DOUBLE BRANCH Community Development District

APRIL 8, 2024



Double Branch Community Development District

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

April 1, 2024

Board of Supervisors Double Branch Community Development District

Dear Board Members:

The Double Branch Community Development District Board of Supervisors Meeting is scheduled for Monday, April 8, 2024 at 4:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065. Following is the agenda for the meeting:

- I. Roll Call
- II. Audience Comments (limited to three minutes)
- III. Discussion of Library Site
- IV. Approval of Consent Agenda
 - A. Minutes of the March 11, 2024 Board of Supervisors Meeting
 - B. Financial Statements
 - C. Assessment Receipts Schedule
 - D. Check Register
- V. Discussion of Proposed Fiscal Year 2025 Budget
- VI. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. Operations Manager Memorandum

- VII. Audience Comments (limited to three minutes) / Supervisors' Requests
- VIII. Next Scheduled Meeting May 13, 2024 at 4:00 p.m. the Plantation Oaks Amenity Center
 - IX. Adjournment

I look forward to seeing you at the meeting. If you have any questions, please feel free to call.

Sincerely,

Marilee Giles

Marilee Giles District Manager



A.

MINUTES OF MEETING DOUBLE BRANCH COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Double Branch Community Development District was held Monday, **March 11, 2024** at 4:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

Present and constituting a quorum were:

Cindy NelsenChairmanChad Davis by phoneVice ChairmanTom HortonAssistant SecretaryScott ThomasAssistant SecretaryAndre LanierAssistant Secretary

Also present were:

Marilee GilesDistrict ManagerMike EckertDistrict CounselAlex Acree by phoneDistrict Engineer

Jay Soriano Field Operations Manager

Chalon Suchsland VerdeGo Kyle Hutchings AgrowPro

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 4:00 p.m. A quorum was present.

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

Ms. Giles stated on page seven are the minutes of the February 12th meeting. Unless there's any corrections or changes, I just look for a motion to approve.

On MOTION by Mr. Horton seconded by Mr. Thomas with all in favor the minutes of the February 12, 2024 meeting were approved.

Ms. Giles stated on page 48 are the financials as of January 31st. And on page 59, your assessment receipt schedule showing the District is 96% collected. Then on page 61 is your check register totaling \$112,376.34. It's broken out by general fund, recreation fund and capital reserve fund. I see no unusual variances with any of the financials. Unless there's any comments or questions, I just look for a motion to approve.

On MOTION by Mr. Horton seconded by Chairperson Nelsen with all in favor the check register was approved.

FOURTH ORDER OF BUSINESS

Ratification of Agreement for Professional Engineering Services and Work Authorization No. 1 with Matthews | DCCM

Ms. Giles stated this agreement employs Matthews Design Group as the District engineer. Towards the end are the exhibits, the rates and an example of a work authorization. And then on page 128 is the actual work authorization number one. So, unless there's any comments or questions or. Mike, did you have anything to add to that?

Mr. Eckert stated no, this is pretty standard procedure for us. Work authorization number one just says, as we need you, we'll call on you, and if there's any kind of special project, we anticipate that be a different work authorization.

Ms. Giles stated unless there's any comments or questions, I just look for a motion to ratify.

On MOTION by Chairperson Nelsen seconded by Mr. Horton with all in favor the agreement for professional engineering services and work authorization number one with Matthews | DCCM were approved.

FIFTH ORDER OF BUSINESS

Acceptance of the Fiscal Year 2023 Audit Report

Ms. Giles stated starting on page 130 is your audit report. I think your agenda says draft, but it's not. We actually got the final version in a couple of days ago, and we were able to switch it out on the iPads and have your final audit report here. And as you already know, the district is required, along with cities and municipalities, to have an annual audit done by an independent CPA. Behind tab five is the financial report from Grau & Associates for the fiscal year ending

September 2023. It's a 33-page report, and they did a really good job. There's a couple of things I want to point out for you. On page 132, which is page one of the report, under paragraph opinions, it says, in our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the government activities in each major fund of the district as of September 30, 2023. That's a good news story there. And then on page 157, it's page 26 of the actual report. Under the third paragraph, under internal control over financial reporting, it says, given these limitations, during our audit, we did not identify any deficiencies in internal control that we considered to be a material weakness. So that's good. And then on PDF page 159, in the third paragraph, it says, in our opinion, the district complied in all material respects with the aforementioned requirements for the fiscal year ending September 30, 2023. And the last thing I want to point out is on PDF page 160, halfway down, it says, purpose of this letter. It goes over those three things listed there: current year findings and recommendations, status of prior year findings and recommendations, compliance with the provisions of the auditor general of the state of Florida. And then on the next page for current year findings and recommendations, none. Prior year findings and recommendations, none. And then three goes into several answers, all of which are positive. There were no significant findings for each of those. There were no such matters discovered for number two and number three. So, this is a good news story for the district. I'm not looking for a motion to approve it, but instead one to accept it.

On MOTION by Chairperson Nelsen seconded by Mr. Horton with all in favor the Fiscal Year 2023 audit report was accepted.

SIXTH ORDER OF BUSINESS

Discussion of Proposed Fiscal Year 2025 Budget

Ms. Giles stated this is just a placeholder for discussion of the upcoming budget. Staff will start putting that budget together starting next month, and then you'll approve it at your June 10th meeting, and you'll adopt it at your August 12th meeting. I know we had talked about looking at staffing on the next budget. This is the board's opportunity if there's anything else that you want us to take a look at, just to give us that guidance. Jay, anything for them?

Mr. Soriano responded no.

Mr. Horton stated do we want to budget for any more maintenance workers?

Mr. Soriano stated I've gone through this. You'll see it in the next couple of months. We did add on that extra. Each side actually did the same thing; each side asked for one extra. I've got five people right now, which is good. It's a lot more than I've had in a long time. You'd see them out, pressure washing and painting, getting a lot of good work done, but you got to remember that's going to build up. So, I'm looking at our numbers that are coming in through right now. You'll see it the next month. It's a big difference when we talk about staffing and you add a full time maintenance guy. Then not only do I have to add those hours, but I have to add a lot of supplies. So, in the bills lately, you should have seen the supply cost up. I got to buy more paint and things like that. More to work on, whatever it is. If not, they're just an extra guy around cleaning. So, we're going to see a big jump. I'll be happy to take more staff, but right now, I'm kind of worried about how I'm going to squeeze in the extra that I have now and still be under budget or even we talked about that last year. I was able to make it another year without an increase, but I'm worried that I might not be able to do that this year, especially if we get another person. I'd love to have more staff to get a lot more done, but I know that comes at a big cost.

Mr. Horton stated the more staff you have, the more you are going to get done in a quicker out of time, which is a good thing. There's still things that, to me, take a long time to get done. To me, it just begs for more.

Mr. Soriano stated especially as we get older we look at a lot of neighborhoods our age or older and they are spending a lot more money, usually subcontracting. Most don't have a staff so we're lucky to have that staff onsite that can do a lot. Many of them might have just a couple of maintenance guys, two or three, and they do everything outsourced and it costs a lot more money. So, we're able to control the cost a little better. But compared to years past, and you look at my staffing amount, this is going to be a big difference.

Mr. Horton stated can you add one more person to make it six?

Mr. Soriano stated I can look in there. We always talk about it. I can start off with that, bring you guys numbers of what we're looking at. It's always best, when we do that first round of budget, to be on the high end, because after we do that, we can't go up above, we can only go down. We can cut money out, but we can't go above that first one, especially if there's going to be an increase involved. Even if it's a minor increase, we can't go higher. So, I'll be happy to put everything in there and give options, but I think that's what Marilee is asking for. Anything else

besides that, whether it's capital projects, another staffing person, those types of things, they do take a big chunk of that budget.

Mr. Horton stated it's going to take it.

Ms. Giles stated Chad, do you have anything for the FY 25 budget?

Vice Chairman Davis stated no.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Eckert stated the one item that I have to report on is I did receive a response back from the county attorney regarding the library site. So, I'll just update you all on that. Number one, she asked a question regarding the 7500 square feet that we put into the deed. She wanted to know if that was for the library or the whole building, including whatever civic uses. And I said, that's for the whole library portion. If you think that that's an inappropriate number and want to suggest something different, I'll take it to the board. So, she's talking to her client about that issue.

Mr. Horton stated what was the number of square feet we said?

Mr. Eckert stated 7,500 is what we suggested. A minimum of 7,500 for the library. And again, my email informed her we don't want a kiosk or a bookmobile. We want a legitimate library. And then on the 25 years, she asked a question about, well, what happens if they don't want to use a library after like ten years and we have a library? I'm said that's the whole reason we're doing this and donating the land to the County is for the County to have a permanent library. So I threw out a few different options. One, you could tear it down and give us our land back. Number two, you could find a way to partition it. Or number three, you could give us the building and we'll figure out what to do with it. In terms of maintenance of the landscaping that they would have to take over as soon as they took ownership, they were leaning towards the County directly hiring the same landscape company we have just for that parcel, which I think is cleaner and better myself. Then through the course of looking at the audit, the draft audit, I discovered that there was an interlocal agreement for maintenance of that parcel that I was not aware of because it's not recorded. Which begs the question of whether or not it's actually effective. The CDD agreed to maintain it, but we have the right to terminate that maintenance agreement anytime we want to for maintaining the county's portion of that parcel that it owns

right now. And then, talking to the county attorney, we both agreed we just do a mutual termination of this when this transaction wraps up. Anyway, it's proceeding. But the points of contention are the points that we would expect.

Mr. Horton stated did you get any feel on when they might start building?

Mr. Eckert stated yeah. She was saying that the funding was going to come in in 24 or 25. And then from there, then they would start planning and the hiring of consultants and architects and things like that. So, the five years was another point that they were questioning if it be extended if they don't start within five years. I just said, well, you can talk to your folks and come up with something that you propose differently. But, maybe this is just premature. Maybe you should come back to us in a couple of years when you actually have the money. Anyway, it's progressing. But they've got to get some answers on their side and get back with me. That's all I have.

B. District Engineer

Ms. Giles stated today on the call we have Alex Acree from Matthews Design Group. Welcome, Alex. This is the Double Branch CDD. There are five supervisors. They're all resident supervisors. It's a really good board. I don't expect any huge engineer concerns, but just want to say welcome to the team.

Chairperson Nelsen stated yeah, welcome.

Mr. Acree stated thank you, I look forward to working with you all.

C. District Manager

Ms. Giles stated just to remind the board about the requirement for the form one, I did look each of you up right before the meeting started. So just a reminder, it's at the Florida Commissions on Ethics. It should be the email that you currently use as a supervisor, that email address when you log in. Give me a call if you have any trouble with that. It should be fairly easy. Once you get in with your email and password, you just go through the tabs and fill out the information.

D. Operations Manager

Mr. Soriano stated we did have a movie. The original schedule was for the movie to start this past weekend, but we had food trucks going on. I'm going to extend it since we had spring break and we moved the movie to this upcoming weekend. So that did go out by email a couple of times to let everybody know the schedule. But we'll have food trucks and the movie on the green this weekend. So that way we had stuff going on at the beginning of spring break and at the end of spring break. And then, of course, the pools are open right now. It is a little chilly. The water was just starting to warm up. And then, of course, at the end of spring break, we start our weeklong virtual egg hunt, the fun run that we do, and we'll give out maps to everybody. Also, the Takeout Tuesday for food trucks has restarted. They asked, if you recall, to take off during the colder months. It just wasn't busy enough for the trucks, so they are back now. So, every Tuesday at both locations we have food trucks available. It's not as big as the Friday night events that we do, but we have a couple at the amenity center at Double Branch, then here at your sister district, we have a couple that sit outside on Tuesday nights. Moving on, as you see, we're coming off of our slow months, so we'll see these numbers pick up for rentals and then also cards. We'll start to get the 200 to 500 cards a month for people coming in so that they can get their passes for the pools. We'll see a very big increase because we've started locking down gates here, which means a lot of people have to come in and get their cards. On the days we've done any work here, I was down there with them earlier today and I had a tennis family, and they're used to just not carrying their cards. They come in and they have cards. They got them years ago, but they don't know where they're at. So, it will get to the point where it's kind of like your fitness center. You're going to have to have that part. We're just educating everybody right now, the same way we do at the pools. We kind of get them to understand the rules and what's expected and how to check in, how to do your guests, things like that. But we do have to get a little stricter as time goes on so that everybody's following the same rules. So, we'll see a big increase when we lock down this side, too. Moving on to the maintenance side, I did want to update you on pressure washing items so if you saw them out, we had a couple crews out. We've hit the roads on Parkview, Laurelwood, Wakemont, Oakside. Plantation Oaks they washed the Oaks brick wall on the playground and they came down the Cannons Point side. But I didn't have them to move to the other side. They are working a little bit on both sides. They're going to get some over by the school. But because of the fact that they were using inmates, I didn't want the pressure washing crews around there. They have enough to wash. They're low level concern

guys, but at the same time, we don't need to give them extra worry about having our guys near them. So, I just asked them to come off that side. It's a small section by Silver Bluff behind cottages, but they'll come back and finish that up. And then this next month I'll move them to start on some of the playgrounds. Some of the playgrounds that are sidewalks and structures haven't been hit in a while. Fall Creek is actually pretty bad, too. So, we'll start on the playgrounds next. I was able to swap out the slide motor. This was one that I had a motor sitting rebuilt on the side ready to go, so I got it up. But we are having a problem with the VFD. This is the unit that's been off for over a year now. The pool is holding good; no leaks. I have to have the electrician come in and check out the VFD, but I can get it up and actually run it, but I just can't keep it running. So, I'll have to see if I have to replace the VFD. I do not have an extra sitting around. I will send you guys pictures of the motors. Some of our motors, the volutes and the stands they sit on are getting pretty bad. These are 19-20-year-old units. They're cast iron and they are starting to rust pretty good. Where, if you recall, a few years ago we swapped out the spray ground motor and it was easier to do everything. I bought the whole volute, the stand, motor, it comes packaged together so we don't even have to do anything. It's so much easier. But then we also got new cast iron on top. These are very big structures, so they're heavy and expensive and it's not something you replace that much. But your original ones are getting pretty old. That does lead to iron staining in your pools. We've all seen it. Our marcite we're at seven, eight summers. It's going to last another eight. Doesn't mean we want it to look an ugly with a lot of brown staining here and there. That comes from equipment. So that may be something I start looking at replacing, too, not just when we go to replace the motor. We got the patches done on the slide. Tom, I know you asked about that. I patched it so that once we get the water up and running, kids can slide. That was just temporary for spring break. We are going to come back and do a new coat of gel coating over the whole slide. And if you recall, we did this about four years ago and we did the gel coating in house. It was much, much cheaper. You're going to spend about \$20,000 to \$30,000 per slide to have an outside company come in and gel coat. About 13 years ago we did one and it worked out well. They had the same company, if you recall, do your slide. And as soon as they were finished, they came over here and did these slides. And these guys had a legal issue with them because the gel coat failed within the first month and that company was out of Chicago. So they hightailed, it, ran and we got nothing back from them. There are a few companies that like to do that type of work. We've been doing fiberglass and gel

coat now in house, and it works out so much better. The last time we did it in house, I didn't have extra guys at RMS, so we charged just the hourly rate the same way we do with our maintenance hours and put guys on it. And it came out to be about \$5,500. So, I'm going to do the same thing.

Mr. Horton stated I was down there looking at yesterday and it looks like the outside has been painted.

Mr. Soriano stated yes. We did the whole outside. You can see it here. We did the tower. So the whole tower has been repainted the green, sandy brown color. We did the inside. We are going to go through and add some grip paint, the gray sandy paint to the inside steps. That helps with the non-slip grip. And the kids are running up in their wet, bare feet. But everything on the outside has been done. We started putting up the shade sail covers. The big one will go on later this week. And then we did the outside a nice new blue. This next month we'll move to the spray ground. We hear it every year. We do it in the spring. It's just getting spring. I know we've had a lot of good weather and people are excited and getting out but we're just getting out of that cold weather. I can finally, when I have this 70 degree days I can work with the epoxy and the gel coat. We can get to that spray ground because every year in spring we take the spray ground and then by the end of, you know, not even the end of summer you start to see all the stains from rusting and things like that. But we'll do that this next month. You'll see them out there. Once spring break is done, we shut that down. We're open for spring break. We're closed after that for the rest of March. Then we only open for the families and kids. It's only weekends in April. So that gives us a lot more time to do that kind of work. So, you'll see them out there with ladders and the scaffolds painting the tower. We'll actually paint the roof. So that is something that we've never done. It's going on 19 years. We've never done the roof back. So, you can see the original color coming through.

Mr. Horton stated looks like somebody ought to be out there with the sand blaster.

Mr. Soriano stated we did pressure wash it and what we do is we go through with grinding discs. So, we take off a lot of the old epoxy and then we put the new stuff over top, so it doesn't flake as easy. But that'll be this next month. Unless there's any questions on some of these other maintenance items, that was it.

Mr. Horton stated I've got a couple of questions. The AC units for the clubhouse.

Mr. Soriano stated we are complete. I'll send you guys some pictures of the way it looks. We've been testing it out this week. One warm day, it worked out pretty good. Right now, it's a

little tough because it was cool enough today where we really didn't need it. But they are working and they're nice and quiet and everything went in, without a hitch. The one thing I will have to do, I do have to get our fire company to come in because you have two units here now. We have sensors in all of our ducts that were designed for that one unit. I need to be able to separate them out and have the two ducts. So, there's ducts that go to the storage office area, my office, and to the bathrooms. They have to be separated out from those smoke detectors so the fire panel can see that. If it ever picks up a fire, it tries to shut off all the AC units so you're not blowing smoke through the building. So, I do need extra smoke detectors installed because of that. I have to work with fire company on that. It's not going to be cheap, not what you would think for just smoke detectors.

Mr. Horton stated it says coordinate and install fiber and new communications equipment at the clubhouse.

Mr. Soriano stated this has been a big hassle for the last couple of months. AT&T is no longer servicing copper lines anywhere. They're getting rid of all the old-style analog lines. So, if you have that old phone in your house, you won't be able to use it. They're cutting those lines. They cut our service. That big box that sits across the street in the school corner there, they had already cut our service. Pretty much all that fiber goes out to all the neighborhoods. They kind of forgot about us. I can't use regular fiber. I can't use Comcast because of our fiber panels. We have to have that primary hookup. So, they have a certified fiber that's actually supposed to be 100% uptime or you go to what, basically a cellular surface is acceptable by the fire marshal. So, they went through and started coordinating fiber, found out that they can't locate some of our conduits underground. Most of the stuff has disappeared a long time ago and they can't trace it well. They can pull on the copper lines a little bit, but they can't get a new line through, and they can't figure out where it's at to be able to dig. So, they ended up giving us broadband service. So, we have cellular for our fire panels now. It's fine. We just had to get rid of the analog lines. But we've been without phones now for six, seven weeks and dealing with AT&T because of it. They didn't cut this building, which I'm happy for. They had already cut yours. And that's when I started working with them to let them know they can't just cut our stuff to go, so we can't go the normal route. We're commercial with sprinklers and everything that have to be monitored a certain way. They didn't think about that. Clubhouse wasn't as much of a problem. They'll finish their install. I think it's Thursday. They come in, put their broadband in, and then this one won't

be finished until they dig new conduit from the roadside to get up here. This building will actually have the full fiber where you guys will just ride on site. But it's taken a couple of months to work with AT&T because of back and forth with different departments. It's not really AT&T that digs in the fiber. It's all these other companies. And then I got to talk to their side. It's been a little tough, but we are up and running at the fitness center.

Mr. Thomas stated when is the last time we pressure washed the fountain in the front? It's looking a little rough.

Mr. Soriano stated it's off right now. We had a power outage last month and I left it off because I want to get them up there to pressure wash. But then I moved them to finish up Cannons Point. So, they just didn't go up there. But I just left it off so that we can dry everything out. It's actually easier to blast all the algae off when it's dry. So hopefully I can get them out there this week and knock that out real quick. That's a couple of hours. That's not like some of these fence lines. They're out there all day, sometimes two or three days to do a long road fence line. The waterfall won't be long. Just a quick question. Since it's shut off and it is power washed, I don't want to say the word paint, but can we paint those bricks?

Mr. Soriano stated we can. I did that, if you recall, maybe six years ago, I think now. It's a mason stain. I did the sandstone, not the bricks. The bricks were red. You don't see that when the water comes off. But I painted the sandstone, and most people didn't like that. I did get a couple of complaints because they said it was too yellow. I tried to get as close to the original sandstone, but it did stand out a little bit. But we were able to paint the bases where the pots sit on, where the water goes across, everything like that. We can plan to do that again if you guys want.

Mr. Thomas stated all right. Do you want to see how much money that would be?

Mr. Soriano stated I can do that if that's the direction. If we want to go ahead and update it.

Mr. Thomas stated since it's been off and we're going to get rid of that algae, might as well go and spruce it up a little bit if it's been like six, seven years.

Mr. Soriano stated yeah, not on masonry work. We haven't done anything. And that's one, actually, the concrete has worn away a bit. We can look at doing something a little more intensive, like a resurface. I think Tom has asked question before. There's three sections where the waterfall comes down. The left side is actually worn away more. So if you see more water

that falls on that side, if they're perfectly level with each other, the waterfall comes over nice and smooth. If there's three sides and you have one that's lower, you're always going to see more water on the right side. It's just the way water works, but it's torn away. That concrete is really pitted. So, we could look at something like a resurface. That part is kind of beyond me. I don't do that much masonry rework. So, I bring somebody else in to look at what we can do for that top.

Mr. Thomas stated look into it. That'd be good.

Mr. Lanier stated maybe if they look into it, can we look at for that fountain that is right there at the entrance that we talked about? Have them just come up with an idea for that.

Mr. Soriano stated I know we talked about possibly painting it or doing something like that instead and removing the fountains themselves. So, what I could do is maybe get a couple of sign companies and give you guys lots of options because anything would be different. I've seen some nice brick towers and they're white. I don't know that it'll fit there, though. It's change and I know people like that look, but it's quick. If you notice, we've already washed that one. So that one was washed two months ago. And just look at it in a couple of months after it gets older, when it rains enough, it gets kind of dirty, and algae covers it up.

Mr. Lanier stated if you've got somebody coming out for masonry work, maybe they've got some good ideas.

Mr. Horton stated one other thing I noticed walking around the water fountains on the field house. It's rusted clean through. Somebody will get their hands stuck in there.

Mr. Soriano stated I'm going to have to replace the whole front panel. That's from them beating it up. So, Scott, I think that was only two years ago we put it out there. So that one's actually one of our newer ones that are all that are out there, but it's from them hitting on it and beating it up. The double one that fills up the water bottles. It's basically just coated, almost like a vinyl sticker on the metal that's on there. Once that's all damaged and ripped up, it rusts through. I'm going to have to look at ordering new plates. I did notice that the other day to where the whole front is gone lately. That's the same spot that we constantly put up new paper towel holders and soap dispensers and they can be ripped off within a week. It makes it hard when I have to talk to soccer and I-9 and let them know that we need them to help out with the groups that are out there, because one thing they ask for is to keep those bathrooms completely open. Residents don't bring their cards, so I can't even track who goes in and out. And most time it might not even be our residents using the bathroom.

Chairperson Nelsen stated maybe they need to take a picture of the bathrooms when they get there and then when they leave.

Mr. Soriano stated that might be helpful.

Mr. Horton stated question on the pickleball courts, the nets in between. I think you talked about one time, you've got to put poles in there and put them in there. But they're temporary and roll around.

Mr. Soriano stated no, they're solid. The nets in between now are solid. We did permanent.

Mr. Horton stated I'm talking about the ones in between the courts.

Mr. Soriano stated oh, the ones that are in between the courts. We say permanent, but you can actually take the post like tennis court style. The posts do come out of the ground. They're not something easy that you're supposed to remove on a day-to-day basis. On the old courts, you have the rolling nets. Those have wheels. Yeah, that's the old courts. Yeah, we have those. They're supposed to take them. They don't always though because they are very heavy, but they are supposed to take them and roll them out of the way and then bring them back onto the courts when they use them. So, they should be kind of off to the side.

Mr. Horton stated just a suggestion. Not this last time, but yesterday I was up there and there were leaves all over the court. I noticed there's a big broom out there. It seemed like a battery powered blower would be a big help out there to clean the courts so they could play.

Mr. Soriano stated they actually do some of the work. I don't have front desk staff, but Chalon helps us out every once in a while with leaf removal. This time of year is always worse because the new leaves are growing in and they're going to drop off all the dry leaves. But yeah, I don't have a staff person other than pulling the maintenance guys away for something like that. But being back there, I can't really pull the front staff person out to do that. Someplace like here when it comes to leaves, the tennis pros actually do it. There James will do it. I don't know. I have pickleball players that help out with that. I don't have basketball that helps out with that. So then I get complaints from basketball that the pickleball courts are always cleared off and you don't do ours. It's a little hard, but as far as some extra leaf removal, we can put Chalon on it.

Mr. Thomas stated were we able to get the lights at the basketball court yet?

Mr. Soriano stated not up. I don't have them up. I have them in, but not up. Remember, I do have to coordinate a little bit. It will probably take us a couple of days. We have three lights

that are out. So that's a good amount of work, especially on some of the areas we want to trim a little bit. So, we'll be up there with chainsaws, too. Tom, do you have anything else? I do have one thing there for you guys I wanted to review.

Mr. Horton stated what's the update on changing the pools to salt?

Mr. Soriano stated now I can start moving forward since I'm pretty confident your fix has worked. I see a little water loss, but it's like all the rest of our pools. You have a little bit. Nothing major. So that \$50,000 project worked out well. Once I get the slide up and running, I can move on to that. There's boxes of controllers and chemical heaters sitting in my office. I've been waiting this last year for that stuff, so I'll start working on that.

Mr. Horton stated I looked at the chlorine deliveries. A little over \$3,000. I was like holy cow. I know we're still going to have to get some.

Mr. Soriano stated that's our winter rate. Even once we get that, we're not going to cut back or change anything for the summer, because I get the better deal in the summer. It's the winter. It's not wasted. We don't get much of a delivery, and they still charge us a lot. But that's because it stays close to that one rate during the summer, even though you'll use three or four times the amount of chlorine in the summer that you do in winter. And we don't see that big of a difference. So now that we are done with that, I can kind of move on with changing those pools over. Something I handed out to you guys was for consideration. We have looked at the fields. We used to do some sprigging. We pushed Chalon on trying to figure out what we can do now. She doesn't have a way to do sprigging, but she did look at this. This is a different option. This is not something that was brought to us before. If you recall, when we did this process years ago, basically the option was close off the field for months on end and do some high fertilization aeration to see how the grass grows back in, which we can do pretty easy. But I don't know that guarantees good grass. So, then we looked at things like sodding, and sodding can be expensive. We have nine acres of playing area that we have to take care of. The sodding cost was super high. That's how our last contractor came up with the sprigging. Sprigging worked out pretty well. It is not normally done in this area. We do have some golf courses that do that work, but they, if you recall, brought up their group from Orlando. Down to Earth does have some other sections in the state that do a lot different work and it worked out extremely well. And for cost, it did great. This option is called mowing, but it's not like what we do now. That's why I printed out that packet for you to kind of see how this type of mowing works. It's also not been around

real long. It's about 25 years or so that they've been doing this. It is a specialized mower. Basically, you're ripping off that top layer of grass and debris and thatch, and it's going to leave a little bit of grass there. But then they're going to come back through and aerate, top dress, and get new vegetative matter growing so that grass can pick up. My concern here is the cost. This is for three acres at \$60,000. The sprigging was closer to \$25,000. We don't ever bring in, even though we set it aside, \$20,000 from our sports, even when they're paying, whether they pay on time or not, they actually do pay us back. We put a placeholder of \$20,000 on there, but we've never brought in \$20,000 in a year. So, it's always just extra expense for those fields at the district level. It's nice to offset that a bit with those sports organizations, but we're not going to offset it completely. So we knew that. But the hard part is, how nice do we want to get that grass for what we're doing? So that's really where I'm at for discussion. I've asked Chalon to look at it and see what other options we may have. Just because I think that's tough. And for us to do the rotation, we've already done three times the rotation. Same thing. Three times rotation here. Now you're talking \$180,000 or \$190,000. We also have AgrowPro here. This is kind of their specialty, so they do this type of work. If you have any questions of how this works or what we're looking at, as far as an investment of doing this, to kind of bring in thicker grass or grow thicker grass, what that looks like they can speak to it a little better.

Mr. Thomas stated so that would be \$63,000 times three.

Mr. Soriano stated yeah, that's where I was getting one to \$180,000.

Mr. Thomas stated okay, wow. So with this process, when can we start seeing results? Because we have a hard time every time we sprig and stuff. We put up our barriers, which obviously will get knocked down by some of our residents. And then all of a sudden, all that hard work and money that we just spent is out the window. So what is the turnaround time?

Mr. Hutchings stated it's a much quicker turnaround than a conventional sprig. The problem with sprigging, you would really need to till the whole area up in order to penetrate the ground and get the sprigs to be viable. The amount of grass that you have there in that three-acre section now is already three or four times what you have post sprigging anyways, so the idea is you take the frayed mower in there and you get a smoother surface. You get rid of some of the junk, you'll get better drainage out of that smoother surface, healthier plant, whole nine yards. In fact, you'll probably see a green line where we stop, and then bring in around ten to fifteen loads of sand or something like that and bury it. And then we've got a big an old fashioned wooden

railroad type drag that we would just come in and just start doing circles. After all that sand is out and just smooth everything out. It's not going to fix a big undulation over a long distance, but all your potholes and your ankle breakers and your knee blowout, stuff like that will go away, and you're not losing any grass. All the grass will still be there, still be alive, and it'll grow right up through that sand. A couple of months, you're up and running.

Mr. Horton stated do you have to water continuously?

Mr. Hutchings stated not any more than you would. That's another advantage, your root structure. Everything's still there. So, when you sprig, you're watering three or four times a day. It's like a rice field for a few weeks until those sprigs are viable. You don't have to do any of that. We probably would increase the water some, maybe twice a day, something along those lines, but really for a short period of time, once we start seeing the green coming back through, we just go back to a normal watering process.

Mr. Soriano stated what I've done is asked Chalon to look at what other options we have, because this is, to me, a high one. I think it would work nice. I can send you pictures of a project they've done in Palatka that looks really nice, and it was a quick turnaround time on that one. But like I said, for nine acres, that's going to add up.

Mr. Hutchings stated when was the last time you sprigged?

Mr. Soriano stated there has been a cost increase on everything. That's going to be the same way with sod. So it was, I think, two years before Chalon was here. So it's now been six years. Even if you were to say not a 30% increase, 40% increase, now we've doubled the cost of sprigs. That would be \$40,000 to \$50,000, not \$60,000. So, there's a big cost difference between what we're trying to do here. I want the grass to look good, but to me, this is more like county parks and things like that. So, I would like to see some other options. Kyle, I had a question for you. I was talking to Chalon earlier, and she's not able to quite understand or explain to you guys real well. We see the grass and we know what it looks like. You've been out there, you guys play on it, things like that. So, one big problem is the type of Bermuda we have. We can't seed that. You can sod it. There's a lot of other Bermuda we can't seed at all, because it's just the way it's designed. It's infertile, it can only come out with vegetative growth. So, something like a sprig actually works because that's the only way you can grow it. So, if our only other option is sodding what if we changed the grass by adding or seeding a lesser type of Bermuda? Would it

mix in and what would it look like? Most people won't be able to look at a blade of Bermuda and know the difference between one type and another.

Mr. Horton stated yes, you're correct there. It would probably look very patchy when you're at a distance.

Mr. Soriano stated because of color?

Mr. Hutchings stated yes because of color and the grain is going to be different. Older golf courses, sometimes when you look out on a fairway and it looks just real splotchy, that's what's happened. The grass is mutated or common Bermuda has gotten in there and kind of blended in with the 419, which is what you guys have. That's certainly an option. But when you think about seeding, I think we all, especially in Florida, we all kind of go to like the rock seed, right? Throw it out there and water it and two weeks, three weeks, you got some growth. Bermuda grass seed does not work that way. It's eight to twelve weeks before you see any growth. Extreme watering, very similar to the sprigs. And then that root and rhizome structure is usually not mature enough to do well through a winter. Depending on whether it's hulled seed or unhulled seed, soil temperatures need to be around 80 degrees for it to even germinate. So that's May, June.

Mr. Soriano stated eight to twelve weeks even if we're starting May, June, July, we're long before the wintertime. You got plenty of time for growth.

Mr. Hutchings stated it will not do well in the first year. If you did it, you would probably be pretty happy with it in August and September. And then you probably have me sitting in here in the following May asking me what happened to the seed. I'm just telling you, it just usually does not do well.

Mr. Soriano stated yeah, I'm just looking at it, because if you were to look at what's \$20,000 worth of the seed, I can do that three times before I do a \$60,000 fraze mowing. Because, like I said, these are not high competition. I know Elite has a couple good teams, and we do have people out there that are pretty serious with their soccer. But to undertake the \$180,000 or \$190,000 in a year is a little tough, but I think we have to at least look at those other options.

Mr. Horton stated if we were to do it this way, how long would it last?

Mr. Hutchings stated it just depends on how it's maintained.

Mr. Horton stated well, we have a good maintainer.

Mr. Hutchings stated it is very similar to a county park, the way that it's maintained. So, the other suggestion, if you're looking for an alternative, would be to maybe look at maintaining them as real sports fields where they're being mowed a couple of times a week with a proper mower, a real mower, not a rotary, and then revisit doing a big renovation project. If I was in your position, that's what I would do. I would look hard at getting the maintenance right. That way, when you do have money to do a renovation or improve it, that improvement is going to last longer and be more effective. So, to answer your question, I don't know. How long are you going to let Florida Elite run up and down? There's no way for me to tell you that.

Mr. Thomas stated all right, well, this is great information. I appreciate you putting it together.

Mr. Hutchings stated we have more pictures and stuff like that if you guys want to see some other projects, I can show you.

EIGHTH ORDER OF BUSINESS Audience Comments / Supervisor Requests

Brian Benda stated first of all, I just want to thank you, Jay and Andre and Tom for their responsiveness. I know I'm a frequent flyer with you guys, but because I get out in the community a lot, I'm always on foot and all that. So, I just have two issues. They're very minor. And then just two questions. The first one, there's some bushes by, if you go near where the business complex is, I guess it's a homeowner's bushes, I don't know, but the bushes have grown to about a third the way over the large, wide sidewalk. And so, it just becomes a visibility issue, especially if two bikers are approaching each other on the opposite side. It's just grown over the sidewalk about a third of the way. So, it's just a concern to raise up whenever you send your guys out to trim that.

Mr. Soriano stated I'm pretty sure we're talking about the ones in between the sidewalk and the loop road that came in for that homeowner's association.

Mr. Brian Benda stated they're actually along that major sidewalk that goes. It's just a big, wide sidewalk that goes. I want to say right before you get to the Village green.

Mr. Soriano stated on the other side of that is an HOA road. Those were the ones that we agreed to put in. It was kind of their area, but the developer wanted to take out the split rail. We took the split rail because we installed that years ago, before that was all developed. So, they should be helping out with those. But then it does come over on our sidewalk. We can go ahead

and do it. It's that small section that's between the asphalt for the Village Center homes and the sidewalk just past the strip mall.

Brian Benda stated if you walk by the strip mall, you'll see it. And then the second thing, just more of a status for you, Jay, since I haven't been on the trail in a while, but there's the graffiti that's not on the bridge itself, the little trail bridge, but it's in that culvert I'd asked you about. If that's county, I'm okay with working with the county, I do it all the time. But I didn't know if that graffiti had been stripped off yet. And you said that the CDD may take care of it. You had some other things you were doing, namely the pickleball courts. It was a big project.

Mr. Soriano stated we can wash it, and we have gone out there with the pressure washer. I know we talked about painting it, but I'm not supposed to touch the culverts. They're St. John's River Water Management's. After the summer, we did pressure wash them, but we get some more. Our bridge was hit at one point, and we went out and washed that off, too. That was a little better. But the culvert is kind of controlled by that, so I'm not supposed to paint that. I can pressure wash as much as I can off, and that's about it.

Brian Benda stated okay, that's what I was asking. And then my last is more of a question to the board. I had the question before you started talking about the maintenance of whatever you said, the \$180,000 for fields and all that. How do we price the I-9 or whatever the name is. How do we price those guys out so that they account for the lion's share of the wear and tear to not only the field, but to the field house itself? When I hear you say, we recoup \$20,000, but then I hear \$180,000. Surely, they attest for more than one-ninth of the wear and tear of our field. That's my question, is, how do we price them? Are we appropriately pricing them so that we can maintain those things at a better frequency? Because the field house takes a beating, and it's kind of rough looking for the most part, inside and out. But the fields, I had no idea the cost was that much.

Mr. Soriano stated this is extra cost. This is not the cost of the field.

Brian Benda stated are we subsidizing them. That's all. That was my question, just about pricing and how we're recouping those dollars.

Mr. Horton stated the field house has been repainted here recently.

Brian Benda stated inside. I mean, the restrooms?

Mr. Soriano stated the restrooms got painted.

Mr. Horton stated I don't know how long it's going to last.

Brian Benda stated yeah, no doubt. But then the fields themselves, if it lasts two years for \$180,000, and they're paying \$20,000 over that time, or maybe it's \$60,000. Is that the appropriate amount they should be paying for that? It's more of a pricing question. How do we weed them out or price them out? That's all.

Mr. Horton stated I guess the question to me is, how do we want those fields maintained? To me, I don't think it was meant to be a soccer field. It was for residents to come out there

Mr. Thomas stated it's a multipurpose field. It's not just soccer, it's also I-9 football league.

Brian Benda stated so we have two organizations. How do we price them all out so it's budget neutral.

Mr. Horton stated they pay some.

Brian Benda stated I'd say \$20,000 is not appropriate. That's just me doing the math. I'm a project guy in my professional life, and I'm like, if you beat up the fields as much as they do, should they pay more than one-ninth of the cost?

Mr. Lanier stated that's really tough because they do pay and then they've got their added fee and at some point you price it out of a rec family being able to do it, just not even travel ball. That becomes a very tough thing because pricing it out there, it's going to be nothing and then the fields aren't used.

Mr. Horton stated correct me if I'm wrong, but you guys are out there playing. But when you're playing soccer out there, it's not just resident's kids out there, is it? It's other teams that come in to play, too.

Mr. Thomas stated yes, just like any sports that are out there.

Chairperson Nelsen stated there's an added fee for non-residents and it's a little higher for non-residents.

Mr. Soriano stated the expectation was always that the better rates should go for the residents, but we also said that we don't really get in their books or tell them about a register, so we've always taken a fee from them. So, let's say it said \$10. Well, we could double that \$20,000 by saying, let's be \$20. All that's going to do is pass that along to the parents. And that's what we're talking about. As you get to a point where it can be tough, we also don't want to limit them and we want them to be successful because that is where we're going to get all the complaints from. If residents can't play soccer anymore or flag football with an organized sport out here, I

think that's going to be tough, too. But yeah, as far as your comment there of lion share, I think the lion's share, it's always just going to be a small amount to help offset. We make the decision whether we really want that facility or not. Like any other amenity that we have out here, we don't need it. Sure, pools are a nice thing, too, but they're also our biggest loss of dollar. So, everybody could have a pool in their backyard, it would be a lot cheaper.

Chairperson Nelsen stated and if people are occupied and they're busy, there's less shenanigans and graffiti.

Amanda Shedd stated first thing I want to say is the sprinklers are going off at like 6:00 p.m. at the front of the sidewalk from us to like Silverleaf. We're usually out walking those times. And we're having to go to the other side of the street or dodge the water. And it seems like sprinklers should be going off at night. Like when we're sleeping.

Mr. Soriano stated we try not to go off too late. There are times where they go off at night. If you water in the middle of night all the time and it's dark you also build up fungus issues. But we do have a couple of hundred zones, so that's the hard part. For them to go through each zone. Let's say it's 15 or 20 minutes. It may take hours and hours and hours throughout the day to hit one section of road. One controller does a quarter mile. So, it's not real easy to do. We can work with Chalon and see if there's different time, but it never works out for everybody. What we try to do with anything we do is the opposite side of the road should not be going with this side of the road. The reason for that is then, yeah, we kind of expect you to cross the street and walk at that time. I know it's hard sometimes, but that's what we would do so that you can make it down. Because we have to get through all these zones. The one thing we watch out for, and you'll see times and those clocks changing a lot is school. That does happen every once in a while. That causes the biggest complaint. You can't have either sidewalk going off when they're coming into school or they're getting out. That creates a big problem. So, we get limited by the time of day. We're only able to do certain hours and get through to all those homes.

Amanda Shedd stated I did see them going off the other day by the tennis court during school drop off.

Mr. Soriano stated every once in a while something happens. You will see them during the day. This last week was a little tough. We did have field days at school, so kids were out early. Things like that, days that are off, you'll see them going. We can't change our schedules for everything. But you will see days where they have to test, too. They're required to go through

and test so that we can try to spot out broken heads and fix them in a timely fashion. But that means they got to do that during the day when they're here. So that's a little tough. When you have this big of an area, there's not going to be a perfect way.

Amanda Shedd stated I think we do have some broken heads up there, too. Before the main brick pillars, they seem to spray the cars, and it also goes off when it's raining.

Mr. Soriano stated it's really not a problem going off when it's raining. Not that we don't like wasted water, but the only way to do that would be to have soil sensors with every zone, which becomes very expensive, and then also maintenance heavy because then you have to go out, check those, too, to make sure everything's working correctly because you have these zones that stretch so long. If you look at Oakleaf Village Parkway, that's a big road. Everything gets controlled on. It can rain up there by your house and not rain at the amenity center. Well, if we were to turn off all of those zones because it was raining up by your house, those areas might dry out and stuff would start to die. So, we'd rather it actually go off in the rain. We talked about that before. Not that we like it that much. We do have some rain sensors, but, unless we were to do soil sensors everywhere, there's no way to get it that perfect. This is a big area compared to somebody's yard.

Amanda Shedd stated in the past, I had mentioned the lights up at the front.

Mr. Soriano stated I haven't done that. That's the decorative lights on the landscape that got pushed off on my list way down to the bottom. Just because it's decorative, really.

Amanda Shedd stated so like another year maybe?

Mr. Soriano stated it really kind of depends on some of these other projects we get done, mostly at the amenity center because that one, when we had the accident up there with meter on the right by the water fountain, we had to dig all new lines in just to get two decorative lights on.

Amanda Shedd stated there's kind of more than that to me because I was literally coming home in the dark last night.

Mr. Soriano stated we have street lights there.

Amanda Shedd stated it's pitch black over there.

Mr. Soriano stated these are twelve-volt lights that go on the column. These are not streetlights. So, I get it, but we have the street lights there. We'll work on it. This is going to be a few thousand dollars to fix a couple streetlights.

Amanda Shedd stated the streetlights don't start until you get to the mailboxes down the street. So, at the front, that's kind of like the only light we have up there, it's dark. And going forward, I just want to thank everybody for approving the swing set last year. It's been a great addition to the neighborhood. We love it, bringing the kids and the adults. I've seen my neighbors more than I have in the five years I've lived here. Now that we're out in that little field, there seems to be a lot of ant piles popping up. Do you guys treat that or is it just none of those parks are treated at all for any insects.

Mr. Lanier stated which field?

Amanda Shedd stated we're in Oakbrook. We have a gazebo.

Mr. Soriano stated Chalon can look at that. We do treat those areas. Now in the winter, we don't do as much, so in the spring time you'll see a lot more things like test treatment and fertilization. When you see that stuff, if you just want to email me, all I do is turn around and forward that to Chalon that way she gets on her list for that day because ants are something we can get to pretty quick when it comes to that. But if you let me know about it that way, I can forward it to her.

Amanda Shedd stated we've been having a problem with people going behind the fountain. They will park on my street, and sometimes they go off my neighbor's driveway, and then she has to call the cops on them because they're also going back there. They're drinking, chugging beers. They're leaving the beers back, and I'm going back there to pick it up. Like, I emailed Jay one time because I had two trash bags full of beer bottles, and I was going to send you guys an email with pictures where sometimes they'll drive their truck on the CDD property through the park around the pond and try to get their truck kind of hidden back there behind the trees. And I think that's concerning.

Mr. Horton stated are you talking about at night?

Amanda Shedd stated no, during the day.

Mr. Soriano stated yeah, they'll be back there all times. You're back in the woods back there, behind where the waterfall is. That's where our big tank is that we got to climb down to.

Mr. Horton stated I think you're talking about you've got to drive all the way through your area there.

Amanda Shedd stated I sent an email and a picture of where it is.

Mr. Soriano stated don't call me. If you see people drive up there really, the only thing we can do is we can call CCSO for trespassing. That's really about it. I can't do much up there except for go up there and threaten them to get out, or I'm going to have you trespassed. You can call the sheriff's office. It's back there in the woods. There's really not a lot that I can do back there. We can put a fence, but that's different.

Mr. Eckert stated I think all these are kind of operational issues that Jay and she can talk about after the meeting, quite frankly.

Ms. Giles stated all right, thank you. Supervisor's requests.

Chairperson Nelsen stated I don't have anything.

Mr. Thomas stated I just want to give a compliment. That back parking lot, now that we have the do not park here, or we will tow your behind, looks great. Everything that, all that landscape and everything looks clean how it should have been looking. That area back there looks fantastic. I ride my bike a lot, and I cut through there, and I'm like, oh, look, there's not a boat parked sideways. So great job back there cleaning that up.

Mr. Horton stated any security issues lately?

Mr. Soriano stated they've got a lot of new employees, so it's kind of hard. We get used to one guard that really knows what to do, and then they disappear, and we get another one and get questions. It's a little tough for them to kind of learn everything. That's where I need to get Marla involved with their operations side. And they have somebody that comes out and kind of sits with them every once in a while, not just when they first start to help answer some of these questions.

Mr. Horton stated Sunday, there was a private security car down there. Is that them?

Mr. Soriano stated they do have their cars that they're supervisor drives when they come out to help the training, you'll see them in a marked car. But there are residents that work for other security companies. I've seen in our parking lot. They're just there for whether it's sports or pool or whatever.

NINTH ORDER OF BUSINESS

Next Scheduled Meeting – April 8, 2024 @ 4:00 p.m. at the Plantation Oaks Amenity Center

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Thom favor the meeting was adjour	as seconded by Mr. Lanier with all in rned.
Secretary/Assistant Secretary	Chairman/Vice Chairman



Community Development District

Unaudited Financial Reporting February 29, 2024



Community Development District

Combined Balance Sheet February 29, 2024

		General	Recreation		I	Debt Service	Сс	ipital Reserve	Totals		
	Fund		Fund			Fund		Fund	Governmental Fund		
Assets:											
Cash:											
Operating Account	\$	9,264	\$	492,988	\$	-	\$	870,608	\$	1,372,860	
Due from Other		25		137		-		-		162	
Due from Middle Village		-		6,497		-		-		6,497	
Investments:											
State Board of Administration (SBA)		13,525		96,799		-		477,767		588,091	
Custody Account-General Fund Excess		174,086		1,333,205		-		77		1,507,368	
Series 2013 A-1											
Reserve		-		-		868,806		-		868,806	
Revenue		-		-		2,327,614		-		2,327,614	
Prepayment		-		-		269		-		269	
Series 2013 A-2											
Reserve		-		-		95,634		-		95,634	
Prepaid Expenses		-		4,583		-		-		4,583	
Total Assets	\$	196,899	\$	1,934,209	\$	3,292,324	\$	1,348,453	\$	6,771,885	
Liabilities:											
Accounts Payable	\$	6,523	\$	16,766	\$	-	\$	35,946	\$	59,235	
Accrued Expenditures		-		5,959		-		-		5,959	
Total Liabilites	\$	6,523	\$	22,725	\$	-	\$	35,946	\$	65,195	
Fund Balance:											
Nonspendable:											
Prepaid Items	\$	-	\$	4,583	\$	-	\$	-	\$	4,583	
Restricted for:											
Debt Service - Series		-		-		3,292,324		-		3,292,324	
Assigned for:											
Capital Reserve Fund		-		-		-		1,312,507		1,312,507	
Unassigned		190,376		1,906,900		-		-		2,097,276	
Total Fund Balances	\$	190,376	\$	1,911,483	\$	3,292,324	\$	1,312,507	\$	6,706,690	

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

		Adopted		ated Budget		Actual			
	Budget		Thr	u 02/29/24	Thr	u 02/29/24	Variance		
Revenues:									
Special Assessments - Tax Roll	\$	177,890	\$	172,617	\$	172,617	\$	-	
Interest Income		1,600		1,600		1,689		89	
Total Revenues	\$	179,490	\$	174,217	\$	174,307	\$	89	
Expenditures:									
General & Administrative:									
Supervisor Fees	\$	12,000	\$	5,000	\$	3,600	\$	1,400	
FICA Expense		1,000		417		297		120	
Engineering		5,000		2,083		-		2,083	
Arbitrage		700		292		-		292	
Dissemination		1,696		707		707		0	
Assessment Roll		8,705		8,705		8,705		(0)	
Attorney		42,000		17,500		17,007		493	
Annual Audit		5,200		5,200		5,300		(100)	
Trustee Fees		8,815		4,091		4,091		-	
Management Fees		68,741		28,642		28,642		0	
Information Technology		2,271		946		946		(0)	
Telephone		600		250		54		196	
Postage		1,900		792		121		671	
Printing		2,000		833		386		447	
Insurance		10,199		10,199		9,596		603	
Legal Advertising		2,800		1,167		654		513	
Office Supplies		200		83		3		81	
Website Compliance		2,650		1,104		1,104		0	
Dues, Licenses & Subscriptions		175		175		175		-	
Other Current Charges		120		50		52		(2)	
Capital Reserve Funding		2,719		-		-		-	
Total General & Administrative Expenditures	\$	179,490	\$	88,235	\$	81,440	\$	6,795	
-									
Excess (Deficiency) of Revenues over Expenditures	\$	-	\$	85,982	\$	92,867	\$	6,884	
Net Change in Fund Balance	\$	-	\$	85,982	\$	92,867	\$	6,884	
Fund Balance - Beginning	\$	-			\$	97,509			
Found Dalamas Fording	.				.	100.056			
Fund Balance - Ending	\$	-			\$	190,376			

Community Development District

General Fund Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ - \$	169,333 \$	1,290 \$	1,994 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	172,617
Interest Income	139	62	87	582	819	-	-	-	-	-	-	-	1,689
Total Revenues	\$ 139 \$	169,395 \$	1,377 \$	2,576 \$	819 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	174,307
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000 \$	600 \$	- \$	1,000 \$	1,000 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	3,600
FICA Expense	83	50	-	83	83	-	-	-	-	-	-	-	297
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination	141	141	141	141	141	-	-	-	-	-	-	-	707
Assessment Roll	8,705	-	-	-	-	-	-	-	-	-	-	-	8,705
Attorney	3,511	1,386	2,903	3,603	5,604	-	-	-	-	-	-	-	17,007
Annual Audit	-	-	-	-	5,300	-	-	-	-	-	-	-	5,300
Trustee Fees	4,091	-	-	-	-	-	-	-	-	-	-	-	4,091
Management Fees	5,728	5,728	5,728	5,728	5,728	-	-	-	-	-	-	-	28,642
Information Technology	189	189	189	189	189	-	-	-	-	-	-	-	946
Telephone	16	15	13	3	6	-	-	-	-	-	-	-	54
Postage	64	26	3	16	11	-	-	-	-	-	-	-	121
Printing	17	110	82	31	147	-	-	-	-	-	-	-	386
Insurance	9,596	-	-	-	-	-	-	-	-	-	-	-	9,596
Legal Advertising	147	139	70	229	70	-	-	-	-	-	-	-	654
Office Supplies	1	1	0	1	1	-	-	-	-	-	-	-	3
Website Compliance	221	221	221	221	221	-	-	-	-	-	-	-	1,104
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Other Current Charges	32	21	-	-	-	-	-	-	-	-	-	-	52
Capital Reserve Funding	-	-	-	-	-	-	-	-	-	-	-	-	-
Total General & Administrative Expenditures	\$ 33,716 \$	8,627 \$	9,351 \$	11,246 \$	18,501 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	81,440
Excess (Deficiency) of Revenues over Expenditures	\$ (33,576) \$	160,769 \$	(7,974) \$	(8,670) \$	(17,682) \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	92,867
Net Change in Fund Balance	\$ (33,576) \$	160,769 \$	(7,974) \$	(8,670) \$	(17,682) \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	92,867

Community Development District

Recreation Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adopted	Pro	rated Budget		Actual		
	Budget	Th	ru 02/29/24	Th	ru 02/29/24	7	ariance
Revenues:							
Nevenues.							
Special Assessments - Tax Roll	\$ 1,873,440	\$	1,817,911	\$	1,817,911	\$	-
Interest Income	3,700		3,700		16,656		12,956
Amenities Revenue/Miscellaneous	40,000		16,667		5,802		(10,865)
Sports Revenue	15,000		15,000		20,715		5,715
Total Revenues	\$ 1,932,140	\$	1,853,278	\$	1,861,084	\$	7,806
Expenditures:							
Administrative:							
Management Fees - On Site Staff	\$ 220,678	\$	91,949	\$	91,949	\$	0
Insurance	116,853		116,853		116,450		403
Other Current Charges	3,500		1,458		680		779
Permit Fees	1,635		681		-		681
Subtotal Administrative	\$ 342,666	\$	210,942	\$	209,079	\$	1,863
Maintenance:							
Security	\$ 107,000	\$	44,583	\$	43,683	\$	900
Security - Clay County Off-Duty Sheriff	44,627		18,595		19,263		(669)
Water - Irrigation	12,300		5,125		5,194		(69)
Irrigation Maintenance	5,000		2,083		2,952		(868)
Streetlighting	31,000		12,917		11,506		1,411
Electric	36,000		15,000		13,239		1,761
Landscape Maintenance	459,000		191,250		191,321		(71)
Common Area Maintenance	55,000		22,917		17,438		5,479
Lake Maintenance	29,232		12,180		10,850		1,330
Capital Reserve Funding	300,137		-		-		-
Subtotal Maintenance	\$ 1,079,296	\$	324,650	\$	315,445	\$	9,205

Community Development District

Recreation Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

		Adopted	Pro	rated Budget		Actual		
		Budget	Th	ru 02/29/24	Thi	ru 02/29/24	V	ariance
Recreation Facility:								
Amenity Staff	\$	137,588	\$	57,328	\$	39,305	\$	18,024
Refuse Services		17,500		7,292		7,441		(149)
Telephone		6,000		2,500		3,681		(1,181)
Electric		42,000		17,500		10,974		6,526
Cable		9,000		3,750		3,670		80
Pool Maintenance		35,000		14,583		15,864		(1,280)
Water / Sewer/Reclaim		57,000		23,750		17,439		6,311
Facility Maintenance-General		50,000		20,833		15,608		5,226
Facility Maintenance-Preventative		10,000		4,167		1,030		3,137
Facility Maintenance - Contingency		34,750		14,479		10,576		3,903
Lighting Repairs		8,500		3,542		2,824		717
Special Events		7,500		3,125		2,561		564
Office Supplies & Equipment		1,000		417		874		(458)
Janitorial		67,840		28,267		25,438		2,829
Recreation Passes		4,000		1,667		1,204		462
Pool Leak Repairs		2,500		1,042		-		1,042
Multiuse Field		20,000		8,333		-		8,333
Subtotal Recreation Facility	\$	510,178	\$	212,574	\$	158,487	\$	54,087
Takal Forman dikuman	\$	1 022 140	\$	740.166	đ	(02.011	\$	(F 1FF
Total Expenditures	•	1,932,140	•	748,166	\$	683,011	\$	65,155
Excess (Deficiency) of Revenues over Expenditures	\$	-	\$	1,105,112	\$	1,178,074	\$	72,961
Net Change in Fund Balance	\$	-	\$	1,105,112	\$	1,178,074	\$	72,961
Fund Balance - Beginning	\$	-			\$	733,410		
Fund Balance - Ending	\$	-			\$	1,911,483		

Community Development District

Recreation Fund Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ - \$	1,783,324 \$	13,589 \$	20,998 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	1,817,911
Interest Income	1,174	448	698	5,913	8,425	-	-	-	-	-	-	-	16,656
Amenities Revenue/Miscellaneous	723	800	1,476	2,017	787	-	-	-	-	-	-	-	5,802
Sports Revenue	-	1,385	-	19,330	-	-	-	-	-	-	-	-	20,715
Total Revenues	\$ 1,896 \$	1,785,957 \$	15,762 \$	48,258 \$	9,211 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	1,861,084
Expenditures:													
Administrative:													
Management Fees - On Site Staff	\$ 18,390 \$	18,390 \$	18,390 \$	18,390 \$	18,390 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	91,949
Insurance	116,450	-	-	-	-	-	-	-	-	-	-	-	116,450
Other Current Charges	213	75	181	91	120	-	-	-	-	-	-	-	680
Permit Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Administrative	\$ 135,053 \$	18,465 \$	18,571 \$	18,481 \$	18,510 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	209,079
Maintenance:													
Security	\$ 8,922 \$	8,595 \$	8,976 \$	8,867 \$	8,323 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	43,683
Security - Clay County Off-Duty Sheriff	2,856	4,519	3,525	4,069	4,295	-	-	-	-	-	-	-	19,263
Water - Irrigation	1,029	1,981	926	671	588	-	-	-	-	-	-	-	5,194
Irrigation Maintenance	2,952	-	-	-	-	-	-	-	-	-	-	-	2,952
Streetlighting	2,270	2,270	2,322	2,322	2,322	-	-	-	-	-	-	-	11,506
Electric	2,874	2,762	3,121	2,891	1,589	-	-	-	-	-	-	-	13,239
Landscape Maintenance	38,264	38,264	38,264	38,264	38,264	-	-	-	-	-	-	-	191,321
Common Area Maintenance	4,583	4,583	3,692	-	4,580	-	-	-	-	-	-	-	17,438
Lake Maintenance	2,170	2,170	2,170	2,170	2,170	-	-	-	-	-	-	-	10,850
Capital Reserve Funding	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Maintenance	\$ 65,919 \$	65,144 \$	62,996 \$	59,254 \$	62,131 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	315,445

Community Development District

Recreation Fund Month to Month

	 Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Recreation Facility:													
Amenity Staff	\$ 12,247 \$	9,640 \$	6,827 \$	4,955 \$	5,636 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	39,305
Refuse Services	1,395	1,436	1,436	1,436	1,738	-	-	-	-	-	-	-	7,441
Telephone	733	738	736	648	825	-	-	-	-	-	-	-	3,681
Electric	2,897	2,089	1,926	2,014	2,048	-	-	-	-	-	-	-	10,974
Cable	627	630	770	822	821	-	-	-	-	-	-	-	3,670
Pool Maintenance	3,101	3,101	3,101	3,280	3,280	-	-	-	-	-	-	-	15,864
Water / Sewer/Reclaim	4,252	3,916	3,306	3,573	2,392	-	-	-	-	-	-	-	17,439
Facility Maintenance-General	4,166	4,216	3,059	4,167	-	-	-	-	-	-	-	-	15,608
Facility Maintenance-Preventative	515	-	360	155	-	-	-	-	-	-	-	-	1,030
Facility Maintenance - Contingency	2,896	2,946	1,838	2,896	-	-	-	-	-	-	-	-	10,576
Lighting Repairs	708	711	700	705	-	-	-	-	-	-	-	-	2,824
Special Events	761	-	800	1,000	-	-	-	-	-	-	-	-	2,561
Office Supplies & Equipment	-	241	420	214	-	-	-	-	-	-	-	-	874
Janitorial	4,953	5,207	5,370	4,953	4,953	-	-	-	-	-	-	-	25,438
Recreation Passes	-	-	-	1,204	-	-	-	-	-	-	-	-	1,204
Pool Leak Repairs	-	-	-	-	-	-	-	-	-	-	-	-	
Multiuse Field	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Recreation Facility	\$ 39,252 \$	34,870 \$	30,649 \$	32,022 \$	21,694 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	158,487
Total Expenditures	\$ 240,224 \$	118,478 \$	112,216 \$	109,757 \$	102,335 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	683,011
Excess (Deficiency) of Revenues over Expenditures	\$ (238,328) \$	1,667,479 \$	(96,454) \$	(61,499) \$	(93,124) \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	1,178,074
Net Change in Fund Balance	\$ (238,328) \$	1,667,479 \$	(96,454) \$	(61,499) \$	(93,124) \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	1,178,074

Community Development District

Debt Service Fund

Series 2013 A-1 & 2013 A-2 Special Assessment Bonds

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adopted	Pro	Prorated Budget		Actual		
	Budget	Th	ru 02/29/24	Th	ru 02/29/24	1	/ariance
Revenues:							
Special Assessments - Tax Roll	\$ 1,961,878	\$	1,901,925	\$	1,901,925	\$	-
Interest Income	10,000		10,000		47,059		37,059
Total Revenues	\$ 1,971,878	\$	1,911,925	\$	1,948,983	\$	37,059
Expenditures:							
<u>Series 2013 A-1</u>							
Interest 11/1	\$ 315,881	\$	315,881	\$	315,881	\$	-
Interest 5/1	315,881		-		-		-
Principal 5/1	1,125,000		-		-		-
<u>Series 2013 A-2</u>							
Interest 11/1	44,419		44,419		44,419		-
Interest 5/1	44,419		-		-		-
Principal 5/1	105,000		-		-		-
Total Expenditures	\$ 1,950,600	\$	360,300	\$	360,300	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$ 21,278	\$	1,551,625	\$	1,588,683	\$	37,059
Net Change in Fund Balance	\$ 21,278	\$	1,551,625	\$	1,588,683	\$	37,059
Fund Balance - Beginning	\$ 720,818			\$	1,703,641		
Fund Balance - Ending	\$ 742,095			\$	3,292,324		

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adopted		Prorated Budget		Actual			
		Budget	Thr	u 02/29/24	Th	ru 02/29/24	V	ariance
Revenues								
Transfer In from General Fund	\$	2,719	\$	-	\$	-	\$	-
Transfer In from Recreation Fund		300,137		-		-		-
Interest		10,000		4,167		4,690		524
Total Revenues	\$	312,855	\$	4,167	\$	4,690	\$	524
Expenditures:								
Repairs & Replacements	\$	530,000	\$	220,833	\$	192,041	\$	28,792
Total Expenditures	\$	530,000	\$	220,833	\$	192,041	\$	28,792
Excess (Deficiency) of Revenues over Expenditures	\$	(217,145)			\$	(187,351)		
Net Change in Fund Balance	\$	(217,145)			\$	(187,351)		
Fund Balance - Beginning	\$	1,469,257			\$	1,499,858		
Fund Balance - Ending	\$	1,252,113			\$	1,312,507		

Community Development District

Long Term Debt Report

Series 2013 A-1, Special Assessment Refunding Bonds

Interest Rate: 1.3%-4.25%

Maturity Date: 5/1/2034

Reserve Fund Definition 50% Max Annual on Outstanding
Reserve Fund Requirement \$868,806

Reserve Fund Balance 868,806

\$ 24,850,000 Bonds outstanding - 9/30/2013 Less: November 1, 2013 (860,000)Less: May 1, 2014 (Mandatory) Less: May 1, 2015 (Mandatory) (875,000)Less: May 2, 2016 (Mandatory) (890,000)Less: May 2, 2017 (Mandatory) (910,000)Less: May 1, 2018 (Mandatory) (930,000)Less: May 1, 2019 (Mandatory) (955,000)Less: May 1, 2020 (Mandatory) (980,000)Less: May 1, 2021 (Mandatory) (1,015,000)Less: May 1, 2022 (Mandatory) (1,045,000)Less: May 1, 2023 (Mandatory) (1,085,000)

Current Bonds Outstanding

\$ 15,305,000

Series 2013 A-2, Special Assessment Refunding Bonds

Interest Rate: 5.75%
Maturity Date: 5/1/2034
Reserve Fund Definition 50% Max Annual on Outstanding
Reserve Fund Requirement \$ 95,634
Reserve Fund Balance 95,634

·	
Bonds outstanding - 9/30/2013	\$ 2,900,000
Less: November 1, 2013 (Prepayment)	(145,000)
Less: May 1, 2014 (Mandatory)	(75,000)
Less: November 1, 2014 (Prepayment)	(75,000)
Less: May 1, 2015 (Mandatory)	(75,000)
Less: May 1, 2015 (Prepayment)	(45,000)
Less: November 1, 2015 (Prepayment)	(50,000)
Less: May 2, 2016 (Mandatory)	(75,000)
Less: May 2, 2016 (Prepayment)	(35,000)
Less: November 1, 2016 (Prepayment)	(55,000)
Less: May 2, 2017 (Mandatory)	(75,000)
Less: May 2, 2017 (Prepayment)	(5,000)
Less: May 1, 2018 (Mandatory)	(80,000)
Less: May 1, 2018 (Prepayment)	(5,000)
Less: November 1, 2018 (Prepayment)	(105,000)
Less: May 1, 2019 (Mandatory)	(80,000)
Less: May 2, 2019 (Prepayment)	(10,000)
Less: November 1, 2019 (Prepayment)	(10,000)
Less: May 1, 2020 (Mandatory)	(80,000)
Less: May 2, 2020 (Prepayment)	(5,000)
Less: May 1, 2021 (Mandatory)	(85,000)
Less: May 1, 2022 (Mandatory)	(90,000)
Less: May 1, 2023 (Mandatory)	(95,000)

C.

DOUBLE BRANCH COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2024 Assessments Receipts Summary

ACCECCED	# UNITS	SERIES 2013A DEBT SERVICE	GENERAL FUND	RECREATION FUND O&M	TOTAL ASSESSED
ASSESSED	ASSESSED	ASSESSED	O&M ASSESSED	ASSESSED	TOTAL ASSESSED
NET TAX ROLL ASSESSED NET	45,481	1,961,878.15	178,058.71	1,875,216.71	4,015,153.56
TOTAL ASSESSED	45,481	1,961,878.15	178,058.71	1,875,216.71	4,015,153.56

	SUMMARY	OF TAX ROLL RECE	PTS		
		SERIES 2013A		RECREATION	
		DEBT SERVICE	GENERAL FUND	FUND O&M	
CLAY COUNTY DISTRIBUTION	DATE RECEIVED	RECEIVED	O&M RECEIPTS	RECEIPTS	TOTAL RECEIVED
1	11/06/23	6,327.43	574.27	6,047.94	12,949.64
2	11/14/23	60,846.75	5,522.41	58,158.99	124,528.15
3	11/28/23	173,642.22	15,759.65	165,971.97	355,373.84
4	12/12/23	1,590,410.27	144,344.54	1,520,157.56	3,254,912.37
5	12/22/23	34,512.22	3,132.31	32,987.72	70,632.25
6	01/10/24	14,216.90	1,290.32	13,588.90	29,096.12
7	02/05/24	21,968.72	1,993.87	20,998.29	44,960.88
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
TOTAL TAX ROLL RECEIPTS		1,901,924.51	172,617.37	1,817,911.37	3,892,453.25

PERCENT COLLECTED	DEBT	O&M	TOTAL
TOTAL PERCENT COLLECTED	96.94%	96.94%	96.94%



Double BranchCommunity Development District

Check Run Summary March 31, 2024

Fund	Date	Check No.		Amount
General Fund				
Accounts Payable	3/8/24	1793-1794	\$	6,612.00
recounts rayable	3/15/24	1795	Ψ	5,603.80
	5,15,21	1, 50		3,000.00
		Sub-Total	\$	12,215.80
Recreation Fund				
Accounts Payable	3/1/24	7458-7460	\$	16,753.63
·	3/8/24	7461-7468		24,822.04
	3/15/24	7469-7470		400.00
	3/21/24	7471-7475		50,182.68
	3/28/24	7476-7477		375.00
		Sub-Total	\$	92,533.35
Capital Reserve Fund				
Accounts Payable	3/1/24	221-225	\$	32,193.98
	3/4/24	226		2,464.50
	3/8/24	227-230		2,358.32
	3/21/24	231-232		1,075.47
	3/28/24	233-234		7,944.81
		Sub-Total	\$	46,037.08
Total			\$	150,786.23

AP300R *** CHECK DATES	03/01/2024 - 03/31/2024 *** D	ACCOUNTS PAYABLE PREPAID/COMPUT OUBLE BRANCH - GENERAL FUND BANK A GENERAL FUND	FER CHECK REGISTER	RUN 3/29/24	PAGE 1
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
3/08/24 00035	3/01/24 2400 202403 310-51300- MAR MANAGEMENT FEES	34000	*	5,728.42	
	3/01/24 2400 202403 310-51300-	52000	*	220.83	
	MAR WEBSITE ADMIIN 3/01/24 2400 202403 310-51300- MAR INFO TECH	35100	*	189.25	
	3/01/24 2400 202403 310-51300-	31300	*	141.33	
	MAR DISSEM AGENT SRVCS 3/01/24 2400 202403 310-51300- OFFICE SUPPLIES	51000	*	.99	
	3/01/24 2400 202403 310-51300- POSTAGE	42000	*	116.43	
	3/01/24 2400 202403 310-51300- COPIES	42500	*	139.05	
	3/01/24 2400 202403 310-51300-		*	6.20	
		GOVERNMENTAL MANAGEMENT SERV	ICES		6,542.50 001793
3/08/24 00111	2/29/24 24-00060 202402 310-51300- NTC OF MTG OF BOS 2/29	48000	*	69.50	
	NIC OF MIG OF BOS 2/29	JACKSONVILLE DAILY RECORD			69.50 001794
3/15/24 00113	NTC OF MTG OF BOS 2/29	31500	*	5,603.80	
		KUTAK ROCK LLP			5,603.80 001795
		TOTAL FOR	BANK A	12,215.80	
		TOTAL FOR	REGISTER	12,215.80	

Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

Invoice #: 2400 Invoice Date: 3/1/24

Due Date: 3/1/24

Case: P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
General Fund- Management Fees - March 2024		5,728.42	5,728.42
Vebsite Administration - March 2024 nformation Technology - March 2024		220.83 189.25	220.83 189.25
Dissemination Agent Services - March 2024		141.33	141.33
Office Supplies		0.99	0.99
'ostage Copies		116.43 139.05	116.43 139.05
elephone		6.20	6.20
		ļ	
		-	
4 MAR 05 2024			
MAR U.J. ZUZT		ĺ	
д _{ав} № 0 эммносония 2000 (17 Английн)			
	THE CONTRACT OF THE CONTRACT O		
		4 4	
		Ī	

Total	\$6,542.50
Payments/Credits	\$0.00
Balance Due	\$6,542.50

Jacksonville Daily Record

A Division of Daily Record & Observer, LLC

P.O. Box 1769 Jacksonville, FL 32201 (904) 356-2466

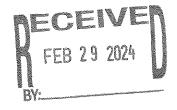
INVOICE

February 29, 2024

Date

Attn: Courtney Hogge GMS, LLC 475 West Town Place, Ste 114 Saint Augustine

FL 32092



Serial # 24-00060C PO/File #	\$69.50
	Payment Due
Notice of Meeting of the Board of Supervisors	\$69.50
Double Branch Community Development District	Publication Fee
Case Number	Amount Paid
Publication Dates 2/29	Payment Due Upon Receipt
County Clay	For your convenience, you may remit payment online at www.jaxdailyrecord.com/ send-payment.
Payment is due before the Proof of Publication is released.	If your payment is being mailed, please reference Serial # 24-00060C on your check or remittance advice.

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

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.

DOUBLE BRANCH
COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF MEETING OF
THE BOARD OF
SUPERVISORS

Notice is hereby given that the Board of Supervisors of the Double Branch Community Development District is scheduled to be meet on Monday, March 11, 2024, at 4:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

The meeting is open to the public and will be conducted in accordance with the mericions of Florence.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. An electronic copy of the agenda for this meeting may be obtained from the District Manager, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (and phone (904) 940-5850) and on the District's website at www.DoubleBranchCDD.com. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

pate by telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the 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.

in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the 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 the appeal is to be based.

Marilee Giles
District Manager
Feb. 29 00 (24-00060C)

KUTAK ROCK LLP

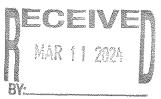
TALLAHASSEE, FLORIDA

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

Federal ID 47-0597598

March 11, 2024

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



Marilee Giles
Double Branch CDD
Governmental Management Services – St. Augustine
Suite 114
475 West Town Place
St. Augustine, FL 32092

Reference: Invoice No. 3365535 Client Matter No. 5323-1 Notification Email: eftgroup@kutakrock.com

Invoice No. 3365535

5323-1

Re: Ge	eneral			
For Profes	ssional Legal Servi	ces Rendered		
02/03/24 02/03/24	M. Eckert L. Whelan	0.10 0.30	38.00 115.50	Prepare deed to county Monitor legislative process relating to matters impacting special districts
02/05/24	M. Eckert	0.90	342.00	Research reverter language and prepare deed to county
02/05/24	K. Haber	0.50	127.50	Review and revise library site warranty deed; correspond with Giles, Soriano, Grimm, and Nelsen regarding same
02/06/24	K. Haber	1.30	331.50	Prepare village center parking memorandum; correspond with Giles and Soriano regarding same
02/07/24	M. Eckert	0.20	76.00	Analyze parking and towing alternatives
02/07/24	K. Haber	0.40	102.00	Revise memorandum regarding parking options at village center
02/09/24	M. Eckert	1.00	380.00	Review draft audit and past audits; prepare for board meeting

KUTAK ROCK LLP

Double Branch CDD March 11, 2024 Client Matter No. 5323-1 Invoice No. 3365535 Page 2

8				
02/09/24	K. Haber	1.10	280.50	Prepare board meeting agenda memorandum; review correspondence regarding audit
02/12/24	M. Eckert	3.70	1,406.00	report Prepare for, travel to and attend board meeting; return travel; meeting follow up
02/13/24	K. Haber	0.10	25.50	Review correspondence regarding board meeting action items
02/16/24	M. Eckert	0.60	228.00	Prepare award letters for engineer; follow up from board meeting; prepare engineering agreement; revise deed
02/16/24	K. Haber	2.10	535.50	Prepare memorandum regarding conflict of interest for vendor fair participants
02/19/24	M. Eckert	0.20	76.00	Confer with Grimm; circulate deed
02/19/24	D. Wilbourn	0.30	52.50	Prepare engineering services work authorization
02/20/24	M. Eckert	0.30	114.00	Research library interlocal agreement; confer with Grimm
02/25/24	K. Haber	2.80	714.00	Prepare heat pump installation services agreement; correspond with Soriano regarding the same; prepare vendor fair agreement; correspond with Soriano regarding same
02/26/24	K. Haber	0.20	51.00	Correspond with Giles regarding mutual aid agreement; correspond and confer with mutual aid branch director regarding agreements
02/27/24	M. Eckert	0.30	114.00	Review vendor fair question; confer with Thomas
02/28/24	M. Eckert	1.00	380.00	Follow up from board meeting; review draft minutes and provide comments
02/29/24	M. Eckert	0.20	76.00	Respond to auditor request
TOTAL HO	URS	17.60		

KUTAK ROCK LLP

Double Branch CDD March 11, 2024 Client Matter No. 5323-1 Invoice No. 3365535 Page 3

TOTAL FOR SERVICES RENDERED

\$5,565.50

DISBURSEMENTS

Meals 22.74 Travel Expenses 15.56

TOTAL DISBURSEMENTS 38.30

TOTAL CURRENT AMOUNT DUE \$5,603.80

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 3/29/24 PAGE 1
*** CHECK DATES 03/01/2024 - 03/31/2024 *** DOUBLE BRANCH - REC FUND

	B.	ANK B RECREATION	I FUND			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	VE SUB SUBCLASS	INDOR NAME	STATUS	AMOUNT	CHECK AMOUNT #
3/01/24 00092	2/19/24 2397 202401 320-57200-	46600		*	4,167.00	
	JAN FAC MAINT 2/19/24 2397 202401 320-57200-	46620		*	2,895.83	
	JAN FAC MAINT CONT 2/19/24 2397 202401 320-57200-	46630		*	705.33	
	JAN LIGHTING RPR 2/19/24 2397 202401 320-57200-	46400		*	4,580.00	
	JAN COM AREA MAINT 2/19/24 2397 202401 320-57200-	49400		*	1,000.00	
	JAN SPECIAL EVENTS	GOVERNMENTAL N	MANAGEMENT SERVICES			13,348.16 007458
3/01/24 00092	2/26/24 2401 202402 300-36900-	10300		*	125.00	
	FEB FACILITY EVENT STAFF	GOVERNMENTAL N	MANAGEMENT SERVICES			125.00 007459
3/01/24 00186	3/01/24 13129562 202403 320-57200-			*	3,280.47	
	MAR POOL CHEMICALS	POOLSURE				3,280.47 007460
3/08/24 00285	3/06/24 220 202402 320-57200- MAR ADMIN FEE			*	355.00	
	3/06/24 220 202402 320-57200- MAR ADMIN SCHED	34510		*	130.00	
	MAR ADMIN SCRED	CLAY COUNTY SH	HERIFF'S OFFICE			485.00 007461
3/08/24 00092	2/29/24 2402 202401 320-57200- JAN PHONES			*	88.70	
	2/29/24 2402 202401 320-57200- JAN OFFICE SUPPLIES	51000		*	140.68	
	2/29/24 2402 202401 320-57200- JAN STAFF	34600		*	125.00	
	UAN SIAFF	GOVERNMENTAL N	MANAGEMENT SERVICES			354.38 007462
3/08/24 00092	3/31/24 2404 202402 320-57200- FEB PHONES			*	88.70	
	3/31/24 2404 202402 320-57200- FEB OFFICE SUPPLIES	51000		*	73.14	
	3/31/24 2404 202402 320-57200- FEB SPECIAL EVENTS	34600		*	177.66	
	LED SECTATI EAGUIS	GOVERNMENTAL N	MANAGEMENT SERVICES			339.50 007463
3/08/24 00092	3/01/24 2399 202403 310-51300- MAR FACILITY MANAGEMENT	34000		*	18,389.83	
	MAR FACILITI MANAGEMENT	GOVERNMENTAL N	MANAGEMENT SERVICES			18,389.83 007464

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 3/29/24 PAGE 2
*** CHECK DATES 03/01/2024 - 03/31/2024 *** DOUBLE BRANCH - REC FUND

CHECK DATES		BANK B RECREATION FUND			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
3/08/24 01019	3/07/24 03072024 202403 300-36900- DEPOSIT REFUND	10300	*	100.00	
	DEFOSII KETOND	JENNIFER WOMACK			100.00 007465
3/08/24 01020	3/07/24 03072024 202403 300-36900- DEPOSIT REFUND	10300	*	100.00	
		MARICEL BACHOCO			100.00 007466
3/08/24 01021	3/07/24 03072024 202403 300-36900- DEPOSIT REFUND	10300	*	100.00	
		MARK ELLIS			100.00 007467
3/08/24 00297	3/01/24 353 202403 320-57200- MAR JANITORIAL SERVICES	-61000		4,953.33	
		RIVERSIDE MANAGEMENT SERVICES, IN	NC		4,953.33 007468
3/15/24 00822	3/11/24 03112024 202403 300-36900- DEPOSIT REFUND		*	100.00	
		DALE WILSON			100.00 007469
3/15/24 01022	3/11/24 03112024 202403 300-36900- DEPOSIT REFUND	10300	*	300.00	
		NICOLE URBAY			300.00 007470
3/21/24 00092	3/13/24 2405 202403 300-36900- MAR FACILITY EVENT STAFF	10300	*	412.50	
		GOVERNMENTAL MANAGEMENT SERVICES			412.50 007471
3/21/24 00024	3/01/24 162721B 202403 320-57200- MAR LAKE MAINTENANCE		*	2,170.00	
		THE LAKE DOCTORS, INC.			2,170.00 007472
3/21/24 00839	3/01/24 9858 202403 320-57200- MAR SECURITY SERVICES	-34500	*	8,976.00	
		SECURITY DEVELOPMENT GROUP LLC			8,976.00 007473
3/21/24 00305	3/12/24 103932 202403 320-57200- BI-MONTHLY PREVENT MAINT		*	360.00	
		SOUTHEAST FITNESS REPAIR			360.00 007474
3/21/24 00672	3/01/24 14890 202403 320-57200- MAR LANDSCAPE MAINTENANCE		*	38,264.18	
		VERDEGO, LLC			38,264.18 007475
3/28/24 00092	3/26/24 2408 202403 300-36900- MAR FACILITY EVENT STAFF	10300	*	225.00	
		GOVERNMENTAL MANAGEMENT SERVICES			225.00 007476

AP300R *** CHECK DATES 0	YEAR-TO-DAT 03/01/2024 - 03/31/2024 ***	E ACCOUNTS PAYABLE PREPAI DOUBLE BRANCH - REC FUND BANK B RECREATION FUND	,	RUN 3/29/24	PAGE 3
CHECK VEND# . DATE	INVOICEEXPENSED TO. DATE INVOICE YRMO DPT ACCT		ME STATUS	AMOUNT	CHECK AMOUNT #
3/28/24 01023	3/25/24 03252024 202403 300-3690 DEPOSIT REFUND	0-10300	*	150.00	
		SUHAIL RAMOS			150.00 007477
		TO	TAL FOR BANK B	92,533.35	
		TO	TAL FOR REGISTER	92,533.35	

Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

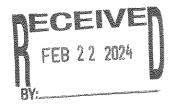
Invoice #: 2397 Invoice Date: 2/19/24

Due Date: 2/19/24

Case: P.O. Number:

Bill To:

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



Description	ours/Qty Rate	- Amount
Facility Maintenance January 1 - January 31, 2024	20,705.8	4 20,705.84
Code To:		
Double Branch Facility Maintenance		
2.320.572.46600 (\$4,167.00)		
Double Branch Facility Maintenance Conting	ency	
2.320.572.46620 (\$2,895.83)		
Double Branch Lighting Repairs		
2.320.572.46630 (\$705.33)		
Double Branch Common Area Maintenance		
2.320.572.46400 (\$4,580.00)	To the state of th	
Double Branch Repair/Replacement		
34.600,53800,6200 (\$7,357.68)	Total	\$20,705.84
	Payments/Credits	\$0.00
Double Branch Special Events	Balance Due	\$20,705.84
2.320.572.49400 (\$1000.00)	\$ No. 10 (1) (1) (1) (1) (1) (1) (1) (1) (1) (1)	\$13,348.

DOUBLE BRANCH COMMUNITY DEVELOPMENT DISTRICT MAINTENANCE BILLABLE HOURS FOR THE MONTH OF JANUARY 2024

<u>Date</u>	<u>Hours</u>	Employee	<u>Description</u>
1/2/24	8	T.C.	Put up pickleball windscreen, sored bars for pickleball fence
1/2/24	7	J.K.	Worked on pickleball windscreens, went through hardware for fence
1/2/24	7	C,W.	Worked on pickleball windscreens, went through hardware for fence
1/2/24	4	E.W.	Removed debris from all common areas
1/3/24	2	T.C.	Tied chain link fence to bars at pickleball
1/3/24	1	J.K.	Tied down chain link fence to bar at pickleball
1/3/24	1	C.W.	Tied bottom of fences on pickleball
1/3/24	3.93	E.W.	Removed debris from all common areas
1/4/24	4.02	E.W.	Removed debris from all common areas
1/5/24	3.77	E.W.	Removed debris from all common areas
1/8/24	8	T.C.	Worked on troubleshooting track lights
1/8/24	8	B.G.	Taking down wreaths throughout community, light inspection
1/8/24	7	J.K.	Pulled up the flute from pool motor, put down more fence bars at pickleball, took out and replaced
			swings at the Oaks
1/8/24	7	C.W.	Pool motor cleaned all rust off flute and removed, worked on pickleball court bottom fence bars, replaced the sear on the swing set at the Oaks
1/8/24	4.01	E.W.	Removed debris from all common areas
1/9/24	8	T.C.	Took down windscreens for storm prep, took down Christmas lights and trees, cut down pine tree
			that was dead and leaning
1/9/24	6	B.G.	Took down windscreens, cut down tree with chainsaw, removing Christmas lights from fountain
1/9/24	8	J.K.	Took down windscreens to prep for storm, Christmas lights removed from median and amenity center, cut down tree by bulk head bridge
1/9/24	8	C.W.	Took down windscreens and rolled up for storm, took off Christmas lights off trees, bushes and
4 in to t	0.00	E 187	building, removed tree and chopped in pile to take away, assorted Christmas lights
1/9/24	3.23	E.W.	Removed debris from all common areas, cleaned up in office
1/10/24	8	T.C.	Took down Christmas lights, checked and packed away and organized, picked up supplies
1/10/24	8	B,G.	Stacking Christmas lights in bins and moved to lifeguard shack for storage
1/10/24	7.75		Light inspection around track, storm prep for courts, Christmas light removal
1/10/24	7.72	C.W. E.W.	Light inspection, took down Christmas lights
1/10/24	4.1		Removed debris from all common areas
1/11/24	4	E.W. T.C.	Removed debris from all common areas
1/12/24	2	E.W.	Filled in hole at dog park and put out waste bags Removed debris from all common areas
1/12/24	4.06	E.W.	Removed debris from all common areas
1/15/24	4	T.C.	Changed light bulb in office, troubleshooting track lights, removed debris in around lakes by
1/16/24	8		soccer field, changed flusher valve on tollet at field house, picked up supplies
1/16/24	4	J.K.	Removed debris around lake at soccer field
1/16/24	4	c.W.	Removed debris around lake at soccer field
1/16/24	3.13	E.W.	Removed debris from all common areas
1/17/24	8	T.C.	Worked on pickleball fence and divider, put up windscreens at pickleball courts, put basketball windscreens back up
1/17/24	8	B.G.	Repositioning and installing windscreens
1/17/24	8	J.K.	Installing windscreens at basketball court and pickleball courts
1/17/24	8	C.W.	Installed windscreen on basketball court tied all backends and bottoms, measured and chalked where posts are going at pickleball for fence for courts
1/18/24	8	T.C.	Took down old windscreens and put up new around basketball, pickleball and tennis courts, drilled holes for pickleball border fence, picked up supplies
1/18/24	8	B,G,	Installing windscreens, drilling holes at pickleball
1/18/24	7,87	J,K.	Installing windscreens, drilling and dug out holes at pickleball
1/18/24	7.88	C.W.	Drilled holes for pickleball, installing windscreen at pickleball
1/18/24	4.05	E.W.	Removed debris from all common areas
1/19/24	8	T.C.	Worked on pickleball border fence, setting poles in concrete, picked up supplies
1/19/24	8	B.G.	Removing lime rock and dirt from holes, prepping holes for new fence post
1/19/24	7.6	J.K.	Installed windscreen, dug up holes on courts, measured and cut poles for fence
1/19/24	8	C.W.	Digging through flmestone and vacuuming out debris, worked on windscreens, moved
			poles from shop to pickleball courts
1/19/24	4.07	E.W.	Removed debris from all common areas

DOUBLE BRANCH COMMUNITY DEVELOPMENT DISTRICT MAINTENANCE BILLABLE HOURS FOR THE MONTH OF JANUARY 2024

<u>Date</u>	<u>Hours</u>	Emnlovee	Description
1/22/24	8	T.C.	Worked on pickleball divider fence, picked up lights
1/22/24	8	B.G.	Worked on pickleball by drilling holes to install fence
1/22/24	4	J.K.	Hung up windscreens
1/22/24	7	G.W.	Broke down limestone with jackhammer and dug holes two feet deep for pickleball, concreted
1122124	,	W.F.C.	poles in place and started piecing fence together for pickleball, put up windscreen at tennis
			courts and chaining fence at pickleball
1/22/24	8	A.J.	Pressure washed entrance columns and fountain of amenity center
1/22/24	4	E.W,	Removed debris from all common areas
1/23/24	8	T.C.	Worked on pickleball divider fence, picked up supplies
1/23/24	8	B.G.	Worked on installing picklebali fence
1/23/24	8	J.K.	Worked on chain link fence at pickleball
1/23/24	8.02	C,W.	Windscreen on pickleball court, worked on fence on pickleball through the middle
1/23/24	8	A.J.	Pressure washed entrance columns and fountain at amenity center, pressure washed entrances
1120124	O	7.00,	of Oakbrook, Silverleaf, Worthington Oaks, Litchfield and Timberfield
1/23/24	4	E.W.	Removed debris from all common areas
1/24/24	8	T.C.	Worked on pickleball divider fence, picked up supplies
1/24/24	8	B.G.	Worked on Installing fence and windscreens
1/24/24	3.78	J.K.	Finished putting up windscreen
1/24/24	3.70	C.W.	Finished putting up windscreen
1/24/24	8	A.J.	Pressure washed entrances of Waverly, Stonebrlar, Piedmont and Hearthstone
1/24/24	4.07	Ë.W.	Removed debris from all common areas
1/25/24	8	T.C.	Worked on pickleball divider fence
1/25/24	8	B.G.	Installing windscreens, drilling holes for new fence
1/25/24	3.32	C.W.	Installing windscreens on pickleball court
1/25/24	8	A.J.	Pressure washed Silver Bluff sign at Oakleaf Village and Plantation
1/25/24	4	E.W.	Removed debris from all common areas
1/26/24	8	T.C.	Worked on pickleball divider fence
1/26/24	8	B.G.	Worked on adding poles and cement to new fence
1/26/24	8	A.J.	Pressure washed Oakside, Canopy Oaks, Fall Creek and the Oaks
1/26/24	4	E.W.	Removed debris from all common areas
1/29/24	7	T.C.	Worked on pickleball divider fence, replaced broken split rail fence post at Oaks park, picked up supplies
1120124	,	,,,,,	picked up trailer from shop and picked up broken down Polaris and returned to shop
1/29/24	8	B.G.	Installing fence poles and chain link fence
1/29/24	4.04	A.J.	Pressure washed the Oaks entrance signs
1/29/24	4.01	E.W.	Removed debris from all common areas
1/30/24	8	T.C.	Troubleshoot leak in ladies bathroom and replaced tollet seat, worked on pickleball divider fence, picked
(100)E1	Ů	*	up supplies
1/30/24	8	B.G.	Installing chain link fence, removing tollet to install new wax ring
1/30/24	4.01	E.W.	Removed debris from all common areas
1/31/24	7	T.C.	Worked on pickleball divider fence, troubleshoot track lighting
1/31/24	4	B,G,	Checking wires on poles for a short
1/31/24	4.06	E.W.	Removed debrits from all common areas
1101147	7.00		TAMES AND SERVICE STATES OF THE SERVICE STAT
TOTAL	516.5		
		•	
MILES	103	i.	*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

Invoice #: 2401 Invoice Date: 2/26/24

Due Date: 2/26/24

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Facility Event Staff through February 24, 2024	5	25,00	125.00
FEB 27 2024			

Total	\$125.00
Payments/Credits	\$0.00
Balance Due	\$125.00

Governmental Management Services, LLC 9655 Florida Mining Blvd., Building 300, Suite 305, Jacksonville, Florida 32257

DOUBLE BRANCH CDD

Facility Event Staff Service Hours

Quantity	<u>Description</u>		Rate	A	mount
5	Facility Event Staff	\$	25.00	\$	125.00
	Covers Period End: February 24, 2024				
	Amenities Revenue # 2,300,369,103				



1707 Townhurst Dr. Houston TX 77043 (800) 858-POOL (7665) www.poolsure.com

Invoice

Date

3/1/2024

Invoice #

131295620159

Terms	Net 20
Due Date	3/21/2024
PO#	

Bill To

Oakleaf Village/Double Branch 475 West Town Place Ste 114 St Augustine FL 32092 Ship To

Oak Leaf Plantation/ Double Branch 370 Oakleaf Village Parkway Orange Park FL 32065

Item ID	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	3,172.29
Fuel Surcharge	Fuel/Environmental Transit Fee	1	еа	108.18
	RECEIVE FEB 16 2024 BY:			

Subtotal 3,280.47 Shipping Cost (FEDEX GROUND) 0.00 Total 3,280.47

Amount Due \$3,280.47

Remittance Slip

Customer 13OAK102 Invoice # 131295620159 Amount Due

\$3,280.47

Amount Paid

Make Checks Payable To

Poolsure PO Box 55372 Houston, TX 77255-5372





Customer Copy



Please include Customer Number and make checks payable to: Clay County Sheriff's Office

SHERIFFS AN OFFICE

CUSTOMER	INVOICE DATE	INVOICE	NUMBER	AMOUN	IT PAID DUE D	DATE INVO	ICE TOTAL DUE
OAKLEAF PLANTATION CDD	03/06/2024	2	220		\$0.00 03/21/	2024	\$970.00
DESCRIPTION	QUANTITY	PRICE	UOM	ORIGINAL BILL	ADJUSTED	PAID	AMOUNT DUE
OFF DUTY ADMIN FEBRUARY 2024	142.00	\$5,000000	EACH	\$710.00	\$0.00	\$0.00	**************************************
OFF DUTY SCHEDULING FEE	1,00	\$260.000000	EACH	\$260.00	\$0.00	\$0.00	\$260.00. \$1
				ļnv	voice Total:		\$370.00 -
							\$495

DECEIVE)
MAR 07 2024



Please include Customer Number and make checks payable to: Clay County Sheriff's Office

General	Invoice
---------	---------

Remit Portion

Invoice Date 03/06/2024
Invoice Number 220
Customer Number 30
Amount Paid

THE RESERVE TO THE RE	
Due Date	03/21/2024
Invoice Total Due	\$970.00

Please include Customer Number and make checks payable to: Clay County Sheriff's Office

OAKLEAF PLANTATION CDD 370 OAKLEAF VILLAGE PKWY ORANGE PARK, FL 32065

Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

Invoice #: 2402 Invoice Date: 2/29/24

Due Date: 2/29/24

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate Amount
2.320.572.4100 (DB Phones) -January 2024 34.600.538.6200 (DB Repair and Replacements) -January 2024 2.320.572.5100 (DB Office Supplies) -January 2024 2.320.572.34600 (DB Staff) -January 2024		88.70 475.04 140.68 125.00 88.70 475.04 140.68 125.00
MAR 0 1 2024 BY		

Total	\$829.42
Payments/Credits	\$0.00
Balance Due	- \$829.42

\$354.38

Double Branch / Middle Village American Express Charges GMS Statement Closing Date — Jan 20, 2024

Purchase Date	Vender	Amount	Description	GL Account	Middle Village	GL	Double Branch	Total
12/22/2023	Walmart	242.18	Repair and Replacement	34.600.538.64000	121.09	034.600.538.621	121.09	242.18
12/22/2023	Walmart	218.83	Repair and Replacement	34.600.538.64000	109.42	034.600.538.621	109.41	218.83
12/27/2023	1&1ionos	4	Office Supplies	2.330.572.51000	2	2.320.572.5100	2	4
12/31/2021	PHTA	125	Aquatic Staff / Attendants	2.330.572.34600	62.5	2.320.572.34600	62.5	125
12/31/2023	PHTA	125	Aquatic Staff / Attendants	2.330.572.34600	62.5	2.320.572.34600	62.5	125
1/2/2024	RingCentral	177.41	Phones	2.330.572.4100	88.71	2.320.572.4100	88.7	177.41
1/8/2024	1&lionos	22.4	Office Supplies	2.330.572.51000	11.2	2.320.572.5100	11.2	22.4
1/10/2024	Staples	254.96	Office Supplies	2.330.572.51000	127.48	2,320.572.5100	127.48	254.96
1/10/2024	HeadPenn	327.72	Tennis Maintenance	2.330.572.34400	327.72			327.72
1/11/2024	Flag and Banner	260.68	Repair and Replacement	34.600.538.64000	130.34	034.600.538.621	130.34	260.68
1/12/2024	HeadPenn	946.66	Tennis Maintenance	2.330.572.34600	946.66			946.66
1/18/2024	DIY - Blanding	114.2	Repair and Replacement			034.600.538.621	114.2	114.2
Totals	111111111111111111111111111111111111111	\$2,819.04			\$1,989.62		\$829.42	\$2,819.04
								open a security and in

Double Branch / Middle Village American Express Charges GMS Statement Closing Date – Jan 20, 2024

Totals by GL

Double Branch: \$829.42

2.320.572.4100 (DB Phones) – \$88.70 34.600.538.6200 (DB Repair and Replacements) - \$475.04 2.320.572.5100 (DB Office Supplies) - \$140.68 2.320.572.34600 (DB Staff) – \$125.00

Middle Village: \$1,989.62

2.330.572.41000 (MV Phones) - \$88.71 34.600.538.64000 (MV repair & replacements) - \$360.85 2.330.572.51000 (MV Office Supplies) - \$140.68 2.330.572.34600 (MV Staff) - \$125 2.330.572.34400 (MV Tennis Maintenance) - \$1,274.38

- a	7
1000	INVERDIGNO
	JAY SORIANO
	Cave Cadlan C 49059
والمسيطة.	Card Ending 6-63053

				Amount
12/22/23	WAL-MART SUPERCENTER 3308 3308 DISCOUNT STORE	MIDDLERURG	FL	\$242.18 ♦
12/22/23	WAL-MART SUPERCENTER 3308 3308 DISCOUNT STORE	MIDDLEBURG	EL.	\$218,83 \$
12/27/23	1&1 IONOS 877-461-2631	https://www.jouoe.com	PÁ	\$4,00 •
12/31/23	POOL & HOTTUB ALLIANCE 703-838-0083	ALEXANDRIA	'VA	\$125,00 +
12/31/23	POOL & HOTTUB ALLIANCE 703-838-0083	ALEXANDRIA	VA	\$125,00
01/02/24	RINGCENTRALINC 12009492002 94002	889-898-4591	CA	\$177.41 \$
01/08/24	1&1 IONOS 877-461-2631	https://www.lonos.com	PA	\$22,40 +
01/10/24	STAPLES 01066 01066000128105 32073 TRU RED 20/92 10RM HP 952 CMY 3PK HP 64 XL-CMY	Orange Park	FL.	\$254,96 \$

Continued on reverse

JAMES PERRY

Account Ending 6-64002

p.4/7

Detail (Continued	*	-denotes Pay Over Time activity	
				Amount
01/10/24	HEAD/PENN RACQUET SPTS 586436 20617685043	PHOENIX	· AZ	\$327.72 \
01/11/24	ARKANSAS FLAG AND BANN 0643276 5032092 MISC	LITTLEROCK	AR	\$260.68 *
01/12/24	HEAD/PENN RACQUET SPTS 586436 207054 85043	PHOENIX.	AZ	\$946,66 •
01/18/24	DO IT YOURSELF INC ORANG 904-579-3477	ORANGEPARK	FL.	\$114,20 \$
01/19/24	PINCH A PENNY -242 - ECO 000000002 9046999629	JACKSONVILLE	FL	\$88;40 ₹

IONOS

IONOS Inc.

2 Logan Square, 100 N 18th St., Suite 400 Philadelphia, PA 19103 USA

Invoice:

202047259915

Invoice Date:

12/26/2023

Customer ID: Contract ID: 270980442 48060001

Help Center:

ionos.com/help

My IONOS:

my.lonos.com/invoices

Your IONOS Personal Consultant:

David Ramsay 2673666050

Invoice

Billing period starting: 12/25/2023

2 Logan Square, 100 N 18th St. · Suite 400

Philadelphia, PA 19103 - USA

370 Oakleaf Village Pkwy

Orange Park, FL 32065-4259

jay Soriano

UNITED STATES

Item	Service	Charges	Usage	Taxable Portion	Total
Cont	ract: 48060001 - Expert			**************************************	
4	Website Builder 12/25/2023-01/25/2024	\$4.00 a month	1 mo.	\$0.00	\$4,00
Net 1	rotal .				\$4.00
Net (non-taxable portion)				\$4.00
Net (taxable portion)				\$0.00
Tax					\$0.00
Tota	al amount due	The state of the s	2 - 1 Mar 5 1 and a marrier man (1990) (1992) 1992		\$4.00
Pleas	e DO NOT send cash, check	or money order			

The total amount due will be charged to your credit card within the next seven days, most likely in the next day or two. Thank you.

Do you have questions regarding this invoice?

Please refer to your Help Center or log in to my.ionos.com for further information.

Do It Yourself Rental Cart-A-Way Concrete 975 Blanding Blvd. Orange Park, FL 32065 (904) 579-3477

Part M	744162					
Open Order						
Rent Dales	1/10/2024 11:41 AM					
Due Daie	1/10/2024 3:41 PM					
Roluin Dale:	1					
Order Terms:	Due on Receipt					
PO #/						
CE &						

Customer Information

Double Branch Community Development 475 W Town PL STE 114 Saint Augustine, FL 32092

SINDYIA	Customer Onversit ceres		(Cell Phone #		Work Prefresk	
	\$650430772950 FL		(804) 342-1441			
Customer#:: Authorzed Contact Name	Contact Phone#	Sales Pé	ršon Name		Employee Names	
53160					MHB.	
<u>Cescriollon</u>	ON ONE LONG	DENIE	Weekly:	Mohaniy	Per Unit Taketile	Example o
& Com Ek	1	\$69.90	\$209.70	\$629.10	669.90	\$69.90
Item ID: 4-6"CB0612-OP	< Rental>>					
Rent Date; 1/18/2024 11:41 AM		Dựe	Date: 1/18/2024 2 4	PM		
Surcharge						
Environmental Surcharge						\$2.80
Core Drill #11	1	\$59.90	6\$178.70	\$539,10	\$39.90	\$39.90
Item ID: 1-0922CARDI	< Rental>>					
Rent Date: 1/18/2024 11:41 AM		Due	Date: 1/18/2024 3:41	PM		
Serial: 2128007			WEED.			
Surcharge						
Environmental Surcharge		€	<i>;</i> , r			\$1.60

FAILURE TO RETURN RENTAL PROPERTY OR EQUIPMENT UPON, EXPIRATION OF THE RENTAL PERIOD AND FAILURE TO PAY ALL AMOUNTS DUE (INCLUDING COSTS FOR DAMAGE TO THE PROPERTY OR EQUIPMENT) ARE EVIDENCE OF ABANDONMENT OR REFUSAL TO REDELIVER THE PROPERTY, PUNISHABLE IN ACCORDANCE WITH SECTION 812 155 FLORIDA STATUTES

Order Terms:

Scheduled rental rates begin when equipment leaves our store and continues until returned thereto. This authorization will remain in effect until all rental equipment is returned or contract ends. I understand that my information will be saved on file for future transactions.

I UNDERSTAND THAT I AM RESPONSIBLE FOR ALL TIRE, TRACK, HOSES AND BELT DAMAGE.

1/18/2024 Date

CUSTOMER SIGNATURE:

Customer Signature

Customer Name (Printed)

HOURS: Monday - Friday 7:30 am - 5:30 pm Saturday 7:30 am - 1:00 pm Closed Sunday



A STATE OF THE STA	\$109.80
Sürchaige .	\$4.40
Sub-rolal(\$114.20
Ţax <u>r</u>	\$0.00
	\$114.20
1 6 6 6 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	\$114.20
Agrount Due:	\$0,00

المرابطينية والمرابع يوايق فيها المحافظة والمرابط المتابع

Tex Exempt ID: | 35-8012511046

2014年 市 市 中 市 | \$114.20 Payment 1/18/2024

.Revision: 1 Revised By, Mill Thank You, We appreciate your business! Printed: Thursday, January 18, 2024 11:43 AM

Page 1 of 1



Order Confirmation

Thanks for your order, Jay!

Order Information

Your order number is **207580**. The order was placed on 1/11/2024 8:21:28 AM EST

Effective Order Date: 1/11/2024.

Billing Information

Jay Soriano W234490 475 W Town Pl

suite 114

Orange Park, FL 32092 USA

904-342-1441

manager@oakleafresidents.com

Shipping Information

Attn: Attn: Attn: Jay Soriano

GMS LLC

370 Oakleaf Village Pkwy

suite 114

Orange Park, FL 32065

USA

904-342-1441

Order Summary

Shipping Method:

FedEx Ground Home Delivery

Payment Method:

Credit Card

Comments:

Qly	Description	Unit Price	Price
2	Sewn Nylon American Flag (5 ft. x 8 ft.) SKU: US58	\$122.14	\$244.28
	A CONTRACTOR OF THE CONTRACTOR	Subtotal	\$244.28
Questions about your order? Contact customer service.		Shipping	\$16.40
		Total	\$260.68
Δοσομ	nt: 00-10/234490		

Thanks again for your order Jay!

Username: manager@oakleafresidents.com

Flag & Banner 800 West Ninth Street Little Rock, Arkansas 72201





HEAD/Penn Racquet Sports 306 South 45th Avenue Phoenix, AZ 85043-3913

Sold-to address

Middle Village CDD DBA Oakleaf Plantation 475 Town Place West Ste 114 SAINT AUGUSTINE FL 32092

Customer No. 715220

Invoice	y Philippin	519364	JEVU
Billing Date 01/11/2024	Ship Date 01/11/2024	Order Date 01/11/2024	Requested Date 01/11/2024
Terms 5% 30 2% 6	Due Date		
Order No. 5103200656	P.O. Number Janaury Pro P	enn	Order Entered By: OMS3_CPIC
	ELUS, JEFF Pri18		

Ship-to address Oakleaf Plantation 370 Oakleaf Village Pwky ORANGE PARK FL 32065

Authorization no.:

186428 24011104645035

Material	Description	Size	Quantity	List Price	Discount %	Unit Price	Extended Price
	D PENN MARATHON REGULAR-	DU	288 CA	3.46	0.000	3.46	996.48
HS Tarrif							
Total Number of	Units 288						

Shipping Information
Packing Slip, BOL: 5183508625
Shipping Terms: FOB Origin
Shipment Origin: PHOENIX AZ
Shipped Via: FEDEX Ground PPD
Gross Weight: 146.160 LB

66.298 KG

Box Tracking Number 336473672478583

Total Number of Cartons

996.48 USD items total 49.82- USD 5.000 % CC Discount 946.66 USD 946.66 USD Final amount 0.00 USD

We recommend all dealers use our Online Management Platform (OMS). This site allows you to see current stock of goods, place orders, track orders, and check invoices 24 hours a day! To receive your login information please email: askus@us.head.com

	Please Include	stub with your payment				
REMIT TO HEAD/Penn Racquet Sports	Middle Village CDD	Customer No. 715220 Involce 5193645256	For payment by EFT or credit card, please contact the office directly.			
P.O. Box 53232 Phoenix, AZ 85072-3232	Amount End	Amount Enclosed \$				
For questions regarding your order please contact Customer Service (800)289-7366 Option 2						





HEAD/Penn Racquet Sports 306 South 45th Avenue Phoenix, AZ 85043-3913

Sold-to address

Middle Village CDD DBA Oakleaf Plantation 475 Town Place West Ste 114 SAINT AUGUSTINE FL 32092

3

Customer No. 715220

Billing Date 01/09/2024	Ship Date 01/09/2024	Order Date 01/05/2024	Requested Date 01/05/2024
Terms Credit Card pr	eauth.		Due Date
Order No. 5103198565	P.O. Number Instinct PWR	OCCUPATION OF THE PROPERTY OF	Order Entered By OMS3_CPIC
Salesrep: Order Placed By:	ELUS, JEFF Pi18		÷,, , , , , , , , , , , , , , , , , , ,

Ship-to address Oakleaf Plantation 370 Oakleaf Village Pwky ORANGE PARK FL 32065

Authorization no.:

Total Number of Units

24010504373125 130193

Material	Description	Size	Quantity	List Price	Discount	Unit Price	Extended Price
234342	Instinct PWR 110 2022 Item 10	U 20	2 PC	115.00	8.000	105.80	211.60
234332	Instinct PWR 115 2022 Item 20	n 30	1 PC	115.00	8.000	105.80	105.80

Shipping Information
Packing Slip, BOL: 5183506650
Shipping Terms: FOB Origin
Shipment Origin: BALTIMORE MD
Shipped Via: FED EX GROUND (PPA)

Gross Weight: 3.350 LB

Box Tracking Number 289180173724226

Total Number of Cartons

317.40 USD Items total 10.32 327.72 327.72 USD ÜSD

1.520 KG

We recommend all dealers use our Online Management Platform (OMS). This site allows you to see current stock of goods, place orders, track orders, and check involces 24 hours a day! To receive your login information please email: askus@us.head.com

IONOS

IONOS Inc.

2 Logan Square, 100 N 18th St., Suite 400 Philadelphia, PA 19103 USA

Invoice:

202047259915

Invoice Date:

12/26/2023

Customer ID:

270980442

Contract ID:

48060001

Help Center:

ionos.com/help

My IONOS:

my.ionos.com/invoices

Your IONOS Personal Consultant:

David Ramsay @ 2673666050

Invoice

Billing period starting: 12/25/2023

2 Logan Square, 100 N 18th St. - Sulte 400

Philadelphia, PA 19103 · USA

370 Oakleaf Village Pkwy

Orange Park, FL 32065-4259

Jay Soriano

UNITED STATES

Item	Service	Charges	Usage	Taxable Portion	Total
Cont	tract: 48060001 - Expert				
1	Website Builder 12/25/2023-01/25/2024	\$4.00 a month	1 mo.	\$0.00	\$4.00
Net '	Total				\$4.00
Net	(non-taxable portion)				\$4.00
Net	(taxable portion)				\$0.00
Tax	•				\$0.00
Tot	al amount due		4	7.774.2	\$4.00
	se DO NOT send cash, check	or money order			

The total amount due will be charged to your credit card within the next seven days, most likely in the next day or two. Thank you.

Do you have questions regarding this invoice?

Please refer to your Heip Center or log in to my.ionos.com for further information,

IONOS

IONOS Inc.

2 Logan Square, 100 N 18th St., Suite 400 Philadelphia, PA 19103 USA

2 Logan Square, 100 N 18th St. · Suite 400 Philadelphia, PA 19103 · USA Jay Soriano 370 Oakleaf Village Pkwy Orange Park, FL 32065-4259

 Invoice:
 202047425043

 Invoice Date:
 01/07/2024

 Customer ID:
 270980442

 Contract ID:
 85644648

Help Center:

ionos.com/help

My IONOS:

my.ionos.com/invoices

Your IONOS Personal Consultant:

David Ramsay 2673666050

Invoice

UNITED STATES

Billing period starting: 01/06/2024

ltem	Service	Charges	Usage	Taxable Portion	Total
Cont	ract: 85644648 - MyWebsite	Creator+			
1	Basic Fee 01/06/2024-02/06/2024	\$28.00 a month	1 mo.	\$0.00	\$28.00
2	Special Offer Discount for line-item 1	Special Offer		\$0,00	\$-5.60
Net 1	lotal l			77	\$22,40
Net (non-taxable portion)				\$22,40
Net (taxable portion)				\$0.00
Tax	•				\$0.00
Tota	al amount due	- similar	THE STATE OF THE S		\$22.40
	e DO NOT send cash, check	or money order			

The total amount due will be charged to your credit card within the next seven days, most likely in the next day or two. Thank you.

Do you have questions regarding this invoice? Please refer to your Help Center or log in to my.ionos.com for further information.



Date of Purchase: 12/31/2023 Payment: Credit Card **** 3053 Gift Card: ~

Bill To: Javier Soriano

linvolçë)	Involve Vaine		Paymen walner on the
INV-132258-L0X5Z1	Instructor Site Reauthorization-Renew	Credit Card **** 3053	\$125.00
		Payment by Gift Card:	\$0.00
		Previous Payments:	\$0.00
		Payment by Credit Card:	\$125.00
		Payment by ACH:	\$0.00
		Total Payment Amount:	\$125.00



Date of Purchase: 12/31/2023 Payment: Credit Card **** 3053 Gift Card: -

Bill To: Javier Soriano

word and the second							inenyAmeuni
INV-132874-V0Q3D4	12/31/2024 PHTA	Instructor-	- Category 3, PHTA Instructor - 9	Site Membership		Credit Card **** 3053	\$125.00.
				Plant			
					Payme	nt by Gift Card:	\$0.00
					Prev	ious Payments:	\$0.00
					Payment	by Credit Card:	\$125.00
					Pa	yment by ACH:	\$0.00
					Total Pa	vment Amount:	\$125.00



Recurring Statement

Account Information

Account Number: Statement Date:

(904).770-4650 01/02/2024

Subscription Name:

RingCentral MVP Standard

Document #:

12009492002

Total Current Charges

Your credit card ending in [8052] was charged \$177.41.
This charge will appear as "RINGCENTRAL, INC" on your credit card statement.

Bill To: Jay Soriano Oakleaf Plantation 475 west town place ste 114 St Augustine, FL 32092, USA

\$177.41

Statement Detail

Charges and credits

Period	Description	Unit Price	Quantity	Amount
01/02/2024 - 02/01/2024	MVP Standard - Monthly Subscription Fee	\$0.00	1	\$0.00
01/02/2024 - 02/01/2024	DigitalLine Unlimited - (904) 342-1441	\$34.99	1	\$34.99
01/02/2024 - 02/01/2024	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
01/02/2024 - 02/01/2024	DigitalLine Unlimited - (904) 770-4648	\$34.99	1	\$34.99
01/02/2024 - 02/01/2024	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
01/02/2024 - 02/01/2024	DigitalLine Unlimited - (904) 770-4649	\$34.99	1	\$34.99
01/02/2024 - 02/01/2024	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
01/02/2024 - 02/01/2024	DigitalLine Unlimited - (904) 770-4661	\$34.99	1	\$34.99
01/02/2024 - 02/01/2024	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
01/02/2024 - 02/01/2024	DigitalLine Unlimited - (904) 770-4667	\$34.99	1	\$34.99
01/02/2024 - 02/01/2024	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
	Charges after	Discounts and	Prorates:	\$134,90
		Total	Charges:	\$134.90
		Total Taxes	and Fees:	\$42.51
	Total (Charged to Cr	edit Card:	\$177.41

Staples

2285 Kingsley Blvd. Suite A Orange Park, FL 32073 904-272-0973

Sale

Stme: 1066 Date: 1/10/24

Transaction: 28105

Register: 1 lime: 1:13 PM Cashler: 1585060

REWARDS NUMBER 4190235228

Qty	Item	Price	. Animal
	Them Italy 10/12-H	THAT THE	
1	F10 (953) (023	49.30	49.99 E
	14 . 2-2 for 22 11 Lt 12		
}	889894824646	84.99	84.99 €
	HP 64 XL CNY		
l	19078081 1993	59.99	59.99 £
	HP 64 XL CHY		
1	190780811993	59, 99	59.99 E

Subtotal 254.96

Total 254,96

AMERICAN EXPRIOS

USD\$254.96

Card No.: XXXXXXXXXXXXXXX3053 [C]

Chip Read

Auth No. : 803308 Mode: 1ssuer

ALD:: A000000025010801 TVR:: 0000008000 IAD:: 0655010360A002

TSI.: F800 ARC.: 3030

本章各水体水水不分不不水水至县本东水水等水水平水平水平水平水平水平水平水平水平

Tax Exempt Information

 Give us feedback & survey.walmart.com Thank woul ID #:78LL3J14TFJ7

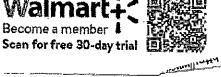
Walmart > <

904-214-9411 Mar:TBD 1580 BRANAN FIELD RD HIDDLEBURG FL 32068 ST# 03308 OP# 000663 TE# 06 TR# 01006 # ITEMS SOLD 31

TC# 2651	4263 60	46 7006 7	507 D	
				Ш
BY LD TH	UNTRANK	19739		\$ HEAT
12 AT _1 F	OR !	9.88	118,56 0	
25CT C7 WW 10 AT 1 F	บ(6 78 (8 0R	(2193 7.48	74 60 0	
1/8 BCK LINK	0042228		74.80 D 1.97 D	
1/8 OCK LINK	0042228	09217	1,97 0	
1/8 BCK LINK	0042228	09217	1.97 0	
1/BUSTUARIS	ハベイ ツワコロ	カロベカモ	4 64 6	

1/8 GCK LINK 004222809217 1.97 0
1/8 GCK LINK 004222809208 2.84 0
1/8 GCK LINK 004222809217 1.97 0
1/8 GCK LINK 004222809217 1.97 0
1/8 GCK LINK 004222809217 1.97 0
1/8 GCK LINK 004222809218 2.84 0
1/8 GCK LINK 004222809217 1.97 0
30 WIRE KIT 004222809164 7.97 0
SUBTOTAL 218.83
TOTAL 218.83
AMERICAN EXPRESS *** **** **** ***3 053 I 0
APPROVAL # 886378
PEF # 335600143976
TRANS ID - 010291256468061
AID A00000025610801
AAC 074574F18417C560
TERMINAL # SC011628
*ND SIGNATURE REQUIRED
12/22/23 09:18:16
CHANGE DUE 0.00
12/22/23 09:18:24
CUSTOMER COPY

Walmart+ Become a member #



dive us feedback & survey.walmart.com. Thank you! ID #:75LL3W14THJ4

Walmart > <

904-214-9411 Msr:TBD 1580 BRANAN FIELD RD MIDDLEBURG FL 32068 ST# 03308 OP# 000021 TE# 17 TR# 02925 # ITEMS SQLD 26 TC# 2351 1223 8024 7076 4902 D.

			I (Estal (Iv tiata)	TIL 11 144 11
25CT C7 CV	0764878	[2]94	82,28	n ′″′
60 C6 MU	FOR 0028208	4734		
9 AT 1	FOR'	9.88	79.04	C
ADAPTER	P0796271	50017	11.92	n
SLV STAR T	0764878	7323 7323		-
SLV STAR TI	FOR 2	2.98	68.94	Ð

242.18 242.18 TOTAL

TOTAL 242.18
AMEX TEND 242.18
AMEX TEND

13:26:41 CHANGE DUE 3 13:26:49 12/22/23 13:26:4 ***CUSTOMER COPY***

0.00

Become a member Scan for free 30-day trial 国系



Double Branch / Middle Village American Express Charges GMS Statement Closing Date - Feb 19, 2024

Purchase Date	Vender	Amount	Description	GL Account	Middle Village	GL	Double Branch	Total
1/23/2024	walmart	242.88	Repair and Replacement	34.600.538.64000	242.88			242.88
1/25/2024	DIY Blanding	114.2	Repair and Replacement			034.600.538.621	114.2	114,2
1/27/2024	1&lionos	4	Office Supplies	2.330.572.51000	2	2.320.572.5100	2	4
1/30/2024	walmart	50.06	Repair and Replacement	34.600.538.64000	25.03	034.600.538.621	25.03	50.06
1/30/2024	Tractor Supply	182.2	Repair and Replacement	34.600.538.64000	91.1	034.600.538.621	91.1	182.2
1/31/2024	Amazon	723.02	Repair and Replacement	34.600.538.64000	361.51	034.600.538.621	361.51	723.02
2/2/2024	ComPac Filtration	334.95	Repair and Replacement	34.600.538.64000 ;	334.95	034.600.538.621		334.95
2/2/2024	Tractor Supply	367.62	Repair and Replacement	34.600.538.64000	183.81	034.600.538.621	183.81	367.62
2/2/2024	HeadPenn	175.92	Tennis Maintenance	2.330.572.34400	175.92			175.92
2/2/2024	RingCentral	177.41	Phones	2.330.572.4100	88.71	2.320.572.4100	88.7	177,41

Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

Invoice #: 2404

Invoice Date: 3/31/24 Due Date: 3/31/24

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
2.320.572.4100 (DB Phones) -February 2024 34.600.538.5200 (DB Repair and Replacements) -February 2024 2.320.572.5100 (DB Office Supplies) -February 2024 2.320.572.34600 (DB Special Events) -February 2024		88.70 <u>812.26</u> 73.14 177.66	88.70 <u>812.26</u> 73.14 177.66
MAR 01 2024			

Total	\$1,151.76
Payments/Credits	\$0.00
Balance Due	\$1,151.76
MOTO data di America del Carte del C	\$339.50

Double Branch / Middle Village American Express Charges GMS Statement Closing Date - Feb 19, 2024

Purchase Date	Vender	Amount	Description	GL Account	Middle Village	GL	Double Branch	Total
2/3/2024	Amazon	17.55	Repair and Replacement	34.600.538.64000	8.78	034.600.538.621	8.77	17.55
2/6/2024	Crown Trophy	187.04	Special Event	2.330.572.49400	93.52	2.320.572.49400	93.52	187.04
2/8/2024	DropBox	119.88	Office Supplies	2.330.572.51000	59.94	2.320.572.5100	59.94	119.88
2/8/2024	1&1ionos	22.4	Office Supplies	2.330.572.51000	11.2	2.320.572.5100	11.2	22.4
2/9/2024	walmart	49.7	Special Event	2.330.572.49400	24.85	2.320.572.49400	24.85	49.7
2/9/2024	Dunkin	88.59	Special Event	2.330.572.49400	44,3	2.320.572.49400	44.29	88.59
2/10/2024	Publix	30	Special Event	2.330.572.49400	15	2.320.572.49400	15	30
2/13/2024	HeadPenn	256.92	Tennis Maintenance	2.330.572.34400	256.92			256.92
2/16/2024	walmart	55.68	Repair and Replacement	34.600.538.64000	27.84	034.600.538.621	27.84	55.68
Totals		\$3,200.02			\$2,048.26		\$1,151.76	\$3,200.02

Double Branch / Middle Village American Express Charges GMS Statement Closing Date - Feb 19, 2024

Totals by GL

Double Branch: \$1,151.76

2.320.572.4100 (DB Phones) - \$88.70 2.320.572.5100 (DB Office Supplies) - \$73.14 34.600.538.6200 (DB Repair and Replacements) - \$812.26 2.320.572.49400 (DB Special Events) - \$177.66

Middle Village: \$2,048.26

2.330.572.4100 (MV Phones) - \$88.71 2.310.513.49300 (MV Office Supplies) - \$73.14 34.600.538.64000 (MV repair & replacements) - \$1,275.90 2.330.572.49400 (MV Special Events) - \$177.637 3.330.572.34400 (MV Tennis Maintenance) - \$432.84

amazon.com

Final Details for Order #112-2086383-0893855

Order Placed: January 31, 2024

Amazon.com order number: 112-2086383-0893855

Order Total: \$740.57

Shipped on February 2, 2024

Items Ordered Price

2 of: Little Giant 6-CIA 115 Volt, 1/3 HP, 2760 GPH Cast Iron Submersible Sump Pump with Integral Diaphragm Switch, 10-Ft. Cord, Blue, 506158

\$165.06

Condition: New

Shipping Address:

Jay Soriano 370 OAKLEAF VILLAGE PKWY ORANGE PARK, FL 32065-4259 United States

Shipping Speed:

Standard Shipping

Shipped on February 1, 2024

Items Ordered Price

2 of: Little Giant 6-CIA 115 Volt, 1/3 HP, 2760 GPH Cast Iron Submersible Sump Pump with Integral Diaphragm Switch, 10-Ft. Cord, Blue, 506158 \$165.06

Condition: New

Shipping Address:

Jay Soriano 370 OAKLEAF VILLAGE PKWY ORANGE PARK, FL 32065-4259 United States

Shipping Speed:

Standard Shipping

Shipped on February 1, 2024

Items Ordered Price

1 of: Legrand - C2G F-Type Coaxial Cable Adapter with BNC Male to F-Type Female Adapter, Silver Coaxial Cable Converter with F-Type to BNC, 1 Count,

\$9.09

Condition: New

Shipping Address:

Jay Soriano 370 OAKLEAF VILLAGE PKWY ORANGE PARK, FL 32065-4259 United States

Shipping Speed:

Standard Shipping

Shipped on February 3, 2024

Items Ordered Price

1 of: Coax to Hdmi Adapter BNC to HDMI Converter Adapter Coax to Hdmi Converter for Tv Antenna 1080P/720P HD Display Video Adapter Surveillance \$16.31

Condition: New

Shipping Address:

Jay Soriano 370 OAKLEAF VILLAGE PKWY ORANGE PARK, FL 32065-4259 United States

Shipping Speed:

Standard Shipping

Payment information

Payment Method: American Express ending in 3053	Item(s) Subtotal: Shipping & Handling;	\$685.64 \$3.51
		\$40 Mg 344 444 444
Jay Soriano	Total before tax:	\$689.15
475 W TOWN PL	Estimated tax to be collected:	\$51.42
SAINT AUGUSTINE, FL 32092-		
•	Grand Total:	\$740,57

Credit C transact AmericanExpress ending in 3053: February 3, 2024: \$17.55 AmericanExpress ending in 3053: February 2, 2024: \$723.02



2020 West Beaver Street Jacksonville, FL 32209 Phone: 904-356-4003

Invoice

Date	Invoice Number
2/1/2024	36674

Bill To	
Middle Village	,
845 Oakleaf Plantation Pkwy	
Orange Park, FL 32065	

Ship To	<u>.</u>	
Middle Village		
845 Oakleaf Plantation Pkwy Orange Park, FL 32065		
Straige this Losses		

							SO N	umber
CARMAN STREET, N. A.							020	124-4
	Terms	PO Number	Project Name	WO Number	Quote Number	Due Date	Ship Via	Ship Date
Net 1	0 after completion	ter completion Jay email Middle Village 020124-7DT-R1 2/1/2024		2/1/2024	cust. pick	2/1/2024		
Qty	Item Description				Rafe	Amount		
1	Item Compac Discount credit card transa	Subtotal	RIES 5hp 18-3600 rpm Discount (Vallid if paid tion fee		ket. (seal plate for C	series pumps	637.76	637.7 637.7 -315.6 322.6 12.8

Insufficent funds due to returned checks, wire transfers and/or credit cards will be subject to loss of customer discount and will incur a 1.5% finance charge compounded monthly until paid in full.

Customer discount will be revoked and charged back to the Final Invoice if not paid within the specified terms.

Please Note: 30 Days On Returns No Returns On Custom Made Items.

Subtotal	USD \$34,55
Sales Tax (0.0%)	USD 0.00
Additional Payments/Credits	USD 0,00
Balance Due	USD 334.95

COM-PAC FILTRATION, INC. 2020 West Beaver Street 904-356-4003

02/02/2024

SALE			Total:	\$334.95
 American Express				
Exp. Date: Entry Mode: Name:	xx / xx Keyed Javier Soriano			
Auth. Code: Trans. ID: Terminal ID:	203468 MQ0210112570	QuickBooks Trans. No: Merchant No.; AID	524771000	00410183
	No additional transfer	fees or taxes apply	سبور بيا كاللو يران	.
				•

Intuit Payments Inc (IPI) processes payments as an agent of the business. Payment processed by IPI constitutes payment to the business and satisfies your obligation to pay the business, including in connection with any dispute or case, in law or equity. Money movement services are provided by IPI pursuant to IPI's licenses (NMLS #1098819). IPI is located at 2700 Coast Avenue, Mountain View, CA 94043, 1-888-536-4801.

Thank you for your business



Email:orders@crownjacksonville.com Phone:904-260-4871 11792 San Jose Blvd Jacksonville, FL 32223

INVOICE

	In	voic	e No.		
		613	95		
- در بر بر بر 1 : ا د		Da	te	 	
		1/29/	2024	 ,	

NATIONALLY KNOWN LOCALLY OWNED

Bill TO Oakleaf Plantation- cc on file Double Branch Community Dev. Jay Soriano	Business Name	
Oakleaf Plantation- cc on filé Double Branch Community Dev. Jay Soriano	Oakleaf Plantation/Double Branch Comm Dev	
Double Branch Community Dev. Jay Soriano	Bill TO	
Jay Soriano	Oakleaf Plantation- cc on file	
-	Double Branch Community Dev.	
FCD 0040	Jay Soriano	
30Z-UZ49	562-0249	

		<u> </u>
:	Ship TO	
Oakleaf Plantation		
Jay Soriano		
904-562-0249		
isoriano@gmsnf.com		
-		

P.O. NO.	Terms	Payment Due Date	Order Complete
	Due on receipt	2/5/2024	

Quantity	ltern	Description	Rate	Amount	Tax
	HR800G	2" Hi Relief Medal - Torch, with blue/white ribbons and gold flexi engr discs	3,99	103.74	Tax
		ENGR:			
		Oakleaf Polar Plunge 2024			
55.00	Engraving-Trophies	Engraved Plate on Trophies	0.75	41.25	Tax
29.00	misc.	Removal of old plates from previously purchased medals	. 1	29,00	Tax

 Sub Total
 173.99

 Sales Tax 7.5% 2021
 13.05

 Total
 187.04

 Payment Applied
 0.00

 Balance Due
 187.04

Memo: Polar Plunge 2024 Medals Double Branch Jay Soriano



1701 BLANDING BLVD MIDDLEBURG, FL 32068 904-214-3280

Ticket: 512383 Date: 1/30/24 Store: 542 Cashier: Sarah

Time: 3:13 PM Register: 1

Item Oty Price TRV AUTO BATTERY G26R 540CCA 2033074 1 149.99

Amount. 149,99

BATTERY CORE EXCH MEDIUM 400501 18.00

18,00

167,99. 12,71 1,50 Subtota I Xal FL BATTERY FEE Total 182.20

- SALE

American Express

182,20

American Express - SALE 182

************3053 - EMV Chip

Authorization #: 890294

Terminal ID : 001790542000100

Cryptogram : 46736C3C3DD5C567

AID : A000000025010801

APP : AMERICAN EXPRESS

CVM : NONE / 5E0300

TVR : 0000008000 / TSI : E800

00,0 Change I agree to pay 1... above amount according to my card issuer a remment.

leighirir's Club Neighbor





1701 BLANDING BLVD MIDDLEBURG, FL 32068 904-214-3280

Ticket: 513048 Date: 2/2/24 Store: 542 Cashier: Mackenzie

Time: 10:01 AM Register: 1

Item 51175/80R13 6PR TIRE 1059218 1 Amount 1 169,99 169,99

ST175/80R13 6PR TIRE 1059218 1

1 159,99

169,99

339.98 25.64 2.00 Subtotal Tax FL TIRE FEE Total 367.62

367,62

American Express - SALE 367
*************305? - EMV Chip
Authorization #: 833557
ferminal ID : 001790542000100
Cryptogram : 8469D7694348822E
AID : A000000025010801
APP : AMERICAN EXPRESS
CVM : NONE / 5E0300
TVR : 0000008000 / TSI : E800

Cha. 198 0.00 agree to pay the above amount according to my card issuer agreement.

Do It Yourself Rental Cart-A-Way Concrete 975 Blanding Blvd. Orange Park, FL 32065 (904) 579-3477

1		7445976 TO TO
_		en Order
ij	Rent Date;	1/25/2024 8:38 AM
Ü	Due Dete	1/25/2024 12:38 PM
. [j	Refirm Date	
ĺ	Order Terms:	Que de Recelpt
	20年	
Ĭ.	lup#	

Customer Inform Double Branch Community Dev 475 W Town PL STE 114 Saint Augustine, FL 32092			E				
ShipAyiA	Customer Otivers Licen	\$4	Celebrate		Waterhio	年世.	
	S650430772950 FL		(908) 382-344	1-			
Customer# Full terised Consoc Name	Contact Phone	a Salasah	rson Name	Į.	πρloy≥s Nai	ne .	
53150,				1	AHB	in the second	
Description	COM Ser Divini	<u>Traily</u>	West	Monthly	Perlini	Tax abia	Estended .
Core Day #11	. 1	\$59,90	\$179.70	\$58E.10	239.90	[- -/	\$3 9,90
Item ID: 1-0922CARDI	<< Rental>>		•••			•	
Rent Date: 1/25/2024 8:38 AM		Due	Date: 1/25/2024 12:	38 PM			
Serial: 2128007			, N.				
Surcharge			• • •				
Environmental Surcharge							\$1.60
6" Core Bit		\$69,90	820976	5629:10	\$09,90	17	\$63.00
Item ID; 4-6"CB0612-OP	< Rental>>						•
Rent Date: 1/25/2024 8:38 AM		.Due	Date 1/25/2024 12	38 PM			
Surcharge		•					
Environmental Surcharge							数数

FAILURE TO RETURN RENTAL PROPERTY OR EQUIPMENT UPON EXPIRATION OF THE RENTAL PERIOD AND FAILURE TO PAY ALLAMOUNTS DUE (INCLUDING COSTS FOR DAMAGE TO THE PROPERTY OR EQUIPMENT) ARE EVIDENCE OF ABANDONMENT OR REFUSAL TO REDELIVER THE PROPERTY, PUNISHABLE IN ACCORDANCE WITH SECTION 812, 155 FLORIDA STATUTES

Scheduled rental rates begin when equipment leaves our store and continues until returned thereto. This authorization will remain in effect until all rental equipment is returned or contract ends. I understand that my information will be saved on file for future transactions. I UNDERSTAND THAT I AM RESPONSIBLE FOR ALL TIRE, TRACK, HOSES AND BELT DAMAGE. CUSTOMER SIGNATURE: HOURS: Rental Charges \$109.80 Monday - Friday 7:30 am - 5:30 pm Suichaige: \$4.40 Saturday 7:30 am - 1:00 pm Closed Sunday Sub Total: \$114.20 \$0.00 Tax. Customer Signature Order Total: \$114.20 Amount Paid: \$114.20 Customer Name (Printed) Amount Due: \$0.00 65,9012517046 Tax Exempt ID:

AMEX 5114.£0 Payment

Revision: 1

Person by UNB

Thank You, We appreciate your business! Printed: Trunsday, January 25, 2024 8:39 AM

शिक्स । ज

Do It Yourself Rental

Cart-A-Way Concrete 975 Blanding Blvd. Orange Park, FL 32065 (904) 579 - 3477

ORDER RECEIPT

Order #: 744531	,
Customer: Double Branch Commi	unity Development
Date/Time Processed: 1/25/2024 Employee ID: MHB	12:32:07 PM
Core Drill #11	1.00 @ \$39.90
1-0922CARDI	\$39,90
SERIAL#: 2128007	
** ADDITIONAL CHARGE **	\$1.60
6" Core Bit	1.00 @ \$69.90
4-6"CB0612-OP	\$69.90
** ADDITIONAL CHARGE **	\$2.80
Delivery Cha	irge: \$0,00
Pick Up Cha	<u>irge: \$0.00</u>

Damage Waiver: \$0.00 Cleaning Charges; \$0.00 Fuel Charges: \$0.00 Meter Charges: \$0.00

Surcharge: \$4.40

Fees: \$0.00

Sub Total; \$114.20

Tax: \$0.00

Order Total: \$114,20 Amount Paid: \$114.20

Amount Due: \$0.00

<u>Transaction History:</u>
Payment Type: AMEX - Payment Date: 1/25/24 8:39 AM

Amount:

\$114,20

Card#: Auth. No.: 3053 132536

Signed: Thank You, We appreciate your business!

Tax ID:85-8012511046c-7

Dropbox Inc.
333 Brannan Street
San Francisco, CA 94107
United States
billing-support@dropbox.com

Receipt for admin@oakleafresidents.com

Payment amex ending in 1057 approved

Date 2/8/2024

Amount \$119.88

Description

Dropbox Pro - 1TB (2/8/2023 to 2/8/2024)

Total \$119.88

All amounts shown are in USD. This is not an invoice. No additional payment is required.

Amount

\$119.88





HEAD/Penn Racquet Sports 306 South 45th Avenue Phoenix, AZ 85043-3913

Sold-to address

Middle Village CDD
DBA Oakleaf Plantation
475 Town Place West Ste 114
SAINT AUGUSTINE FL 32092

Customer No. 715220

Invoice	مارين المارين المارين المارين المارين الماري	519365	7569
Billing Date 02/12/2024	Ship Date 02/12/2024	Order Date 11/29/2023	Requested Date 11/29/2023
Terms Credit Card pr	eauth.		Due Date
Order No. 5103186265	P.O. Number HawkTouch	,	Order Entered By: OMS3_CPIC
Salesrep; Order Placed By;	ELUS, JEFF R118		VIII

Ship-to address Oakleaf Plantation 370 Oakleaf Village Pwky ORANGE PARK FL 32065

Authorization no.:

117870 24020605973063

Material	Description	Size	Quantity	List Price	Discount	Unit Price	Extended Price
281204	Hawk Touch (set) Item 10	17 AN	20 PC	13.40	8.000	12.33	246.60

Total Number of Units 20

Shipping Information
Packing Slip, BOL: 5183518499
Shipping Terms: FOB Origin
Shipment Origin: BALTIMORE MD
Shipped Via: FED EX GROUND (PPA)
Gross Weight; 2.850 LB 1.293 KG

Box Tracking Number 289180170082893

Total Number of Cartons

		THE RESERVE OF THE PERSON NAMED IN
Items total	246.60	USD
Freight Charge	10.32	USD
Final amount	256.92	USD
Charged to your American Express ***********************************	256.92	USD
Balance Due	0.00	USD

We recommend all dealers use our Online Management Platform (OMS). This site allows you to see current stock of goods, place orders, track orders, and check invoices 24 hours a day!

To receive your login information please email: askus@us.head.com





HEAD/Penn Racquet Sports 306 South 45th Avenue Phoenix, AZ 85043-3913

Sold-to address

Middle Village CDD
DBA Oakleaf Plantation
475 Town Place West Ste 114
SAINT AUGUSTINE FL 32092

20

Customer No. 715220

Invoice		519365	3997
Billing Date 02/01/2024	Ship Date 02/01/2024	Order Date 01/31/2024	Requested Date 01/31/2024
Terms Credit Card pr	eauth.		Due Date
Order No. 5103207664	P.O. Number String		Order Entered By: OMS3_CPIC
Salesrep: Order Placed By:	EUS, JEFF R(18	4/17/14	

Ship-to address Oakleaf Plantation 370 Oakleaf Village Pwky ORANGE PARK FL 32065

Authorization no.:

143465 24013105629489

Material	Description	Size	Quantity	List Price	Discount %	Unit Price	Extended Price
281404	Velocity MLT (set)	17 BK	5 PC	9.00	8.000	8.28	41.40
281404	Velocity MLT (set) Item 10	17 NT	5 PC	9.00	8.000	8.28	41.40
281404	Velocity MLT (set) Item 10	17 PK	5 PC	9.00	8.000	8.28	41.40
281404	Velocity MLT (set) Item 10	17 YW	5 PC	9.00	8.000	8.28	41.40

Total Number of Units

Shipping Information
Packing Slip, BOL: 5183515693
Shipping Terms: FOB Origin
Shipment Origin: BALTIMORE MD
Shipped Via: FED EX GROUND (PPA)
Gross Weight: 2.100 LB

0.953 KG

Box Tracking Number 289180170054135

Total Number of Cartons

1

1971		
Items total	165.60	USD
Freight Charge	10.32	USD
Final amount	175 92	บรก
Charged to your American Express ***********************************	175.92	USD
Balance Due	0.00	usn
Final amount Charged to your American Express ***********************************	175.92	USD USD USD

We recommend all dealers use our Online Management Platform (OMS). This site allows you to see current stock of goods, place orders, track orders, and check invoices 24 hours a day!

To receive your login information please email: askus@us.head.com

IONOS

IONOS Inc.

Involce:

2 Logan Square, 100 N 18th St., Suite 400 Philadelphia, PA 19103 USA

2 Logan Square, 100 N 18th St. - Suite 400 Philadelphia, PA 19103 - USA Jay Soriano 370 Oakleaf Village Pkwy

Orange Park, FL 32065-4259

UNITED STATES

Your IONOS Personal Consultant:

David Ramsay © 2673656050

Help Center: My IONOS:

Invoice Date:

Customer ID:

Contract ID:

ionos.com/help my.ionos.com/invoices

202047701030

01/26/2024

270980442

48060001

Invoice

Billing period starting: 01/25/2024

ite	m Service	Charges	Usage	Taxable Portion	Total
Cor	ntract: 48060001 - Expert	Transport of the Control of the Cont	29 years of 6 typical action		
1	Website Builder 01/25/2024-02/25/2024	\$4.00 a month	1 mo.	\$0.00	\$4.00
Ne	t Total				\$4.00
Ne	t (non-taxable portion)	Yinn and the second sec			\$4.00
Ne	t (taxable portion)				\$0.00
Tax	(17(147)3174			\$0.00
To	tal amount due			To the same of the	\$4.00
Ple	ase DO NOT send cash, checl	or money order			

The total amount due will be charged to your credit card within the next seven days, most likely in the next day or two. Thank you.

Do you have questions regarding this invoice?

Please refer to your Help Center or log in to my.lonos.com for further information.

IONOS

IONOS inc.

2 Logan Square, 100 N 18th St., Suite 400 Philadelphia, PA 19103 USA

Invoice:

202047920940

Invoice Date:

02/07/2024

Customer ID:

270980442

Contract ID:

85644648

Help Center:

lonos.com/help

My IONOS:

my.ionos.com/invoices

Your IONOS Personal Consultant:

David Ramsay 2673666050

Invoice

Billing period starting: 02/06/2024

2 Logan Square, 100 N 18th St. · Suite 400

Philadelphia, PA 19103 · USA

370 Oakleaf Village Pkwy

Orange Park, FL 32065-4259

Jay Soriano

UNITED STATES

Item	Service	Charges	Usage	Taxable Portion	Total
Conti	ract: 85644648 - MyWebsite	Creator+			
1	Basic Fee 02/06/2024-03/06/2024	\$28.00 a month	1 mo.	\$0.00	\$28.00
2	Special Offer Discount for line-item 1	Special Offer		\$0.00	\$-5.60
Net 1	otal		,	de la constant de la	\$22.40
Net (non-taxable portion)	A CONTRACTOR OF THE PROPERTY O	TA STATE OF THE ST		\$22.40
	taxable portion)				\$0,00
Tax	•				\$0.00
Tota	al amount due				\$22.40
	e DO NOT send cash, check	or money order			

The total amount due will be charged to your credit card within the next seven days, most likely in the next day or two. Thank you.

Do you have questions regarding this invoice? Please refer to your Help Center or log in to my.ionos.com for further information.



Oakleaf Plantation Center 9518 Argyle Forest Blvd Jacksonville, Ft. 32222 Store Manager: Dave Lawson 904-317-5755

PUB - GC GAMEDAY 15.00 Account #XXXXXXXXXXXXXXXXXX

PUB - GC GAMEDAY 15.00
ACCOUNT #XXXXXXXXXXXXXXXX

Receipt ID: 0128 2AP 063 791

PRESTD!

Trace #: 066429

Reference #: 0559753130 Acct #: XXXXXXXXXXXXX3053 Purchase American Express

Amount: \$30,00 Auth #: 828827

CREDIT CARD A000600025010801 Entry Method:

Mode:

PUNCHASE

AMERICAN EXPRESS
Chip Read

Lesuer

Your cashier was Rhonda

02/10/2024 7:59 S0128 R106 3791 C0285

Join the Publix family!
Apply today at apply.publix.jobs.
We're an equal opportunity employer.

Publix Super Markets, Inc.

Welcome to Dunkin' Store #: 346314 116 Dakleaf Village Pkwy Jacksonville, FL 32244 (904) 778-0700

621954 Terance

CHK 9024 2/9/2024 3:48 PM

Eat In 5 12 Donuts 64.95 1 Box Hot Orio Cof 21.99

American Express ***********3053

Tran Type : Purchase Entry Mode : INSERTED Auth Code : 841201 AMERICAN EXPRESS AID: A000000025010801

No Signature Required I agree to pay the above total amount according to the card

amount according to the card issuer

(merchant agreement if credit voucher)

Subtotal Tax Payment Change Due

\$1.65 \$88.59 \$**O.**OO

Donut forget to tell us about today's visit! Talk to us at www.DunkinRunsOnYou.com within 3 days and receive a FREE CLASSIC DONUT on your next visit when you purchase a Medium or Larger Beverage

See restrictions on dunkindonuts.com

Survey Code: 02401-46314-1502-0946

Additional Discounts Will Not Be
Applied to Promotional Offers

Thank You, Come Back Again.

9024 Total Items: 6



Recurring Statement

Account Information

Account Number: Statement Date:

(904) 770-4650 02/02/2024

Subscription Name:

Total Current Charges

RingCentral MVP Standard

Document #: 12009492002

Bill To:

Jay Soriano Oakleaf Plantation

475 west fown place ste 114

St Augustine, FL 32092, USA

\$177.41

Your credit card ending in [8052] was charged \$177.41.

This charge will appear as "RINGCENTRAL, INC" on your credit card statement.

Statement Detail

Charges and credits

Period	Description	Unit Price	Quantity	Amount
2/02/2024 - 03/01/2024	MVP Standard - Monthly Subscription Fee	\$0.00	1	\$0.00
02/02/2024 - 03/01/2024	DigitalLine Unlimited - (904) 342-1441	\$34.99	1	\$34.99
02/02/2024 - 03/01/2024	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
02/02/2024 - 03/01/2024	DigitalLine Unlimited - (904) 770-4648	\$34.99	1	\$34.99
02/02/2024 - 03/01/2024	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
02/02/2024 - 03/01/2024	DigitalLine Unlimited - (904) 770-4649	\$34.99	1	\$34.99
02/02/2024 - 03/01/2024	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
02/02/2024 - 03/01/2024	DigitalLine Unlimited - (904) 770-4661	\$34.99	1	\$34.99
02/02/2024 - 03/01/2024	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
02/02/2024 - 03/01/2024	DigitalLine Unlimited - (904) 770-4667	\$34.99	1	\$34.99
02/02/2024 - 03/01/2024	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
•	Charges after	Discounts and	Prorates:	\$134.90
		Total	Charges:	\$134.90
		Total Taxes a	and Fees:	\$42.51
	Total C	Charged to Cre	dit Card:	\$177.41



Scan for free 30-day trial



Become a member Scan for free 30-day trial



01/30/24 15:35:07





Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

Invoice #: 2399

Invoice Date: 3/1/24 Due Date: 3/1/24

Case: P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Recreation - Facility Management - Oakleaf Plantation - March 2024		18,389.83	18,389.83
MAR 05 2024			
		, and the state of	
Long Kanlut 3-5-24			
3-5-24			100742074

Total	\$18,389.83
Payments/Credits	\$0.00
Balance Due	\$18,389.83

From: Oakleaf Venues venuerentals@oakleafresidents.com

Subject: DBCDD refund of deposit request - JENNIFER WOMACK

Date: March 7, 2024 at 10:12 AM

To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com



Good morning, Todd,

Please make the following refund at your earliest opportunity:

- EFUND FROM DBCDD for the following venue.

 LOCATION OVCR (SATURDAY) 7:00 P.M. to 11:00 P.M.

 DATE OF VENUE MARCH 2, 2024

 RESIDENT JENNIFER WOMACK

 ADDRESS 4086 PEBBLE BROOKE CIRCLE, ORANGE PARK, FL 32065

 AMOUNT OF REFUND \$100.00

 BOCKING FEE/DEPOSIT was via VISA(3044):

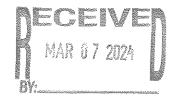
 DATED: 1/22/24

 SEQ#: 2

 RATCH#: 4027 REFUND FROM DBCDD – for the following venue.
 LOCATION – OVCR (SATURDAY) 7:00 P.M. to 11:00 P.M.

 - - BATCH#: 1037

 - INVOICE#: 2APPROVAL CODE: 064046
 - AMOUNT: 100.00



PAYMENT DAT		DATEEVENT	DATE	DESCRIPTION	HOURS	AMOUNT	ELEC.	CHECK/CASH	CREDIT CARD
01/22/24	01/22/24	03/02/24	JENN	FER WOMACK - OVCR DEPOSIT	DEPOSIT	\$ 100.00	3044		MC-064046

Let me know if you have any questions or require any additional information.

Thank you.

I will be out of the office SUN 3/17 thru THUR 3/21

I will be out of the office SUN 3/17 thru THUR 3/21
Please email me or leave a detailed message at 904-770-4661 with the following information: NAME_CONTACT.NUMBER_ADDRESS_TYPE OF EVENT_NUMBER OF
PARTICIPANTS EXPECTED_DATE OF PREFERENCE and EMAIL ADDRESS. I will respond at my earliest opportunity. Any messages left on the office phone will not be heard until I return to the
office; repeat your name and number twice. Messages left on voice email will be heard, however, only emergencies will be addressed until I return to the office. I am typically not on property over the
weekends. Since my time on property is divided between two Districts, appointments are recommended.

Wanda McReynolds - Community Amenity Coordinator, OakLeaf Plantation

venuerentals@oakleafresidents.com (904) 770-4661 voice email

(904) 375-9285 ext. 3

www.oakleafresidents.com

Governmental Management Services

www.Oakl.eafResidents.com

Under Florida law, e-mail addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. The information contained in this email and/or attachment(s) may be confidential and intended solely for the use of the individual or entity to which it is addressed. This email and/or attachment(s) may contain material that is privileged or protected from disclosure under applicable law. If you are not the intended recipient or the individual responsible for delivering to the intended recipient, please notify the sender immediately by telephone to obtain instructions as to whether information in this email and/or attachment(s) is confidential and privileged or protected from disclosure under applicable law.

From: Oakleaf Venues venuerentals@oakleafresidents.com Subject: DBCDD refund of deposit request - MARICEL BACHOCO

Date: March 7, 2024 at 10:05 AM

To: Todd Polyere tpolyere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com



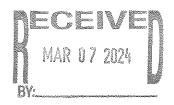
Good morning, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM DBCDD for the following venue.
 LOCATION OVCR (FRIDAY) 7:00 P.M. to 11:00 P.M.
 DATE OF VENUE MARCH 1, 2024
 RESIDENT MARICEL BACHOCO

 - RESIDENT MARICEL BACHOCO
 ADDRESS 3859 CHASING FALLS ROAD, ORANGE PARK, FL 32065
 AMOUNT OF REFUND \$100.00
 BOCKING FEE!/DEPOSIT was via VISA(4393):
 DATED: 1/08/24
 SEQ#: 3
 BATCH#: 1028
 INVOICE#: 3
 APPROVAL CODE: 00801

 - - AMOUNT: 100.00



PAYMENT DAT	SETTLEMENT (DATEEVENT	DATE	DESCRIPTION	HOURS	AMOUNT	ELEC.	CHECK/CASH	CREDIT CARD
01/08/24	01/08/24	03/01/24	MARIC	EL BACHOCO - OVCR DEPOSIT	DEPOSIT	\$ 100.00	4393	<u> </u>	VISA-008031

Let me know if you have any questions or require any additional information.

Thank you.

I will be out of the office SUN 3/17 thru THUR 3/21
Please email me or leave a detailed message at 904-770-4661 with the following information: NAME, CONTACT NUMBER, ADDRESS, TYPE OF EYENT, NUMBER OF PARTICIPANTS EXPECTED. DATE OF PREFERENCE and EMAIL ADDRESS. I will respond at my earliest opportunity. Any messages left on the office phone will not be heard until I return to the office; repeat your name and number twice. Messages left on voice email will be heard, however, only emergencies will be addressed until I return to the office. I am typically not on property over the weekends. Since my time on property is divided between two Districts, appointments are recommended.

Wanda McReynolds - Community Amenity Coordinator, OakLeaf Plantation venuerentals@oakleafresidents.com (904) 770-4661 voice email (904) 375-9285 ext. 3 www.oakleafresidents.com

Governmental Management Services

www.OakLeafResidents.com

Under Florida law, e-mail addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. The information contained in this email and/or attachment(s) may be confidential and intended solely for the use of the individual or entity to which it is addressed. This email and/or attachment(s) may contain material that is privileged or protected from disclosure under applicable law. If you are not the intended recipient or the individual responsible for delivering to the intended recipient, please notify the sender immediately by telephone to obtain instructions as to whether information in this email and/or attachment(s) is confidential and privileged or protected from disclosure under applicable law.

From: Oakleaf Venues venuerentals@oakleafresidents.com Subject: DBCDD refund of deposit request - MARK ELLIS

Date: March 7, 2024 at 10:01 AM

To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com



Please make the following refund at your earliest opportunity:

- REFUND FROM DBCDD for the following venue.
 LOCATION OVCR (SATURDAY) 2:30 P.M. to 6:30 P.M.
 DATE OF VENUE FEBRUAY 24, 2024
 RESIDENT MARK ELLIS

 - ADDRESS 899 THOROUGHBRED DRIVE, ORANGE PARK, FL 32085
 AMOUNT OF REFUND \$100.00

 - AMOUNT: OF REFUND A \$100.00
 BOOKING FEE/DEPOSIT was via VISA(5648):

 DATED: 1/30/24

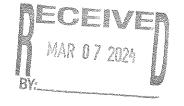
 SEQ#: 2

 BATCH#: 1044

 INVOICE#: 2

 APPROVAL CODE: 061423

 AMOUNT: 100.00



:	PAYMENT DATI	ESETTLEMENT D	ATEEVENT	DATE	DESCRIPTION	HOURS	AMOUNT	ELEC.	CHECK/CASH	CREDIT CAR	D
	01/30/24	01/30/24		MARK	ELLIS - OVCR DEPOSIT	DEPOSIT	100.00	5648		VISA-061423	

Let me know if you have any questions or require any additional information.

Thank you.

I will be out of the office SUN 3/17 thru THUR 3/21

Please email me or leave a detailed message at 904-770-4661 with the following information: NAME CONTACT NUMBER, ADDRESS, TYPE OF EVENT, NUMBER OF PARTICIPANTS EXPECTED, DATE OF PREFERENCE and EMAIL ADDRESS. I will respond at my earliest opportunity. Any messages left on the office phone will not be heard until I return to the office; repeat your name and number twice. Messages left on voice email will be heard, however, only emergencies will be addressed until I return to the office. I am typically not on property over the weekends. Since my time on property is divided between two Districts, appointments are recommended.

Wanda McReynolds - Community Amenity Coordinator, OakLeaf Plantation venuerentals@nakleafresidents.com (904) 770-4661 voice email (904) 375-9285 ext. 3

www.oakleafresidents.com

Governmental Management Services

www.OakLeafResidents.com

Under Florida law, e-mail addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. The information contained in this email and/or attachment(s) may be confidential and intended solely for the use of the individual or entity to which it is addressed. This email and/or attachment(s) may contain material that is privileged or protected from disclosure under applicable law. If you are not the intended recipient or the individual responsible for delivering to the intended recipient, please notify the sender immediately by telephone to obtain instructions as to whether information in this email and/or attachment(s) is confidential and privileged or protected from disclosure under applicable law.



Riverside Management Services, Inc

9655 Florida Mining Blvd. W. Building 300, Suite 305 Jacksonville, FL 32257

Invoice

Invoice #: 353 Invoice Date: 3/1/2024 Due Date: 3/1/2024

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
2.320.572.6100 - Janitorial Services - March 2024		4,953.33	4,953.33
Juny Landent 3-5-24			

Total	\$4,953.33
Payments/Credits	\$0.00
Balance Due	\$4,953.33

From: Oakleaf Venues venuerentals@oakleafresidents.com Subject: DBCDD refund of deposit request - DALE WILSON

Date: March 11, 2024 at 10:26 AM

To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com



Good morning, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM DBCDD for the following venue.
 LOCATION OVCR (SATURDAY) 3:00 P.M. to 7:00 P.M.
 - DATE OF VENUE MARCH 9, 2024
 RESIDENT DALE WILSON

 - ADDRESS 3330 HIGHLAND MILL LANE, ORANGE PARK, FL 32065

 - AMOUNT OF REFUND \$100.00
 BOOKING FEE/DEPOSIT was via VISA(2395):

 - DATING FEEDEPOSIT Was via v

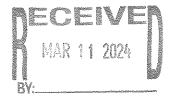
 DATED: 3/4/24

 SEQ#: 3

 BATCH#: 1064

 INVOICE#: 3

 APPROVAL CODE: 067709
 - AMOUNT: 100.00



PAYMENT DATE	SETTLEMENT C	ATEEVENT	DATE DESCRIPTION	HOURS	AMOUNT	ELEC.	CHECK/CASH CREDIT CARD
03/04/24	03/04/24	03/09/24	DALE WILSON - OVCR DEPOSIT	DEPOSIT	\$ 100.00]	VISA-067709

Let me know if you have any questions or require any additional information.

Thank you.

I will be out of the office SUN 3/17 thru THUR 3/21

I will be out of the office SUN 3/17 thm THUR 3/21
Please email me or leave a detailed message at 904-770-4661 with the following information: NAME, CONTACT NUMBER, ADDRESS, TYPE OF EVENT, NUMBER OF PARTICIPANTS EXPECTED, DATE OF PREFERENCE and EMAIL ADDRESS. I will respond at my earliest opportunity. Any messages left on the office phone will not be heard until I return to the office; repeat your name and number twice. Messages left on voice email will be heard, however, only emergencies will be addressed until I return to the office. I am typically not on property over the weekends. Since my time on property is divided between two Districts, appointments are recommended.

Wanda McReynolds - Community Amenity Coordinator, OakLeaf Plantation venuerentals@oakleafresidents.com (904) 770-4661 voice email (904) 375-9285 ext. 3 www.oakleafresidents.com

Governmental Management Services

www.OakLeafResidents.com

Under Florida law, e-mail addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. The information contained in this email and/or attachment(s) may be confidential and intended solely for the use of the individual or entity to which it is addressed. This email and/or attachment(s) may contain material that is privileged or protected from disclosure under applicable law. If you are not the intended recipient or the individual responsible for delivering to the intended recipient, please notify the sender immediately by telephone to obtain instructions as to whether information in this email and/or attachment(s) is confidential and privileged or protected from disclosure under applicable law.

From: Oakleaf Venues venuerentals@oakleafresidents.com

Subject: DBCDD refund of deposit request - NICOLE URBAY - CANCELLED

Date: March 11, 2024 at 9:14 PM

To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com



Please make the following refund at your earliest opportunity:

- · REFUND FROM DBCDD for the following venue.

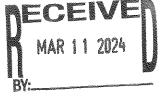
 - FUND FROM DBCIDD for the following venue.

 LOCATION OVCR (SATURDAY) 2:30 P.M. to 6:30 P.M.

 DATE OF VENUE APRIL 13, 2024

 RESIDENT NICOLE URBAY

 ADDRESS 573 OAKLEAF PLANTATION PKWY #722, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND \$300.00 = \$250.00 RENTAL plus 1/2 of DEPOSIT \$50.00*
 BOOKING FEE/DEPOSIT was via VISA(2717):
 - - DATED: 2/15/24 SEQ#: 2
 - SEQ#: 2
 BATCH#: 1053
 INVOICE#: 2
 APPROVAL CODE: 642839
 AMOUNT: 100.00



TARBULITE DAT	ESETTLEMENT C	ATEEVENT	DATE DESCRIPTION	HOURS	AMOUNT	ELEC.	CHECK/CASH CREDIT CARD
02/15/24	02/15/24		NICOLE URBAY - OVCR	4	\$ 250.00	2717	VISA-86695D
02/15/24	02/15/24	04/13/24	NICOLE URBAY - OVCR DEPOSIT	DEPOSIT	\$ 100.00	2717	VISA-642839

Let me know if you have any questions or require any additional information.

Thank you.

*CANCELLATION POLICY: Cancellation must be communicated to the Community Amenity Coordinator no later than 31 days prior to the scheduled event to receive 100% of the rental and 50% deposit. If the event is canceled less than 31 days prior to the event 50% of the security deposit and 0% of the rental will be returned. No fog machines are permissible. Smoking is prohibited on District property. If alcohol is expected, it must remain in the rented area. No glass is allowed.

I will be out of the office SUN 3/17 thm THUR 3/21
Please email me or leave a detailed message at 904-770-4661 with the following information: NAME, CONTACT NUMBER, ADDRESS, TYPE OF EVENT, NUMBER OF PARTICIPANTS EXPECTED, DATE OF PREFERENCE and EMAIL ADDRESS. I will respond at my earliest opportunity. Any messages left on the office phone will not be heard until I return to the office; repeat your name and number twice. Messages left on voice email will be heard, however, only emergencies will be addressed until I return to the office. I am typically not on property over the weekends. Since my time on property is divided between two Districts, appointments are recommended.

Wanda McReynolds - Community Amenity Coordinator, OakLeaf Plantation venuerentals@oakleafresidents.com (904) 770-4661 voice email (904) 375-9285 ext. 3 www.oakleafresidents.com

Governmental Management Services

www.OakLeafResidents.com

Under Florida law, e-mail addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. The information contained in this email and/or attachment(s) may be confidential and intended solely for the use of the individual or entity to which it is addressed. This email and/or attachment(s) may contain material that is privileged or protected from disclosure under applicable law. If you are not the intended recipient or the individual responsible for delivering to the intended recipient, please notify the sender immediately by telephone to obtain instructions as to whether information in this email and/or attachment(s) is confidential and privileged or protected from disclosure under applicable law.





Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

Invoice #: 2405

Invoice Date: 3/13/24

Due Date: 3/13/24

Case: P.O. Number:

Bill To:

Double Branch CDD 475 West Town Place Sulte 114 St. Augustine, FL 32092

Description	Hours/Qty i	Rate Amount
Facility Event Staff through March 9, 2024	16.5	25.00 412.50
MAR 13 2024 BY		
	Total	\$412.50
	Payments/C	redits \$0.00

OKO 121

\$412.50

Balance Due

Governmental Management Services, LLC 9655 Florida Mining Blvd., Building 300, Suite 305, Jacksonville, Florida 32257

DOUBLE BRANCH CDD

Facility Event Staff Service Hours

Quantity	Description		Rate		mount
16.5	Facility Event Staff	\$	25.00	\$	412.50
	Covers Period End: March 9, 2024				
	Amenities Revenue # 2.300.369.103				



Post Office Box 20122 Tampa, FL 33622-0122 (904) 262-5500

ADDRESSEE

Please check if address below is incorrect and indicate change on reverse side

DOUBLE BRANCH CCD/OAKLEAF PLANTATION Jay Soriano 370 Oakleaf Village Parkway Pkwy Orange Park, FL 32065

0000000019082001000000016272100000021700059

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD						
VISA REES						
CARD NUMBER	EXP. DATE	_				
SIGNATURE	AMOUNT PAID					

ACCOUNT NUMBER	DATE	BALANCE
708477	3/1/2024	\$2,170.00

The Lake Doctors Post Office Box 20122 Tampa, FL 33622-0122

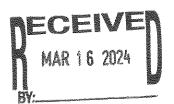
Please Return this invoice with your payment and notify us of any changes to your contact information.

DOUBLE BRANCH CCD/OAKLEAF PL 8664 OAKLEAF VILLAGE PKWY, JACKSONVILLE, FL ORANGE PARK, FL Invoice Due Date 3/11/2024 Invoice 162721B PO

Invoice Date	Description	Quantity	Amount	Tax	Total
3/1/2024	Water Management - Zone 1,Water Management - Zone 2		\$1085.00 \$1085.00	\$0.00 \$0.00	\$1085.00 \$1085.00

Code to:

Please remit payment for this month's invoice.



2-320-572-4680

Double Branch Lake Maintenance

Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.

Credits

\$0.00

Adjustment

\$0.00

AMOUNT DUE

Total Account Balance including this invoice:

\$2170.00

This Invoice Total:

\$2170.00

Click the "Pay Now" link to submit payment by ACH

Customer #: 708477

Corporate Address

Portal Registration #: BCF0DAE5

4651 Salisbury Rd, Suite 155 Jacksonville, FL 32256

Customer E-mail(s):

manager@oakleafresidents.com,JSORIANO@GMSNF.COM

Customer Portal Link: www.lakedoctors.com/contact-us/

Set Up Customer Portal to pay invoices online, set up recurring payments, view payment history, and edit contact information

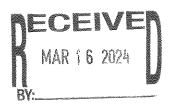


Security Development Group, LLC 8130 Baymeadows Way W., Suite 302 Jacksonville, FL 32256 cathie@sthreesecurity.com www.sthreesecurity.com

INVOICE

BILL TO

Oakleaf Double Branch CDD 475 West Town Place Suite 114 St. Augustine, FL 32092



INVOICE # 9858

DATE 03/01/2024

DUE DATE 03/31/2024

TERMS End of the month

SERVICE MONTH

March

ACTIVITY RATE **AMOUNT**

Dedicated Officer I

Dedicated Officer for 10 hours Monday to Thursday and 12 hours Saturday and Sunday 330 27.20

8,976.00T

SUBTOTAL TAX **TOTAL BALANCE DUE** 8,976.00 0.00 8,976.00

\$8,976.00

APPROVED

Code to:

uble Branch Security 572-345



Southeast Fitness Repair 14476 Duval Place West #208 Jacksonville, FL 32218 Invoice #103932

Invoice Date: 3/12/2024

Account #101332
Oakleaf Plantation - Double Branch and Middle Village

Invoice

Billing Address

370 Oakleaf Village Pkwy Orange Park, FL 32065-4259 **Billing Contact**

Jay Soriano

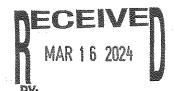
Main Number

(904) 342-1441.

Mobile Number

Email

Jsoriano@Gmsnf.Com



Service Information

Services	Qty	Rate	Price
370 Oakleaf Village Pkwy, Orange Park, FL 32065- 4259			
3/12/2024 PM: Bi-Monthly Bi-monthly scheduled preventative maintenance	1 visit	\$0.00 / visit	\$0.00
— Product: PM: Elliptical, Cross-trainer, ARC, AMT	3.00 Ea	\$15.00 / Ea	\$45.00
Product: PM: Multi-Station	1.00 Ea	\$20.00 / Ea	\$20.00
Product: PM: Recumbent, Upright Bicycle	2.00 Ea	\$10.00 / Ea	\$20.00
— Product: PM: Single-Station	5.00 Ea	\$10.00 / Ea	\$50.00
— Product: PM: Spin Bike, Rowing Machine	1.00 Ea	\$10.00 / Ea	\$10.00
— Product: PM: Stepper, Stepmill, Jacobs Ladder, Wave	2.00 Ea	\$15.00 / Ea	\$30.00
— Product: PM: Treadmill	3.00 Ea	\$20.00 / Ea	\$60.00
— Product: Flat Rate Fee	1.00 Ea	\$125.00 / Ea	\$125.00
ode to:	5	Subtotal:	\$360.00
	7	Гах:	\$0.00
ouble Branch Facility Maintenance	e - Preventā	ffile	\$360.00
		Amount Paid:	\$0.00
.320-572-4661	≟≲iy/INTen,V	Balance Due:	\$360.00

Payment is due within 30 days of invoice date.

Please be advised that payments not received within 45 days from the date of this invoice will incur a 3.5% late fee.

Thank you for your business!

Billing Receipt	- Please Return With Payment Remitta	ance	
Bill To:	Jay Soriano 370 Oakleaf Village Pkwy Orange Park, FL 32065-4259	Account	[101332] Oakleaf Plantation - Double Branch and Middle Village
	Oralige Faik, 1 L 32003-4233	Invoice #	103932
		Date	Tuesday, March 12, 2024
Remit To:	Southeast Fitness Repair	Amount Paid	
	14476 Duval Place West #208	Charle Normalian	

Payment is due within 30 days of invoice date.
Thank you for your payment!

Jacksonville, FL 32218

Check Number

Invoice



Invoice #: 14890

Date: 03/01/24

Customer PO:

DUE DATE: 03/31/2024

BILL TO

FROM

Oakleaf - Double Branch CDD 370 Oakleaf Village Parkway Orange Park, FL 32065 VerdeGo PO Box 789 Bunnell, FL 32110 Phone: 386-437-3122 www.verdego.com

DESCRIPTION

AMOUNT

#14273 - Standard Maintenance Contract 2024 March 2024

\$38,264.18

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$38,264.18

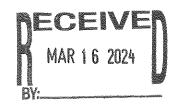
Please See Our Updated Remittance Information Remit to Address: VerdeGo Landscape PO Box 200341 Dalias, TX 75320-0341 ACH Account Information: Bank Name: Wells Fargo Bank N.A. Routing Number: 121000248 Account Number: 4945950657

Remittance Information: AR@verdego.com

Code to:

2-320-572-4620

Double Branch Landscape Maintenance



Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

Invoice #: 2408

Invoice Date: 3/26/24 Due Date: 3/26/24

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Facility Event Staff through March 23, 2024	9	25.00	225.00
Facility Event Staff through March 23, 2024 3, 300, 369, 103 MAR 26 2024 BY	9	25.00	225.00
	Total		\$225.00
	Daymante	- Cuadita	ያስ በቋ

Total \$225.00

Payments/Credits \$0.00

Balance Due \$225.00

3/26/25

Governmental Management Services, LLC 9655 Florida Mining Blvd., Building 300, Suite 305, Jacksonville, Florida 32257

DOUBLE BRANCH CDD

Facility Event Staff Service Hours

Quantity	Description	Rate	A	mount
9	Facility Event Staff	\$ 25.00	\$	225.00
	Covers Period End: March 23, 2024			
	Amenities Revenue # 2.300.369.103			

From: Oakleaf Venues venuerentals@oakleafresidents.com Subject: DBCDD refund of deposit request - SUHAIL RAMOS

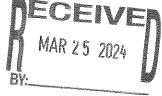
Date: March 25, 2024 at 5:03 PM

To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com



Please make the following refund at your earliest opportunity:

- REFUND FROM DBCDD for the following venue.
 LOCATION OVOR (SATURDAY) 2:30 P.M. to 6:30 P.M.
 DATE OF VENUE MARCH 16, 2024
 RESIDENT SUHALLRAMOS
 ADDRESS 1211 BEDROCK DRIVE, ORANGE PARK, FL 32065
 AMOUNT OF REFUND \$150.00 = \$100.00 DEPOSIT plus \$50.00 for A/C not working on this day
 BOCKING FEE/DEPOSIT was via VISA(6988):



PAYMENT DAT	ESETTLEMENT D	PATEEVENT	DATE	DESCRIPTION	HOURS	AMOUNT	ELEC.	CHECK/CASI	CREDIT CARI	2
01/23/24	01/23/24	03/16/24	SUHAIL RAM	OS - OVCR DEPOSIT	DEPOSIT	\$ 100.00	8988		VISA-666619	

Let me know if you have any questions or require any additional information.

Thank you.

I will be out of the office MON 5/6/24 thru THUR 5/9/24 and THUR 6/13/24 thru FRI 6/14/24

Please email me or leave a detailed message at 904-770-4661 with the following information: NAME, CONTACT NUMBER, ADDRESS, TYPE OF EVENT, NUMBER OF PARTICIPANTS EXPECTED, DATE OF PREFERENCE and EMAIL ADDRESS. I will respond at my earliest opportunity. Any messages left on the office phone will not be heard until I return to the office; repeat your name and number twice. Messages left on voice email will be heard, however, only emergencies will be addressed until I return to the office. I am typically not on property over the weekends. Since my time on property is divided between two Districts, appointments are recommended,

Wanda McReynolds - Community Amenity Coordinator, OakLeaf Plantation venuerentals@oakleafresidents.com (904) 770-4661 voice email (904) 375-9285 ext. 3 www.oakleafresidents.com

Governmental Management Services

www.OakLeafResidents.com

Under Florida law, e-mail addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. The information contained in this email and/or attachment(s) may be confidential and intended solely for the use of the individual or entity to which it is addressed. This email and/or attachment(s) may contain material that is privileged or protected from disclosure under applicable law. If you are not the intended recipient or the individual responsible for delivering to the intended recipient, please notify the sender immediately by telephone to obtain instructions as to whether information in this email and/or attachment(s) is confidential and privileged or protected from disclosure under applicable law.



YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 3/29/24 PAGE 1 DOUBLE BRANCH-CAPITAL RESERVE

BANK C CAPITAL RESERVE FUND

CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK
3/01/24 00035	2/19/24 2397 202401 600-53800-6	52100	*	7,357.68	
	JAN REPAIR/REPLACEMENT	GOVERNMENTAL MANAGEMENT SERVICES			7,357.68 000221
3/01/24 00035	2/19/24 2398 202402 600-53800-6		*	1,835.32	
	MAINTENANCE SUPPLIES	GOVERNMENTAL MANAGEMENT SERVICES			1,835.32 000222
3/01/24 00008	2/22/24 4159		*	2,494.50	
	SLING FAB CHAISE LOUNGE	HORIZON CASUAL, INC.			2,494.50 000223
3/04/24 00008	2/22/24 4159 202402 600-53800-6			2,494.50-	
	SLING FAB CHAISE LOUNGE	HORIZON CASUAL, INC.			2,494.50-000223
3/01/24 00017		HORIZON CASUAL, INC. 	*	.98	
	JANITORIAL SUPPLIES	THE HOME DEPOT PRO			.98 000224
3/01/24 00033	2/12/24 02222024 202402 600-53800-6	52000	*	23,000.00	
	3&5TON ICP HEAT PUMP SYST	TOOLE TECHNOLOGIES INC			23,000.00 000225
3/04/24 00008	2/22/24 4159 202402 600-53800-6		*	2,464.50	
	SLING FAB CHAISE LOUNGE	HORIZON CASUAL, INC.			2,464.50 000226
3/08/24 00035	2/29/24 2402 202401 600-53800-6		*	475.04	
	JAN REPAIR & REPLACEMENTS	GOVERNMENTAL MANAGEMENT SERVICES			475.04 000227
3/08/24 00035	3/31/24 2404 202402 600-53800-6		*		
	FEB REPAIR & REPLACEMENTS	GOVERNMENTAL MANAGEMENT SERVICES			812.26 000228
3/08/24 00059			*	571.02	
	PICKLEBALL SCREEN PRINT	WINNING CONCEPTS USA INC			571.02 000229
3/08/24 00059			*	500.00	
	METAL SIGN PRINTED DECAL	WINNING CONCEPTS USA INC			500.00 000230
3/21/24 00040	3/12/24 74056734 202403 600-53800-6			642.97	
. ,	POOL SUPPLIES	SCP DISTRIBUTORS LLC			642.97 000231

DBBR DOUBLE BRANCH OKUZMUK

AP300R *** CHECK NOS. 000221-000234

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 3/29/24 PAGE 2 DOUBLE BRANCH-CAPITAL RESERVE BANK C CAPITAL RESERVE FUND

TOTAL FOR REGISTER

46,037.08

CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	VENDOR NAI SUB SUBCLASS	ME STATUS	AMOUNT	CHECK AMOUNT #
3/21/24 00030	3/12/24 103935 202403 600-53800- REPAIR - PARTS AT SHOP	62100 SOUTHEAST FITNESS REPA	*	432.50	432.50 000232
		SOUTHEAST FITNESS KEP	AIR		432.30 000232
3/28/24 00053	3/22/24 03222024 202403 600-53800- CUSTOM ACCUPUMP	62100	*	7,619.81	
	COSTON NECOTONI	COM PAC FILTRATION IN	C		7,619.81 000233
3/28/24 00033	3/18/24 W06841 202403 600-53800- CONTRACTOR REPLACEMENT	62100	*	325.00	
		TOOLE TECHNOLOGIES IN	C 		325.00 000234
		TO	TAL FOR BANK C	46,037.08	

DBBR DOUBLE BRANCH OKUZMUK

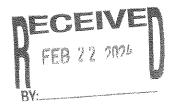
Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

Bill To:

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



Invoice #: 2397 Invoice Date: 2/19/24 Due Date: 2/19/24

Case: P.O. Number:

Description	Hours/Qty Ra	te Amount
Facility Maintenance January 1 - January 31, 2024	20,	705.84 20,705.84
Code To:		
Bouble Branch Facility Maintenance		
2.320.572.46600 (\$4,167.00)		
Double Branch Facility Maintenance Continu	gency	
2 .320.572.46620 (\$2,895.83)		
Bouble Branch Lighting Repairs		
2.320.572.46630 (\$705.33)		
Double Branch Common Area Maintenance		
2.3 20.57 2.46400 (\$4,580.00)	Account of the second of the s	
Double Branch Repair/Replacement		
34.600.53800.6200 (\$7,357.68)	Total	\$20,705.84
Boulde Branch Coolel Errorde	Payments/Cre	edits \$0.00
Double Branch Special Events	Balance Due	\$20,705.84
2.320.572.49400 (\$100 0.00)—		\$7,357.68

DOUBLE BRANCH COMMUNITY DEVELOPMENT DISTRICT MAINTENANCE BILLABLE HOURS FOR THE MONTH OF JANUARY 2024

<u>Date</u>	Hours	Employee	Description
1/2/24	8	T.C.	Put up pickleball windscreen, sored bars for pickleball fence
1/2/24	7	J.K.	Worked on pickleball windscreens, went through hardware for fence
1/2/24	7	C.W.	Worked on pickleball windscreens, went through hardware for fence
1/2/24	4	E.W.	Removed debris from all common areas
1/3/24	2	T.C.	Tied chain link fence to bars at pickleball
1/3/24	1	J.K.	Tied down chain link fence to bar at pickleball
1/3/24	1	C.W.	Tied bottom of fences on pickleball
1/3/24	3.93	E.W.	Removed debris from all common areas
1/4/24	4.02	E.W.	Removed debris from all common areas
1/5/24	3.77	E.W.	Removed debris from all common areas
1/8/24	8	T.C.	Worked on troubleshooting track lights
1/8/24	8	B.G.	Taking down wreaths throughout community, light inspection
1/8/24	7	J.K.	Pulled up the flute from pool motor, put down more fence bars at pickleball, took out and replaced
110/24	,		swings at the Oaks
1/8/24	7	C.W.	Pool motor cleaned all rust off flute and removed, worked on pickleball court bottom fence bars, replaced the sear on the swing set at the Oaks
1/8/24	4.01	E.W.	Removed debris from all common areas
1/9/24	8	T.C.	Took down windscreens for storm prep, took down Christmas lights and trees, cut down pine tree
17072-7	Ū	,,,,,	that was dead and leaning
1/9/24	6	B,G.	Took down windscreens, cut down tree with chainsaw, removing Christmas lights from fountain
1/9/24	8	J.K.	Took down windscreens to prep for storm, Christmas lights removed from median and amenity
			center, cut down tree by bulk head bridge
1/9/24	8	C.W.	Took down windscreens and rolled up for storm, took off Christmas lights off trees, bushes and
			building, removed tree and chopped in pile to take away, assorted Christmas lights
1/9/24	3.23	E.W.	Removed debris from all common areas, cleaned up in office
1/10/24	8	T.C.	Took down Christmas lights, checked and packed away and organized, picked up supplies
1/10/24	8	B,G.	Stacking Christmas lights in bins and moved to lifeguard shack for storage
1/10/24	7.75	J.K.	Light inspection around track, storm prep for courts, Christmas light removal
1/10/24	7,72	C.W.	Light inspection, took down Christmas lights
1/10/24	4.1	E.W.	Removed debris from all common areas
1/11/24	4	E.W.	Removed debris from all common areas
1/12/24	2	T.C.	Filled in hole at dog park and put out waste bags
1/12/24	4.06	E.W.	Removed debris from all common areas
1/15/24	4	E.W.	Removed debris from all common areas
1/16/24	8	T.C.	Changed light bulb in office, troubleshooting track lights, removed debris in around takes by soccer field, changed flusher valve on tollet at field house, picked up supplies
1/16/24	4	J.K.	Removed debris around lake at soccer field
1/16/24	4	C.W.	Removed debris around lake at soccer field
1/16/24	3.13	E.W.	Removed debris from all common areas
1/17/24	8	T.C.	Worked on pickleball fence and divider, put up windscreens at pickleball courts, put basketball
1,1,1,2,1	Ü		windscreens back up
1/17/24	8	B,G.	Repositioning and installing windscreens
1/17/24	8	J.K.	Installing windscreens at basketball court and pickleball courts
1/17/24	8	C.W.	Installed windscreen on basketball court tied all backends and bottoms, measured and chalked
1/18/24	8	T.C,	where posts are going at pickleball for fence for courts Took down old windscreens and put up new around basketball, pickleball and tennis courts,
4140104	0	B.G.	drilled holes for pickleball border fence, picked up supplies
1/18/24	8 7 97	J.K.	Installing windscreens, drilling holes at pickleball
1/18/24	7.87	C.W.	Installing windscreens, drilling and dug out holes at pickleball
1/18/24	7.88		Drilled hotes for pickleball, installing windscreen at pickleball
1/18/24	4.05	E.W.	Removed debris from all common areas
1/19/24	8	T.C.	Worked on pickleball border fence, setting poles in concrete, picked up supplies
1/19/24	8	B.G.	Removing lime rock and dirt from holes, prepping holes for new fence post
1/19/24	7.6	J.K.	Installed windscreen, dug up holes on courts, measured and cut poles for fence
1/19/24	8	C.W.	Digging through limestone and vacuuming out debris, worked on windscreens, moved poles from shop to pickleball courts
1/19/24	4.07	E.W.	Removed debris from all common areas

DOUBLE BRANCH COMMUNITY DEVELOPMENT DISTRICT MAINTENANCE BILLABLE HOURS FOR THE MONTH OF JANUARY 2024

<u>Date</u>	<u>Hours</u>	Employee	<u>Description</u>
1/22/24	8	T.C,	Worked on pickleball divider fence, picked up lights
1/22/24	8	B.G.	Worked on pickleball by drilling holes to install fence
1/22/24	4	J.K.	Hung up windscreens
1/22/24	7	C.W.	Broke down limestone with jackhammer and dug holes two feet deep for pickleball, concreted
			poles in place and started piecing fence together for pickleball, put up windscreen at tennis
			courts and chaining fence at pickleball
1/22/24	8	A,J.	Pressure washed entrance columns and fountain of amenity center
1/22/24	4	E.W.	Removed debris from all common areas
1/23/24	8	T.C.	Worked on pickleball divider fence, picked up supplies
1/23/24	8	B.G.	Worked on installing pickleball fence
1/23/24	8	J.K.	Worked on chain link fence at pickleball
1/23/24	8.02	C.W.	Windscreen on pickleball court, worked on fence on pickleball through the middle
1/23/24	8	A.J.	Pressure washed entrance columns and fountain at amenity center, pressure washed entrances
			of Oakbrook, Silverleaf, Worthington Oaks, Litchfield and Timberfield
1/23/24	4	E.W.	Removed debris from all common areas
1/24/24	8	T.C.	Worked on pickleball divider fence, picked up supplies
1/24/24	8	B.G.	Worked on Installing fence and windscreens
1/24/24	3.78	J.K.	Finished putting up windscreen
1/24/24	3	c.w.	Finished putting up windscreen
1/24/24	8	A.J.	Pressure washed entrances of Waverly, Stonebrlar, Piedmont and Hearthstone
1/24/24	4.07	E.W.	Removed debris from all common areas
1/25/24	8	T.C.	Worked on pickleball divider fence
1/25/24	8	B.G.	Installing windscreens, drilling holes for new fence
1/25/24	3.32	C.W.	Installing windscreens on pickleball court
1/25/24	8	A.J.	Pressure washed Silver Bluff sign at Oakleaf Village and Plantation
1/25/24	4	E.W.	Removed debris from all common areas
1/26/24	8	T.C.	Worked on pickleball divider fence
1/26/24	8	B,G.	Worked on adding poles and cement to new fence
1/26/24	8	A.J.	Pressure washed Oakside, Canopy Oaks, Fall Creek and the Oaks
1/26/24	4	E.W.	Removed debris from all common areas
1/29/24	7	T.C.	Worked on pickleball divider fence, replaced broken split rail fence post at Oaks park, picked up supplies
			picked up trailer from shop and picked up broken down Polaris and returned to shop
1/29/24	8	B.G.	Installing fence poles and chain link fence
1/29/24	4.04	A.J.	Pressure washed the Oaks entrance signs
1/29/24	4.01	E.W.	Removed debris from all common areas
1/30/24	8	T.C.	Troubleshoot leak in ladies bathroom and replaced tollet seat, worked on pickleball divider fence, picked
			up supplies
1/30/24	8	B.G.	Installing chain link fence, removing tollet to install new wax ring
1/30/24	4.01	E.W.	Removed debris from all common areas
1/31/24	7	T.C.	Worked on pickleball divider fence, troubleshoot track lighting
1/31/24	4	B,G,	Checking wires on poles for a short
1/31/24	4.06	E.W.	Removed debris from all common areas
TOTA!		_	
TOTAL	516.5	=	
MILES	103		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445
		z	

Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

Invoice #: 2398 Invoice Date: 2/19/24

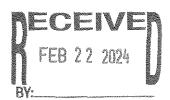
Due Date: 2/19/24

Case:

P.O. Number:

Bill To:

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



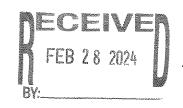
Description	Hours/Qty	Rate	Amount
Maintenance Supplies		1,835,32	1,835.32
•			
N A			
Code to:			
Double Branch Repair/Replacem	l ent		
34.600.53800.6210	1		
	Total	· · · · · · · · · · · · · · · · · · ·	\$1,835.32
	Paymer	nts/Credits	\$0.00
	Balance	Due .	\$1,835.32

MAINTENANCE BILLABLE PURCHASES

Period Ending 2/05/24

Penoa Enaing 2/05/	24			
DISTRICT DB	DATE	SUPPLIES	PRICE	EMPLOYEE
DOUBLE BRANCH				
	1/10/24	27 Gallon Tote (2)	25,25	T.C.
	1/10/24	Large Tote	20,11	T.C.
	1/10/24	Gorilla Black Duct Tape	4.53 12.05	T.C. T.C.
	1/10/24 1/10/24	Set Your Own Lock Soap Stone Holder	9.18	T.C.
	1/10/24	27 Gallon Tote (2)	25.25	T.C.
	1/10/24	Utility LEO Light 100W(500W) (3)	206.90	T.C.
	1/12/24	Diablo 1/2" Straight Bit	22,99	J.S.
	1/12/24	Diablo 3/4" Straight Bit	22.41	J.S.
	1/12/24	Ryobi 18v 1/2" Battery Router	85,68	J.S.
	1/12/24	3pc Raichel Set	14,40	J.S.
	1/16/24	Junction Box	20.50 5.57	T.C. T.C.
	1/16/24 1/16/24	Mounting Tape Mounting Strips	3.73	T.C.
	1/19/24	Diablo Jigsaw Blade Set	3,76	J.S.
	1/19/24	Clear Silicone Permatex	6,88	J.S.
	1/19/24	1/4" Poly Tubing (2)	11.41	J.S.
	1/19/24	1/4" Poly Tube Coupling	6.52	J.S.
	1/19/24	24" Auger	22.98	T.C.
	1/22/24	DeWalt 3600 Pressure Washer	401.93	J.S.
	1/22/24	Hose Mender Female	3.44 3.44	J.S. J.S.
	1/22/24 1/22/24	Hose Mender Male Gorilla Toughlite Hose	25.86	J.S.
	1/22/24	2 Gallon Sprayer	9,76	J.S.
	1/22/24	90W PAR38 Di. 2pk Dim	18.38	T.C.
	1/22/24	Black Gloss Paint (2)	12.60	T,C.
	1/23/24	Floor Scrubber	7.46	J.S,
	1/23/24	2pc Rainsuit	10.28	J.S.
	1/23/24	3 Step Step Stool	28.74	j.s.
	1/23/24	2-3/8 Galv Steel Tension Band (24)	82,25	T.C. T.C.
	1/23/24	2-3/8 Galv Brace Band (11) BLK Nitrile Gloves 40pk	33,40 17,23	T.C.
	1/23/24 1/23/24	Gate Latch	9.12	T,C.
	1/23/24	Trufuel 50:1	13.79	T.C.
	1/23/24	11" Cable Ties 250pk	25.52	T.C.
	1/23/24	2-3/8 Galv Steel Tension Band (25)	85.68	T.C.
	1/24/24	Zep Degreaser	20.30	T.C.
	1/24/24	HI-Visibility Nozzle	6.88	T.C.
	1/25/24	8-6 AWG Split Bolts (2)	15,13 13,23	J.S. J.S.
	1/25/24 1/25/24	10-8 AWG Split Bolts (2) Rubber Line Splicing Tape	3,44	J.S.
	1/25/24	RJ45 Strain Boots	8.04	J.S.
	1/25/24	Reducing Washer 1"x1/2"	1.04	J.S.
	1/25/24	Reducing Washer 3/4"x1/2"	1.45	J.S.
	1/25/24	1/2" Insulated Bushing	1.56	J.S.
	1/25/24	Reducing Washer 1"x3/4"	1.04	J.S.
	1/26/24	PTFE Plumbing Tape	5.06	J.S.
	1/26/24	3/8" Plug	5,49 3,65	J.S. J.S.
	1/26/24 1/26/24	1/8" Plug 1/4" Poly Tubing Cap	6.29	J.S.
	1/26/24	1/4" Plug	4.57	J.S.
	1/29/24	Tension Band (4)	13,71	T.C.
	1/29/24	Brace Band (4)	12.14	T.C.
	1/29/24	Tension Band (24)	82.25	T.C.
	1/29/24	Black Gloss Spray Paint (2)	22.95	T.C.
	1/29/24	Toilet Wax Ring Seal	12.63	
	1/30/24	Hex Nut 5/16-18 50pc	14.66	
	1/30/24	Carriage Bolt 5/16-18x2 25pc Garriage Bolt 5/16-18x1 25pc	25.16 14.17	T.C.
	1/30/24 1/31/24	1" Hole Saw	6.20	T.C.
	1/31/24	2-1/8" Hole Saw	8.79	
	1/31/24	7/16" Quick Change Arbor w/ Pilot	14.94	
	1/31/24	Gas for Equipment	75.00	T.C.
	2/1/24	Locking Pliers	8.61	J.S.
	2/3/24	100 Watt LED Bulbs 4pk (3)	57.55	
	2/3/24	BR30 LED Spotlights (4)	50.46	J.S.





- My Account Number 645245
- Currently Shopping As 645245 DOUBLE BRANCH
- Current Ship-To Address DOUBLE BRANCH 370 OAKLEAF VILLAGE PARKWAY ORANGE PARK, FL 32065

To be split between both DB & MU

- Home
- Account
- Invoice History
- Invoice Detail

DB 34,600,538,621) MV 34.600,538,64000

Repair à Replacement

Invoice Detail

Customer ID:

645245

Invoice Number: 791430648

Invoice Date:

2/26/2024

Order Number: 54512210

Purchase Order: Lisa

Shipped To:

DOUBLE BRANCH 370 OAKLEAF VILLAGE PARKWAY

ORANGE PARK, FL 32065

Back to Order History Save as PDF Print this page

Invoice Total\$1.96

\$0.98

Home Depot Pro Notes:

The following 1 item(s) have been shipped from ou

Jacksonville warehouse.

Item#..... Description.....

APP17104 APPEAL HAND SOAP DISP BLK 1000

The following 1 item(s) have been shipped from ou

Pompano warehouse.

Item#..... Description.....

SPA8004 AIRLIFT COMMODE CLIP XCEL BX

Delivery information for this invoice may be

found at: www.HomeDepotPro.com/Institutional

Description | Item Number

Quantity Quantity Unit Total Ordered Shipped Price

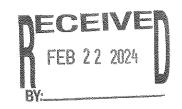


SLOAN ADJ-TLPC 0-RING #42 ₁ 799456

\$1.96\$1.96

Subtotal \$1.96 Shipping & Handling\$0.00 Tax \$0.00 Web Discount -\$0.00 Invoice Total \$1.96





Date: February 12, 2024

Project:

370 Oakleaf Village Pkwy Orange Park, FL 32065

Prepared For:

Oakleaf Phase 1 Administrative Building

Toole Technologies, Inc. is pleased to provide the enclosed proposal for your review. The price includes the installation of a Heat Pump System with the following:

3 & 5 TON ICP Heat Pump Systems

- Quiet performance (as low as 68 decibels)
- Single stage compressor
- Durably built with tight wire grille and protective corner posts to withstand bad weather and debris
- Designed for corrosion resistance and lasting performance
- 10-Year Parts Limited Warranty[±]
- 1 year warranty on labor
- Air Handling Unit (2)
 - 1. Condensate Safety Switch
 - 2. Heat Strips
 - 3. Supply Duct work Custom to separate the main duct into two zones and connect each air handlers into the existing supply ducts
 - 4. Metal Air Handler Stand attached to existing return duct
 - 5. Electrical Breaker box with electrical whips to separate main power from one disconnect to each air handler
 - 6. Use Existing Copper if possible, Replace copper if necessary
 - 7. Add 2 Customer provided thermostats into new systems.
- Heat Pump Outside (2)
 - 1. Electrical Breaker box with electrical whips to separate main power from one disconnect to each Condenser
 - 2. Wire Each Condenser for 2 separate stages of cooling/heating
- Use existing low voltage wiring

Code Sotem Price:

\$23,000.00

Double Branch Capital

Office (904) 278-5938

Horizon Casual, Inc. P.O Box 1000 Ocala, FL 34478 (352) 622-6852 www.horizoncasual.com



Invoice 4159

BILL TO

Double Branch CDD

475 W Town Pl

Ste 114

St. Augustine, FL 32092-3649

SHIP TO

Double Branch CDD 370 Oakleaf Pkwy

Orange Park, FL 32065

DATE 02/22/2024 PLEASE PAY \$4,929.00

DUE DATE 02/22/2024

SALES REP

Krysta

Qī	TY ITEM	DESCRIPTION		RATE	AMOUNT
40) Sling Lounge	Replacement Sling Fabric for C	haise Lounge - 1202SL	120.00	4,800.00T
1	Colors	Sling- HC-251 Forest Green		0.00	0.00
Thank you for	r your business!		SUBTOTAL		4,800.00
•			DISCOUNT 2%		-96.00
All claims mu	st be made within t	five days after receipt of goods,	TAX		0.00
and claims fo	r loss or damage ir	r transit must be filed at once	SHIPPING		225.00
with carrier. V	Ve hold a shipping	receipt in good order and accept	TOTAL		4,929,00

no liability. If merchandise is damaged in transit and so received, you are responsible for securing proper notation of such damage from your local freight agent in order to secure settlement. Title of shipment passes to you upon delivery to, properly receipted by, transportation carrier. We are not responsible for delays in transit and our terms are not to be affected by such delays. Merchandise returned without written authorization will be refused. Goods listed herein remain property of Horizon Casual Inc. until invoice is paid.

\$2,464.50 TOTAL DUE

THANK YOU.

Code to: Split 50/50

Double Branch Repair/Replacement

34,600.53800.6210

Middle Village Repair and Replacement

34,600,538,64000

Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

Invoice #: 2402

Invoice Date: 2/29/24
Due Date: 2/29/24

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
-320.572.4100 (DB Phones) -January 2024 4.600.538.6200 (DB Repair and Replacements) -January 2024 -320.572.5100 (DB Office Supplies) -January 2024 -320.572.34600 (DB Staff) -January 2024		68.70 475.04 -140.08 -125.00	- 788.70- 475.04 140.68- -125.00
PAR 0 1 2024 BY			

Total	\$829.42
Payments/Credits	\$0.00
Balance Due	_\$8 29.42

\$475,04

Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

Invoice #: 2404

Invoice Date: 3/31/24 Due Date: 3/31/24

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
2.320.572.4100 (DB Phones) -February 2024 34.600.538.6200 (DB Repair and Replacements) -February 2024 2.320.572.6100 (DB Office Supplies) -February 2024 2.320.572.34600 (DB Special Events) -February 2024		88.70 812.26 -73.14 -177.66	- 88.70 812.26 - 73.14 - 177.86
	Total		\$1,151.76

 Total
 \$1,151.76

 Payments/Credits
 \$0.00

 Balance Due
 \$1,151.76

\$812.26



Invoice

Date	Invoice #
12/6/2023	41183

950-19 Blanding Blvd. Orange Park, FL 32065 (904) 272-9784 (904) 272-9787 FAX

Bill To	
Oakleaf Tennis	

Ship To		
		:

		P.O. No.	Terms	Rep
				DCM
Quantity	Description		Rate	Amount
32	Oakleaf Pickleball		10.99	351.68
	Screen print full front one color impr Screen print left sleeve one color im	rint black nprint black		
	*** Tape Off Club Chanpion on Fror	1t***	NECE	
	On ST350 Sport-Tek® PosiCharge® Competitor™ Tee White- 8 Lg, 5 XL, 3 XXL, 2 3XL			9 2024
	On LST350 Sport-Tek® Ladies Pos Competitor™ Tee White- 2 sm, 6 med, 6 Lg	siCharge®		www.minimistry.eventer/ameliansistry.com/ameliansistry
16	Screen print full front one color imp Screen print left sleeve one color in	10.99	175.84	
Code to:	On ST350 Sport-Tek® PosiCharge Tee Lime- 4 med,5 Lg, 5 XL, 2 XXL	® Competitor™		i
Double Branch Repair/Replacement 2 Add for 3XL 1 Screen Charge			2.50 3.00 25.00	12.50 6.00 25.00
34.600.5380)0.6200 			
Thank you for your b	usiness! Daniel McClees 904/272-9	784	Total	\$571.02
We impose a surchar	ge of 3.5% on the transaction amount on c	redit card products,	Payments/Credi	ts \$0.00
whi	ch is not greater than our cost of acceptand surcharge debit cards, prepaid cards or g	ce.	Balance Due	\$571.02



Invoice

\$500.00

Date	Invoice #
12/20/2023	41299

950-19 Blanding Blvd. Orange Park, FL 32065 (904) 272-9784

(904) 272-9787	FAX	Ship To		1
Bill To			4-1-4-1-1	
Oakleaf Tennis				•
		P.O. No.	Terms	Rep
	T		Deta	DCM Amount
Quantity 1	Description 4x8 max metal sign with full color p	Rate 350.00	350.00	
2			75.00	150.00
_	ZAZ Max Motal elgi. Mar tan esist			
Code				
Double	Branch Repair/Repla	acement		
34.600	 			
Account of the second of the s	DECEN/E			
	FEB 2.9 2024			
	4 december of the second secon			
	1.00 . 1.00	70.4		
I hank you for your b	ousiness! Daniel McClees 904/272-9	104	Total	\$500.00
We impose a surchar	ge of 3.5% on the transaction amount on c	redit card products,	Payments/Credits	\$0.00
whi	ch is not greater than our cost of acceptan t surcharge debit cards, prepaid cards or g	ce.	Balance Due	\$500.00



194-ORANGE PARK-SCP DIST. 8601 YOUNGERMAN CT UNIT 2 JACKSONVILLE, FL 32244-8927 Phone 904-739-3511 Fax 904-908-6983

INVOICE

EMERGENCY RESPONSE # 1-800-424-9300

INVOICE #	74056734	
ORDER#	74144529	
DATE	03/12/24	
PAGE	1 of 1	

BILL TO

277667 DOUBLE BRANCH CDD 370 OAKLEAF VILLAGE PKWY ORANGE PARK, FL 32065-4259 SHIP TO

74-JACKSONVILLE-SCP DIST. 2900 DAWN RD JACKSONVILLE, FL 32207-7904

CUSTOMER P/O NUMBER	SHIP VIA	WRITTEN BY	ORDER DATE
JS312	PRIORITY PICK	THOMAS BAUMAN(74)	03/12/24
CUSTOMER RELEASE NUMBER	FREIGHT TERMS 02 IN/OUTBOUND	PAYMENT TERMS NET 30 DAYS	DUE DATE 04/11/24
JOB / SHIP-TO NAME	PURCHASING AGENT	CONTACT	PHONE
OAKLEAF VILLAGE PKWY		JAY SORIANO	904-342-1441

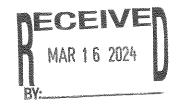
				.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,					
LN#	PRODUCT HM	DESCRIPTION	U/M	OPEN PCK	с-оту вн	P-QTY E	3/0	PRICE EX	TENSION
1	GHS-45-805	45MJL5A1STAA 120V 50GPD 25PSI	EA	1	1	1	0	454.56	454.56
Λ		.25" ADJ 1-HEAD CLASSIC PUMP	E-08-E	3					
دنت	SER#082423FL002	7632 ,							
2	RAI-45-860	R171070 #300-29X HEAVY DUTY	EA	1	1	1	0	188.41	188.41
\triangle		OFFLINE CHEMICAL FEEDER	B-05-D)					

Code to:

642.97

Double Branch Repair and Repl.

34.600.53800.6200



PLACARDS S	SUPPLIED-YES	NO REFUS	SED					
MERCHANDISE TOTAL	DISCOUNTS	MISC CHARGES	SALES TAX	INBOUND FREIGHT	OUTBOUND FREIGHT	DEPOSIT AMOUNT	DEPOSIT APPLIED	INVOICE TOTAL
642.97	0.00	0.00	0.00	0.00	0.00	0.00	0.00	642.97

This is to certify that the herein named materials are properly classified, described, packaged, marked, and labeled, and are in proper condition for transportation according to the applicable regulations of the department of transportation. SIGNATURE: STACEY MATHIS(74)

Subject to our terms at http://www.poolcorp.com/dealer-terms-conditions

0.00

SIGNATURE: Gust#: 277667 Cust Name: DOUBLE BRANCH CDD

0.00

Inv#: 74056734 Invoice Date: 03/12/24 Invoice Amount: \$642.97

RECEIVED BY:	
--------------	--

MARNING: Cancer and Reproductive Harm - www.p65warnings.ca.gov

Remit To: SCP DISTRIBUTORS LLC **DEPT 0594** PO BOX 850001 ORLANDO, FL 32885-0594



Southeast Fitness Repair 14476 Duval Place West #208 Jacksonville, FL 32218 Invoice #103935

Invoice Date: 3/12/2024

Account #101332
Oakleaf Plantation - Double Branch and Middle Village

Invoice

Billing Location Information

Billing Address

370 Oakleaf Village Pkwy Orange Park, FL 32065-4259 **Billing Contact**

Jay Soriano

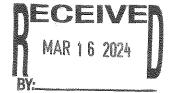
Main Number

(904) 342-1441

Mobile Number

Email

Jsoriano@Gmsnf.Com



Service Information

Services	Qty	Rate	Price
370 Oakleaf Village Pkwy, Orange Park, FL 32065- 4259			
3/12/2024 Repair - Parts at Shop	1.00 hour	\$75.00 / hour	\$75.00
Leg Press and Leg Ext cables a snapped see if we can make a cable. ** Leg Press check to see if there is a reason the cable keeps snapping.			
— Product: Custom Cable	40.00 Ft	\$8.00 / Ft	\$320.00
— Product: Labor over 1 hour	0.50 Ea	\$75.00 / Ea	\$37.50
	5	Subtotal:	\$432.50
Code to:	7	Гах:	\$0.00
	7	Total:	\$432.50
Double Branch Repair and Repl.		Amount Paid:	\$0.00
	Pany and and the E	Balance Due:	\$432.50

34.600.53800.6200

Payment is due within 30 days of invoice date.

Please be advised that payments not received within 45 days from the date of this invoice will incur a 3.5% late fee.

Thank you for your business!

Billing Receipt - Please Return With Payment Remittance [101332] Oakleaf Plantation -Double Branch and Middle Village Bill To: Jay Soriano Account 370 Oakleaf Village Pkwy Orange Park, FL 32065-4259 103935 Invoice # Date Tuesday, March 12, 2024 **Amount Paid** Southeast Fitness Repair Remit To: 14476 Duval Place West #208 **Check Number** Jacksonville, FL 32218

Payment is due within 30 days of invoice date.
Thank you for your payment!



Com-Pac Filtration, Inc.

P.O. Box 40071 Jacksonville, FL 32203 (904) 356-4003 • FAX

Bill To Double Branch CDD		Date 03-22-24		
		Project Name Double Branch (Oakleaf)		
		Customer Terms 30% Dep / Balance Terms		
Phone (904) 562-0249	Email jsoriano@gmsnf.com	Lead Time To Be Detei	rnined	

Item	Descripton	Qty	Unit Price	Ext Price
CPI-C6080B-15	15HP (10.82HP@1243rpm-74.65% eff used for 1200GPM@30TDH), CI Epoxy Coated Pump with Polyester finish and a Stainless Steel Impeller,Ultra High Eff. TEFC Motor with a Max 10:1 turndown	1 .	9,365.20	9,365.20
MISC ITEM	Custom Accupump (VFD and Cooling Fan Only) Set up to run off of the keypad	1	4,489.00	4,489.00

Notes	Sub-Total	\$13,854.20
	- Discount	\$6,234.39
	Sales Tax	\$0.00
	Freight	\$0.00
	Total	\$7,619.81

Sales taxes and/or shipping cost are excluded from this quote unless otherwise specified within the body of this document.

Deposits are calculated from the subtotal only. Sales taxes and/or shipping charges will be added to the customer's Final Invoice. Deposits are due prior to manufacturing.

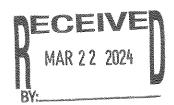
Insufficient funds due to returned checks, wire transfers and/or credit cards will be subject to loss of customer discount and will incur a 1.5% finance charge compounded monthly until paid in full. Purchaser agrees that any legal action shall be subject to the laws of the State of Florida with exclusive venue being Jacksonville, Duval County, Florida. In the event of litigation for nonpayment of amounts owed, the prevailing party shall be entitled to recover from the non-prevailing party reasonable costs and attorney fees, including those amounts incurred on appeal.

Customer discount will be revoked and charged back to the Final Invoice if not paid within the specified terms.

	rint Name	Title	Purchase Order Number (optional)
Si	ignature ·	Date	

Code to:

Double Branch Repair and Replacement 034.600.538.621



Toole Technologies, Inc.

4134 Carriage Crossing Lane Orange Park, FL 32065 WO6841 03/18/2024 0 03/18/2024

Oakleaf Phase 1 Admin Bldg manager@oakleafresidents.com, jsoriano@gmsnf.com 370 Oakleaf Village Pkwy Orange Park, FL, 32065-4259

Contactor Replacement

\$325,00 \$325.00

Found one of the high voltage lines feeding the contactor had overheated and damaged the 3 pole contactor. Repaired the burned wire, replaced the 3 pole contactor and started the unit. Checked the unit for proper operation.

Parts Subtotal

\$325.00

Subtotal

Payment Details

Comments

\$325.00 \$325.00

Please call the office at (904) 278-5938 to make a payment.

\$0.00

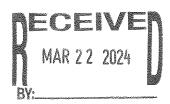
\$325.00

Code to:

Recommend purchasing an Annual Seasonal Tuneup

Double Branch Repair and Replacement

034.600.538.621







Double Branch Community Development District (CDD)

370 OakLeaf Village Parkway, Orange Park, FL 32065 904-375-9285; manager@oakleafresidents.com

Memorandum

Date: April 2024

To: Board of Supervisors

From: GMS – OakLeaf Operations Manager

Community:

Special Events

- o Report Spring Break at Pools, spring vendor market (resident run event)
- o Upcoming Movie on the Green, Yard sale
- o Food truck Fridays continue, "Take Out Tuesdays" have restarted
- Dive-in movies to begin May

Aquatics

- Pools open Spring Break, and April weekends with staff, lap pool is swim at own risk for adults only
- Update on Heater work at Lap Pool

Amenity Usage

- Total Facilities Usage 5896
- Average daily usage 190

Card counts:

DB Owners	81
DB Renters	35
DB Replacements	13
DB Updated	12

Total cards printed: 389 (both districts)

Rentals

- 7 of 31 days rented in March, 3 of 4 weekends rented
- 6 Clubroom rentals, 1 patio rentals
- 14 tours (33 approx.hours)/ 58 hours used for scheduling, administrative, etc

Double Branch Community Development District (CDD)

370 OakLeaf Village Parkway, Orange Park, FL 32065 904-375-9285; manager@oakleafresidents.com

Memorandum

Operations: Open Items

• Slide work – Gel coating, and equipment

MAINTENANCE

- Sand and prep slide gel coat (interior) for new gel coat
- Replace fans at clubhouse walkway
- Replace small television at weight room
- Repair multiple chair panels at pools
- Replace damaged slide at Amenity center (vandalism)
- Coordinate locate for junction boxes to repair track lighting (southeast side)
- Run new HDMI cord (replace coax) at large Television in weight room
- Touch-up painting on decorative street poles in neighborhood (ongoing)
- Finalize install of fiber and new communications equipment at Clubhouse
- Coordinate telephone lines installs/ panel work for fire panels
- Finalize install of cellular system and new communications equipment at Fitness Center
- Coordinate telephone lines installs/ panel work for fire panels
- Replace phone system with wireless set
- Replace small television in cardio room
- Inspect and remove damaged slide at Natures Hammock (vandalism)
- Coordinate install of new leg curl machine body panel (warranty work)
- Coordinate removal of old leg machine
- Repair temporary power for movie nights at green
- Coordinate new tubing for slide tower shade cover along with seam repairs
- Audit of access cards ongoing (to include audit of adult family members in household)
- Cut backing for new and replacement signs ongoing
- Employee information collection for Florida Department of Labor
- Lake inspections, all lakes inspected monthly reports kept on file in Ops. Manager office.
- Continual Park inspections and cleaning reports kept on file.
- Light Inspections completed Worthington Oaks, Hearthstone, Highland Mill, Piedmont, Stonebrier, Waverly, Litchfield, and Timberfield completed 3/08 Nature's Hammock, Fall Creek, The Oaks, Cannon's Point, Pebble Creek, Silver Leaf, Oakbrook, and The Cottages completed 3/25.

Landscaping

- Coordinate Sod replacements at Pond banks for hog damaged areas
- Coordinate replacements of damaged plants at bridges
- Coordinate large mainline repairs at Oakleaf Village Parkway
- Spray treatments completed at multi –use fields
- Monthly report for March submitted and filed at Operations office

