
Net Change in Fund Balance	\$ 12,903	\$ 75,360	\$ 88,245	\$ 12,885
Fund Balance - Beginning	\$ 173,966		\$ 443,857	
Fund Balance - Ending	\$ 186,869		\$ 532,102	

Darby
Community Development District
Debt Service Fund Series 2024-A2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 380,994	\$ -	\$ -	\$ -
Interest Income	30,000	10,000	12,356	2,356
Prepayments	-	-	719,331	719,331
Total Revenues	\$ 410,994	\$ 10,000	\$ 731,688	\$ 721,688
Expenditures:				
Interest - 11/1	\$ 232,063	\$ 232,063	\$ 148,931	\$ 83,131
Special Call - 11/1	1,315,000	1,315,000	1,175,000	140,000
Interest - 5/1	190,497	-	-	-
Total Expenditures	\$ 1,737,559	\$ 1,547,063	\$ 1,323,931	\$ 223,131
Excess (Deficiency) of Revenues over Expenditures	\$ (1,326,565)	\$ (1,537,063)	\$ (592,243)	\$ 944,819
Other Financing Sources/(Uses):				
Transfer In	\$ -	\$ -	\$ 1,309	\$ 1,309
Transfer Out	-	-	\$ (12,072)	(12,072)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (10,763)	\$ (10,763)
Net Change in Fund Balance	\$ (1,326,565)	\$ (1,537,063)	\$ (603,007)	\$ 934,056
Fund Balance - Beginning	\$ 1,777,924		\$ 1,621,136	
Fund Balance - Ending	\$ 451,359		\$ 1,018,129	

Darby
Community Development District
Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	2024A
	Thru 01/31/26
Revenues	
Interest Income	\$ 21,051
Total Revenues	\$ 21,051
Expenditures:	
Capital Outlay - Acquisiton and Construciton	\$ 765
Capital Outlay - Recreation Improvements	-
Total Expenditures	\$ 765
Excess (Deficiency) of Revenues over Expenditures	\$ 20,286
Other Financing Sources/(Uses)	
Transfer In	\$ -
Total Other Financing Sources (Uses)	\$ -
Net Change in Fund Balance	\$ 20,286
Fund Balance - Beginning	\$ 1,627,388
Fund Balance - Ending	\$ 1,647,674

Darby
COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Revenue Bonds, Series 2024

Construction Account

Date Paid	REQ #	Contractor	Description	Requisition
2/20/24	1	Plummer JV LLC	Earthwork and Offsite Improvements	\$ 4,051,668.56
			Payment for legal fees related to bond validation and acquisition of capital improvements	
6/20/24	2	Kutak Rock	Invoice #3292729.	13,997.25
8/6/24	3	Kutak Rock	Project Construction -Feb24 Invoice #3381619	1,042.00
9/13/24	4	Plummer JV LLC	JEA Retainage	480,147.77
10/11/24	5	Kutak Rock	Project Construction -Jul24 Invoice #3453895	1,251.00
3/3/25	6	Plummer JV LLC	Acquisition of Ph1 Roadway, Drainage, and Utility Improvements	5,746,316.93
8/29/25	7	Kutak Rock	Project Construction -Nov24 thru Apr25	5,668.00
7/2/25	8	Connelly & Wicker LLC	Engineering SJRWMD permit transfer work/requisitions	1,201.25
1/9/26	9	Kutak Rock	Project Construction -Jul25	530.00
1/9/26	10	Connelly & Wicker LLC	Project Construction -Oct25	235.00
TOTAL				\$ 10,302,057.76
Project (Construction) Fund at 2/29/24				\$ 9,938,469.46
Interest Earned and Transfer thru 01/31/26				311,730.97
Transfer from COI				15,870.99
Transfer from Debt Service				48,990.07
Outstanding Requisitions				-
Requisitons Paid thru 01/31/26				(10,302,057.76)
Remaining Project (Construction) Fund				\$ 13,003.73

Darby
COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Revenue Bonds, Series 2024
Recreational Improvements Account

Date Paid	REQ #	Contractor	Description	Requisition
TOTAL				\$ -
			Project (Construction) Fund at 2/29/24	\$ 1,500,000.00
			Interest Earned and Transfer thru 01/31/26	134,669.88
			Outstanding Requisitions	-
			Requisitons Paid thru 01/31/26	-
Remaining Project (Construction) Fund				\$ 1,634,669.88

DARBY COMMUNITY DEVELOPMENT DISTRICT
Fiscal Year 2026 Assessments Receipts Summary

ASSESSED	# O&M UNITS ASSESSED	SERIES 2024-1 DEBT ASSESSED	SERIES 2024PH3-1 DEBT ASSESSED	O&M ASSESSED	TOTAL ASSESSED
LENNAR HOMES	29	26,785.56	-	15,994.95	42,780.51
PLUMMER JV LLC	541	88,299.89	-	142,638.36	230,938.25
TOTAL DIRECT INVOICES (1) (2)	570	115,085.45	-	158,633.31	273,718.76
ASSESSED REVENUE TAX ROLL	172	142,980.23	-	94,866.56	237,846.79
TOTAL ASSESSED	742	258,065.68	-	253,499.87	511,565.55

DUE / RECEIVED	BALANCE DUE	SERIES 2024-1 DEBT RECEIVED	SERIES 2024PH3-1 DEBT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
LENNAR HOMES	34,783.03	-	-	7,997.48	7,997.48
PLUMMER JV LLC	190,527.06	20,689.48	-	50,692.75	40,411.19
TOTAL DIRECT RECEIVED	225,310.09	20,689.48	-	58,690.23	48,408.67
TAX ROLL DUE / RECEIVED	2,183.90	141,667.39	-	93,995.50	235,662.89
TOTAL DUE / RECEIVED	227,493.99	162,356.87	0.00	152,685.73	284,071.56

(1) D/S Direct Assessments are due: 60% due 4/1/26 and 40% due 9/1/26

(2) O&M is due 25% by 10/1/25, 1/1/26, 4/1/26, 7/1/26

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

SUMMARY OF TAX ROLL RECEIPTS					
DUVAL COUNTY DISTRIBUTION	DATE RECEIVED	SERIES 2024-1 DEBT RECEIVED	SERIES 2024PH3-1 DEBT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
1	11/6/2025	-	-	-	-
2	11/14/2025	888.14	-	589.28	1,477.42
3	11/20/2025	1,553.87	-	1,030.98	2,584.85
4	11/26/2025	87,807.66	-	58,259.87	146,067.53
5	12/4/2025	47,397.58	-	31,448.02	78,845.60
6	12/10/2025	2,330.79	-	1,546.47	3,877.26
7	12/17/2025	888.14	-	589.28	1,477.42
8	02/20/2026	801.21	-	531.60	1,332.81
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
TOTAL RECEIVED TAX ROLL		141667.39	0.00	93995.50	235662.89

PERCENT COLLECTED	2024A-1	2024PH3-1	O&M	TOTAL
% COLLECTED DIRECT BILL	17.98%	0.00%	37.00%	17.69%
% COLLECTED TAX ROLL	99.08%	0.00%	99.08%	99.08%
TOTAL PERCENT COLLECTED	117.06%	0.00%	136.08%	116.77%

Darby

Community Development District

Long Term Debt Report

Series 2024 A-1, Special Assessment Revenue Bonds	
Original Issue Amount:	\$3,620,000
Interest Rate:	4.8% - 6.0%
Maturity Date:	5/1/2054
Reserve Fund Definition	Max Annual Debt Service
Reserve Fund Requirement	\$258,066
Reserve Fund Balance	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 Assessment Revenue Bonds	
Original Issue Amount:	\$9,765,000
Interest Rate:	5.88%
Maturity Date:	5/1/2035
Reserve Fund Definition	Max Annual Debt Service
Reserve Fund Requirement	297,863
Reserve Fund Balance	297,863
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)
Less: November 1, 2025 (Prepayment)	(\$1,175,000)
Current Bonds Outstanding	\$3,895,000

TWELFTH ORDER OF BUSINESS

Darby
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2026
Check Register

<i>Date</i>	<i>check#'s</i>	<i>Amount</i>
12/1/25 -12/31/25	98-104	\$13,987.08
1/1/26 -1/31/26	105-113	20,460.50
TOTAL		\$34,447.58

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/10/25	00013	12/01/25	12012025	202512	300-13100-10200		CLOSING OVER PAYMENT	*	184.72		
		12/01/25	12012025	202512	300-36300-10100		CLOSING OVER PAYMENT	*	448.99		
										633.71	000098
12/10/25	00011	11/13/25	1601055	202510	320-57200-46100		OCT MAINTENANCE	*	3,120.00		
										3,120.00	000099
12/10/25	00011	11/13/25	1601056	202511	320-57200-46100		NOV MAINTENANCE	*	3,120.00		
										3,120.00	000100
12/10/25	00001	12/01/25	31	202512	310-51300-34000		DEC MANAGEMENT FEES	*	4,173.75		
		12/01/25	31	202512	310-51300-35300		DEC WEBSITE ADMIN	*	111.33		
		12/01/25	31	202512	310-51300-35100		DEC INFO TECH	*	166.92		
		12/01/25	31	202512	310-51300-31300		DEC DISSEM AGENT SRVCS	*	656.25		
		12/01/25	31	202512	310-51300-51000		OFFICE SUPPLIES	*	.15		
		12/01/25	31	202512	310-51300-42000		POSTAGE	*	43.92		
		12/01/25	31	202512	310-51300-42500		COPIES	*	3.30		
		12/01/25	31	202512	310-51300-41000		TELEPHONE	*	4.30		
										5,159.92	000101
12/10/25	00003	12/04/25	25-07160	202512	310-51300-48000		12/17 NTC OF MTG	*	82.50		
										82.50	000102
12/10/25	00005	11/21/25	3657644	202510	310-51300-31500		OCT GENERAL COUNSEL	*	554.00		
										554.00	000103
12/10/25	00005	11/21/25	3657642	202509	310-51300-31500		AUG/SEP GENERAL COUNSEL	*	1,316.95		
										1,316.95	000104
TOTAL FOR BANK A									13,987.08		
DARB DARBY CDD TLEE											

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
TOTAL FOR REGISTER						13,987.08	

DARB DARBY CDD TLEE

DARBY COMMUNITY DEVELOPMENT DISTRICT
Fiscal Year 2025 Assessments Receipts Summary

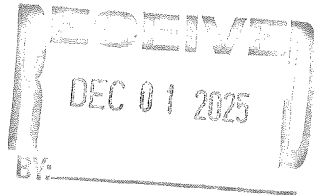
ASSESSED	# O&M UNITS ASSESSED	SERIES 2024-1 DEBT ASSESSED	SERIES 2024PH3-1 DEBT ASSESSED	FY25 O&M ASSESSED	TOTAL ASSESSED
LENNAR HOMES	10	9,236.40	-	4,489.90	13,726.30
MERITAGE HOMES	27	20,504.76	-	12,122.73	32,627.49
PLUMMER JV LLC	705	228,323.59	-	203,261.64	431,585.23
TOTAL DIRECT INVOICES (1) (2)	742	258,064.75	-	219,874.27	477,939.02
ASSESSED REVENUE TAX ROLL	0	-	-	-	-
TOTAL ASSESSED	742	258,064.75	-	219,874.27	477,939.02

DUE / RECEIVED	BALANCE DUE	SERIES 2024-1 DEBT RECEIVED	SERIES 2024PH3-1 DEBT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
LENNAR HOMES	-	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	-	228,323.59	-	203,261.64	431,585.23
TOTAL DIRECT RECEIVED	(633.71)	258,249.47	-	220,323.26	478,572.73
TAX ROLL DUE / RECEIVED	-	-	-	-	-
TOTAL DUE / RECEIVED	(633.71)	258,249.47	-	220,323.26	478,572.73

(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

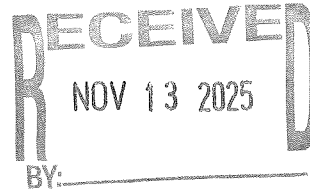




INVOICE

Core Outdoors, LLC

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



INVOICE #: 1601055
DATE: 11/13/2025

BILL TO: Darby CDD
475 West Town Pl
Ste 114
St. Augustine, FL 32092

PROJECT ADDRESS: Darby CDD
475 West Town Pl
Ste 114
St. Augustine, FL 32092

PROJECT	PROJECT #	PO #	PAYMENT TERMS	DUE DATE
Kings PreserveMaint	216-05024-25		Net 30	12/13/2025

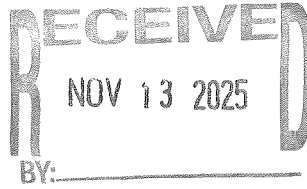
MESSAGE:

DESCRIPTION	QTY	PRICE	AMOUNT
October Monthly Maintenance	1	\$3,120.00	\$3,120.00
		BALANCE DUE	\$3,120.00



INVOICE

Core Outdoors, LLC



INVOICE #: 1601056
DATE: 11/13/2025

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

BILL TO: Darby CDD
475 West Town Pl
Ste 114
St. Augustine, FL 32092

PROJECT ADDRESS: Darby CDD
475 West Town Pl
Ste 114
St. Augustine, FL 32092

PROJECT	PROJECT #	PO #	PAYMENT TERMS	DUE DATE
Kings PreserveMaint	216-05024-25		Net 30	12/13/2025

MESSAGE:

DESCRIPTION	QTY	PRICE	AMOUNT
November Monthly Maintenance	1	\$3,120.00	\$3,120.00
		BALANCE DUE	\$3,120.00

Governmental Management Services, LLC

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

Invoice**Invoice #:** 31**Invoice Date:** 12/1/25**Due Date:** 12/1/25**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 - December 2025		4,173.75	4,173.75
Website Administration - December 2025		111.33	111.33
Information Technology - December 2025		166.92	166.92
Dissemination Agent Services -December 2025		656.25	656.25
Office Supplies		0.15	0.15
Postage		43.92	43.92
Copies		3.30	3.30
Telephone		4.30	4.30

RECEIVED
 DEC 03 2025
 BY: _____

Total	\$5,159.92
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Payments/Credits	\$0.00
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Balance Due	\$5,159.92
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Jacksonville Daily Record

A Division of

DAILY RECORD & OBSERVER, LLC

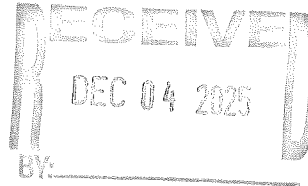
P.O. Box 2177
Jacksonville, FL 32203
(904) 356-2466

INVOICE

December 4, 2025

Date

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



Serial #	<u>25-07160D</u>	PO/File #	_____	\$82.50
	Notice of Meeting			Payment Due
	_____			\$82.50
	Darby Community Development District			Publication Fee

Case Number	_____			Amount Paid
Publication Dates	<u>12/4</u>			
County	<u>Duval</u>			

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

Payment Due Upon Receipt
For your convenience, you
may remit payment online at
[www.jaxdailyrecord.com/
send-payment](http://www.jaxdailyrecord.com/send-payment).

If your payment is being
mailed, please reference
Serial # 25-07160D on your
check or remittance advice.

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

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

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

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

**NOTICE OF MEETING
DARBY
COMMUNITY
DEVELOPMENT DISTRICT**

A Meeting of the Board of Supervisors (the "Board") of the Darby Community Development District is scheduled to be held on **Wednesday, December 17, 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 participate by telephone.

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

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

Daniel Laughlin
District Manager
Dec. 4 00 (25-07160D)

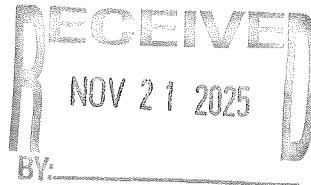
KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

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

Federal ID 47-0597598

November 21, 2025



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

Reference: Invoice No. 3657644
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. 3657644
43923-1

Re: General Counsel

For Professional Legal Services Rendered

10/14/25	W. Haber	0.30	108.00	Prepare for and participate in Board meeting
10/27/25	A. Cox	0.80	136.00	Review proposals and prepare agreement for landscape maintenance for annuals with Core Outdoors and confer with Haber regarding same
10/29/25	A. Cox	0.60	102.00	Review and forward landscape maintenance agreement for annuals to district manager
10/30/25	A. Cox	0.60	102.00	Prepare addendum to agreement for landscaping maintenance with core outdoors and confer with Haber regarding same
10/30/25	W. Haber	0.20	72.00	Review and revise amendment to landscape maintenance agreement
10/31/25	A. Cox	0.20	34.00	Confer with district manager regarding addendum to agreement for landscaping maintenance with core outdoors

KUTAK ROCK LLP

Darby CDD

November 21, 2025

Client Matter No. 43923-1

Invoice No. 3657644

Page 2

TOTAL HOURS 2.70

TOTAL FOR SERVICES RENDERED \$554.00

TOTAL CURRENT AMOUNT DUE \$554.00

KUTAK ROCK LLP

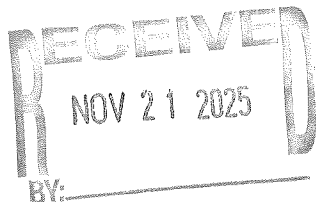
TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 21, 2025



Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Reference: Invoice No. 3657642

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. 3657642
43923-1

Re: General Counsel

For Professional Legal Services Rendered

08/01/25	K. Jusevitch	0.20	34.00	Confer with Haber regarding disclosure of public financing
08/02/25	M. Rigoni	0.10	28.00	Review applicability of worker's compensation statute to supervisors
08/05/25	W. Haber	0.20	72.00	Review correspondence regarding pond maintenance and permit transfer
08/20/25	W. Haber	0.30	108.00	Review correspondence from auditor general; confer with Laughlin regarding same
08/21/25	W. Haber	0.30	108.00	Review and respond to inquiry regarding deed for common areas
08/21/25	K. Jusevitch	0.20	34.00	Confer with Haber regarding disclosure of public financing
08/22/25	W. Haber	0.30	108.00	Review and respond to inquiry regarding conveyance of parcel for amenity center
08/27/25	W. Haber	0.30	108.00	Review and revise deed for common areas; confer with O'Neal regarding same

KUTAK ROCK LLP

Darby CDD

November 21, 2025

Client Matter No. 43923-1

Invoice No. 3657642

Page 2

09/02/25	W. Haber	0.30	108.00	Respond to inquiry from Florida Auditor General regarding status of audit; confer with Sweeting regarding agenda for September meeting
09/03/25	K. Jusevitch	0.20	34.00	Confer with Haber regarding disclosure of public financing
09/06/25	L. Whelan	0.10	38.50	Review effect of legislative changes on District Rules of Procedure and prepare proposed revisions regarding same
09/09/25	W. Haber	0.40	144.00	Prepare for and participate in Board meeting
09/09/25	W. Haber	0.20	72.00	Review and finalize disclosure of public finance
09/09/25	K. Jusevitch	0.80	136.00	Amend disclosure of public financing; correspond with district manager
09/10/25	K. Jusevitch	0.30	51.00	Record disclosure of public financing
09/11/25	K. Jusevitch	0.20	34.00	Correspond with district manager regarding disclosure of public financing

TOTAL HOURS 4.40

TOTAL FOR SERVICES RENDERED \$1,217.50

DISBURSEMENTS

Filing and Court Fees 99.45

TOTAL DISBURSEMENTS 99.45

TOTAL CURRENT AMOUNT DUE \$1,316.95

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/14/26	00011	1/07/26	1601747	202601	320-57200-46100			JAN MAINTENANCE CORE OUTDOORS LLC	*	3,150.00	3,150.00	000105
1/14/26	00011	12/19/25	1601545	202512	320-57200-46100			DEC MAINTENANCE CORE OUTDOORS LLC	*	3,120.00	3,120.00	000106
1/14/26	00001	1/01/26	33	202601	310-51300-34000			JAN MANAGEMENT FEES	*	4,173.75		
		1/01/26	33	202601	310-51300-35300			JAN WEBSITE ADMIN	*	111.33		
		1/01/26	33	202601	310-51300-35100			JAN INFO TECH	*	166.92		
		1/01/26	33	202601	310-51300-31300			JAN DISSEM AGENT SRVCS	*	656.25		
		1/01/26	33	202601	310-51300-42500			COPIES	*	12.60		
								GOVERNMENTAL MANAGEMENT SRVCS LLC			5,120.85	000107
1/14/26	00001	12/17/25	32	202512	330-53800-46600			MAINTENANCE SUPPLIES	*	333.16		
								GOVERNMENTAL MANAGEMENT SRVCS LLC			333.16	000108
1/14/26	00003	12/26/25	25-07686	202512	310-51300-48000			1/13 NTC OF MTG	*	79.00		
								JACKSONVILLE DAILY RECORD			79.00	000109
1/23/26	00001	1/01/26	34	202511	330-53800-34100			NOV FACILITY MANAGEMENT	*	833.33		
		1/01/26	34	202511	320-57200-34000			NOV CONTRACT ADMIN	*	1,000.00		
		1/01/26	34	202511	330-53800-46100			NOV JANITORIAL	*	138.90		
		1/01/26	34	202511	330-53800-46300			NOV POOL MAINTENANCE	*	166.70		
		1/01/26	34	202511	330-53800-46400			NOV POOL CHEMICALS	*	138.90		
								GOVERNMENTAL MANAGEMENT SRVCS LLC			2,277.83	000110
1/23/26	00001	1/01/26	36	202601	330-53800-34100			JAN FACILITY MANAGEMENT	*	833.33		
		1/01/26	36	202601	320-57200-34000			JAN CONTRACT ADMIN	*	1,000.00		
		1/01/26	36	202601	330-53800-46100			JAN JANITORIAL	*	416.67		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #	
1/01/26	36	36	JAN POOL MAINTENANCE	202601	330	53800	46300		GOVERNMENTAL MANAGEMENT SRVCS LLC	*	500.00			
1/01/26	36	36	JAN POOL CHEMICALS	202601	330	53800	46400		GOVERNMENTAL MANAGEMENT SRVCS LLC	*	416.67			
											3,166.67	000111		
1/23/26	00001	1/13/26	585	202601	330	53800	46600		GOVERNMENTAL MANAGEMENT SRVCS LLC	*	46.32			
											46.32	000112		
1/23/26	00001	1/01/26	35	202512	330	53800	34100		GOVERNMENTAL MANAGEMENT SRVCS LLC	*	833.33			
									DEC FACILITY MANAGEMENT	*				
		1/01/26	35	202512	320	57200	34000		GOVERNMENTAL MANAGEMENT SRVCS LLC	*	1,000.00			
									DEC CONTRACT ADMIN	*				
		1/01/26	35	202512	330	53800	46100		GOVERNMENTAL MANAGEMENT SRVCS LLC	*	416.67			
									DEC JANITORIAL	*				
		1/01/26	35	202512	330	53800	46300		GOVERNMENTAL MANAGEMENT SRVCS LLC	*	500.00			
									DEC POOL MAINTENANCE	*				
		1/01/26	35	202512	330	53800	46400		GOVERNMENTAL MANAGEMENT SRVCS LLC	*	416.67			
									DEC POOL CHEMICALS	*				
											3,166.67	000113		
											TOTAL FOR BANK A	20,460.50		
											TOTAL FOR REGISTER	20,460.50		

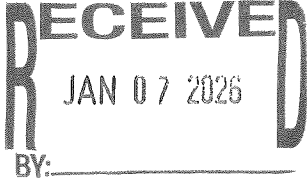


INVOICE

Core Outdoors, LLC

INVOICE #: 1601747
DATE: 01/07/2026

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



BILL TO: Darby CDD
475 West Town Pl
Ste 114
St. Augustine, FL 32092

PROJECT ADDRESS: Darby CDD
475 West Town Pl
Ste 114
St. Augustine, FL 32092

PROJECT	PROJECT #	PO #	PAYMENT TERMS	DUE DATE
Kings PreserveMaint	216-05024-25			01/07/2026

MESSAGE:

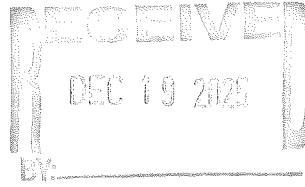
DESCRIPTION	QTY	PRICE	AMOUNT
Monthly Maintenance	1	\$3,150.00	\$3,150.00
		BALANCE DUE	\$3,150.00



INVOICE

Core Outdoors, LLC

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



INVOICE #: 1601545
DATE: 12/19/2025

BILL TO: Darby CDD
475 West Town Pl
Ste 114
St. Augustine, FL 32092

PROJECT ADDRESS: Darby CDD
475 West Town Pl
Ste 114
St. Augustine, FL 32092

PROJECT	PROJECT #	PO #	PAYMENT TERMS	DUE DATE
Kings PreserveMaint	216-05024-25		Net 30	01/18/2026

MESSAGE:

DESCRIPTION	QTY	PRICE	AMOUNT
Monthly Maintenance	1	\$3,120.00	\$3,120.00
		BALANCE DUE	\$3,120.00

Governmental Management Services, LLC

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

Invoice

Invoice #: 33

Invoice Date: 1/1/26

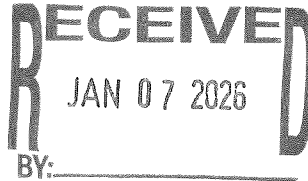
Due Date: 1/1/26

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 - January 2026		4,173.75	4,173.75
Website Administration - January 2026		111.33	111.33
Information Technology -January 2026		166.92	166.92
Dissemination Agent Services - January 2026		656.25	656.25
Copies		12.60	12.60

Total \$5,120.85

Payments/Credits \$0.00

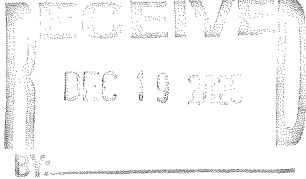
Balance Due \$5,120.85

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

Invoice

Invoice #: 32
 Invoice Date: 12/17/25
 Due Date: 12/17/25
 Case:
 P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Maintenance Supplies		333.16	333.16
			
<p>Approved Kelly Mullins, Amenity & Operations Manager Governmental Management Services On behalf of Darby CDD Date: 12/18/2025</p> <p style="text-align: right;"><i>Alison Moring</i> 12-19-25</p>			

Total	\$333.16
Payments/Credits	\$0.00
Balance Due	\$333.16

MAINTENANCE BILLABLE PURCHASES

Period Ending 12/05/25

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
Darby	11/21/25	Leaf Blower	228.85	K.M.
	11/21/25	Toilet Paper	17.23	K.M.
	11/21/25	42 Gal Contractor Trash Bags	28.72	K.M.
	11/21/25	13 Gal Trash Bags	15.49	K.M.
	11/21/25	Disinfectant Wipes	7.34	K.M.
	11/21/25	Disposable Gloves	11.48	K.M.
	11/21/25	Toilet Cleaner	4.58	K.M.
	11/21/25	Toilet Brushes	19.48	K.M.
		TOTAL	<u>\$333.16</u>	

Jacksonville Daily Record

A Division of

DAILY RECORD & OBSERVER, LLC

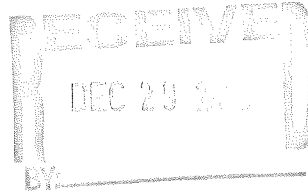
P.O. Box 2177
Jacksonville, FL 32203
(904) 356-2466

INVOICE

December 26, 2025

Date

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



Serial # 25-07686D	PO/File # _____	\$79.00
		Payment Due

Notice of Meeting

\$79.00

Darby Community Development District

Publication Fee

Case Number _____	Amount Paid
--------------------------	--------------------

Publication Dates 12/26

County Duval

Payment Due Upon Receipt
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 # 25-07686D on your check or remittance advice.

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

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

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

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

**NOTICE OF MEETING
DARBY COMMUNITY
DEVELOPMENT DISTRICT**

A Meeting of the Board of Supervisors (the "Board") of the Darby Community Development District is scheduled to be held on **Tuesday, January 13, 2026 at 10:30 a.m. located at 1000 Riverside Ave., Suite 600, Jacksonville, FL 32204.** The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092 (and phone (904) 940-5850). The meeting may be continued to a date, place and time certain, to be announced at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

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

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

Daniel Laughlin
District Manager

Dec. 26 00 (25-07686D)

Governmental Management Services, LLC

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

Invoice

Invoice #: 34

Invoice Date: 1/1/26

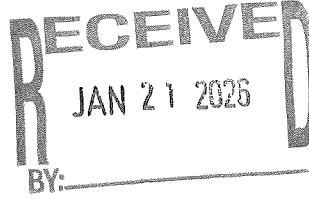
Due Date: 1/1/26

Case:

P.O. Number:

Bill To:

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



Description	Hours/Qty	Rate	Amount
Facility Management - November 2025		833.33	833.33
Contract Administration - November 2025		1,000.00	1,000.00
Janitorial - (November 20 - 30, 2025)		138.90	138.90
Pool Maintenance - (November 20 - 30, 2025)		166.70	166.70
Pool Chemicals - (November 20 - 30, 2025)		138.90	138.90
Total			\$2,277.83
Payments/Credits			\$0.00
Balance Due			\$2,277.83

Governmental Management Services, LLC

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

Invoice

Invoice #: 36

Invoice Date: 1/1/26

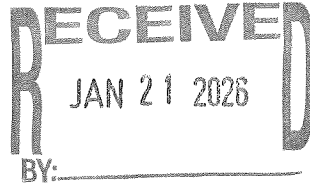
Due Date: 1/1/26

Case:

P.O. Number:

Bill To:

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



Description	Hours/Qty	Rate	Amount
Facility Management - January 2026		833.33	833.33
Contract Administration - January 2026		1,000.00	1,000.00
Janitorial - January 2026		416.67	416.67
Pool Maintenance - January 2026		500.00	500.00
Pool Chemicals - January 2026		416.67	416.67
Total			\$3,166.67
Payments/Credits			\$0.00
Balance Due			\$3,166.67

Governmental Management Services, LLC

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

Invoice

Invoice #: 585

Invoice Date: 1/13/26

Due Date: 1/13/26

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Maintenance Supplles		46.32	46.32
RECEIVED JAN 14 2026 BY: _____			

Approved
Kelly Mullins, Operations Manager
Governmental Management Serv
Darby CDD
Date: 1-14-26

Alison Mossing
1-14-26

Total \$46.32

Payments/Credits \$0.00

Balance Due \$46.32

MAINTENANCE BILLABLE PURCHASES

Period Ending 1/05/26

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
Darby	12/18/25	Hand Soap (2)	13.16	K.M.
	12/18/25	Trifold Paper Towels	33.17	K.M.
		TOTAL	<u><u>\$46.32</u></u>	

Governmental Management Services, LLC

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

Invoice

Invoice #: 35

Invoice Date: 1/1/26

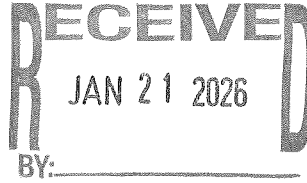
Due Date: 1/1/26

Case:

P.O. Number:

Bill To:

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



Description	Hours/Qty	Rate	Amount
Facility Management - December 2025		833.33	833.33
Contract Administration - December 2025		1,000.00	1,000.00
Janitorial - December 2025		416.67	416.67
Pool Maintenance - December 2025		500.00	500.00
Pool Chemicals - December 2025		416.67	416.67
Total			\$3,166.67
Payments/Credits			\$0.00
Balance Due			\$3,166.67