

Double Branch

Community Development District

*Adopted Budget
FY 2025*

Presented by:



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Double Branch
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Adopted Budget FY 2025
REVENUES:					
Special Assessments - Tax Roll	\$ 177,890	\$ 178,552	\$ -	\$ 178,552	\$ 184,075
Interest income	1,600	4,401	500	4,901	2,500
TOTAL REVENUES	\$ 179,490	\$ 182,954	\$ 500	\$ 183,454	\$ 186,575
EXPENDITURES:					
Administrative					
Supervisor Fees	\$ 12,000	\$ 6,800	\$ 3,000	\$ 9,800	\$ 12,000
FICA Expense	1,000	530	230	759	918
Engineering	5,000	1,383	3,618	5,000	5,000
Arbitrage Rebate	700	700	-	700	700
Dissemination	1,696	1,272	424	1,696	1,798
Assessment Roll Administration	8,705	8,705	-	8,705	9,227
Attorney	42,000	24,886	17,114	42,000	42,000
Annual Audit	5,200	5,300	-	5,300	5,400
Trustee Fees	8,815	9,497	-	9,497	9,500
Management Fees	68,741	51,556	17,185	68,741	72,865
Information Technology	2,271	1,703	567	2,271	2,407
Telephone	600	134	466	600	600
Postage	1,900	432	1,468	1,900	2,000
Printing	2,000	756	1,244	2,000	2,500
Insurance General Liability	10,199	9,596	-	9,596	10,556
Legal Advertising	2,800	486	2,314	2,800	2,800
Office Supplies	200	6	194	200	200
Website Maintenance	2,650	1,987	663	2,650	2,809
Dues, Licenses & Subscriptions	175	175	-	175	175
Other Current Charges	120	52	68	120	120
Capital Reserve Funding	2,719	2,719	-	2,719	3,000
TOTAL ADMINISTRATIVE	\$ 179,490	\$ 128,673	\$ 48,556	\$ 177,229	\$ 186,575
TOTAL EXPENDITURES	\$ 179,490	\$ 128,673	\$ 48,556	\$ 177,229	\$ 186,575
Other Sources/(Uses)					
Interfund Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 54,280	\$ (48,056)	\$ 6,225	\$ -

Double Branch
Community Development District
Budget Narrative General Fund
Fiscal Year 2025

REVENUES

Special Assessments - Tax Roll

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Interest

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

Expenditures - Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend.

FICA Taxes

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

Engineering

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

Arbitrage Rebate

The District is required to have an annual arbitrage rebate calculation prepared for the District's Series 2013 A-1 and A-2 Special Assessment Refunding Bonds. Currently, the District has contracted with Grau and Associates.

Dissemination Agent

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

Assessment Roll Administration

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

Attorney

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

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. Grau and Associates currently serves as the District's Independent Auditor.

Trustee Fees

The District's Series 2013 A-1 & 2013 A-2 Special Assessment Refunding Bonds are held by a Trustee at US Bank, N.A. The amount of the trustee fees is based on the agreement between US Bank and the District.

Double Branch
Community Development District
Budget Narrative General Fund
Fiscal Year 2025

Expenditures - Administrative (continued)
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Management Fees

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

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Telephone

New internet and Wi-Fi service for Office.

Postage

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

Printing

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

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Florida Property Alliance Preferred (FPA). FPA specializes in providing insurance coverage to governmental agencies.

Legal Advertising

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

Office Supplies

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

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Reserve

Established to maintain community service levels at present standards for FY 2025.

Double Branch
Community Development District
Adopted Budget
Recreation Fund

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Adopted Budget FY 2025
REVENUES:					
Special Assessments - On Roll	\$ 1,873,440	\$ 1,880,415	\$ -	\$ 1,880,415	\$ 2,144,534
Interest income	3,700	44,116	4,000	48,116	25,000
Amenities Revenue/Miscellaneous	40,000	33,638	5,000	38,638	25,000
Sports Revenue	15,000	24,790	3,000	27,790	30,000
TOTAL REVENUES	\$ 1,932,140	\$ 1,982,959	\$ 12,000	\$ 1,994,959	\$ 2,224,534
EXPENDITURES:					
Administrative					
Management Fees - On Site Staff	\$ 220,678	\$ 165,508	\$ 55,170	\$ 220,678	\$ 233,919
Insurance	116,853	116,450	-	116,450	141,137
Other Current Charges	3,500	1,520	1,980	3,500	3,500
Permit Fees	1,635	775	860	1,635	1,625
TOTAL ADMINISTRATIVE	\$ 342,666	\$ 284,253	\$ 58,010	\$ 342,263	\$ 380,181
Operations & Maintenance					
Maintenance					
Security	\$ 107,000	\$ 78,826	\$ 28,174	\$ 107,000	\$ 111,280
Security - Clay County Off-Duty Sheriff	44,627	36,452	8,175	44,627	47,304
Water - Irrigation	12,300	9,597	2,703	12,300	15,000
Irrigation Maintenance	5,000	4,456	544	5,000	5,000
Streetlighting	31,000	20,794	10,206	31,000	32,000
Electric	36,000	24,307	11,693	36,000	36,000
Landscape Maintenance	459,000	344,378	114,622	459,000	507,134
Common Area Maintenance	55,000	40,156	14,844	55,000	75,000
Lake Maintenance	29,232	19,530	9,702	29,232	31,000
Capital Reserve	300,137	300,137	-	300,137	428,079
TOTAL MAINTENANCE	\$ 1,079,296	\$ 878,632	\$ 200,664	\$ 1,079,296	\$ 1,287,796
Recreation Facility					
Amenity Staff	\$ 137,588	\$ 115,201	\$ 22,387	\$ 137,588	\$ 150,500
Refuse Services	17,500	14,391	3,109	17,500	19,000
Telephone	6,000	6,013	2,487	8,500	8,500
Electric	42,000	19,998	22,002	42,000	29,000
Cable	9,000	6,946	2,054	9,000	9,707
Pool Maintenance	35,000	28,986	6,014	35,000	39,000
Water/Sewer/Reclaim	57,000	30,314	26,686	57,000	48,000
Facility Maintenance - General	50,000	31,044	18,957	50,000	75,000
Facility Maintenance - Preventative	10,000	2,750	7,250	10,000	10,000
Facility Maintenance - Contingency	34,750	20,951	13,799	34,750	40,000
Lighting Repairs	8,500	5,530	2,970	8,500	9,500
Special Events	7,500	3,793	3,707	7,500	10,250
Office Supplies & Equipment	1,000	1,551	500	2,051	1,400
Janitorial	67,840	45,251	22,589	67,840	70,200
Recreation Passes	4,000	1,798	2,202	4,000	4,000
Pool Leak Repairs	2,500	-	1,125	1,125	2,500
Multiuse Field	20,000	-	10,000	10,000	30,000
TOTAL RECREATION FACILITY	\$ 510,178	\$ 334,516	\$ 167,838	\$ 502,354	\$ 556,557
TOTAL EXPENDITURES	\$ 1,932,140	\$ 1,497,402	\$ 426,511	\$ 1,923,913	\$ 2,224,534
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 485,557	\$ (414,511)	\$ 71,046	\$ -

Double Branch
Community Development District
Budget Narrative Recreation Fund
Fiscal Year 2025

REVENUES

Special Assessments - Tax Roll

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Interest Income

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

Amenities Revenue

Income received from resident rental of Clubroom and Patio and access cards, fitness class, vending machines, and non-resident user fee for the Recreation Facility.

Sports Revenues

These are estimated fees for programmed sports activities.

Expenditures - Administrative

Management Fees

The District has contracted with Governmental Management Services, LLC ("GMS") for the supervision and on-site management of the District's amenities. The responsibilities include management of District maintenance contracts, scheduling special events, management of District employees, rental of facilities, scheduling of special events, resident inquiries, and other maintenance related items. The District shares the cost of a community manager, aquatics director, fitness center/access director, rental coordinator and administrative assistant with the Middle Village Community Development District.

Insurance

The District's Property and Liability Insurance policy is with Florida Property Alliance (FPA). FPA specializes in providing insurance coverage to governmental agencies.

Other Current Charges

Includes bank charges and any other miscellaneous administrative expenses that are incurred during the year with the use of deposit/credit card machine.

Permit Fees

Miscellaneous permit fees to operate the pool and water slides as well as special events.

Description	Annual
Play Pool Permit	\$ 300
Lap Pool Permit	300
Spray Pool Permit	175
State Public Broadcast for Music Fees	850
Total	\$ 1,625

Expenditures - Maintenance Common Area

Security

The cost of security patrol for the District with Athletic Center and Common area.

Description	Monthly	Annual
Security Contract	\$ 9,273	\$ 111,280

Clay County off Duty Security

Provision for off-duty-security patrol by Clay County Sheriff's Dept. Split 50/50 with Middle Village CDD.

Water - Irrigation

The District will purchase bulk water from JEA for irrigation purposes.

Account Number	Description	Monthly	Annual
83744906	2226 Pebblewood LA Apt 1	\$ 25	\$ 300
66042924	302 Oakleaf Village Parkway	25	300
61929298	3468 Worthington Oaks Drive Apt 1	25	300
86638010	3570 Silver Bluff Blvd Apt 1	1,100	13,200
60770057	563 Acornridge Lane Apt 1	55	660
	Contingency	20	240
	Total	\$ 1,250	\$ 15,000

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Community Development District
Budget Narrative Recreation Fund
Fiscal Year 2025

Expenditures – Maintenance Common Area (continued)

Irrigation Maintenance

The cost of miscellaneous irrigation, pump repairs and maintenance incurred by the district.

Street Lighting

The cost of street lighting provided by Clay Electric Cooperative, Inc.:

Account Number	Discription	Monthly	Annual
7332265	Oakleaf Village Center Outdoor	\$ 280	\$ 3,360
5379615	East Sied of Brannanfield	2,300	27,600
	Contingency	87	1,040
	Total	\$ 2,667	\$ 32,000

Electric

The cost of electricity for signage lighting, entry feature lighting (main entry, Athletic Center entry and neighborhood entries) for the following accounts provided by Clay Electric Cooperative, Inc.:

Account Number	Discription	Monthly	Annual
4995700	370 Oakleaf Village	\$ 915	\$ 10,980
4995718	370-1 Oakleaf Village Pkwy	296	3,552
5347943	3926-1 Plantation Oaks Blvd	95	1,140
5715289	1591 Canopy Oaks Dr - Irrigation	140	1,680
5774021	2971 Thorncrest Dr	40	480
6875140	373-1 Oakleaf Village Center	86	1,032
6912612	608-1 Oakleaf Village Pkwy	40	480
6912653	603-2 Oakleaf Village Pkwy	40	480
6912661	602-1 Oakleaf Village Pkwy	40	480
6912687	537-1 Oakleaf Village Pkwy	40	480
6912695	529-1 Oakleaf Village Pkwy	40	480
6912703	3925-1 Plantation Oaks Blvd	40	480
6912729	3860-1 Plantation Oaks Blvd	40	480
6912737	3859-1 Plantation Oaks Blvd	40	480
6912752	3805-1 Plantation Oaks Blvd	40	480
6912760	3800-1 Plantation Oaks Blvd	40	480
6912778	3306-1 Village Oaks Lane	40	480
6912786	465-1 Oakleaf Village Pkwy	40	480
6912810	3801-1 Plantation Oaks Blvd	40	480
6912828	728-1 Bellshire Drive	40	480
6912836	721-1 Bellshire Lane	40	480
6912869	715-1 Wakemount Drive	40	480
6912877	3219-1 Stonebrier Ridge Drive	40	480
6912893	576-1 Wakemount Drive	40	480
6912901	507-1 Millstone Drive	40	480
6912919	498-1 Millstone Drive	40	480
6912927	3442-1 Worthington Oaks Drive	40	480
6912943	309-1 Oakleaf Village Pkwy	40	480
6912950	373-2 Oakleaf Village Pkwy	40	480
9194375	308-1 Oakleaf Village Pkwy	40	480
6912976	358-2 Oakleaf Village Pkwy	40	480
7131527	3206-1 Silver Bluff Blvd	39	468
7332257	3168 Stonebrier Ridge	250	3,000
8684243	571 Oakleaf Village Pkwy	39	468
	Contingency	100	1,200
	Total	\$ 3,000	\$ 36,000

Landscape Maintenance

The District has a contract with Verdego to provide landscaping and irrigation maintenance services to all the common areas within the District as well as the Amenity Center. The amount is based upon the following:

Discription	Monthly	Annual
Contract-Common Area	\$ 42,261	\$ 507,134

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Community Development District
Budget Narrative Recreation Fund
Fiscal Year 2025

Expenditures – Maintenance Common Area (continued)

Common Area Maintenance

Represents the estimated day-to-day maintenance of the Districts common areas. Services include:
 -Pressure washing of District fences, entrance signage and pillars, pool areas, gazebos, amenity center, field house, parks, park equipment and sidewalks. The estimated annual amount for these services is based upon contractor proposals

The estimated cost for the following is based upon past history and current hourly rates:

- All common area, easements and park litter clean up
- Lake and outfall inspections and debris removal
- Storm sewer grate inspections and cleaning
- Removal of unauthorized signage and maintenance of community signage
- Trapper for wild hogs
- Traffic/car accident clean up
- Inspection and repairs to all park equipment, playground, picnic table and benches

Lake Maintenance

The District has a contract with The Lake Doctors to provide monthly water management services and annual carp as needed per the contract, to 25 lakes throughout the District. Contingency represents monthly lake inspections and clean-up of outfall structures and fish barriers. The amount is based upon the following:

Discription	Monthly	Annual
Lake Maintenance	\$ 2,444	\$ 29,326
Contingency	140	1,674
Total	\$ 2,583	\$ 31,000

Capital Reserve

Money set aside for future replacements of capital related items and operating capital.

Expenditures – Recreation Facility

Amenity Staff

Direct cost to provide lifeguard/pool attendant services from District employees during the operational season of the swimming pool, which is from Mid-March through October. Also covers front desk personnel at the Fitness Center.

Refuse Service

The District has contracted with Waste Management for refuse removal service twice weekly.

Telephone

The Amenity Center currently pays AT&T for three phone lines and one fax line. The amounts are based upon the following:

Discription	Monthly	Annual
AT&T	\$ 316	\$ 3,797
AT&T	332	3,983
Contingency	60	720
Total	\$ 708	\$ 8,500

Electric

Cost of electric associated with the Recreation facility and Fitness Center provided by Clay Electric:

Account Number	Discription	Monthly	Annual
5217088	370 Oakleaf Village Pkwy	\$ 1,860	\$ 22,320
8763369	382 Oakleaf Village Pkwy	457	5,480
	Contingency	100	1,200
	Total	\$ 2,417	\$ 29,000

Cable/Internet

Cost of cable and internet access for the Recreation Facility from Comcast.

Discription	Monthly	Annual
Facility Center	\$ 346	\$ 4,152
Fitness	413	4,955
Contingency	50	600
Total	\$ 809	\$ 9,707

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Community Development District
Budget Narrative Recreation Fund
Fiscal Year 2025

Expenditures – Recreation Facility (continued)

Pool Maintenance

The District currently has a contract with Poolsure to supply chemicals and chemical feeders for the Amenity Center pools. The District is contracted with RMS for the cleaning, water testing, and treatment of the Amenity Center pools. During summer months, district employees will help with basic poolside cleaning such as brushing, skimming, and tile cleaning. Additionally, GMS staff handles the annual maintenance projects on the pool and deck features. The amount is based upon the following:

Discription	Monthly	Annual
Pool Maintenance	\$ 3,083	\$ 37,000
Contingency	<u>167</u>	<u>2,000</u>
Total	\$ 3,250	\$ 39,000

Water /Sewer/Reclaim

Cost of water / sewer from JEA (acct # 7616920495) associated with the Recreation Facility and Reclaimed Water from Clay County Utility Authority.

Account Number	Discription	Monthly	Annual
76832466	370 Oakleaf Village Parkway - Water	\$ 1,000	\$ 12,000
76832466	370 Oakleaf Village Parkway - Sewer	475	5,700
80532813	370 Oakleaf Village Parkway - Pool	350	4,200
Fire Sprinkler	371 Oakleaf Village Parkway - Sprinkler	<u>50</u>	<u>600</u>
	Total JEA	\$ 1,875	\$ 22,500
A00010662	566-1 Oakleaf Village Parkway	800	9,600
A00009982	716-1 Wakemont Dirve Reclaim	150	1,800
A00011147	3178-1 Wandering Oaks Drive	30	360
A00011148	1505-1 Canopy Oaks Drive R	50	600
A00011149	1591-1 Canopy Oaks Drive R	400	4,800
A00011157	3701-1 Thousand Oaks Drive	30	360
A00011158	3713-1 Thousand Oaks Drive	100	1,201
A00011159	1940-1 Woodworth Drive Reclaim	30	360
A00011160	3659-1 Thousand Oaks Drive	30	360
A00011246	603-1 Waterford Oaks Drive	30	360
A00013929	1422-1 Bitterberry Drive Reclaim	40	480
A00013930	1206-1 Bedrock Drive Reclaim	<u>25</u>	<u>300</u>
	Total CCUA	\$ 1,715	\$ 20,581
	Contingency	<u>410</u>	<u>4,919</u>
	Total	\$ 4,000	\$ 48,000

Facility Maintenance – General

Represents estimated cost for general maintenance throughout the District based upon historical cost.

Facility Maintenance - Preventative

Cost of routine repairs and general maintenance contracts for District Facilities.

Discription	Annual
S.E.Fitness	\$ 1,760
Paula's Pest Control	620
Tools Technologies	5,160
Jacksonville Sound & Communication	744
Termite Bond	1,530
Contingency	<u>186</u>
Total	\$ 10,000

Facility Maintenance – Contingency

Represents estimated amount based upon historical cost for fence repairs, graffiti clean-up, signage repairs, wall cap replacements and damaged park equipment.

Lighting Repairs

Cost for fixtures, bulbs and ballast replacement, and electrician labor based on past history.

Special Events

Monthly events and organized functions the Amenity Center Director provide for all residents of Oakleaf Plantation.

Double Branch
Community Development District
Budget Narrative Recreation Fund
Fiscal Year 2025

Expenditures – Recreation Facility (continued)

Office Supplies and Equipment

Office supplies for the Amenity Center. Lease agreement with Cannon (\$167/month) \$2000 annually.

Janitorial Services

The District has contracted with Riverside Management to provide janitorial services, and scheduled carpet cleanings to the District. Janitorial Services shall be provided seven days per week and carpets will be cleaned 9xs a year unless otherwise needed. Supplies will be purchased directly from First Coast Choice Cleaning Supplies. The amount is based upon the following:

Discription	Monthly	Annual
Janitorial Contract	\$ 5,150	\$ 61,800
Supplies	500	6,000
Mat Cleaning-Fitness Room	200	2,400
Total	\$ 5,850	\$ 70,200

Recreation Passes

Entry cards are issued to all CDD residents for facility access. Recreation passes includes the cards, ribbon, cleaner, guest cards and repairs to card printers, etc.

Pool Leak Repairs

Estimated structural repairs for leaks in pool structure.

Multiuse Fields

Cost of maintaining field and repairs, landscape maintenance, and renovations.

Double Branch

Community Development District

Adopted Budget Debt Service Series 2013A1 & A2 Special Assessment Refunding Bonds

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Adopted Budget FY 2025
REVENUES:					
Special Assessments-On Roll	\$ 1,961,878	\$ 1,967,317	-	\$ 1,961,878	\$ 1,976,742
Interest Earnings	10,000	97,320	2,680	100,000	10,000
Carry Forward Surplus ⁽¹⁾	720,818	739,201	-	739,201	850,479
TOTAL REVENUES	\$ 2,692,695	\$ 2,803,838	\$ 2,680	\$ 2,801,079	\$ 2,837,221
EXPENDITURES:					
Series 2013A-1					
Interest 11/1	\$ 315,881	\$ 315,881	-	\$ 315,881	\$ 294,788
Interest 5/1	315,881	315,881	-	315,881	294,788
Principal 5/1	1,125,000	1,125,000	-	1,125,000	1,170,000
Series 2013A-2					
Interest 11/1	44,419	44,419	-	44,419	41,400
Interest 5/1	44,419	44,419	-	44,419	41,400
Principal 5/1	105,000	105,000	-	105,000	110,000
TOTAL EXPENDITURES	\$ 1,950,600	\$ 1,950,600	\$ -	\$ 1,950,600	\$ 1,952,375
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	-	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 1,950,600	\$ 1,950,600	\$ -	\$ 1,950,600	\$ 1,952,375
EXCESS REVENUES (EXPENDITURES)	\$ 742,095	\$ 853,238	\$ 2,680	\$ 850,479	\$ 884,846

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25 \$ 309,625

Double Branch
Community Development District
AMORTIZATION SCHEDULE

Debt Service Series 2013A1 Special Assessment Refunding Bonds (Senior Lien)

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	\$ 14,180,000			\$ 294,788	
05/01/25	14,180,000	4.000%	1,170,000	294,788	1,759,575
11/01/25	13,010,000			271,388	
05/01/26	13,010,000	4.125%	1,220,000	271,388	1,762,775
11/01/26	11,790,000			246,225	
05/01/27	11,790,000	4.125%	1,270,000	246,225	1,762,450
11/01/27	10,520,000			220,031	
05/01/28	10,520,000	4.125%	1,320,000	220,031	1,760,063
11/01/28	9,200,000			192,806	
05/01/29	9,200,000	4.125%	1,380,000	192,806	1,765,613
11/01/29	7,820,000			164,344	
05/01/30	7,820,000	4.125%	1,435,000	164,344	1,763,688
11/01/30	6,385,000			134,747	
05/01/31	6,385,000	4.125%	1,495,000	134,747	1,764,494
11/01/31	4,890,000			103,913	
05/01/32	4,890,000	4.250%	1,560,000	103,913	1,767,825
11/01/32	3,330,000			70,763	
05/01/33	3,330,000	4.250%	1,630,000	70,763	1,771,525
11/01/33	1,700,000			36,125	
05/01/34	1,700,000	4.250%	1,700,000	36,125	1,772,250
Total			\$ 14,180,000	\$ 3,470,256	\$ 17,650,256

Double Branch

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2013A2 Special Assessment Refunding Bonds (Subordinate Lien)

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	\$ 1,440,000	5.750%		\$ 41,400	
05/01/25	1,440,000	5.750%	110,000	41,400	192,800
11/01/25	1,330,000	5.750%		38,238	
05/01/26	1,330,000	5.750%	115,000	38,238	191,475
11/01/26	1,215,000	5.750%		34,931	
05/01/27	1,215,000	5.750%	125,000	34,931	194,863
11/01/27	1,090,000	5.750%		31,338	
05/01/28	1,090,000	5.750%	130,000	31,338	192,675
11/01/28	960,000	5.750%		27,600	
05/01/29	960,000	5.750%	135,000	27,600	190,200
11/01/29	825,000	5.750%		23,719	
05/01/30	825,000	5.750%	145,000	23,719	192,438
11/01/30	680,000	5.750%		19,550	
05/01/31	680,000	5.750%	155,000	19,550	194,100
11/01/31	525,000	5.750%		15,094	
05/01/32	525,000	5.750%	165,000	15,094	195,188
11/01/32	360,000	5.750%		10,350	
05/01/33	360,000	5.750%	175,000	10,350	195,700
11/01/33	185,000	5.750%		5,319	
05/01/34	185,000	5.750%	185,000	5,319	195,638
Total			\$ 1,440,000	\$ 495,075	\$ 1,935,075

Double Branch
Community Development District
Non-Ad Valorem Assessments Comparison
2024-2025

Neighborhood	O&M Units	Bonds 2013 Units	Annual Maintenance Assessments				Annual Debt Assessments		
			FY 2025	FY2024	Increase/ (decrease)		FY 2025	FY2024	Increase/ (decrease)
Single Family	2205	2205	\$1,015.09	\$895.09	\$120.00	12%	\$877.91	\$877.91	\$0.00
Multi-Family	276	276	\$733.45	\$646.71	\$86.74	12%	\$605.49	\$605.49	\$0.00
Village Center Retail	8000	0	\$1.53	\$1.35	\$0.18	12%	\$0.00	\$0.00	\$0.00
Village Center Office	35000	0	\$0.69	\$0.61	\$0.08	12%	\$0.00	\$0.00	\$0.00
Total	45481	2481							

Double Branch
Community Development District
Adopted Budget
Capital Reserve Fund

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Adopted Budget FY 2025
REVENUES:					
Interest Income	\$ 10,000	\$ 13,543	\$ 1,000	\$ 14,543	\$ 10,000
Transfer In - Capital Reserve	300,137	300,137	-	300,137	428,079
Transfer In - General Fund Reserve	2,719	2,719	-	2,719	3,000
Carry Forward Balance	1,469,257	1,499,858	-	1,499,858	1,470,985
TOTAL REVENUES	\$ 1,782,113	\$ 1,816,257	\$ 1,000	\$ 1,817,257	\$ 1,912,064
EXPENDITURES:					
Capital Outlay					
Repairs & Replacements	\$ 530,000	\$ 271,272	\$ 75,000	\$ 346,272	\$ 500,000
TOTAL EXPENDITURES	\$ 530,000	\$ 271,272	\$ 75,000	\$ 346,272	\$ 500,000
Other Sources/(Uses)					
Transfer in/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 530,000	\$ 271,272	\$ 75,000	\$ 346,272	\$ 500,000
EXCESS REVENUES (EXPENDITURES)	\$ 1,252,113	\$ 1,544,985	\$ (74,000)	\$ 1,470,985	\$ 1,412,064

Double Branch

Community Development District

Reserve Study Funding Plan (Next 5 Years)

Fiscal Year	Beginning Balance	Add Funding	Add Interest	Less Expenditures	Ending Balance (budget)	Planned Balance (Study)	% of Planned	Replacement Cost (Study)
2023	\$1,434,151	\$417,447	\$25,121	(\$407,462)	\$1,469,257	\$1,683,563	75%	\$2,859,449
2024	\$1,499,858	\$302,855	\$10,000	(\$530,000)	\$1,282,713	\$1,865,281	69%	\$3,031,016
2025	\$1,282,713	\$431,079	\$10,000	(\$500,000)	\$1,223,792	\$2,031,678	60%	\$3,182,567
2026	\$1,223,792	\$186,760	\$10,000	(\$85,467)	\$1,335,085	\$2,195,262	61%	\$3,309,869
2027	\$1,335,085	\$192,362	\$10,000	(\$270,401)	\$1,267,046	\$2,180,883	58%	\$3,409,165

Double Branch
Community Development District
Exhibit "A"
Allocation of Operating Reserve

Allocation of Operating Reserves	
Estimated Funds Available	
General Fund - Beginning Fund Balance - 10/1/23	\$ 97,509
Recreation Fund - Beginning Fund Balance - 10/1/23	733,410
Estimated General Excess Revenues - Fiscal Year 2024	6,225
Estimated Recreation Excess Revenues- Fiscal Year 2024	71,046
Total Estimated Operating Funds Available - 9/30/2024	<u>\$ 908,189</u>

Allocation of Funds Available	
General Fund Operating Reserve - First Quarter Operating Capital	\$ 45,894
Recreation Fund Operating Reserve - First Quarter Operating Capital	449,114
Total Reserve	<u>\$ 495,008</u>
Total Working Capital Surplus	<u>\$ 413,182</u>
Capital Reserve- Beginning Fund Balance - 10/1/23	\$ 1,499,858
Projected Capital Excess Revenues - Fiscal Year 2024	(28,872)
Total Estimated Reserve Funds Available - 9/30/24	<u>\$ 1,470,985</u>
Interest Earned	\$ 10,000
General Fund Reserve	3,000
Recreation Fund Reserve	428,079
Total Funding FY 2025	<u>\$ 441,079</u>
Capital Reserve Estimated Expenditure - 9/30/25	<u>\$ (500,000)</u>
Total Estimate Reserve Fund Balances - 9/30/25	<u>\$ 1,412,064</u>