Darby

Community Development District

Approved Budget

FY 2027

May 12, 2026

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Darby

Community Development District

Approved Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments-Tax Roll	$94,867	$93,996	$871	$94,867	$114,695
Special Assessments-Direct	158,635	37,007	$121,628	158,635	161,725
Interest Earned	-	1,977	1,200	3,177	3,000
Carry Forward Surplus	87,636	-	-	-	46,090
TOTAL REVENUES	**$341,137**	**$132,979**	**$123,699**	**$256,678**	**$325,510**
EXPENDITURES:					
Administrative:					
Supervisor Fees	$12,000	$-	$-	$-	$-
FICA Taxes	918	-	-	-	-
Engineer	12,000	705	11,295	12,000	12,000
Attorney	25,000	2,842	5,158	8,000	15,000
Annual Audit	3,400	-	3,400	3,400	3,600
Assessment Administration	7,500	-	-	-	7,950
Arbitrage Rebate	600	-	450	450	450
Trustee Fees	5,200	2,328	3,531	5,859	5,900
District Management Fees	50,085	25,043	25,043	50,085	53,090
Dissemination Agent	7,875	3,938	3,750	7,688	8,348
Information Technology	2,003	1,002	1,002	2,003	2,124
Website Maintenance	1,336	668	668	1,336	1,416
Telephone	500	21	79	100	300
Postage & Delivery	1,500	66	1,434	1,500	1,500
Insurance General Liability and Public Officials Insurance	5,500	5,512	-	5,512	6,063
Printing & Binding	1,200	48	1,152	1,200	1,200
Legal Advertising	5,000	698	952	1,650	1,650
Other Current Charges	1,200	710	490	1,200	1,200
Office Supplies	1,197	0	600	600	1,197
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	**$144,189**	**$43,755**	**$59,003**	**$102,758**	**$123,162**
Operations & Maintenance					
Landscape Maintenance	$39,468	$18,810	$18,900	$37,710	$40,652
Landscape Contingency	10,000	2,919	7,081	10,000	9,500
Lake Maintenance	7,000	-	-	-	7,000
Field Operations Management	12,000	5,000	6,000	11,000	12,840
Repairs & Maintenance	13,000	-	-	-	11,000
Irrigation Repairs	4,000	391	3,609	4,000	4,000
Electric	35,000	327	2,400	2,727	20,000
Water, Sewer, & Irrigation	15,000	5,338	9,662	15,000	30,000
Total Operations & Maintenance	**$135,468**	**$32,785**	**$47,652**	**$80,437**	**$134,992**

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Community Development District

Approved Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Budget FY 2027
Amenity Maintenance					
Insurance	$25,000	$-	-	$-	$25,000
Facility Management	10,000	4,167	5,000	9,167	10,700
Pool Maintenance	6,000	2,167	3,000	5,167	9,900
Pool Chemicals	5,000	1,806	2,500	4,306	5,350
Pool Permits	530	-	530	530	530
Cable	2,200	-	1,100	1,100	2,200
Janitorial	6,000	1,806	2,500	4,306	5,350
Janitorial Supplies	-	-	-	-	1,000
Facility Maintenance	5,000	878	1,500	2,378	5,000
Pest Control	1,000	-	-	-	1,000
Refuse	750	104	-	104	750
Electric	-	-	-	-	-
Water, Sewer, & Irrigation	-	-	-	-	-
Security	-	-	336	336	576
Contingency	-	-	-	-	-
Total Amenity Maintenance	**$61,480**	**$10,927**	**$16,466**	**$27,393**	**$67,356**
Reserve					
Capital Reserve	$ -	$-	$-	$-	$-
Total Reserve	**$-**	**$-**	**$-**	**$-**	**$-**
TOTAL EXPENDITURES	**$341,137**	**$87,466**	**$123,121**	**$210,588**	**$325,510**
EXCESS REVENUES (EXPENDITURES)	**$0**	**$45,512**	**$578**	**$46,090**	**$0**

Darby

Community Development District

Budget Narrative

REVENUES

Special Assessments-Tax Roll
The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year or direct bill developers to cover operating expenses.

Interest
The District earns interest on the monthly average collected balance for each of their investment accounts.

Expenditures - Administrative

Supervisors Fees
Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated $200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 12 meetings.

FICA Taxes
Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

District Engineering Fees
The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Attorney
The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit
The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

Assessment Roll Administration
GMS, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

Arbitrage Rebate
The District is required to annually have an arbitrage rebate calculation on the District's Series 2024 Special Assessment Revenue Bonds. The District will contract with an Independent Certified Accounting Firm to calculate the rebate liability and submit a report to the District.

Trustee Fees
The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

District Management Fees
The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Dissemination Agent
The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Information Technology
The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services, LLC.

Expenditures - Administrative (continued)

Website Maintenance
Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS, LLC and updated monthly.

Telephone
Phone, internet, and Wi-Fi service for Office.

Postage and Delivery
Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

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

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

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

Current Other Charges
This includes monthly bank charges, amortization schedule fees, and any other miscellaneous expenses that incur during the year.

Office Supplies
Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions
The District is required to pay an annual fee to the Florida Department of Commerce for $175.

Expenditures – Operations

Landscape Maintenance
The District has contracted with Core Outdoors to maintain the common areas of the District.

Vendor	Monthly	Annual
Core Outdoors	$ 3,388	$ 40,652

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

Lake Maintenance
The District has contracted with vendor maintain the water quality in all the lakes in the Community.

Field Operations Manager
The District has contracted with Governmental Management Services to provide Field Operations services, to include supervision of operating and maintaining District's common areas and management of O&M related vendor contracts.

Repair & Maintenance
Cost of labor (when outsourced) and supplies for routine repairs and maintenance of the District's common areas.

Irrigation Repairs
Cost of miscellaneous repairs and maintenance to irrigation system.

Electric
The estimated cost for common area electric meters througout the District with JEA.

Meter	Location	Monthly	Annual
26180703	10932 Darbywood TL	$500.00	$6,000.00
	Contingency	$1,166.67	$14,000.00
		$1,666.67	$20,000.00

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Community Development District

Budget Narrative

Water/Sewer/Irrigation

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

Meter	Location	Monthly	Annual
100144214	10934 Darbywood Tl-Water	$100.00	$1,200.00
100144214	10934 Darbywood Tl-Sewer	$300.00	$3,600.00
514074237	10807 Darbywood Tl Apt IR01	$90.00	$1,080.00
99295197	10936 Darbywood Tl APT IR01	$300.00	$3,600.00
514089472	10989 Darbywood Tl Apt IR01	$450.00	$5,400.00
	Contingency	$1,260.00	$15,120.00
		$2,500.00	$30,000.00

Expenditures – Amenity

Insurance

The District's Property Insurance policy is with the EGIS, who specializes in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium for property insurance related to two Amenity Centers and other district property facilities and capital assets.

Facility Management

Cost to provide management services for the Amenity Center.

Pool Maintenance

The estimated amount based on proposed contract with Governmental Management Services to provide maintenance of the Amenity Center swimming pool.

Pool Chemicals

The estimated amount based on proposed contract with Riverside Management Services and Poolsure to provide chemicals to maintain the Amenity Center swimming pool.

Pool Permits

Represents Permit Fees paid to the Department of Health for the swimming pool and spray ground area.

Cable

The District has various accounts to provide internet services for amenity center and gym.

Janitorial

The District will contract with Governmental Management Services to provide janitorial services for Amenity Center and will also include area maintenance services.

Vendor	Monthly	Annual
GMS	$445.83	$5,350.00

Janitorial Supplies

Purchase of janitorial supplies for cleaning as needed.

Facility Maintenance

Cost of labor (when outsourced) and supplies for routine repairs and maintenance of the District's common areas and Amenity Centers, to include painting, pressure washing, carpet cleaning and replacement of lighting in and around the facilities.

Pest Control

The District is contracted with Freedom Pest Control for pest control services

Refuse

The estimated cost of garbage disposal service will be provided by local company for the District.

Electric

The estimated cost for Amenity Center electric meters with JEA.

Water/Sewer/Irrigation

The estimated cost for water, sewer, and irrigation used by the amenity center provided by JEA.

Security

The monthly cost for Access Control - PDK Licensing by Integrated Access Solutions.

Darby

Community Development District

Approved Budget

Debt Service Series 2024A-1 Special Assessment Revenue Bonds

Description	Approved Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments-Tax Roll	$142,980	$140,866	$2,114	$142,980	$142,980
Special Assessments-Direct	115,085	42,725	72,360	115,085	-
Interest Earnings	10,000	8,478	6,000	14,478	10,000
Carry Forward Surplus (1)	173,966	172,770	-	172,770	204,562
TOTAL REVENUES	**$442,031**	**$364,840**	**$80,474**	**$445,314**	**$357,542**
EXPENDITURES:					
Interest 11/1	$102,581	$102,581	$-	$102,581	$101,381
Interest 5/1	102,581	-	102,581	102,581	101,381
Principal 5/1	50,000	-	50,000	50,000	55,000
TOTAL EXPENDITURES	**$255,163**	**$102,581**	**$152,581**	**$255,163**	**$257,763**
Other Sources/(Uses)					
Transfer In	$-	$15,720	$-	$15,720	$-
Transfer (Out)	$-	$(1,309)	$-	$(1,309)	$-
TOTAL OTHER SOURCES/(USES)	**$-**	**$14,411**	**$-**	**$14,411**	**$-**
EXCESS REVENUES (EXPENDITURES)	**$186,869**	**$276,669**	**$(72,107)**	**$204,562**	**$99,780**

(1) Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27	$100,061

Gross Assessments	$	154,573
Less: Discounts & Collections 7.5%		11,593
Net Assessments	**$**	**142,980**

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
On Roll					
SF - 40'	125	$ 99,853.75	$ 798.83	$ 798.83	
SF - 50'	34	$ 33,950.02	$ 998.53	$ 998.53	$ -
SF - 80'	13	$ 20,769.45	$ 1,597.65	$ 1,597.65	$ -
Total	**172**	**$ 154,573**			

Darby

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2024A-1 Special Assessment Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	3,520,000	4.800%	-	101,381	101,381
05/01/27	3,520,000	4.800%	55,000	101,381	
11/01/27	3,465,000	4.800%	-	100,061	256,443
05/01/28	3,465,000	4.800%	55,000	100,061	
11/01/28	3,410,000	4.800%	-	98,741	253,803
05/01/29	3,410,000	4.800%	60,000	98,741	
11/01/29	3,350,000	4.800%	-	97,301	256,043
05/01/30	3,350,000	4.800%	65,000	97,301	
11/01/30	3,285,000	4.800%	-	95,741	258,043
05/01/31	3,285,000	4.800%	65,000	95,741	
11/01/31	3,220,000	5.625%	-	94,181	254,923
05/01/32	3,220,000	5.625%	70,000	94,181	
11/01/32	3,150,000	5.625%	-	92,213	256,394
05/01/33	3,150,000	5.625%	75,000	92,213	
11/01/33	3,075,000	5.625%	-	90,103	257,316
05/01/34	3,075,000	5.625%	80,000	90,103	
11/01/34	2,995,000	5.625%	-	87,853	257,956
05/01/35	2,995,000	5.625%	80,000	87,853	
11/01/35	2,915,000	5.625%	-	85,603	253,456
05/01/36	2,915,000	5.625%	85,000	85,603	
11/01/36	2,830,000	5.625%	-	83,213	253,816
05/01/37	2,830,000	5.625%	90,000	83,213	
11/01/37	2,740,000	5.625%	-	80,681	253,894
05/01/38	2,740,000	5.625%	95,000	80,681	
11/01/38	2,645,000	5.625%	-	78,009	253,691
05/01/39	2,645,000	5.625%	105,000	78,009	
11/01/39	2,540,000	5.625%	-	75,056	258,066
05/01/40	2,540,000	5.625%	110,000	75,056	
11/01/40	2,430,000	5.625%	-	71,963	257,019
05/01/41	2,430,000	5.625%	115,000	71,963	
11/01/41	2,315,000	5.625%	-	68,728	255,691
05/01/42	2,315,000	5.625%	120,000	68,728	
11/01/42	2,195,000	5.625%	-	65,353	254,081
05/01/43	2,195,000	5.625%	130,000	65,353	
11/01/43	2,065,000	5.625%	-	61,697	257,050
05/01/44	2,065,000	5.625%	135,000	61,697	
11/01/44	1,930,000	6.000%	-	57,900	254,597
05/01/45	1,930,000	6.000%	145,000	57,900	
11/01/45	1,785,000	6.000%	-	53,550	256,450
05/01/46	1,785,000	6.000%	155,000	53,550	
11/01/46	1,630,000	6.000%	-	48,900	257,450
05/01/47	1,630,000	6.000%	165,000	48,900	
11/01/47	1,465,000	6.000%	-	43,950	257,850
05/01/48	1,465,000	6.000%	175,000	43,950	
11/01/48	1,290,000	6.000%	-	38,700	257,650
05/01/49	1,290,000	6.000%	185,000	38,700	
11/01/49	1,105,000	6.000%	-	33,150	256,850
05/01/50	1,105,000	6.000%	195,000	33,150	
11/01/50	910,000	6.000%	-	27,300	255,450
05/01/51	910,000	6.000%	205,000	27,300	
11/01/51	705,000	6.000%	-	21,150	253,450
05/01/52	705,000	6.000%	220,000	21,150	
11/01/52	485,000	6.000%	-	14,550	255,700
05/01/53	485,000	6.000%	235,000	14,550	
11/01/53	250,000	6.000%	-	7,500	257,050
05/01/54	250,000	6.000%	250,000	7,500	257,500
Total			**$3,520,000**	**$3,749,059**	**$7,269,059**

Darby

Community Development District

Approved Budget

Debt Service Series 2024A-2 Special Assessment Revenue Bonds

Description	Approved Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments - Direct	$380,994	$-	$432,106	$432,106	$380,994
Interest Earnings	30,000	16,104	8,280	24,384	20,000
Prepayments	-	1,438,663	-	1,438,663	-
Carry Forward Surplus [(1)]	1,777,924	1,392,305	-	1,392,305	335,935
TOTAL REVENUES	**$2,188,918**	**$2,847,071**	**$440,386**	**$3,287,457**	**$736,929**
EXPENDITURES:					
Interest 11/1	$232,063	$148,931	$-	$148,931	$91,944
Special Call - 11/1	$1,315,000	1,175,000	-	1,175,000	460,000
Interest 2/1	$-	11,236	-	11,236	-
Special Call - 2/1	-	765,000	-	765,000	-
Interest 5/1	190,497	-	91,944	91,944	91,944
Special Call 5/1	-	-	745,000	745,000	-
TOTAL EXPENDITURES	**$1,737,559**	**$2,100,167**	**$836,944**	**$2,937,111**	**$643,888**
Other Sources/(Uses)					
Transfer In	$-	$1,309	$-	$1,309	$-
Transfer (Out)		(15,720)	-	(15,720)	-
TOTAL OTHER SOURCES/(USES)	**$-**	**$(14,411)**	**$-**	**$(14,411)**	**$-**
EXCESS REVENUES (EXPENDITURES)	**$451,359**	**$732,493**	**$(396,558)**	**$335,935**	**$93,042**

[(1)] Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27 $91,944

Darby

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2024A-2 Special Assessment Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	5,070,000	5.875%	1,940,000	148,931	148,931
05/01/26	3,130,000	5.875%	-	91,944	
11/01/26	3,130,000	5.875%	-	91,944	183,888
05/01/27	3,130,000	5.875%	-	91,944	
11/01/27	3,130,000	5.875%	-	91,944	183,888
05/01/28	3,130,000	5.875%	-	91,944	
11/01/28	3,130,000	5.875%	-	91,944	183,888
05/01/29	3,130,000	5.875%	-	91,944	
11/01/29	3,130,000	5.875%	-	91,944	183,888
05/01/30	3,130,000	5.875%	-	91,944	
11/01/30	3,130,000	5.875%	-	91,944	183,888
05/01/31	3,130,000	5.875%	-	91,944	
11/01/31	3,130,000	5.875%	-	91,944	183,888
05/01/32	3,130,000	5.875%	-	91,944	
11/01/32	3,130,000	5.875%	-	91,944	183,888
05/01/33	3,130,000	5.875%	-	91,944	
11/01/33	3,130,000	5.875%	-	91,944	183,888
05/01/34	3,130,000	5.875%	-	91,944	
11/01/34	3,130,000	5.875%	-	91,944	183,888
05/01/35	3,130,000	5.875%	3,130,000	91,944	3,221,944
Total			**$3,130,000**	**$1,895,863**	**$5,025,863**

Darby

Community Development District

Non-Ad Valorem Assessments Comparison

2026-2027

Neighborhood	O&M Units	Bonds 2024A1 Units	Bonds 2024A2 Units	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
				FY 2027	FY2026	Increase/ (decrease)	FY 2027	FY2026	Increase/ (decrease)	FY 2027	FY2026	Increase/ (decrease)
				O&M	O&M	Total	Series 2024A1	Series 2024A1	Total	Total Assessed Per Unit		
Phase 1 and 2												
SF - 40'	125	125	0	**$720.90**	$596.27	**$124.62**	**$798.83**	$798.83	**$0.00**	**$1,519.73**	$1,395.10	**$124.62**
SF - 50'	34	34	0	**$720.90**	$596.27	**$124.62**	**$998.53**	$998.53	**$0.00**	**$1,719.43**	$1,594.80	**$124.62**
SF - 80'	13	13	0	**$720.90**	$596.27	**$124.62**	**$1,597.65**	$1,597.65	**$0.00**	**$2,318.55**	$2,193.92	**$124.62**
Total	172	172	0									