DARBY

Community Development District

SEPTEMBER 8, 2026

AGENDA

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

September 1, 2026

Board of Supervisors
Darby Community Development District

Dear Board Members:

The Meeting of the Board of Supervisors of the Darby Community Development District will be held **Tuesday, September 8, 2026 at 10:30 a.m.** located at 1200 Riverplace Boulevard, Jacksonville, Florida.

I. Roll Call

II. Audience Comments *(regarding agenda items listed below)*

III. Consideration of Minutes of the July 14, 2026 Meeting

IV. Acceptance of the Minutes of the July 14, 2026 Audit Committee Meeting

V. Discussion of Stormwater Filter Maintenance
   A. Kings Preserve Inspection Report

   B. Kings Preserve Proposal for Maintenance Plan

VI. Ratification of Audit Engagement Letters with Richie Tandoc, P.A.
   A. Fiscal Year 2026

   B. Fiscal Year 2026, 2027, 2028, 2029, and 2030

VII. Staff Reports
   A. Attorney

   B. Engineer

   C. Manager – Discussion of Fiscal Year 2026 & Fiscal Year 2027 Goals & Objectives

   D. Operations & Amenities - Report

VIII. Supervisors Requests

IX. Audience Comments

X. Financial Statements as of July 31, 2026

XI. Consideration of Construction Funding Request No. 1

XII. Check Register

XIII. Next Scheduled Meeting – October 13, 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 Tuesday, July 14, 2026 at 11:03 a.m. at 1200 Riverplace Boulevard, Jacksonville, Florida

Present and constituting a quorum were:

Walt Schwartz	Vice Chairman
Andre Green	Assistant Secretary
Matt Allen	Assistant Secretary
Justin Holmes	Assistant Secretary

Also present were:

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

Following is a summary of the actions taken at the July 14, 2026 meeting.

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Laughlin called the meeting to order at 11:03 a.m. and called the roll.

SECOND ORDER OF BUSINESS **Audience Comments**

There being none, the next item followed.

THIRD ORDER OF BUSINESS **Organizational Matters**

A. Appointment of New Supervisor to Fill Unexpired Term of Office (11/26)

On MOTION by Mr. Holmes seconded by Mr. Green with all in favor Walt Schwartz was appointed to fill the unexpired term of office.

B. Oath of Office for Newly Appointed Supervisor

Mr. Laughlin being a notary public of the State of Florida administered the oath of office to Mr. Schwartz.

C. Consideration of Resolution 2026-03 Election of Officers

On MOTION by Mr. Holmes seconded by Mr. Allen with all in favor Resolution 2026-03 was approved reflecting George Leone as chair, Walt Schwartz as vice chair and all other officers remaining the same.

FOURTH ORDER OF BUSINESS Consideration of Minutes of the May 12, 2026 Meeting

On MOTION by Mr. Green seconded by Mr. Holmes with all in favor the minutes of the May 12, 2026 meeting were approved as presented.

FIFTH ORDER OF BUSINESS Acceptance of Minutes of the May 12, 2026 Audit Committee Meeting

On MOTION by Mr. Allen seconded by Mr. Holmes with all in favor the minutes of the May 12, 2026 audit committee meeting were accepted.

SIXTH ORDER OF BUSINESS Acceptance of Committee Rankings of Proposals to Perform the Audit for Fiscal Year 2026

Mr. Laughlin stated next is acceptance of the committee ranking of the proposals to perform the annual audit for 2026.

On MOTION by Mr. Holmes seconded by Mr. Green with all in favor the recommendation of the audit committee of Richie Tandoc being ranked no. 1 with 100 points was accepted.

SEVENTH ORDER OF BUSINESS Acceptance of Fiscal Year 2025 Audit Report

Mr. Laughlin stated under the management letter it states in our opinion the district complied in all material respects with the aforementioned requirements for the fiscal year ended September 20, 2025. It is a clean audit.

On MOTION by Mr. Allen seconded by Mr. Holmes with all in favor the fiscal year 2025 audit report was accepted.

EIGHTH ORDER OF BUSINESS **Ratification of Agreement with GMS for Field Operations Management, Janitorial, Pool Maintenance and Pool Chemicals for Fiscal Year 2027**

On MOTION by Mr. Allen seconded by Mr. Holmes with all in favor the agreement with GMS for field operations management was ratified.

NINTH ORDER OF BUSINESS **Consideration of Proposals for Lake Maintenance**

A. Florida Waterway, Inc. – 7 Ponds $485 per month

B. Florida Waterway, Inc. – 8 Ponds $535 per month

C. Lake Doctors – 7 Ponds $560 per month

D. Superior Waterway Services, Inc. – 7 Ponds $495 per month

E. Superior Waterway Services, Inc. – 8 Ponds $540 per month

Ms. Leaptrott stated the eighth pond is not a stormwater pond it is for recreation.

On MOTION by Mr. Schwartz seconded by Mr. Green with all in favor the proposal from Florida Waterways in the amount of $485 per month for seven ponds was approved.

TENTH ORDER OF BUSINESS **Consideration of Landscape & Irrigation Maintenance Proposals Received in Response to RFP**

Mr. Laughlin stated we have had a lot of issues with the landscape company, we have had onsite meetings with them but there has been no change, and we have received complaints from the residents. Recently they have done a better job than they have been doing but it is not even standard. We did issue an RFP to see what other companies can offer. We received three proposals from Brightview Landscape, United Landscape and Yellowstone Landscape. They are all very big companies and they work for a lot of districts and they understand how CDDs work. We have pricing for Phases 1 and 2, which is what is currently under contract and Phase 3 when it comes online. Brightview Phase 1 and 2 for the first year $43,000, United came in at $38,000 and Yellowstone was $53,000. When all phases are added for year one, it came out to $51,000 for Brightview, United was $49,000 and Yellowstone was $67,000. Our current budget for landscaping is $40,000. We received our insurance premium and it came in lower than expected so we have about $15,000 that we can move to another line item.

On MOTION by Mr. Schwartz seconded by Mr. Green with all in favor the landscape maintenance contract was awarded to Brightview in the amount of $43,000.

Mr. Laughlin sated we will send a termination letter to the current contractor because we did send a letter of deficiency so it is termination with cause. I will get with Brightview and see if they are able to start August 1st.

ELEVENTH ORDER OF BUSINESS **Public Hearing to Adopt the Fiscal Year 2027 Budget**

On MOTION by Mr. Green seconded by Mr. Holmes with all in favor the public hearing was opened.

Mr. Laughlin stated we did reduce a lot of items. The reason we have an increase is because we have less carry forward surplus than last year. We contemplated the amenity center being open last year and that money was budgeted and that wasn't used so that rolled over the previous year. This year we are fully operational and there is less carry forward surplus. We reduced the admin costs, and operation and maintenance and the only increase is amenity center maintenance, which was $61,000 last year and is $67,000 this year. The insurance came in $15,000 less than expected and I suggest keeping at least $5,000 and putting that in landscaping so we stay in that area but we could potentially remove $10,000 from the proposed budget, which would lower the overall increase or we could move it into a line such as repair and replacement.

A resident asked what is facility management? In general what are you talking about when you say amenity center?

Mr. Laughlin stated the pool area, the park, common areas and dog park, anything that is owned by the CDD. The pool maintenance is for the actual service for a company to scrub the pool, clean the filters, there is a cost for pool chemicals, the facility management contract is for one day a week staff goes out there, check to make sure everything is fine, they coordinate with any vendors, that needs access to make a repair, confirm that things are being done, if there are issues we report it to the company, such as mowing. We have had issues with the mowing. There is a narrative that explains each line item.

Residents brought up the following concerns/comments: janitor supplies, security, cleanliness, types of insurance, process of transition of board members to resident controlled board, pool chemicals, lot owners pay their share of the assessments, cable will be removed from budget as amenity center gets free internet, the CDD maintains the infrastructure and has nothing to do with sales, WIFI password, reconfigure the gate entrance to pool area, if trespassing is an issue a proposal for a higher fence can be obtained, the CDD cannot gate off the community, can the community ever be made private, potholes, are the homes being built on wetlands, homeowners and property owners fund the budget, amount of carry forward surplus.

> On MOTION by Mr. Allen seconded by Mr. Green with all in favor the public hearing was closed.

A. Consideration of Resolution 2026-07 Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2027

Mr. Laughlin stated we will remove the cable from the proposed budget, which is $2,200, the insurance is $15,000 and I would like to move $5,000 to landscape maintenance, and there is an extra $10,000 we will move to contingency.

The board and residents discussed issues with non-residents parking on the streets, accessing the pool area and leaving trash in the pool area. JSO now has the authority to come onsite when residents call and they are able to trespass non-residents. Have off-duty officers at amenity on Labor Day.

On MOTION by Mr. Allen seconded by Mr. Schwartz with all in favor Resolution 2026-07 was approved as amended removing cable, moving $5,000 from insurance to landscape and $10,000 to contingency.

B. Consideration of Resolution 2026-08 Imposing special Assessments and Certifying an Assessment Roll for Fiscal Year 2026

Mr. Laughlin stated the budget has been adopted and this will place the assessments on the property tax bill.

On MOTION by Mr. Holmes seconded by Mr. Green with all in favor the public hearing was opened.

A resident asked how do we pay the assessment?

Mr. Laughlin stated it is part of your property tax bill that has both the debt service and O&M. We talked about the O&M portion, we also assess the debt service portion that pays the bond debt. You have the option to pay the bond off early and that would lower your annual assessment. You only receive the benefit of doing that if you plan to live in the house for a long time. If you want more information on that you can contact me.

On MOTION by Mr. Schwartz seconded by Mr. Allen with all in favor the public hearing was closed.

On MOTION by Mr. Allen seconded by Mr. Schwartz with all in favor Resolution 2026-08 was approved.

TWELFTH ORDER OF BUSINESS **Public Hearing to Adopt Revised Rules of Procedure – Resolution 2026-09**

Mr. Laughlin stated these are the rules of procedure for the district that the board operates under. Every few years counsel will propose amendments to update the district rules to match anything that changed in the past legislative sessions.

Mr. Haber stated this is a document that has been in place since day one for the CDD. My firm updates it every three, four or five years. These are changes that are not specific to the Darby CDD, they are ones we roll out to all the CDDs we represent across the state.

On MOTION by Mr. Holmes seconded by Mr. Allen with all in favor the public hearing was opened.

Mr. Laughlin stated these rules of procedure are posted on the district's website, along with the minutes of the meetings, financials, audits and agenda packages are posted a week ahead of each meeting.

On MOTION by Mr. Allen seconded by Mr. Green with all in favor the public hearing was closed.

On MOTION by Mr. Allen seconded by Mr. Schwartz with all in favor Resolution 2026-09 was approved.

THIRTEENTH ORDER OF BUSINESS Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

There being none, the next item followed.

C. Manager – Discussion of Fiscal Year 2027 Meeting Schedule

Mr. Laughlin stated we have the schedule set similar to this year on the second Tuesday of October, January, March, May, July and September at 10:30 a.m.

On MOTION by Mr. Schwartz seconded by Mr. Green with all in favor the fiscal year 2027 meeting schedule was approved.

D. Operations & Amenities – Report

Ms. Mullins gave an overview of the operations and amenities report, copy of which was included in the agenda package.

FOURTEENTH ORDER OF BUSINESS Supervisors Requests

There being none, the next item followed.

FIFTEENTH ORDER OF BUSINESS Audience Comments

A resident asked the vacant lots are overgrown. Can we talk to the landscape company about that?

Mr. Schwartz stated we have spoken to the builders about the vacant lots. The CDD covers the common areas, the individual lots are all owned by home builders. Meritage owns most of them and we have spoken to them, also about the dirt in the street they need to clean up. Going forward when we have residents in attendance we should take a quick minute to explain what the CDD is responsible for and explain how meetings are conducted. It is a government agency, not just a property manager and I think it is important to give a little background, so everyone feels comfortable.

A resident stated someone mentioned phase 3. The road has started for phase 3, but in terms of the entrance will there only be one entrance for all the phases?

Mr. Schwartz stated no. As you come in Hallback goes to your right and you get the entrance to phase 3, there are 140 homesites back there and it is one road into a cul-de-sac. Phase 4 will enter through the cul-de-sac in phase 1. There will only be one main entrance.

A resident stated I was told there would be a walking trail in the community. Is that true? Along the pool, it was cleared out between the trees.

Mr. Schwartz stated that little clearing in the trees used to be a lumber trail. There is lumber and firebreaks throughout the entire community, because it was a pine forest. Looking at the civil plans there is nothing that calls for any type of environmental walking trail. It calls out a concrete sidewalk and the asphalt trail. I don’t know about any nature trail or anything like that.

SIXTEENTH ORDER OF BUSINESS Financial Statements as of May 31, 2026

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

SEVENTEENTH ORDER OF BUSINESS Check Register

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

EIGHTEENTH ORDER OF BUSINESS Next Meeting Scheduled – September 8, 2026 at 10:30 a.m.

Mr. Laughlin stated the next meeting is scheduled for September 8, 2026 at 10:30 a.m. the location to be determined.

On MOTION by Mr. Allen seconded by Mr. Schwartz with all in favor the meeting adjourned at 12:19 p.m.

______________________________ ______________________________

Secretary/Assistant Secretary Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

Minutes of Meeting
Darby
Community Development District

The Darby Community Development District audit committee met Tuesday, July 14, 2026 at 11:10 a.m. at 1200 Riverplace Boulevard, Jacksonville, Florida

Present and constituting a quorum were:

Andre Green	Assistant Secretary
Matt Allen	Assistant Secretary
Justin Holmes	Asisstant Secretary

Also present were:

Daniel Laughlin	District Manger
Wes Haber	District Counsel by telephone

Following is a summary of the actions taken at the July 14, 2026 audit committee meeting.

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Laughlin called the audit committee meeting to order at 11:00 a.m. and called the roll.

SECOND ORDER OF BUSINESS **Review and Ranking of Proposals Received in Response to the RFP**

A. Berger Toombs Elam Gaines & Frank

B. Grau & Associates

C. RMcintosh

D. Richie C. Tandoc

Mr. Laughlin read his rankings into the record as follows: Berger Toombs 82, Grau & Associates 97.8, McIntosh 96.6 and Richie Tandoc 100 and after discussion the board took the following action.

On MOTION by Mr. Green seconded by Mr. Holmes with all in favor Richie Tandoc was ranked no. 1 with 100 points.

THIRD ORDER OF BUSINESS **Other Business**

There being none,

On MOTION by Mr. Green seconded by Mr. Holmes with all in favor the meeting adjourned at 11:02 a.m.

FIFTH ORDER OF BUSINESS

A.

Maintenance

Oldcastle Infrastructure™
A CRH COMPANY

Inspection Report
Kings Preserve
07-29-2026

Service You Expect

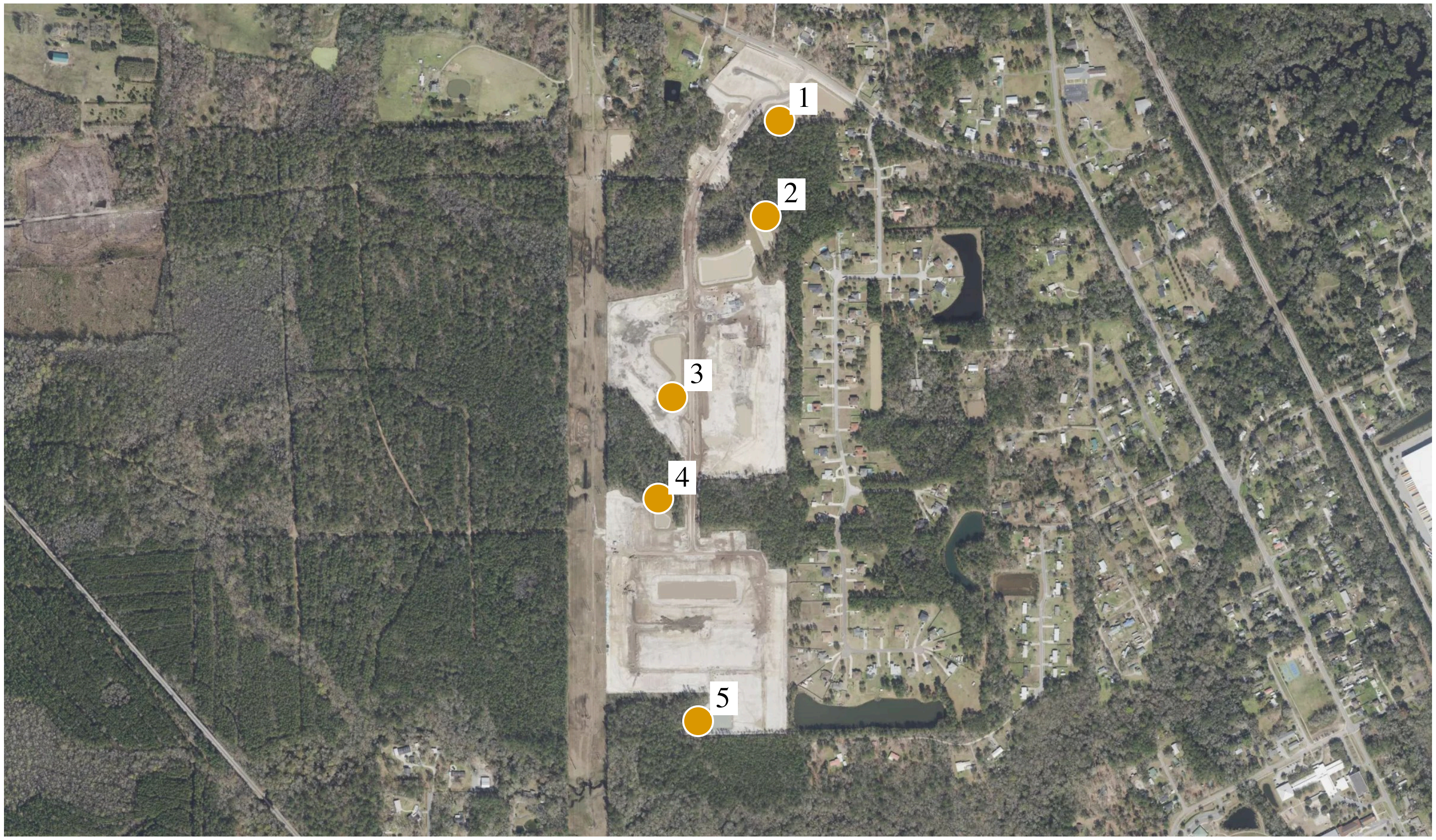
Record Summary

Table 1: Record Summary

Summary	Total Count	Rate 1 - Minor Cleaning	Rate 2 - Standard Cleaning	Rate 3 - Major Cleaning	Rate 4 - Extreme Conditions
Total selected records	5	1	2	0	0
Drop Inlet - Insert	0	0	0	0	0
Drop Inlet - No Insert	0	0	0	0	0
Manhole	0	0	0	0	0
Drywell	0	0	0	0	0
Vault / Tank	0	0	0	0	0
Biofiltration / Planter	0	0	0	0	0
Detention / Storage	0	0	0	0	0
Other	5	1	2	0	0

Property Summary:	
Property Name:	Kings Preserve
Property Address:	7729 Owlsley Ct
Inspector Name:	Kimmell
Property Contact Name:	Will Leaptrott
Property Contact Phone:	904-226-5965
Property Contact Organization:	Prime AE
Property Contact Email:	Will.leaptrott@primeae.com

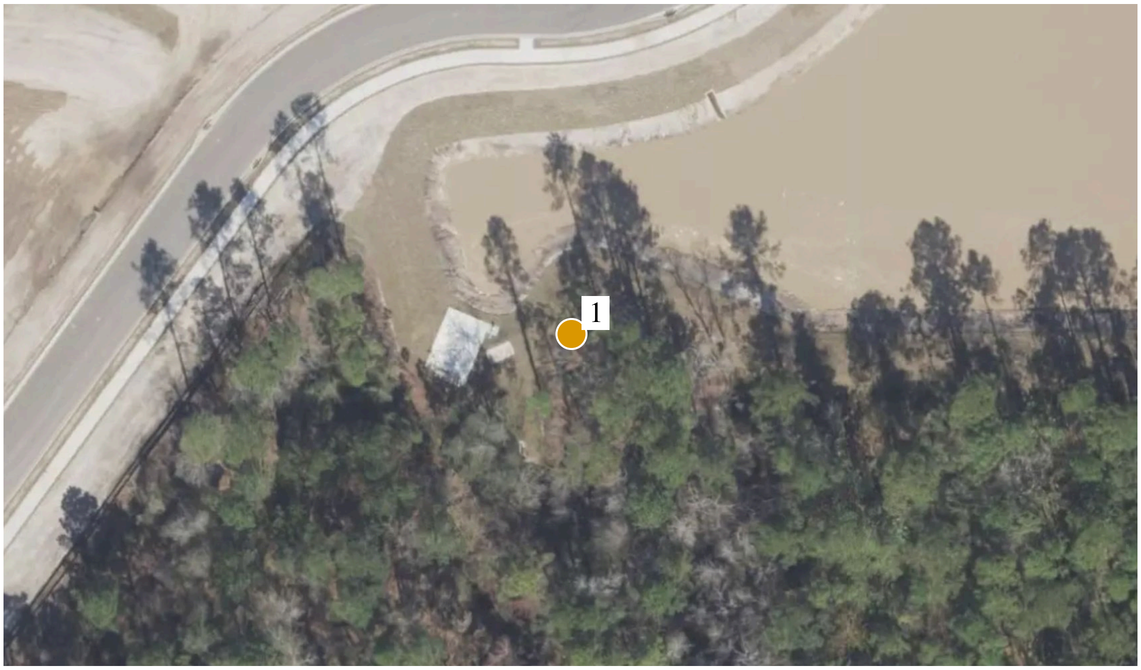
Summary Map



Legend

Other

Unit Location



Rigging & Inspection Details	Inspection Date: 2026-07-29
Unit ID	1
Safe Parking	Yes
Traffic Control Assistance	No
Rigging Distance to Unit	126 - 200'
System Type	Other
Other	**Inspection Date: 2026-07-29**
Access Cover Type	Manhole
Access Cover Condition	Good
Dimension Length	12.0
Dimension Width	6.0
Dimension Depth	10.0
Is a basket present	No
Is a filter present	Yes
Type of Material in System	None
Is maintenance recommended	No
Oldcastle Maintenance Rating	Rate 0 - No Maintenance Needed

Media Summary

Other

Photo(s)

Media Summary

Other

Photo(s)

Unit Location

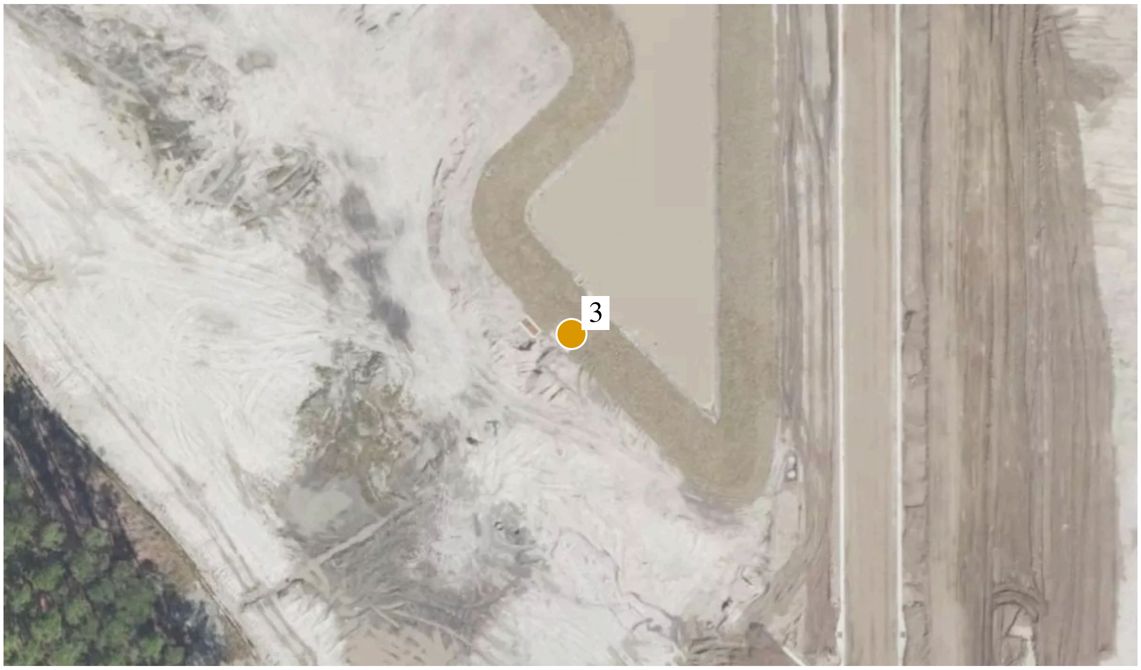
Rigging & Inspection Details	Inspection Date: 2026-07-29
Unit ID	2
Inspection Type	Follow-Up Inspection
NRFS Inspection	**Inspection Date: 2026-07-29**
Standing Water Present	Yes
Inlet Condition	Clear
Outlet Condition	Clear
Filter Media Condition	Channeling Observed
Sediment / Debris Accumulation	None
Overall System Condition	Fair – Standard Maintenance Needed
Volume of Material Removed	0 Gallons
Cleaning Tasks Completed	None
Deficiencies Identified	Bypass Not Functioning, Filter Media Requires Replacement
Follow-Up Action Required	Repair Needed – Non-Urgent

Media Summary

NRFS Inspection

Photo(s)

Unit Location



Rigging & Inspection Details	Inspection Date: 2026-07-29
Unit ID	3
Safe Parking	Yes
Traffic Control Assistance	No
Rigging Distance to Unit	10 - 125'
System Type	Other
Other	**Inspection Date: 2026-07-29**
Access Cover Type	Manhole
Access Cover Condition	Good
Dimension Length	12.0
Dimension Width	6.0
Dimension Depth	10.0
Is a basket present	No
Is a filter present	Yes
Type of Material in System	Organic
Is maintenance recommended	Yes
Oldcastle Maintenance Rating	Rate 2 - Standard Cleaning

Media Summary

Other

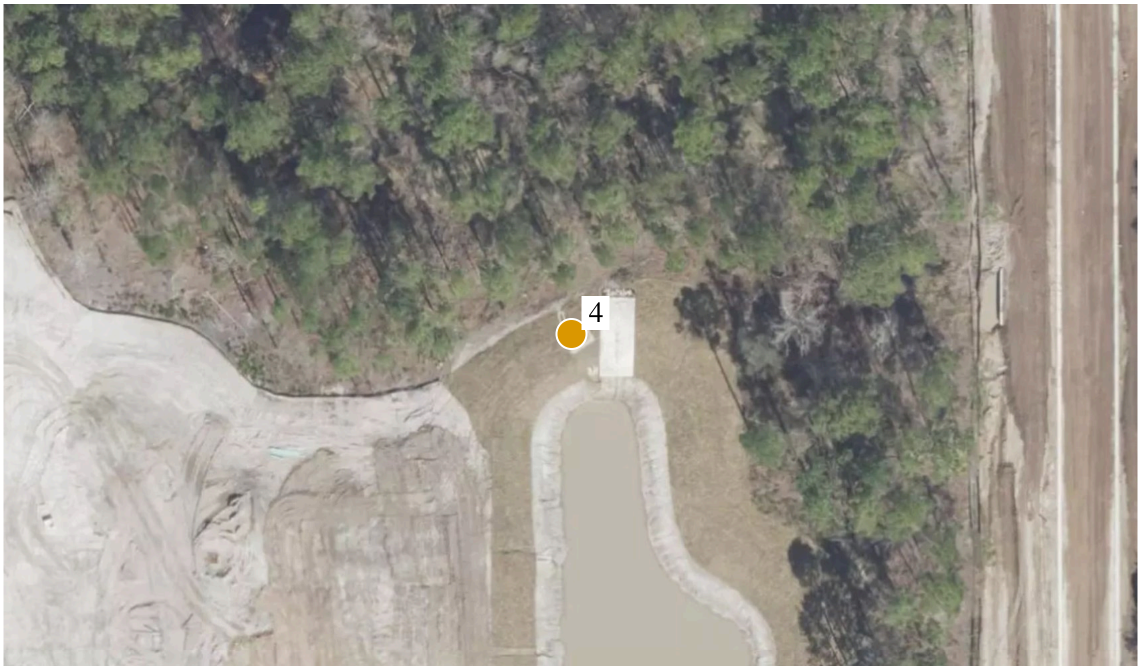
Photo(s)

Media Summary

Other

Photo(s)

Unit Location



Rigging & Inspection Details	Inspection Date: 2026-07-29
Unit ID	4
Inspection Type	

NRFS Inspection	Inspection Date: 2026-07-29
Standing Water Present	Yes
Inlet Condition	Clear
Outlet Condition	Clear
Filter Media Condition	Good – Functioning Normally
Sediment / Debris Accumulation	None
Overall System Condition	Good – No Issues
Volume of Material Removed	0 Pounds
Cleaning Tasks Completed	None
Deficiencies Identified	None
Follow-Up Action Required	

Media Summary

NRFS Inspection

Photo(s)

Unit Location

Rigging & Inspection Details	Inspection Date: 2026-07-29
Unit ID	5
Inspection Type	Follow-Up Inspection
NRFS Inspection	**Inspection Date: 2026-07-29**
Standing Water Present	Yes
Inlet Condition	Clear
Outlet Condition	Clear
Filter Media Condition	Good – Functioning Normally
Sediment / Debris Accumulation	None
Overall System Condition	Fair
Volume of Material Removed	0 Pounds
Cleaning Tasks Completed	None
Deficiencies Identified	None
Follow-Up Action Required	Minor Maint Needed

Media Summary

NRFS Inspection

Photo(s)

B.

Proposal P-014253

7100 Longe St Suite 100
Stockton, CA 95206

888-950-8826

ATTN: Daniel Laughlin	**Proposal:** P-014253	**Proposal Date:** August 5, 2026

TO: Kings Preserve (Plummer rd)
C/O Kings Preserve
7729 Owsley Ct Jacksonville, FL 32219

RE: Kings Preserve Maint Plan
7729 Owsley Ct Jacksonville, FL 32219

RECOMMENDATIONS *Insp every 6 month, Pumpout as needed, Media replacement every 2 years*

Item No. 1: Automatic Renewal This Maintenance Agreement is for a term of two (2) years, and shall automatically renew for subsequent years on month to month terms unless expressly cancelled by the Customer/Owner. Written notice of the cancellation of the Maintenance Agreement must be received via mail or email no later than thirty (30) days prior to the end of the initial term or each renewal term thereafter. No cancellation fee shall apply.

Item No. 2: UpFlo Media Filter System Inspection of: NRFS vault Includes; Inspection every 6 months 4 per two-year plan period, evaluation of overall condition, measuring of sediments, debris, and water levels. Provide report and certificate. NOTE: System requires periodic removal and disposal of collected sediments (pump out). This service is provided on an as needed basis for additional charge. (See item 4)

Item No. 3: 1 x Every two years - Stormwater Vault Cleanout Service of: NRFS vault Includes; removal and disposal of collected sediments and water (pump-out). Removal and replacement of filter Media (Bold & Gold)
Pollutants shall be disposed of in accordance with State and/or Local requirements (per State/Local specifications). A Maintenance Record of work performed and a Certificate of Compliance are provided.

Item No. 4: NRFS Cleanout (Pump-Out) service (As-Needed) of: NRFS Includes; removal and disposal of collected sediments and water (pump-out), removal of top layer of river rock, Bold and Gold backwash, replacement of top layer river rock.
Pollutants shall be disposed of in accordance with State and/or Local requirements (per State/Local specifications). A Maintenance Record of work performed

Item No. 6:
13 River rock sacks @ $295 each

Item No. 5: 19 Bold & Gold ECT-3 1.5 cu yd sack @ $775 each

Item No. 2 Total:	$	2,120.00
Item No. 3 Total:	$	32,900.00
Item No. 4 Total:	$	5,600.00
Item No. 5 Total:	$	14,725.00
Item No. 6 Total:	$	3,835.00
Subtotal:	$	59,180.00
Sales Tax:	$	0.00
Total:	$	59,180.00

NOTE: PROPOSAL PRICING IS VALID FOR 60 DAYS FROM PROPOSAL DATE.

INCLUSIONS

- Upon completion of each maintenance service, Oldcastle Infrastructure will issue a Certificate of Compliance to the landowner.
- Rate includes temporary traffic control up to 12 day/night cones, and 2 road work signs.

EXCLUSIONS

- Client must provide access for vehicles and crews to facilitate work
- Cleaning crews need temporary and legal access to all areas without interruption during execution of work.
- Testing, handling, and disposal of hazardous or regulated material.
- Systems not accessible on the notified scheduled maintenance date may be subject to a 4-hour minimum trip charge may be assessed.

PLEASE NOTE: Email approval to proceed with work shall be constituted as acceptance of the language in the attached contract.

- Landscape, irrigation, and concrete repair, if necessary.
- Bypass pumping, caused by a continuous flow of water due to external factors like landscape irrigation.
- Client must provide water for cleaning.
- Delays / Standby onsite subject to advertised T&M Rates
- Removal of uncommon materials such as large boulder rocks and large objects found inside stormwater systems. Removal is available for an additional charge.

We appreciate the opportunity of providing this quote and look forward to working with you through its successful completion. In the meantime, should you have any questions please do not hesitate to contact us via our direct line (689)323-1241.

Regards,

Jeannette Charriez

Jeannette Charriez
Oldcastle Infrastructure
Service and Maintenance

Contract P-014253

7100 Longe St Suite 100
Stockton, CA 95206

888-950-8826

This CONTRACT between OLDCASTLE INFRASTRUCTURE hereinafter called COMPANY, and **Kings Preserve (Plummer rd) C/O Kings Preserve** hereinafter called OWNER, doing business at **7729 Owsley Ct Jacksonville, FL 32219**

Phone: ; Email/Fax: dlaughlin@gmsnf.com; agree as set forth below:

SCOPE OF WORK: COMPANY shall furnish materials, tools, labor and equipment necessary to complete Service and Maintenance described work:

RECOMMENDATIONS

Item No. 1: Automatic Renewal This Maintenance Agreement is for a term of two (2) years, and shall automatically renew for subsequent years on month to month terms unless expressly cancelled by the Customer/Owner. Written notice of the cancellation of the Maintenance Agreement must be received via mail or email no later than thirty (30) days prior to the end of the initial term or each renewal term thereafter. No cancellation fee shall apply.

Item No. 2: UpFlo Media Filter System Inspection of: NRFS vault Includes; Inspection every 6 months 4 per two-year plan period, evaluation of overall condition, measuring of sediments, debris, and water levels. Provide report and certificate. NOTE: System requires periodic removal and disposal of collected sediments (pump out). This service is provided on an as needed basis for additional charge. (See item 4)

Item No. 3: 1 x Every two years - Stormwater Vault Cleanout Service of: NRFS vault Includes; removal and disposal of collected sediments and water (pump-out). Removal and replacement of filter Media (Bold & Gold)
Pollutants shall be disposed of in accordance with State and/or Local requirements (per State/Local specifications). A Maintenance Record of work performed and a Certificate of Compliance are provided.

Item No. 4: NRFS Cleanout (Pump-Out) service (As-Needed) of: NRFS Includes; removal and disposal of collected sediments and water (pump-out), removal of top layer of river rock, Bold and Gold backwash, replacement of top layer river rock.
Pollutants shall be disposed of in accordance with State and/or Local requirements (per State/Local specifications). A Maintenance Record of work performed

Item No. 6:
13 River rock sacks @ $295 each

Item No. 5: 19 Bold & Gold ECT-3 1.5 cu yd sack @ $775 each

In accordance with the COMPANY'S latest Product Literature and as stated in Proposal **P-014253** dated **August 5, 2026,** receipt of which is hereby acknowledged.

While cleaning and maintenance is necessary for extending the life of drywells & catch basins and is expected to improve the performance, there is no guarantee related to the performance or that they will be restored to their original operating condition.

PROJECT INFORMATION: Project Name: **Kings Preserve Maint Plan** Project Location: **7729 Owsley Ct Jacksonville, FL, 32219**

CONTRACT PRICE: Complete CONTRACT PRICE for the WORK to be performed: Sales Tax: 0.00 + $59,180.00
Fifty Nine Thousand One Hundred Eighty Dollars………………………………………………….**$59,180.00**
Subject to additions and deductions for changes in the WORK as may be agreed upon. Invoice shall be payable IN FULL (30) days after completion of the WORK by the COMPANY.

EXCLUSIONS: COMPANY shall not be responsible for sales tax unless otherwise specified in this CONTRACT; ***Client must provide access for vehicles and crews to facilitate work.*** Cleaning crews need temporary and legal access to all areas without interruption during execution of work. Testing, handling, and disposal of hazardous or regulated material. Systems not accessible on the notified scheduled maintenance date may be subject to a 4-hour minimum trip charge may be assessed. Traffic control that includes: Bonds, Permits, Fees, and anything beyond 12 day and night cones. Landscape, irrigation, and concrete repair, if necessary. Rate includes temporary traffic control up to 12 day/night cones, and 2 road work ahead signs. Client must provide disposal for waste spoils generated from cleaning. Pumping of water; if necessary. Client must provide water for cleaning. Rate excludes bonds, permits, fees. Rate excludes prevailing wages. Vendor Portal Fees. Onsite training.

This agreement contains additional terms on the following page, each of which are material covenants and conditions of the CONTRACT.

IN WITNESS WHEREOF, the parties hereto have executed this CONTRACT.

Contract P-014253

7100 Longe St Suite 100
Stockton, CA 95206

888-950-8826

Oldcastle Infrastructure Service and Maintenance		OWNER	
By:	Ben Marquart	By:	
Print	Ben Marquart	Print Name:	
Title:	**Inside Sales**	Title:	
Date:	**August 5, 2026**	Date:	

PLEASE NOTE: Email approval to proceed with work shall be constituted as acceptance of the language in the attached contract.

7100 Longe St Suite 100
Stockton, CA 95206

888-950-8826

ADDITIONAL TERMS AND CONDITIONS

1. OWNER shall secure and pay for all necessary approvals, easements, adjustments, permits and charges required for the WORK, and shall furnish all surveys for the site of the project and a legal description of the site.

2. COMPANY is not responsible for damage resulting from its normal and standard operations to curbs, sidewalks, driveways, underground utilities, sprinkler systems, patios, lawns, shrubs, and appurtenances.

3. OWNER shall be responsible for any flooding of excavation caused by OWNER or OWNER's water supply, sprinkler system, irrigation or other water source.

4. If COMPANY is delayed at any time in the progress of the WORK by any act or neglect of OWNER, the architect, or by any employee of either, by any separate contractor employed by OWNER, or by changes ordered in the WORK, labor disputes, fire, unusual delay in transportation, adverse weather conditions not reasonably anticipatable, unavoidable delay authorized by OWNER pending arbitration, which OWNER or architect determines may justify the delay, the contract time shall be extended for such reasonable time as the COMPANY may determine. It is hereby acknowledged that the CONTRACT PRICE is based upon COMPANY being able to perform its work in an orderly and sequential manner, as it so determines.

5. COMPANY will perform its WORK in accordance with standard industry practices and when required will notify the respective public authorities to timely coordinate inspections. However, it shall be the OWNER'S responsibility for the final WORK to be in compliance with any applicable ordinances, regulations or statutes, and to furnish any necessary variances, permits and fees that may be required.

6. COMPANY assumes no responsibility or liability for work performed, equipment or materials supplied by the OWNER, any sub-contractor or third person not a part of COMPANY'S regular sub-contractors for work relating to the construction of the WORK or other real estate related improvements unless accepted in writing prior to such equipment, materials or labor being provided.

7. Lien releases shall be provided at completion by COMPANY if requested. If Notice of Completion has been filed before COMPANY has been Paid in Full, COMPANY shall be notified in writing immediately by OWNER by Certified Mail addressed to COMPANY at the address provided herein.

8. Past due accounts shall bear interest at the rate of 1 ½% per month until paid, and OWNER agrees to pay same.

9. OWNER hereby agrees to indemnify and hold harmless COMPANY and its agents, officers, and employees from and against all claims, damages, losses, suits or actions thereof, costs, expense of judgment paid or incurred in that behalf, including but not limited to attorney's fees, arising from the aforesaid terms, conditions and covenants, and any other provision or covenant of this contract.

10. Should any damages or delays result from the aforesaid terms, conditions and covenants, OWNER shall be liable to COMPANY for any and all increased and extended costs, attorney's fees, general and administrative costs and other damages which are incurred by COMPANY. Should any alteration, deviation, or addition the WORK involving extra costs occur resulting from the aforesaid terms, conditions and covenants, such costs shall be added to the CONTRACT PRICE with reasonable profit which the OWNER agrees to pay.

11. In the event of a breach of this agreement by OWNER, OWNER shall be liable to COMPANY for its attorney fees and costs incurred, in addition to compensatory damages resulting from the breach, as a result of said breach.

12. This Contract is not binding upon COMPANY unless and until same is accepted by an officer thereof. Copies of Contract do not require written acceptance. This Agreement and any addendums to this Agreement in writing constitute the entire Contract of the parties when signed by both parties and the parties are not bound by any oral agreement or responsibility by any agent of either party acting for or on behalf of either party, which is not expressed herein, and COMPANY is not bound to any agreement not specified on the original copy of this Contract. This Contract is subject to approval of OWNER'S credit by the COMPANY which approval shall not be unreasonably withheld.

Owners Initials: ______

Oldcastle Infrastructure Initials: W.G.

SIXTH ORDER OF BUSINESS

A.

Richie Tandoc, P.A.
Certified Public Accountant & Consultant
13453 SW 105th Ave, Miami, Florida 33176 / T. (305) 720-2502

July 28, 2026

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

Dear Mr. Laughlin:

We are pleased to confirm our understanding of the services we are to provide to the Darby Community Development District (the "District") for the fiscal year ending September 30, 2026.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities and each major fund, and the disclosures, which collectively comprise the basic financial statements of the District as of and for the fiscal year ending September 30, 2026. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis.

2) Budgetary Comparison Information.

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

The objectives also include reporting on internal control over financial reporting and compliance with provisions of laws, regulations, contracts, and award agreements, noncompliance with which could have a material effect on the financial statements in accordance with *Government Auditing Standards*.

Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of your accounting records of the District and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS and *Government Auditing Standards*, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of waste and abuse is subjective, *Government Auditing Standards* do not expect auditors to perform specific procedures to detect waste or abuse in financial audits nor do they expect auditors to provide reasonable assurance of detecting waste or abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

During the planning phase of the audit, if we identify any significant risks of material misstatement, we will communicate those to you.

Our audit of the financial statements does not relieve you of your responsibilities.

In connection with this engagement, we may communicate with you or others via email transmission. As emails can be intercepted and read, disclosed or otherwise used or communicated by an unintended third party, or may not be delivered to each of the parties to whom they are directed and only to such parties, we cannot guarantee or warrant that email from us will be properly delivered and read only by the addressee. Therefore, we specifically disclaim and waive any liability or responsibility whatsoever for interception or unintentional disclosure of emails transmitted by us in connection with the performance of this engagement. In that regard, you agree that we shall have no liability for any loss or damage to any person or entity resulting from the use of email transmissions, including any consequential, incidental, direct, indirect, or special damages, such as loss of revenues or anticipated profits, or disclosure or communication of confidential or proprietary information.

Audit Procedures—Internal Control

We will obtain an understanding of the government and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, establishing, and maintaining effective internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, and for evaluating and monitoring ongoing activities to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with accounting principles generally accepted in the United States of America, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is responsible for making drafts of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by GAAS and *Government Auditing Standards*.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, or contracts or grant agreements that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Scope and Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

Other Services

We will also assist in preparing the financial statements and related notes of the District in conformity with accounting principles generally accepted in the United States of America based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statements previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities relating to the financial statements and related notes, and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash, accounts receivable, or other confirmations we request and will locate any documents selected by us for testing.

Management is responsible for distribution of the reports and the financial statements to all Board members. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of Richie Tandoc, P.A. and constitutes confidential information. However, pursuant to authority given by law or regulation, we may be requested to make certain audit documentation available to governmental regulators or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Richie Tandoc, P.A. personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date or for any additional period requested by a regulator. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Richie Tandoc is the engagement partner and is responsible for supervising the engagement and signing the reports or authorizing another individual to sign them.

Our fees for the audit of the District is **$3,800** for the fiscal year ending September 30, 2026, which will be billed as the engagement progresses. The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit and/or any significant increase in the District's financial operations that would require us to perform more work not anticipated at the time of this letter. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if your account becomes 30 days or more overdue and will not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended through the date of termination.

Reporting

We will issue a written report upon completion of our audit of the District's financial statements. Our report will be addressed to the Board of Directors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or issue reports, or we may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will state (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. The report will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

We appreciate the opportunity to be of service to the District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Richie Tandoc, P.A.

ACCEPTED:

Darby Community Development District

DocuSigned by:
George Leone
C011814C2F4847A...

Authorized Signature	Title	Date
George Leone	MGR	2026-07-29

B.

Richie Tandoc, P.A.
Certified Public Accountant & Consultant
13453 SW 105th Ave, Miami, Florida 33176 / T. (305) 720-2502

July 28, 2026

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

Dear Mr. Laughlin:

We are pleased to confirm our understanding of the services we are to provide to the Darby Community Development District (the "District") for the fiscal year ending September 30, 2026, 2027, 2028, 2029 and 2030.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities and each major fund, and the disclosures, which collectively comprise the basic financial statements of the District as of and for the fiscal year ending September 30, 2026, 2027, 2028, 2029 and 2030. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis.

2) Budgetary Comparison Information.

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

The objectives also include reporting on internal control over financial reporting and compliance with provisions of laws, regulations, contracts, and award agreements, noncompliance with which could have a material effect on the financial statements in accordance with *Government Auditing Standards*.

Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of your accounting records of the District and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS and *Government Auditing Standards*, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of waste and abuse is subjective, *Government Auditing Standards* do not expect auditors to perform specific procedures to detect waste or abuse in financial audits nor do they expect auditors to provide reasonable assurance of detecting waste or abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

During the planning phase of the audit, if we identify any significant risks of material misstatement, we will communicate those to you.

Our audit of the financial statements does not relieve you of your responsibilities.

In connection with this engagement, we may communicate with you or others via email transmission. As emails can be intercepted and read, disclosed or otherwise used or communicated by an unintended third party, or may not be delivered to each of the parties to whom they are directed and only to such parties, we cannot guarantee or warrant that email from us will be properly delivered and read only by the addressee. Therefore, we specifically disclaim and waive any liability or responsibility whatsoever for interception or unintentional disclosure of emails transmitted by us in connection with the performance of this engagement. In that regard, you agree that we shall have no liability for any loss or damage to any person or entity resulting from the use of email transmissions, including any consequential, incidental, direct, indirect, or special damages, such as loss of revenues or anticipated profits, or disclosure or communication of confidential or proprietary information.

Audit Procedures—Internal Control

We will obtain an understanding of the government and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, establishing, and maintaining effective internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, and for evaluating and monitoring ongoing activities to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with accounting principles generally accepted in the United States of America, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is responsible for making drafts of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by GAAS and *Government Auditing Standards*.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, or contracts or grant agreements that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Scope and Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

Other Services

We will also assist in preparing the financial statements and related notes of the District in conformity with accounting principles generally accepted in the United States of America based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statements previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities relating to the financial statements and related notes, and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash, accounts receivable, or other confirmations we request and will locate any documents selected by us for testing.

Management is responsible for distribution of the reports and the financial statements to all Board members. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of Richie Tandoc, P.A. and constitutes confidential information. However, pursuant to authority given by law or regulation, we may be requested to make certain audit documentation available to governmental regulators or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Richie Tandoc, P.A. personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date or for any additional period requested by a regulator. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Richie Tandoc is the engagement partner and is responsible for supervising the engagement and signing the reports or authorizing another individual to sign them.

Our fees for the audit of the District, which will be billed as the engagement progresses, are as follows:

Year Ending Sep 30,	Lump Sum Proposed Cost
2026	$ 3,800
2027	3,800
2028	4,000
2029	4,000
2030	4,000

The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit and/or any significant increase in the District's financial operations that would require us to perform more work not anticipated at the time of this letter. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if your account becomes 30 days or more overdue and will not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended through the date of termination.

Reporting

We will issue a written report upon completion of our audit of the District's financial statements. Our report will be addressed to the Board of Directors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or issue reports, or we may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will state (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. The report will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

We appreciate the opportunity to be of service to the District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Richie Tandoc, P.A.

ACCEPTED:

Darby Community Development District

DocuSigned by:
George Leone
C011814C2F4847A...

	MGR	2026-07-29
Authorized Signature	Title	Date

SEVENTH ORDER OF BUSINESS

C.

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

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.
Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of five board meetings were held during the Fiscal Year.
Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.
Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).
Achieved: Yes ☐ No ☐

2. Financial Transparency and Accountability

Goal 2.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.
Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.
Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.
Achieved: Yes ☐ No ☐

Goal 2.2: Financial Reports

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

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.
Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.
Achieved: Yes ☐ No ☐

Goal 2.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.
Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.
Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.
Achieved: Yes ☐ No ☐

Chair/Vice Chair:____________________________ Date:________________
Print Name:__________________________________
Darby Community Development District

District Manager:____________________________ Date:________________
Print Name:__________________________________
Darby Community Development District

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

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.
Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of five board meetings were held during the Fiscal Year.
Achieved: Yes ☐ No ☐

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Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.
Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).
Achieved: Yes ☐ No ☐

2. Financial Transparency and Accountability

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Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.
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Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.
Achieved: Yes ☐ No ☐

Goal 2.2: Financial Reports

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

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.
Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.
Achieved: Yes ☐ No ☐

Goal 2.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.
Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.
Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.
Achieved: Yes ☐ No ☐

Chair/Vice Chair:____________________________ Date:________________
Print Name:_________________________________
Darby Community Development District

District Manager:____________________________ Date:________________
Print Name:_________________________________
Darby Community Development District

D.

Darby CDD

Operations Report

September 8, 2026

Prepared by Kelly Mullins

Pool/Restrooms

- Signs have also been placed in the restrooms with a QR code to scan to report any issues.
- Kelly Mullins has been distributing access fobs as she is being contacted by homeowners.
- The pool is currently being cleaned three times a week. Cleaning will drop down to twice a week starting on September 16th.
- 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, and the appropriate vendors are being contacted to make the repairs.
- Several sinking pool pavers have been repaired under warranty.
- Signs have been installed for the entrance gates identifying the pool as a private facility and listing key rules.

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/Resident Concerns

- There have been issues with trespassing at the pool. Daniel Laughlin completed a Trespass Authorization form with JSO. We now have a number to reference if we need to call in any incidents.
- There have been complaints regarding cars speeding through the neighborhood.
- Trespassing at the pool seems to have declined. We have not received any recent reports of trespassers. We will continue to monitor the cameras.
- A streetlight and crosswalk sign were hit and knocked down. The streetlight has been repaired by JEA. The crosswalk sign was reported to the City of Jacksonville but has not been repaired.

Landscaping/Irrigation

- Common areas are being monitored weekly to determine any missed/not properly maintained areas by the landscaping company.
- BrightView, our new landscaping company, is scheduled to begin services September 1st.
- Backflows have been inspected by an authorized JEA vendor.

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

TENTH ORDER OF BUSINESS

Darby

Community Development District

Unaudited Financial Reporting

July 31, 2026

Table of Contents

Darby

Community Development District

Combined Balance Sheet

July 31, 2026

	General Fund	*2024 A1 Debt Service Fund*	*2024 A2 Debt Service Fund*	*Capital Project Fund*	*Totals Governmental Funds*
Assets:					
Cash:					
Operating Account	$ 65,697	$ -	$ -	$ -	$ 65,697
Accounts Receivable	-	-	-	-	-
Due from Other	-				-
Due from General Fund	-	-	-	-	-
Due from Developer	-	-	-	-	-
Due from Debt Service	94,165	-	-	-	94,165
Investments:					
State Board of Administration (SBA)	-	-	-	-	-
Custody Account (US Bank)	61,757				61,757
Series 2024					
Reserve A1	-	258,066	-	-	258,066
Reserve A2	-	-	140,119		140,119
Cap Interest A1	-	-	-	-	-
Cap Interest A2		-	-		-
Revenue	-	227,503	-	-	227,503
Prepayment A2	-	-	1,119,176	-	1,119,176
Interest A1	-	-	-	-	-
Interest A2	-	-	87,488	-	87,488
Acquisiton and Construction	-	-	-	-	-
Recreational Improvements	-	-	-	-	-
Prepaid Expenses	1,817	-	-	-	1,817
Deposits	1,220	-	-	-	1,220
Total Assets	**$ 224,656**	**$ 485,569**	**$ 1,346,782**	**$ -**	**$ 2,057,008**
Liabilities:					
Accounts Payable	$ 5,326	$ -	$ -	$ -	$ 5,326
Due to Debt Service	-	-	-	-	-
Due to General Fund	-	94,165	-	-	94,165
Total Liabilites	**$ 5,326**	**$ 94,165**	**$ -**	**$ -**	**$ 99,491**
Fund Balance:					
Nonspendable:					
Prepaid Items	$ 1,817	$ -	$ -	$ -	$ 1,817
Deposits	1,220	-	-	-	1,220
Restricted for:					
Debt Service - Series	-	391,404	1,346,782	-	1,738,186
Capital Project - Series	-	-	-	-	-
Assigned for:					-
Capital Reserve Fund	-	-	-	-	-
Capital Reserves	-	-	-	-	-
Unassigned	216,293	-	-	-	216,293
Total Fund Balances	**$ 219,330**	**$ 391,404**	**$ 1,346,782**	**$ -**	**$ 1,957,516**
Total Liabilities & Fund Balance	**$ 224,656**	**$ 485,569**	**$ 1,346,782**	**$ -**	**$ 2,057,008**

Darby

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Special Assessments - On Roll	$ 94,868	$ 94,868	$ 95,102	$ 234
Special Assessments - Direct Bill	158,633	158,633	143,381	$ (15,252)
Interest Income	-	-	3,336	3,336
Facility Revenue	-	-	50	50
Total Revenues	**$ 253,501**	**$ 253,501**	**$241,869**	**$ (11,632)**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 10,000	$ -	$ 10,000
FICA Expense	918	765	-	765
Engineering	12,000	10,000	2,971	7,029
Attorney	25,000	20,833	4,427	16,407
Annual Audit	3,400	3,400	5,400	(2,000)
Assessment Administration	7,500	7,500	-	7,500
Arbitrage Rebate	600	-	-	-
Trustee Fees	5,200	5,200	7,176	(1,976)
Management Fees	50,085	41,738	41,738	-
Dissemination Agent	7,875	6,563	6,563	-
Information Technology	2,003	1,670	1,669	-
Website Maintenance	1,336	1,113	1,113	-
Telephone	500	417	50	367
Postage & Delivery	1,500	1,250	229	1,021
Insurance General Liability	5,500	5,500	5,512	(12)
Printing & Binding	1,200	1,000	330	670
Legal Advertising	5,000	4,167	1,965	2,202
Other Current Charges	1,200	1,200	1,421	(221)
Office Supplies	1,197	998	1	996
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	**$ 144,189**	**$ 123,487**	**$ 80,739**	**$ 42,747**
Operations & Maintenance:				
Landscape Maintenance	$ 39,468	$ 32,890	$ 31,410	$ 1,480
Landscape Contingency	10,000	8,333	3,535	4,798
Lake Maintenance	7,000	5,833	-	5,833
Field Operations Management	12,000	10,000	9,000	1,000
Repairs & Maintenance	13,000	10,833	90	10,743
Irrigation Repairs	4,000	3,333	1,180	2,154
Electric	35,000	29,167	2,338	26,829
Water/Sewer/Irrigation	15,000	12,500	10,602	1,898
Total Operations & Maintenance	**$ 135,468**	**$ 112,890**	**$ 58,155**	**$ 54,735**

Darby

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Amenity Maintenance				
Insurance	$ 25,000	$ 25,000	$ 2,421	$ 22,579
Facility Management	10,000	8,333	7,500	833
Security	-	-	336	(336)
Pool Maintenance	6,000	5,000	4,167	833
Pool Chemicals	5,000	4,167	3,472	694
Pool Permits	530	530	-	530
Cable	2,200	1,833	-	1,833
Janitorial	6,000	5,000	3,472	1,528
Facility Maintenance	5,000	4,167	2,313	1,854
Pest Control	1,000	833	-	833
Refuse	750	625	104	521
Contingency	-	-	4,500	(4,500)
Total Amenity Maintenance	**$ 61,480**	**$ 55,488**	**$ 28,286**	**$ 27,203**
TOTAL EXPENDITURES	**$ 341,137**	**$ 291,865**	**$ 167,180**	**$ 124,685**
Excess (Deficiency) of Revenues over Expenditures	$ (87,636)	$ (38,364)	$ 74,689	$ (136,318)
Other Financing Sources/(Uses):				
Transfer In (Out)	$ -	$ -	$ -	-
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ (87,636)**	**$ (38,364)**	**$ 74,689**	**$ (136,318)**
Fund Balance - Beginning	$ 87,636		$ 144,641	
Fund Balance - Ending	$ -		$ 219,330	

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	$ -	$ 532	$ -	$ -	$ 553	$ 553	$ -	$ -	$ -	$ 95,102
Special Assessments - Direct Bill	37,456	-	13,237	-	7,997	-	25,447	17,360	12,209	29,675	-	-	143,381
Interest Income	144	178	341	578	425	309	345	335	348	333	-	-	3,336
Facility Revenue	-	-	-	-	-	-	-	50	-	-	-	-	50
Total Revenues	**$ 37,600**	**$ 60,059**	**$ 47,162**	**$ 578**	**$ 8,954**	**$ 309**	**$ 25,791**	**$ 18,297**	**$ 13,110**	**$ 30,008**	**$ -**	**$ -**	**$ 241,869**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
FICA Expense	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering	-	-	-	705	588	-	735	470	-	474	-	-	2,971
Attorney	554	-	812	1,063	413	1,054	531	-	-	-	-	-	4,427
Annual Audit	-	-	-	-	-	-	-	1,500	3,900	-	-	-	5,400
Assessment Administration	-	-	-	-	-	-	-	-	-	-	-	-	-
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	2,328	-	-	-	4,042	-	806	-	-	-	-	-	7,176
Management Fees	4,174	4,174	4,174	4,174	4,174	4,174	4,174	4,174	4,174	4,174	-	-	41,738
Dissemination Agent	656	656	656	656	656	656	656	656	656	656	-	-	6,563
Information Technology	167	167	167	167	167	167	167	167	167	167	-	-	1,669
Website Maintenance	111	111	111	111	111	111	111	111	111	111	-	-	1,113
Telephone	-	8	4	-	9	-	-	11	-	18	-	-	50
Postage & Delivery	9	11	44	-	1	1	10	10	137	6	-	-	229
Insurance General Liability	5,512	-	-	-	-	-	-	-	-	-	-	-	5,512
Printing & Binding	11	9	3	13	6	7	4	8	253	17	-	-	330
Legal Advertising	79	-	162	107	351	-	86	225	874	83	-	-	1,965
Other Current Charges	514	18	37	49	57	34	38	550	56	67	-	-	1,421
Office Supplies	0	0	0	-	0	0	0	0	0	0	-	-	1
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	**$ 14,290**	**$ 5,154**	**$ 6,171**	**$ 7,044**	**$ 10,575**	**$ 6,203**	**$ 7,319**	**$ 7,881**	**$ 10,328**	**$ 5,773**	**$ -**	**$ -**	**$ 80,739**
Operations & Maintenance:													
Landscape Maintenance	$ 3,120	$ 3,120	$ 3,120	$ 3,150	$ 3,150	$ 3,150	$ 3,150	$ 3,150	$ 3,150	$ 3,150	$ -	$ -	$ 31,410
Landscape Contingency	2,604	-	-	-	315	-	301	-	-	315	-	-	3,535
Lake Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Field Operations Management	-	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	-	-	9,000
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	90	-	-	90
Irrigation Repairs	-	-	-	-	391	-	281	211	-	297	-	-	1,180
Electric	-	-	-	-	-	327	396	380	587	648	-	-	2,338
Water/Sewer/Irrigation	414	493	615	1,020	1,431	1,364	1,103	1,522	1,360	1,279	-	-	10,602
Total Operations & Maintenance	**$ 6,138**	**$ 4,613**	**$ 4,735**	**$ 5,170**	**$ 6,287**	**$ 5,841**	**$ 6,231**	**$ 6,263**	**$ 6,097**	**$ 6,779**	**$ -**	**$ -**	**$ 58,155**
Amenity Maintenance													
Insurance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,421	$ -	$ -	$ -	$ 2,421
Facility Management	-	833	833	833	833	833	833	833	833	833	-	-	7,500
Security	-	-	-	48	48	48	48	48	48	48	-	-	336
Pool Maintenance	-	167	500	500	500	500	500	500	500	500	-	-	4,167
Pool Chemicals	-	139	417	417	417	417	417	417	417	417	-	-	3,472
Pool Permits	-	-	-	-	-	-	-	-	-	-	-	-	-
Cable	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial	-	139	417	417	417	417	417	417	417	417	-	-	3,472
Facility Maintenance	-	-	333	147	148	250	340	235	860	-	-	-	2,313
Pest Control	-	-	-	-	-	-	-	-	-	-	-	-	-
Refuse	-	-	-	-	104	-	-	-	-	-	-	-	104
Contingency	-	-	-	-	-	-	4,500	-	-	-	-	-	4,500
Total Amenity Maintenance	**$ -**	**$ 1,278**	**$ 2,500**	**$ 2,362**	**$ 2,467**	**$ 2,465**	**$ 7,055**	**$ 2,450**	**$ 5,495**	**$ 2,215**	**$ -**	**$ -**	**$ 28,286**
Excess (Deficiency) of Revenues over Expenditures	$ 17,171	$ 49,014	$ 33,757	$ (13,998)	$ (10,375)	$ (14,200)	$ 5,186	$ 1,703	$ (8,810)	$ 15,242	$ -	$ -	$ 74,689

Darby

Community Development District

Debt Service Fund Series 2024 - A1

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 142,980	$ 142,980	$ 143,335	$ 354
Special Assessments - Direct Assessment	115,085	115,085	95,757	(19,328)
Interest Income	10,000	8,333	14,317	5,984
Prepayments	-	-	-	
Total Revenues	**$ 268,066**	**$ 266,399**	**$ 253,409**	**$ (12,990)**
Expenditures:				
Interest - 11/1	$ 102,581	$ 102,581	$ 102,581	$ -
Interest - 5/1	102,581	102,581	102,581	-
Principal - 5/1	50,000	50,000	50,000	-
Total Expenditures	**$ 255,163**	**$ 255,163**	**$ 255,163**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 12,903	$ 11,237	$ (1,754)	$ (12,990)
Other Financing Sources/(Uses):				
Transfer In	$ -	-	$ 23,078	23,078
Transfer Out	-	-	(60,757)	(60,757)
Total Other Financing Sources/(Uses)	$ -	$ -	$ (37,679)	$ (37,679)
Net Change in Fund Balance	**$ 12,903**	**$ 11,237**	**$ (39,432)**	**$ (50,669)**
Fund Balance - Beginning	$ 173,966		$ 430,836	
Fund Balance - Ending	$ 186,869		$ 391,404	

Darby

Community Development District

Debt Service Fund Series 2024-A2

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 380,994	$ -	$ -	$ -
Interest Income	30,000	25,000	24,054	(946)
Prepayments	-	-	2,601,025	2,601,025
Total Revenues	**$ 410,994**	**$ 25,000**	**$ 2,625,079**	**$ 2,600,079**
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 - 2/1	-	-	11,236	(11,236)
Special Call - 2/1	-	-	765,000	(765,000)
Interest - 5/1	190,497	190,497	91,944	98,553
Special Call - 5/1	-	-	745,000	(745,000)
Total Expenditures	**$ 1,737,559**	**$ 1,737,559**	**$ 2,937,111**	**$ (1,199,552)**
Excess (Deficiency) of Revenues over Expenditures	$ (1,326,565)	$ (1,712,559)	$ (312,032)	$ 1,400,527
Other Financing Sources/(Uses):				
Transfer In	$ -	$ -	$ 60,757	$ 60,757
Transfer Out	-	-	(23,078)	(23,078)
Total Other Financing Sources/(Uses)	$ -	$ -	$ 37,679	$ 37,679
Net Change in Fund Balance	**$ (1,326,565)**	**$ (1,712,559)**	**$ (274,353)**	**$ 1,438,206**
Fund Balance - Beginning	$ 1,777,924		$ 1,621,136	
Fund Balance - Ending	$ 451,359		$ 1,346,782	

Darby

Community Development District

Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	2024A Thru 07/31/26
Revenues	
Interest Income	$ 38,563
Total Revenues	**$ 38,563**
Expenditures:	
Capital Outlay - Acquisiton and Construction	$ 305,454
Capital Outlay - Recreation Improvements	1,360,497
Total Expenditures	**$ 1,665,950**
Excess (Deficiency) of Revenues over Expenditures	**$ (1,627,388)**
Other Financing Sources/(Uses)	
Transfer In	$ -
Total Other Financing Sources (Uses)	**$ -**
Net Change in Fund Balance	**$ (1,627,388)**
Fund Balance - Beginning	$ 1,627,388
Fund Balance - Ending	$ -

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
6/20/24	2	Kutak Rock	Payment for legal fees related to bond validation and acquisition of capital improvements 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
3/25/26	11	Prime AE Group Inc	Pond Inspection site Visit and O&M Plan	593.75
4/17/26	13	Kutak Rock	Project Construction -Jan26 - Feb26	612.00
5/12/26	14	Plummer JV LLC	Acquisition of Ph1 Roadway, Drainage, and Utility Improvements	302,674.08
5/12/26	15	Prime AE Group Inc	CDD Project Construction - Pond Inspection Inv 2401006211C2	808.77
		TOTAL		**$ 10,606,746.36**

Project (Construction) Fund at 2/29/24	**$ 9,938,469.46**
Interest Earned and Transfer thru 07/31/26	**312,281.80**
Transfer from COI	**15,870.99**
Transfer from Debt Service	**48,990.07**
Transfer from Rec Improvement	**291,134.04**
Outstanding Requistions	**-**
Requisitons Paid thru 07/31/26	**(10,606,746.36)**

Darby
COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Revenue Bonds, Series 2024
Recreational Improvements Account

Date Paid	REQ #	Contractor	Description	Requisition
	12	Plummer JV LLC	Acquisition of Darby CDD Amenity Center Improvements	1,360,496.79
		TOTAL		**$ 1,360,496.79**
			Project (Construction) Fund at 2/29/24	**$ 1,500,000.00**
			Interest Earned and Transfer thru 07/31/26	**148,800.30**
			Transfer to Construction Account	**(288,303.51)**
			Outstanding Requistions	**-**
			Requisitons Paid thru 07/31/26	**(1,360,496.79)**
		Remaining Project (Construction) Fund		**$ -**

DARBY COMMUNITY DEVELOPMENT DISTRICT
Fiscal Year 2026 Assessments Receipts Summary

ASSESSED	# O&M UNITS ASSESSED	SERIES 2024-1 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	O&M RECEIVED	TOTAL RECEIVED
LENNAR HOMES	10,714.22	16,071.34	15,994.95	32,066.29
PLUMMER JV LLC	23,232.53	80,319.60	127,386.12	207,705.72
TOTAL DIRECT RECEIVED	33,946.75	96,390.94	143,381.07	239,772.01
TAX ROLL DUE / RECEIVED	**(589.41)**	143,334.55	95,101.65	238,436.20
TOTAL DUE / RECEIVED	**33,357.34**	**239,725.49**	**238,482.72**	**478,208.21**

(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**	**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
9	05/11/2026	833.58	553.07	1,386.65
10 (Tax Certificates)	06/26/2026	833.58	553.08	1,386.66
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
TOTAL RECEIVED TAX ROLL		**143,334.55**	**95,101.65**	**238,436.20**

PERCENT COLLECTED	2024A-1	O&M	TOTAL
% COLLECTED DIRECT BILL	**83.76%**	**90.39%**	**87.60%**
% COLLECTED TAX ROLL	**100.25%**	**100.25%**	**100.25%**
TOTAL PERCENT COLLECTED	**92.89%**	**94.08%**	**93.48%**

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)
Less: Principal Payment - 5/1/26	($50,000)
Current Bonds Outstanding	**$3,520,000**

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	140,119
Reserve Fund Balance	140,119
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)
Less: February 1, 2026 (Prepayment)	($765,000)
Less: May 1, 2026 (Prepayment)	($745,000)
Current Bonds Outstanding	**$2,385,000**

Total Bonds Outstanding	$5,905,000

ELEVENTH ORDER OF BUSINESS

Darby

Community Development District

Construction Funding Request #1
August 31, 2026

Item	PAYEE		
1	**Kutak Rock LLP**		
	Project Construction Invoice #3657645	$	583.00
	Project Construction Invoice #3760837		540.00
2	**Prime AE**		
	Project Contruction Invoice #2401006214C2-Stormwater Ponds		450.86
	Total Funding Request	**$**	**1,573.86**

Please make check payable to:

Darby CDD
c/o GMS LLC
475 West Town Place
Suite 114
St. Augustine FL 32092

Signature: ______________________________
Chairman/Vice Chairman

Signature: ______________________________
Secretary/Asst. Secretary

K U T A K   R O C K   L L P

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

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

ACH/Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3657645
Client Matter No. 43923-2
Notification Email: eftgroup@kutakrock.com

November 21, 2025

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

Invoice No. 3657645
43923-2

Re: Project Construction

For Professional Legal Services Rendered

09/09/25	K. Jusevitch	0.30	51.00	Confer with Haber regarding acquisition documents
09/10/25	W. Haber	0.60	216.00	Review and revise acquisition package for amenity center; confer with Wannamaker regarding same
09/10/25	K. Jusevitch	0.50	85.00	Update acquisition package documents and confer with Haber
09/11/25	W. Haber	0.50	180.00	Prepare for and participate in call to discuss amenity center acquisition package
09/11/25	K. Jusevitch	0.30	51.00	Conference with Haber and developer regarding amenity acquisition

TOTAL HOURS 2.20

TOTAL FOR SERVICES RENDERED $583.00

TOTAL CURRENT AMOUNT DUE $583.00

K U T A K R O C K L L P

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

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

ACH/Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3760836
Client Matter No. 43923-2
Notification Email: eftgroup@kutakrock.com

June 11, 2026

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

Invoice No. 3760836
43923-2

Re: Project Construction

For Professional Legal Services Rendered

03/04/26	W. Haber	0.50	180.00	Confer with Homes regarding acquisition documents; review and revise Acknowledgment and Release
04/06/26	W. Haber	0.20	72.00	Review correspondence from Laughlin regarding amenity conveyance
04/08/26	W. Haber	0.40	144.00	Review amenity acquisition package and confer with Laughlin regarding same and requisition for payment
04/22/26	W. Haber	0.40	144.00	Review indenture and prepare correspondence to Laughlin regarding use of proceeds in amenity facilities sub-account

TOTAL HOURS 1.50

TOTAL FOR SERVICES RENDERED $540.00

TOTAL CURRENT AMOUNT DUE $540.00

UNPAID INVOICES:

November 21, 2025	Invoice No. 3657645	583.00
TOTAL DUE		$1,123.00

Columbus Office
8415 Pulsar Place, Suite 300, Columbus, OH 43240
P: 614.839.0250 F: 614.839.0251

August 24, 2026
Project No: 24-01-0062
Invoice No: 2401006214C2

Darby Community Development District
ssweeting@gmsnf.com
bperegrino@gmsnf.com
*, FL

Project 24-01-0062 Darby CDD
Professional services for this period included site visit to review Stormwater Ponds and reimbursable expenses.

Professional Services from July 04, 2026 to July 31, 2026

Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing	
C1 CDD Business-Hourly	0.00	0.00	6,577.45	6,577.45	0.00	
C2 Project Construction Services-Hourly	0.00	0.00	2,887.85	2,485.35	402.50	
Total Fee	0.00		9,465.30	9,062.80	402.50	
		Total Fee				**402.50**
				Total this Task		**$402.50**

ZREIM Reimbursable Expense

Reimbursable Expenses

Travel - Reimbursable - Mileage	48.36	
Total Reimbursables	**48.36**	**48.36**

Billing Limits	**Current**	**Prior**	**To-Date**
Expenses	48.36	73.72	122.08
Budget			500.00
Remaining			377.92

Total this Task **$48.36**

Total this Invoice **$450.86**

Outstanding Invoices

Number	Date	Balance
2401006214C1	08.24.2026	322.50
Total		**322.50**

REMITTANCE:
CHECKS: PRIME AE Group, Inc. | P.O. BOX 530733, Atlanta, Georgia 30353-0733
If paying via ACH or wire, please send a remittance advice to cashreceipt@primeeng.com

Billing Backup

2| PRIME AE Group, Inc.

Project 24-01-0062 Darby CDD

Task C2 C2 Project Construction Services-Hourly

Professional Personnel

		Hours	
CADD Technician			
CADD Technician			
51 - Leaptrott, William	07.16.2026	3.50	
Site Visit - SWMF-03			
Totals		3.50	
Total Labor			**402.50**

Total this Task **$402.50**

Task ZREIM ZREIM Reimbursable Expense

Reimbursable Expenses

Travel - Reimbursable - Mileage					
EX	000000056747	07.16.2026	Leaptrott, William / CDD Site Visit - SWMD-02 / 58.00 miles @ 0.725	48.36	
	Total Reimbursables			**48.36**	**48.36**

Total this Task **$48.36**

Total this Project **$450.86**

Total this Report **$450.86**

TWELFTH ORDER OF BUSINESS

Darby
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2026
Check Register

Date	check #'s	Amount
General Fund		
6/1/26 -6/30/26	146-156	$16,001.57
7/1/26 -7/31/26	157-164	18,568.22
	TOTAL	**$34,569.79**
Autopayments		
6/25/26	JEA	$1,947.01
7/24/26	JEA	1,927.05
	TOTAL	**$3,874.06**

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/09/26	00015	6/01/26	5954	202606	330-53800-34500		*	48.00		
			JUN PDK LICENSING							
						INTEGRATED ACCESS SOLUTIONS			48.00	000146
6/09/26	00003	5/28/26	26-02960	202605	310-51300-48000		*	114.00		
			5/28 NTC OF RULE DEVELOP							
		5/28/26	26-02963	202605	310-51300-48000		*	110.50		
			9/30 REQ PROPOSAL-ANN AUD							
		6/04/26	26-03083	202606	310-51300-48000		*	180.50		
			RULEMAKE RULE PROCEDURE							
						JACKSONVILLE DAILY RECORD			405.00	000147
6/17/26	00016	6/10/26	68107	202606	310-51300-42500		*	239.58		
			FY27 ASMNT MAILED NOTICES							
		6/10/26	68107	202606	310-51300-42000		*	82.68		
			FY27 ASMNT MAILED NOTICES							
						CHEROKEE PRINTING INC			322.26	000148
6/17/26	00001	6/01/26	50	202606	330-53800-34100		*	833.33		
			JUN FACILITY MANAGEMENT							
		6/01/26	50	202606	320-57200-34000		*	1,000.00		
			JUN CONTRACT ADMIN							
		6/01/26	50	202606	330-53800-46100		*	416.67		
			JUN JANITORIAL							
		6/01/26	50	202606	330-53800-46300		*	500.00		
			JUN POOL MAINTENANCE							
		6/01/26	50	202606	330-53800-46400		*	416.67		
			JUN POOL CHEMICALS							
						GOVERNMENTAL MANAGEMENT SRVCS LLC			3,166.67	000149
6/17/26	00001	6/01/26	51	202606	310-51300-34000		*	4,173.75		
			JUN MANAGEMENT FEES							
		6/01/26	51	202606	310-51300-35300		*	111.33		
			JUN WEBSITE ADMIN							
		6/01/26	51	202606	310-51300-35100		*	166.92		
			JUN INFO TECH							
		6/01/26	51	202606	310-51300-31300		*	656.25		
			JUN DISSEM AGENT SRVCS							
		6/01/26	51	202606	310-51300-51000		*	.45		
			OFFICE SUPPLIES							
		6/01/26	51	202606	310-51300-42000		*	54.25		
			POSTAGE							
		6/01/26	51	202606	310-51300-42500		*	13.50		
			COPIES							
						GOVERNMENTAL MANAGEMENT SRVCS LLC			5,176.45	000150

*** CHECK DATES 06/01/2026 - 06/30/2026 *** DARBY - GENERAL FUND
BANK A DARBY - GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/17/26	00003	6/11/26	26-03278	202606	310-51300-48000		*	562.00		
			7/14 FY27 BUDGET/BOS MTG							
						JACKSONVILLE DAILY RECORD			562.00	000151
6/26/26	00001	6/17/26	52	202605	330-53800-46600		*	235.19		
			MAY FACILITY MAINTENANCE							
						GOVERNMENTAL MANAGEMENT SRVCS LLC			235.19	000152
6/26/26	00007	6/01/26	29554	202606	310-51300-32200		*	3,900.00		
			AUDIT FYE 09/30/2025							
						GRAU & ASSOCIATES			3,900.00	000153
6/26/26	00003	6/18/26	26-03374	202606	310-51300-48000		*	131.50		
			7/14 HEAR FY27/BOS MTG							
						JACKSONVILLE DAILY RECORD			131.50	000154
6/26/26	00005	6/11/26	3760835	202603	310-51300-31500		*	1,053.50		
			MAR GENERAL COUNSEL							
		6/11/26	3760835A	202604	310-51300-31500		*	531.00		
			APR GENERAL COUNSEL							
						KUTAK ROCK LLP			1,584.50	000155
6/26/26	00010	6/18/26	24010062	202605	310-51300-31100		*	470.00		
			MAY PRO SRVCS AND CDD MTG							
						PRIME AE GROUP INC			470.00	000156

TOTAL FOR BANK A	16,001.57
TOTAL FOR REGISTER	16,001.57

Integrated Access Solutions, LLC
6000 Philips Hwy Ste 10
Jacksonville, FL 32216-5958
USA
Service@iasnfl.com

Integrated Access Solutions
INTEGRATION THAT WORKS FOR YOU

INVOICE

RECEIVED
MAY 29 2026
BY:

BILL TO
Darby CDD
10932 Darbywood Trail
Jacksonville, FL 32219
United States

INVOICE	5954
DATE	06/01/2026
TERMS	Due on receipt
DUE DATE	06/01/2026

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	PDK Licensing	PDK Licensing for property (Monthly)	1	48.00	48.00

Contact Integrated Access Solutions, LLC to pay.
Payment Due upon Receipt of Invoice.

SUBTOTAL	48.00
TAX	0.00
TOTAL	48.00
BALANCE DUE	**$48.00**

Jacksonville Daily Record

A Division of

DAILY RECORD & OBSERVER, LLC

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

INVOICE

May 28, 2026

Date

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

RECEIVED
MAY 28 2026
BY:

Serial # 26-02960D **PO/File #**

$114.00
Payment Due

Notice of Rule Development

$114.00
Publication Fee

Darby Community Development District

Amount Paid

Case Number

Publication Dates 5/28

County Duval

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.

If your payment is being mailed, please reference Serial # 26-02960D on your check or remittance advice.

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

'erms: 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 RULE DEVELOPMENT BY THE DARBY COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, *Florida Statutes*, the Darby Community Development District ("**District**") hereby gives notice of its intention to develop revised Rules of Procedure to govern the operations of the District. The proposed rule number is 2026-2.

The revised Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings, competitive purchase including procedure under the Consultants' Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the revised Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the proposed revised Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, *Florida Statutes*. The specific laws implemented in the proposed revised Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, *Florida Statutes*.

A copy of the proposed revised Rules of Procedure and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Government Management Services, LLC, 475 West Town Center Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 (the "**District Manager's Office**").

Jim Oliver, District Manager
Darby Community
Development District
May 28 00 (26-02960D)

Jacksonville Daily Record

A Division of

DAILY RECORD & OBSERVER, LLC

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

INVOICE

May 28, 2026
Date

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

RECEIVED
MAY 28 2026
BY:

Serial # 26-02963D **PO/File #**

$110.50
Payment Due

Request for Proposals for Annual Audit Services

$110.50
Publication Fee

Darby Community Development District

Amount Paid

Case Number

Publication Dates 5/28

County Duval

Payment is due before the Proof of Publication is released.

Payment Due Upon Receipt

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

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Preliminary Proof Of Legal Notice
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Please read copy of this advertisement and advise us of any necessary corrections before further publications.

DARBY COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Darby Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2026, with an option for four additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, *Florida Statutes*, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Duval County, Florida, and has a general fund and debt service fund.

Each auditing entity submitting a proposal must be authorized to do business in Florida, hold all applicable state and federal professional licenses in good standing, duly licensed under Chapter 473, *Florida Statutes*, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, *Florida Statutes*, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Recording Secretary at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, via e-mail at ssweeting@gmsnf.com, and by telephone at (904) 940-5850.

Proposers must provide an electronic copy of their proposal to the District Recording Secretary Sarah Sweeting at ssweeting@gmsnf.com. Proposals must be received by **5:00 p.m. on Monday, June 29, 2026.** Proposals received after this time will not be eligible for consideration. The District reserves the right to reject any and all proposals, make modifications to the scope of the work, and waive any minor informalities or irregularities in proposals as it deems appropriate. Please direct all questions regarding this Notice to the District Manager.

Darby Community
Development District
Daniel Laughlin, District Manager
May 28 00 (26-02963D)

Jacksonville Daily Record

A Division of
Daily Record & Observer, LLC

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

INVOICE

June 4, 2026
Date

RECEIVED
JUN 04 2026
BY:

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

Serial # 26-03083D **PO/File #**

$180.50
Payment Due

Notice of Rulemaking Regarding the Revised Rules of Procedure

$180.50
Publication Fee

Darby Community Development District

Amount Paid

Case Number

Publication Dates 6/4

County Duval

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Payment Due Upon Receipt

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NOTICE OF RULEMAKING REGARDING THE REVISED RULES OF PROCEDURE OF THE DARBY COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, *Florida Statutes*, the Darby Community Development District (the "**District**") hereby gives the public notice of its intent to adopt its proposed revised Rules of Procedure (the "**Proposed Rule**"). The Proposed Rule number is 2026-2. Prior notice of rule development relative to the Proposed Rule was published in the Jacksonville Daily Record on May 28, 2026.

A public hearing will be conducted by the Board of Supervisors (the "**Board**") District on **July 14, 2026, at 11:00 a.m. at 1200 Riverplace Boulevard, Jacksonville, FL** relative to the adoption of the Proposed Rule. Pursuant to Sections 190.011(5) and 190.012(3), *Florida Statutes*, the Proposed Rule will not require legislative ratification.

The summary of, purpose and effect of the revised Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the Proposed Rule includes Sections 190.011(5), 190.011(15) and 190.035, *Florida Statutes*. The specific laws implemented in the Proposed Rule include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, *Florida Statutes*.

A statement of estimated regulatory costs, as defined in Section 120.541(2), *Florida Statutes*, has not been prepared relative to the Proposed Rule. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), *Florida Statutes*, must do so in writing within twenty one (21) days after publication of this notice to the District Manager's Office.

For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 dlaughlin@gmsnf.com (the "**District Manager's Office**").

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the public hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this public hearing because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1 800-955-8770 for aid in contacting the District Manager's Office.

Daniel Laughlin, District Manager
Darby Community
Development District

Jun. 4 00 (26-03083D)

CHEROKEE PRINTING, INC.
3733 Adirolf Rd
Jacksonville, FL 32207
(904)398-2852

RECEIVED
JUN 11 2026
BY:

Invoice

Date	Invoice #
6/10/2026	68107

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

Job No	P.O. Number	Terms	Ship	Via
		Due on receipt	6/10/2026	

Quantity	Item Code	Description	Amount
		Darby CDD	
106	CASS Certify	Load, read, convert files, CASS Certify addresses to enable automation based postage rates: Create automation based sack/tray tags & postal documents: format for inkjet addressing	75.00
1	Form Layout	Form layout & preparation	37.50
106	Printing	Laser 1 sheet	37.10
106	Fold	Fold Materials	6.83
106	Insert	Insert one piece into #10 envelope, seal, sort and mail, Standard Rate	9.56
116	Printing	#10 Window envelope printed one color black ink	73.59
106	Postage	Postage	82.68

Total	$322.26

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

Invoice

Invoice #: 50
Invoice Date: 6/1/26
Due Date: 6/1/26
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 - June 2026		833.33	833.33
Contract Administration - June 2026		1,000.00	1,000.00
Janitorial - June 2026		416.67	416.67
Pool Maintenance - June 2026		500.00	500.00
Pool Chemicals - June 2026		416.67	416.67

RECEIVED
JUN 09 2026
BY:

Alison Mossing
6-9-26

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 #: 51
Invoice Date: 6/1/26
Due Date: 6/1/26
Case:
P.O. Number:

Bill To:

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

RECEIVED
JUN 09 2026

Description	Hours/Qty	Rate	Amount
Management Fees - June 2026		4,173.75	4,173.75
Website Administration - June 2026		111.33	111.33
Information Technology -June 2026		166.92	166.92
Dissemination Agent Services - June 2026		656.25	656.25
Office Supplies		0.45	0.45
Postage		54.25	54.25
Copies		13.50	13.50

Total	$5,176.45
Payments/Credits	$0.00
Balance Due	$5,176.45

Jacksonville Daily Record

A Division of

DAILY RECORD & OBSERVER, LLC

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

INVOICE

June 11, 2026

Date

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

RECEIVED
JUN 11 2026
BY:

Serial # 26-03278D **PO/File #**

$562.00
Payment Due

Notice of Public Hearing to Consider the Adoption of the FY 2027 Budget; Notice of Public Hearing, Etc.; and Notice of Regular Board of Supervisor's

$562.00
Publication Fee

Darby Community Development District

Amount Paid

Case Number

Publication Dates 6/11

County Duval

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DARBY COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("**Board**") for the Darby Community Development District ("**District**") will hold the following public hearings and regular meeting:

DATE: July 14, 2026
TIME: 11:00 AM
LOCATION: 1200 Riverplace Boulevard
Jacksonville, Florida

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**FY 2027**"). The second public hearing is being held pursuant to Chapters 190, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("**O&M Assessments**") upon the lands located within the District to fund the Proposed Budget for FY 2027; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units or Acres	Proposed O&M Assessment
40' Single Family	125	$720.90
50' Single Family	34	$720.90
80' Single Family	13	$720.90

**includes collection costs and early payment discounts*

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Duval County ("County") Tax Collector on the tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2027, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

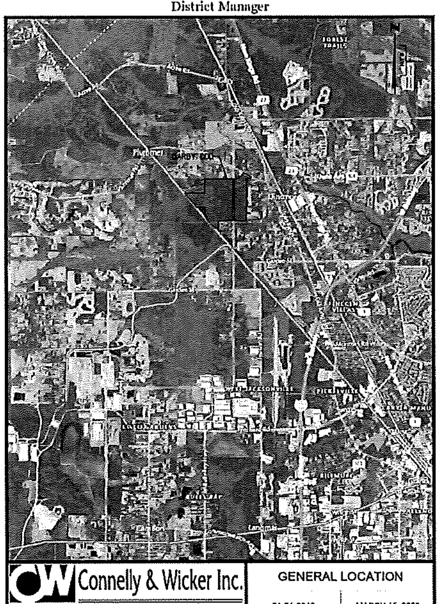
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 ("**District Manager's Office**"), during normal business hours, or by visiting the District's website at https://darbycdd.com. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or 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



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

Invoice

Invoice #: 52
Invoice Date: 6/17/26
Due Date: 6/17/26
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance May 1 - May 31, 2026	0.78	45.00	35.10
Maintenance Supplies		200.09	200.09

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JUN 24 2026
BY:

Total	$235.19
Payments/Credits	$0.00
Balance Due	$235.19

Approved
Kelly Mullins, Operations Manager
Governmental Management Services for
Darby CDD
Date: 6-22-26

Alison Mossing
6-24-26

DARBY COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF MAY 2026

Date	Hours	Employee	Description
5/22/26	0.78	T.M.	Sprayed weed killed on weeds around the pool, blew leaves and debris off pool deck, sprayed water on dirty pool deck pavers to clean off
TOTAL	0.78		
MILES	0		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 6/05/26

DISTRICT	DATE	SUPPLIES	PRICE	EMPLOYEE
Darby				
	5/11/26	Custom Signs for Pool Gates	200.09	K.M.
		TOTAL	$200.09	

Grau and Associates

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

Phone: 561-994-9299 **Fax: 561-994-5823**

RECEIVED
JUN 01 2026
BY:

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

Invoice No. *29554*
Date *06/01/2026*

SERVICE		**AMOUNT**
Audit FYE 09/30/2025		$ 3,900.00
	Current Amount Due	$ 3,900.00

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
3,900.00	0.00	0.00	0.00	0.00	3,900.00

Payment due upon receipt.

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

June 18, 2026
Date

RECEIVED
JUN 18 2026
BY:

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

Serial # 26-03374D **PO/File #**

$131.50
Payment Due

Notice of Hearing to Consider the Adoption of the Fiscal Year 2027 Proposed Budget(s); and Notice of Regular Board of Supervisors' Meeting

$131.50
Publication Fee

Darby Community Development District

Amount Paid

Case Number

Publication Dates 6/18

County Duval

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DARBY COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("**Board**") of the Darby Community Development District ("**District**") will hold a public hearing and regular meeting as follows:

DATE: July 14, 2026
TIME: 11:00 AM
LOCATION: 1200 Riverplace Boulevard
Jacksonville, Florida

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**Proposed Budget**"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 ("**District Manager's Office**"), during normal business hours, or by visiting the District's website at https://darbycdd.com.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or 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

Jun. 18 00 (26-03374D)

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

June 11, 2026

RECEIVED
JUN 12 2026
BY:

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

[redacted]

Reference: Invoice No. 3760835
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. 3760835
43923-1

Re: General Counsel

For Professional Legal Services Rendered

03/02/26	K. Jusevitch	0.30	51.00	Research status of election documents; correspond with district manager
03/08/26	G. Lovett	0.30	84.00	Monitor legislative process relating to matters impacting special districts
03/10/26	W. Haber	0.50	180.00	Prepare for and participate in Board meeting
03/17/26	A. Cox	0.70	119.00	Prepare resolution setting 2026 landowner election and confer with Haber regarding same
03/20/26	K. Jusevitch	0.10	17.00	Correspond with district manager regarding budget and election schedule
03/21/26	L. Whelan	0.30	115.50	Monitor legislative process relating to matters impacting special districts
03/23/26	W. Haber	0.20	72.00	Review and revise landowner election resolution
03/24/26	A. Cox	0.30	51.00	Disseminate resolution setting 2026 landowner election with forms to Sweeting

03/24/26	K. Haber	0.80	228.00	Prepare security camera installation agreement; correspond with Laughlin regarding same
03/31/26	A. Cox	0.80	136.00	Prepare resolution approving FY 2027 proposed budget and setting hearing and resolution adopting FY 2027 budget
04/09/26	A. Cox	0.40	68.00	Review and revise resolution approving FY 2027 proposed budget and setting hearing
04/15/26	W. Haber	0.20	72.00	Review requisition for amenity facility and confer with Laughlin regarding same
04/27/26	A. Cox	2.30	391.00	Prepare revised rules of procedure, resolution setting public hearing on revised rules of procedure, resolution adopting revised rules of procedure, notice of rule development for revised rules of procedure, notice of rulemaking for revised rules of development and disseminate same to Sweeting together with resolution approving FY 2027 proposed budget and setting hearing

TOTAL HOURS	7.20	
TOTAL FOR SERVICES RENDERED		$1,584.50
TOTAL CURRENT AMOUNT DUE		$1,584.50

PRIME AE

Columbus Office
8415 Pulsar Place, Suite 300, Columbus, OH 43240
P: 614.839.0250 F: 614.839.0251

RECEIVED
JUN 23 2026
BY:

June 18, 2026
Project No: 24-01-0062
Invoice No: 2401006213C1

Darby Community Development District
ssweeting@gmsnf.com
bperegrino@gmsnf.com
*, FL

Project 24-01-0062 Darby CDD
Professional services for this period included preparing requisition 14 and 15 and CDD meeting.

Professional Services from May 02, 2026 to May 29, 2026

Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
C1 CDD Business-Hourly	0.00	0.00	6,254.95	5,784.95	470.00
C2 Project Construction Services-Hourly	0.00	0.00	2,011.60	2,011.60	0.00
Total Fee	0.00		8,266.55	7,796.55	470.00

Total Fee **470.00**

Total this Task **$470.00**

ZREIM Reimbursable Expense

Billing Limits	**Current**	**Prior**	**To-Date**
Expenses	0.00	73.72	73.72
Budget			500.00
Remaining			426.28

Total this Task **0.00**

Total this Invoice **$470.00**

REMITTANCE:
CHECKS: PRIME AEI 13901 Sutton Park Dr. S., Suite 200A, Jacksonville FL 32224l
If paying via ACH or wire, please send a remittance advice to cashreceipt@primeeng.com

Billing Backup

2I PRIME AE Group, Inc.

Project 24-01-0062 Darby CDD

Task C1 C1 CDD Business-Hourly

Professional Personnel

		Hours	
122 - Leaptrott, Beth	05.11.2026	1.00	
Requisition 14 and 15. Phone call on balance.			
122 - Leaptrott, Beth	05.12.2026	1.00	
CDD Meeting and updating and resending Requisition 14			
Totals		2.00	
Total Labor			**470.00**

Total this Task	**$470.00**
Total this Project	**$470.00**
Total this Report	**$470.00**

*** CHECK DATES 07/01/2026 - 07/31/2026 *** DARBY - GENERAL FUND
BANK A DARBY - GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/10/26	00001	7/01/26	53	202607	330-53800-34100		*	833.33		
			JUL FACILITY MANAGEMENT							
		7/01/26	53	202607	320-57200-34000		*	1,000.00		
			JUL CONTRACT ADMIN							
		7/01/26	53	202607	330-53800-46100		*	416.67		
			JUL JANITORIAL							
		7/01/26	53	202607	330-53800-46300		*	500.00		
			JUL POOL MAINTENANCE							
		7/01/26	53	202607	330-53800-46400		*	416.67		
			JUL POOL CHEMICALS							
						GOVERNMENTAL MANAGEMENT SRVCS LLC			3,166.67	000157
7/10/26	00001	7/01/26	54	202607	310-51300-34000		*	4,173.75		
			JUL MANAGEMENT FEES							
		7/01/26	54	202607	310-51300-35300		*	111.33		
			JUL WEBSITE ADMIN							
		7/01/26	54	202607	310-51300-35100		*	166.92		
			JUL INFO TECH							
		7/01/26	54	202607	310-51300-31300		*	656.25		
			JUL DISSEM AGENT SRVCS							
		7/01/26	54	202607	310-51300-51000		*	.24		
			OFFICE SUPPLIES							
		7/01/26	54	202607	310-51300-42000		*	5.92		
			POSTAGE							
		7/01/26	54	202607	310-51300-42500		*	16.95		
			COPIES							
		7/01/26	54	202607	310-51300-41000		*	17.84		
			TELEPHONE							
						GOVERNMENTAL MANAGEMENT SRVCS LLC			5,149.20	000158
7/10/26	00015	7/01/26	6097	202607	330-53800-34500		*	48.00		
			JUL PDK LICENSING							
						INTEGRATED ACCESS SOLUTIONS			48.00	000159
7/10/26	00003	7/02/26	26-03715	202607	310-51300-48000		*	82.50		
			7/14 NTC AUDIT COMMIT MTG							
						JACKSONVILLE DAILY RECORD			82.50	000160
7/13/26	00002	7/13/26	33060	202606	330-53800-45000		*	2,421.00		
			INLAND MARINE							
						EGIS INSURANCE & RISK ADVISORS			2,421.00	000161
7/31/26	00011	7/07/26	1604458	202607	320-57200-46100		*	3,150.00		
			JUL MAINTENANCE							
		7/27/26	1604929	202607	320-57200-46300		*	226.25		
			IRRIGATION RPR INSPECTION							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		7/27/26	1604930	202607	320-57200-46200		*	315.00		
			INSTALL ANNUALS							
						CORE OUTDOORS LLC			3,691.25	000162
7/31/26	00001	7/17/26	55	202606	330-53800-46600		*	859.60		
			JUN FACILITY MAINTENANCE							
						GOVERNMENTAL MANAGEMENT SRVCS LLC			859.60	000163
7/31/26	00011	6/07/26	1604014	202606	320-57200-46100		*	3,150.00		
			JUN MAINTENANCE							
						CORE OUTDOORS LLC			3,150.00	000164

TOTAL FOR BANK A 18,568.22

TOTAL FOR REGISTER 18,568.22

Governmental Management Services, LLC

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

Invoice

Invoice #: 53
Invoice Date: 7/1/26
Due Date: 7/1/26
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 - July 2026		833.33	833.33
Contract Administration - July 2026		1,000.00	1,000.00
Janitorial - July 2026		416.67	416.67
Pool Maintenance - July 2026		500.00	500.00
Pool Chemicals - July 2026		416.67	416.67

RECEIVED
JUL 07 2026
BY:

Alison Mossing
7-6-26

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 #: 54
Invoice Date: 7/1/26
Due Date: 7/1/26
Case:
P.O. Number:

Bill To:

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

RECEIVED
JUL 07 2026
BY:

Description	Hours/Qty	Rate	Amount
Management Fees - July 2026		4,173.75	4,173.75
Website Administration - July 2026		111.33	111.33
Information Technology -July 2026		166.92	166.92
Dissemination Agent Services - July 2026		656.25	656.25
Office Supplies		0.24	0.24
Postage		5.92	5.92
Copies		16.95	16.95
Telephone		17.84	17.84

Total	$5,149.20
Payments/Credits	$0.00
Balance Due	$5,149.20

Integrated Access Solutions, LLC

6000 Philips Hwy Ste 10
Jacksonville, FL 32216-5958
USA
Service@iasnfl.com

Integrated Access Solutions
INTEGRATION THAT WORKS FOR YOU

RECEIVED
JUN 29 2026
BY:

INVOICE

BILL TO
Darby CDD
10932 Darbywood Trail
Jacksonville, FL 32219
United States

INVOICE	6097
DATE	07/01/2026
TERMS	Due on receipt
DUE DATE	07/01/2026

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	PDK Licensing	PDK Licensing for property (Monthly)	1	48.00	48.00

Contact Integrated Access Solutions, LLC to pay.
Payment Due upon Receipt of Invoice.

SUBTOTAL	48.00
TAX	0.00
TOTAL	48.00
BALANCE DUE	**$48.00**

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

July 2, 2026
Date

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

RECEIVED
JUL 02 2026
BY:

Serial # 26-03715D **PO/File #**

$82.50
Payment Due

Notice of Audit Committee Meeting

$82.50
Publication Fee

Darby Community Development District

Amount Paid

Case Number

Publication Dates 7/2

County Duval

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.

If your payment is being mailed, please reference Serial # 26-03715D 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 AUDIT COMMITTEE MEETING DARBY COMMUNITY DEVELOPMENT DISTRICT

An Audit Committee Meeting of the Board of Supervisors (the "Board") of the Darby Community Development District is scheduled to be held on **Tuesday, July 14, 2026 at 11:00 a.m. located at 1200 Riverplace Blvd Jacksonville, FL 32207**. Immediately following will be the regular meeting. 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

Jul. 2 00 (26-03715D)

INVOICE

Egis Insurance & Risk Advisors

Customer	The Darby Community Development District
Acct #	1430
Date	07/13/2026
Customer Service	Brendan Callen
Page	1 of 1

Payment Information	
Invoice Summary	$ 2,421.00
Payment Amount	
Payment for:	Invoice#33060
1001251040	

Thank You

The Darby Community Development District
c/o Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092

Please detach and return with payment

Customer: The Darby Community Development District

Invoice	Effective	Transaction	Description	Amount
33060	06/12/2026	Policy change	Policy #1001251040 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Added Property Due Date: 7/13/2026	2,421.00

RECEIVED
JUL 13 2026
BY:

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total
$ 2,421.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accretive Global Insurance Services LLC
Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors	(321)233-9939	**Date**
P.O. Box 748555 Atlanta, GA 30374-8555	accounting@egisadvisors.com	07/13/2026

INVOICE

Core Outdoors, LLC

7791 Belfort Pkwy
Jacksonville, FL 32256-6901
Phone (904) 292-9100

RECEIVED
JUL 07 2026
BY:

INVOICE #: 1604458
DATE: 07/07/2026

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			07/07/2026

MESSAGE:

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

INVOICE

Core Outdoors, LLC

RECEIVED
JUL 27 2026
BY:

INVOICE #: **1604929**
DATE: 07/27/2026

7791 Belfort Pkwy
Jacksonville, FL 32256-6901
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	08/26/2026

MESSAGE:

DESCRIPTION	QTY	PRICE	AMOUNT
Approved irrigation repairs from 7/10 inspection	1	$226.25	$226.25
		BALANCE DUE	**$226.25**

INVOICE

Core Outdoors, LLC

7791 Belfort Pkwy
Jacksonville, FL 32256-6901
Phone (904) 292-9100

RECEIVED
JUL 27 2026
BY:

INVOICE #: **1604930**
DATE: 07/27/2026

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 PreserveExtras	216-05025-25		Net 30	08/26/2026

MESSAGE:

DESCRIPTION	QTY	PRICE	AMOUNT
Install Annuals	1	$315.00	$315.00
		BALANCE DUE	**$315.00**

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

Invoice

Invoice #: 66
Invoice Date: 7/17/26
Due Date: 7/17/26
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance June 1 - June 30, 2026	4.27	45.00	192.15
Maintenance Supplies		667.45	667.45

RECEIVED
JUL 20 2026
BY:

Total	$859.60
Payments/Credits	$0.00
Balance Due	$859.60

Approved
Kelly Mullins, Operations Manager
Governmental Management Services for
Darby CDD
Date: 7-20-26

Alison Mossing
7-20-26

DARBY COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF JUNE 2026

Date	Hours	Employee	Description
6/3/26	1.1	T.M.	Straightened and organized pool deck furniture, blew leaves and debris off pool deck and parking lot, removed debris around amenity center, pool deck and parking lot, took out trash
6/10/26	1	T.M.	Applied weed killer on pavers, blew leaves and debris off pool deck, straightened and organized pool deck, took out trash
6/17/26	1.02	T.M.	Installed new pool rules sign, blew leaves and debris off pool deck, took out trash
6/24/26	1.15	T.M.	Blew leaves and debris off pool deck and parking lot, removed debris around mailboxes, took out trash
TOTAL	4.27		
MILES	0		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 7/05/26

DISTRICT	DATE	SUPPLIES	PRICE	EMPLOYEE
Darby				
	5/20/26	Leaf Blower	217.35	K.M.
	5/20/26	Weed Killer	29.87	K.M.
	5/20/26	Broom	14.92	K.M.
	5/20/26	Nozzle	9.18	K.M.
	5/20/26	Garden Hose	34.48	K.M.
	5/20/26	Toilet Cleaner	4.58	K.M.
	5/20/26	Wasp Spray	9.17	K.M.
	5/20/26	Hand Soap (3)	10.28	K.M.
	6/4/26	Hygiene Liners	24.60	K.M.
	6/4/26	Hand Soap	15.99	K.M.
	6/4/26	Contractor Bags	21.46	K.M.
	6/4/26	Pool Rules Sign	275.60	K.M.
		TOTAL	$667.45	

INVOICE

Core Outdoors, LLC

7791 Belfort Pkwy
Jacksonville, FL 32256-6901
Phone (904) 292-9100

RECEIVED
JUN 09 2026
BY:

INVOICE #: 1604014
DATE: 06/07/2026

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			06/07/2026

MESSAGE:

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