DOUBLE BRANCH Community Development District

JULY 14, 2025



Double Branch Community Development District

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

July 7, 2025

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, July 14, 2025 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. Approval of Consent Agenda
 - A. Minutes of the June 9, 2025 Meeting
 - B. Financial Statements
 - C. Assessment Receipts Schedule
 - D. Check Register
- IV. Discussion of the Fiscal Year 2026 Budget
- V. Staff Reports
 - A. District Counsel
 - B. District Engineer Acceptance of the 2025 Annual Engineer's Report
 - C. District Manager
 - D. Operations Manager Memorandum
- VI. Audience Comments (limited to three minutes) / Supervisors' Requests

VII. Next Scheduled Meeting – August 11, 2025 at 6:00 p.m. the Plantation Oaks Amenity Center

VIII. 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, **June 9, 2025** 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:

Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Marilee Giles	District Manager
Mike Eckert	District Counsel

Jay SorianoGMSChalon SuchslandVerdeGoTriston CottrellS3 SecurityJennifer StantonS3 Security

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 4:00 p.m. Four Supervisors were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Audience Comments (Limited to three minutes)

Ms. Giles stated other than staff and audience there are no members of the public present. I recommend we move on to agenda item number three.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

A. Minutes of the May 12, 2025 Meeting

Ms. Giles stated on page 7 are the minutes from your May 12, 2025 meeting. Unless there are any comments or corrections, I would ask for a motion to approve.

On MOTION by Vice Chair Horton seconded by Mr. Thomas with all in favor, the Minutes of the May 12, 2025 Board of Supervisors meeting, were approved.

- **B.** Financial Statements
- C. Assessment Receipts Schedule
- D. Check Register

Ms. Giles stated on page 31 of our iPads are the financial statements as of April 30, 2025 followed by the assessment receipt schedule showing that we are 99% collected. There is a check register on page 45 in the amount of \$145,400.46. I see no unusual variances with your financials. Unless there are any comments or questions, I just look for a motion to approve.

On MOTION by Mr. Lanier seconded by Vice Chair Horton with all in favor, the Check Register, was approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-02, Approving the Proposed Budget for Fiscal Year 2026 and Setting a Public Hearing Date

Ms. Giles stated on page 147 is Resolution 2025-02, approving the proposed budget for Fiscal Year 2026 and setting a public hearing date. Mike, before we jump into the budget, is there anything on the resolution that you want to go over.

Mr. Eckert stated there is not. It's a standard budget approval resolution.

Ms. Giles stated today we are going to approve the proposed budget and set a public hearing date to adopt. I recommend your August 11th meeting at 6:00 p.m. for the public hearing date. Once we approve your proposed budget, we will provide a copy to Clay County as required by Chapter 190 of the Florida Statute. The exhibit in your agenda with the resolution is that proposed budget and it has four funds that we are going to look at. The general fund, the rec fund, the debt service fund and capital reserve fund. On page 163 is a chart with those assessments showing a side-by-side comparison. There are minimum changes to the general fund. Before Jay goes over the rec fund and the capital reserve fund just to point out that there is

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a slight decrease for single family and multifamily stayed flat and looks like commercial decreased just a little. Jay is there anything on the rec fund or capital reserve fund that you want to point out or open for Board discussion?

Mr. Soriano stated really the only thing we will point out, this is one where we're actually pretty happy as we were going through seeing expenses so far and comparing them to last year, we actually were able to sink extra dollars in areas that I'm worried about going forward with things getting more expensive. But we also sunk more money into your capital reserves. You're putting in more than 100% funding and you're sitting pretty well in your bank account also. With that being said, the overall is still flat. So short of everybody getting discounts, which is never the greatest idea. I know people like that. But giving them money back this year and then possibly coming back next year and saying, hey, we need some more money again, it's never the best idea. If we can stay flat where it's zero dollar, which we've pretty much gotten into and still increased in many places where we possibly need it, I don't know that we will. We've been doing pretty good. But those are the areas that contain like supplies or hourly staffing hours, things like that. Those all were increased. Like I said, the capital reserve was one we took up above 100% compared to the capital reserve study that was done a couple years ago. What he says needs to be put it, we did a little bit more.

Vice Chair Horton stated you never know when there's going to be a \$50,000 or \$60,000 repair to the pool or something.

Mr. Soriano stated correct. We will have a brief discussion on, you know, Middle Village has a \$20,000 motor they have to replace right now. It's affecting you guys a little bit. But you know, their big pool is shut down because of it. The lap pool. We will talk about the swim team you guys are hosting a little bit later. But yeah, those are things that, you know, 20,000 isn't much either. They're doing well. But it's nice to be able to have that and say, okay, we will just get to work, we don't need to worry about 20,000. You guys are sitting in the same spot.

Vice Chair Horton asked is that that is the damage you're talking about from the storm? Mr. Soriano stated yes.

Vice Chair Horton asked how that caused the pump to go out.

Mr. Soriano stated it fried a leg in the motor. They are three phase motors with copper windings inside or coated with epoxy. The first day I came back, I was able to reset it and get it stay on for a couple hours, but I was probably actually causing more damage because the next

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day when I came in, it was off. I reset it and it sounded like a train came through and the oil was leaking in the back so it was just burning that up. So, it is completely fried. It is not even something I'd be able to take out and re-bearing anymore. It's called a spec pump. It's actually a specialized custom design for \$20,000 where a regular 30 horsepower motor you would be able to find more \$5,000 or \$6,000. So, if we can find a way to adjust it and put a regular motor in, that's what we hope for. Like I said, it'll affect you guys a little bit. I'll mention the swim team later, but as far as in your budget, those are things that we worry about. You know, I wasn't looking forward to replacing a \$20,000 motor.

Vice Chair Horton asked what is the estimated time for the repairs?

Mr. Soriano stated there is not even one we can locate. So, it could be anywhere from two weeks to two months. But yeah, unless there's any specific lines that you know, you guys want to look at, either decrease or increase, we scrub these pretty well. Like I said, we were pretty happy with the outcome. Realistically, no matter how we changed it, somebody was going to get a little decrease.

Mr. Thomas asked do we continue to meet the minimum that the state requires that we have in the savings account.

Mr. Eckert stated yes, you are referencing the bond reserve account. That one will show up on your audit each year but we have been compliant with that audit requirement and it's the debt service reserve fund.

Mr. Thomas stated I have just heard stories of other Districts who are not meeting that.

Mr. Eckert stated I have not had that. I am sure it can happen but the only way that happens is if the assessment payors don't pay the District. Then they have to hit the reserve fund and you have anywhere between 30 to 90 days to replenish it under your bond documents before it becomes a default situation.

Mr. Thomas stated maybe it was something like that, like they had to borrow against it because they didn't adjust.

Mr. Eckert stated if you have a couple of big landowners that don't pay for some reason that can cause a problem. Here we have got really good diversification so I don't anticipate that will be an issue for us.

Mr. Thomas stated like you said just to reiterate just for the record, you put it in there because of the recent cost increase of everything which is kind of hard to calculate because it could be 5% or could be 7%.

Mr. Soriano stated most things we started at 5% but then we went back to those lines on things like supplies or hourly people and we are asking for more work to do done so those are the ones that we took up above 5% and that brought us back to even from where we first started off, we were lower, where almost everyone was getting a discount. I guess I would rather be flat. It is nice to say hey we will get a discount on taxes, but like I said, they can always come back and bite you a year later. Then turn around and ask for this year we need \$100, that is a big jump.

Mr. Thomas stated I think that's one of the things we discussed is not having to constantly go back and ask for more money.

Mr. Soriano stated correct.

Vice Chair Horton stated talking about the pool equipment and they need another tower over there, about \$100,000 to replace all that. That's going to be a major hit right there whenever we get around to doing it.

Mr. Soriano stated there was a change. We talked about doing that. That could be something we want to look at in the next year or two. I know we kind of put it off because of the cost when we were redoing the slide pipe, but we had talked about possibly changing that and that could be a project I look into this next year. Putting the motors right there by the tower, which will make it easier to work on, more efficient, and lower cost in the future. It would be the initial install, but you know, the time to look at it yes when we have a good, comfortable bank account, which you guys do.

Ms. Giles stated unless there is any more budget discussion, I would just look for a motion to adopt Resolution 2025-02 approving the proposed budget for fiscal year 2026 and setting a public hearing date of August 11th.

Mr. Thomas stated I propose everything that you just said on August 11th.

On MOTION by Mr. Thomas seconded by Mr. Lanier with all in favor, Resolution 2025-02, Approving the Proposed Budget for Fiscal Year 2026 and Setting a Public Hearing for August 11, 2025 at 6:00 p.m. was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Eckert stated the Florida legislature didn't really pass much that is going to have a material impact on you. Sovereign immunity didn't pass. Being able to advertise on our website didn't pass. We will start monitoring the committee meetings this fall. It will be a quick turnaround for this session. Nothing also changed in terms of ethics training requirements. If you haven't taken that, you have until December 31st to do four hours. I am going to circulate the whole memo plus there are a few more courses that have been added so I will circulate those, either to Marilee and she can send them to the Board or I will send them to the Board so we will get those out to you. The other one is really just kind of informational and a fortuitus thing. I was at the county commission for establishment of a different CDD. The agenda item on the public hearing right before my item was selection of architects for the library. They ranked and selected who they thought was the most qualified and directed staff to start negotiating a contract with them. I thought that was good to see that movement happening at the county level. Happy to answer any questions, but it has been pretty quiet for us.

- Mr. Lanier stated that training you are talking about, is that additional to the four hours.
- Mr. Eckert stated it's just the four hours, but it is every year.
- Mr. Lanier stated right, but you said there is additional out there.
- Mr. Eckert stated there are additional courses that you can use to meet that requirement. There are like three or four of them and we will send you the links for those.

B. District Engineer

Ms. Giles stated the District Engineer is working on the annual Engineer's Report. It is due in July. I think last year we were a little later getting that to the Board but he didn't leave any notes. I do know him and Jay are working together on the repairs of that and jumping into next years. Unless there is anything for the engineer, just let me know.

C. District Manager

Ms. Giles stated as Mike mentioned is the ethics training due by the end of the year, due by December 31st. I do see that one of you all have completed that. If you want to email me that you have completed it, you can and I will help you keep track of it. Then your Form 1

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requirement, three of you have completed that so far. That is due by July 1st. It is definitely sneaking up on you. I will remind you. I don't want you to be late for that.

Vice Chair Horton stated for Jays report, are we close to closing all of those discrepancies.

Mr. Soriano stated not any of the lake ones, now that I have concern with the lake ones that are pointed out on there. I would like to clear them, but they have things like the grass growing in front of the outflow and it doesn't really affect our side of it. You know, that would cause a problem with water getting off the county side to ours. But I did give that to Lake Doctors to get them to start spraying and to help do some manual clearing to kind of cut a lot of those aquatic weeds down. That was the biggest part that's left as far as things that I can handle. Other than the one broken culvert, that's really all that I can handle. Most of it is the lake issues that Lake Doctors will take care of. But there was still a good amount of those on there and just timing wise. Look, last year we got it as we were kind of finishing the fiscal year. It was the first year that they were doing it. Now they're back, you know, on a regular schedule so these guys are, our engineers, will do this every year. They are due at the end of June, beginning of July so it will seem like we are getting it early, but this is when we're supposed to get it. So, I haven't cleared off all the rest of them yet. Like I said, once Lake Doctors finish there, it should be the majority of it. And then we will move on to whatever they put on the next report. There's always going to be something that they can pick out. I'm usually more concerned with those real safety or structural issues come first.

Ms. Giles stated before we move on, Mike was there anything else?

Mr. Eckert stated yes, I forgot I am sorry. I did want to provide you an update on the impact fee credit sales. I heard back from the broker. She is currently working with a developer. It is a little different than what we have done at the other Districts in that we have sold to builders who are ready to go ahead and just buy the credits and turn them over to the county so they can get their CO's and everything. She is talking to a developer who is going to potentially buy them, hold them, and then sell them to their builders when the builders are ready. As a result, you know, if they are going to spend the money and hold it for a couple of years, the price they may offer us may be a lower than what we have seen when you sell directly to a builder. Obviously, it is up to the Board to decide whether to sell when we have something real. It was a significant amount, the credits that they were talking about. It was a minimum of a million in

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fees that are impact fee credits that they wanted to buy. So, we will kind of have to wait and see how that shakes out but the broker was fairly excited about it and so if something comes to that, I would imagine it would in the next 30 days and then we bring it back to your next Board meeting for you to say yes that works or no it doesn't or provide additional direction.

Vice Chair Horton stated this is for both Boards you are talking about.

Mr. Eckert stated yes, my understanding is that the Chairs have talked about that and the Boards have talked about that. If they came in and said I want to buy 100 credits then each Board would sell 50 I think is what I recall on that. If it was \$1M in credits, you need to sell \$500K and then your recovery would be however much you agreed for a sales price. It is usually expressed in terms of cents on the dollar and then there would be a broker commission as well. Again, nothing is going to happen between now and then other than us gathering information to present to you and then you all would make decisions and not staff.

Mr. Lanier asked what is the trend on impact fees. Have they gone up at all.

Mr. Eckert stated yes, they keep going up.

Mr. Lanier stated so there is a chance that as you said they buy them and they hold them.

Mr. Eckert stated they could.

Mr. Lanier stated and you know they sell it for however much more.

Mr. Eckert stated that could happen. The other thing too to keep in mind too is that people have to build a lot of stuff, when they are going to build a new development and they get impact fee credits. A lot of times, you know, they lock their builders into buying theirs since they have had them for their new development too. It is going to be a business decision for the Board to make. Right now, there isn't a market for them other than, you know, what we are trying to beat the bushes for. We will keep you posted. Obviously, whatever you all decide is going to be the decision. Staff is not going to make that decision for you.

Mr. Lanier asked is there an average out there? Are we talking 80 cents on the dollar, 40 cents on the dollar?

Mr. Eckert stated the ones that I have recently done were more like 70 cents on the dollar but those were to builders. I think what you will see come in will be less than that. I wouldn't expect it would be less than 50 but I would say probably in that 50-70 range is where I would expect the offer to come in.

Ms. Giles stated thanks Mike.

D. Operations Manager - Memorandum

Ms. Giles stated Jays report starts on 168.

Mr. Soriano stated we have had a few neighborhood events since I saw you guys last. We did get our first dive in movie done because of the rescheduled diving in movie that you guys had. Our first one was done over here at your sister District. Had to change it around a little bit over here because that giant screen I bought last year actually didn't fit on this pool deck so we had to move things around. Works great on your deck. You have one whole side that's kind of empty, that it takes up the whole side and that big screen kind of fills in that whole side of the pool. So, works well for you guys here. We had to do some repositioning and moving around with how we got the kids and everybody seated. But everybody enjoyed. We are going to try to get your rescheduled one back on in about two weeks and we'll do it at your pools. We tend to have a better turnout at your pools on this side. There's a lot more people on this side, but you guys have a lot more like long term families. They just turn out better. I like to have those events there where we really have a lot of the residents show up. So that rescheduled dive in movie will hopefully be at your pool here at the end of the month. Also, we have one this coming up Friday and then we also had that tentative. I'm still trying to decide. I have two guys kind of going back and forth on booking, but tentative this was entertainment pool side. This would be live music at your pools, more for the adults. It's not really a kid event. We have a lot of kid events. This was something new that we had put on that schedule. We'll see if it works out and then if it does, we will probably add another one on for this side later in the summer. Moving on, the summer swim team, we talked about that earlier, they're out of location right now because that pool is not available to them. So, I did work with the coaches to split up their practices to be able to squeeze them into your pool. There is a group that swims in the early morning hours from 8 to 9 and then another group comes in after them from 9 to 10. That way we can leave multiple lanes open in your pool for a few last swimmers that do show up. Then there's another group that comes in, in the evening. The older kids are actually practicing at Cecil Field and I'll reimburse the coaches for renting out the lanes per hour there with them. We've already taken all the registration fees from all the families, so this was easier than canceling the season and doing refunds for everybody. There are about 110 kids from Oakleaf that are on the team. We tried to do everything we could to figure out a way to get them their season. They only had two swim meets

planned, so that one wasn't as much of a concern. We did work with the other teams to try to move. One we had taken care of and the other one is kind of a concern. We don't have a location for it. We're getting down to the last hours. They did want to ask if it could be done at your pool. We haven't done a swim meet at your pool time in a long, long time. I told them if we had a way to adjust it to where we limited the entries and it was done by noon; this might be something that you guys would consider. It just causes a lot of commotion. This pool deck here is a much better set up for it. This pool deck holds a little over 700, almost 800 people between the deck and the three pools. You guys only hold about three 388, so it's a little tougher. But they can do things like limit the amount of relay entries they have, how many kids are in each event, those type of things. A couple years ago, a lot of teams started limiting how many kids each team can travel. So those bigger teams like us, Eagle Harbor tends to have 120 to 150 kids sometimes. They are only allowed to travel with 100 kids, that's it. They're going to beat everybody like that anyway because it's a game when it comes to things like swimming, track and field, stuff like that. But it just makes the day so much longer. We get all the kids want to swim their events, but each one's doing four events, when you got that many kids, it's just tough. You got to deal with your regular residents too that want the pool for the day. So, they did ask if they would be able to use one Saturday. But I gave them the biggest issues that we have to work out. We have to limit it, it would have to be done by noon and out and it would be something I'd have to get you guys blessing for. But the other is they also can't dive. There's a reason we pulled those diving blocks out years ago from your pool. Your pool is now too shallow. It's not something that any of the sports organizations allow them to dive in. It's also a slower pool being shallow and the older kids aren't going to be real happy if they're trying for any type of speed. This was just a makeup, though and they did ask me if they couldn't reschedule or move the host for this.

Mr. Thomas stated I think having been part of that summer league with my children, a couple of concerns is number one, a lot of those teams, they like to set up tents, and our pool is not set up for it. When we were over here, this was perfect because none of our residents were bothered because it's in the back. There is no clear line of like this is the fun pool, and this is the lap pool where our stuff is. So, anything less than maybe even running a piece of caution tape saying, you know, residents only on this side. And if you're here for the meet on this side, which obviously I don't like that because it looks tacky. And the next thing would be I9 and soccer, and now we're throwing in a pool. We already have a lot of complaints about parking. You know,

where are we going to put all of these cars? You know, especially if it's a weekend of, like I said, I9 and soccer. We don't have any physical space unless we can work out something and we have the policy of, you know, parking. Okay, if you're part of the swim meet you have to park over here where the library is going to go and then I9 and soccer needs to park over here. But there's no way of, like, enforcing that.

Mr. Soriano stated yeah, the enforcing is tough because I have had to have staff out there in the parking lots. But they're asking you guys, so you can put any rules on there. I've actually been to a meet where the teams were told they couldn't bring tents.

Mr. Thomas stated yes.

Mr. Soriano stated you know, so that can be done. Our deck can't handle all of that stuff. We have plenty of chairs. We have plenty of shade. You have two gazebos, so you have plenty of shade in your pool. So that one's not as much a concern. The parking is a concern. Soccer, other than the actual travel, they are pretty much done. I9 is still there. I think they have two more weeks. But we have to give them both, you know, direction of hey, I9, you have to park at the school deck. As far as enforcing it, you got people that just don't listen, our own residents a lot of times. We can send out an email. We can, you know, put sign boards right at the front. There are still going to park where they want to park.

Mr. Thomas stated yeah,

Mr. Soriano stated but I can give them those rules. Like I said, they're asking you guys for, you know, it's a request. You can put any rules on there that you think may help.

Vice Chair Horton asked is there any way you could split the event? If they have 100 swimmers there, make it 50 and do it one weekend and the rest the next weekend.

Mr. Soriano stated I can talk to them about certain age groups. I mean, you know, most of the time with the summer team, other than when you have a brother and sister on the team, it's the little ones that we have more. This is a recreational team. I can, you know, tell them, hey, we just may not be able to have the high school age kids at this meet, or we split it and we have to do a different weekend. I think that's tougher because they've already got the other weekends, you know, set up. But if that's the only way we can do it, that may be their only option. Like I said, if the other teams say, we just can't host today because we have something else going on, they have no option. We only had the two home meets, so that was the biggest issue was we had to try to find a place for those two.

Mr. Lanier stated the smaller kids take the longest. When it's the middle school, high school kids, their meets, not to be funny, they go a lot faster. But the thing I will say about the meets is they keep them back-to-back, like, okay, you're ready to go. There are several kids that if they're not ready, then they are disqualified. So, they do run a pretty tight ship. But I'm picturing, you know, 300 cars with 100 parking spaces.

Vice Chair Horton stated what about Eagle Landing? They have a pool.

Mr. Soriano stated they already have their meets. They have a team, so they already have their meets set up.

Mr. Thomas asked did you get a date for them?

Mr. Soriano stated the two meets, one is this Saturday and the other one is three Saturdays from the now. I'm not sure which one it was they needed it for.

Mr. Lanier stated three Saturdays from now, I9 and soccer should be done. They have that hybrid league that my daughter's a part of. They travel, well, it's kind of travel and kind of not travel and they're doing summer games. She is part of that new. Could they shift that to us someday? Absolutely, I think if we just communicate with Kate.

Mr. Soriano stated yeah, Kate would be really easy. I9 is a little tougher to change games, but like I said, I think they only have two weeks left, so unless it's this weekend is a big concern. But I know it's only one meet.

Mr. Lanier stated yeah, that would be my only concern. Definitely sometimes the swim people, they like to linger. I know our residents; we don't like to have lingers. Now, they're in the big pool and going up and down the slide and everything.

Mr. Soriano stated that would be another one. So that is actually why teams like to come here, because here we do allow them to hang out as guests for the day. So, kids always want to go on our slide. Everybody comes here and want this facility. A lot of those neighborhoods, they don't have anything like this so they get to play for the day once their meet is done. They wouldn't be able to do that in your pool. They would get that information beforehand. When the meet is done, you guys have to go. But I do need a yay or nay from you guys. I let the team know I'll leave it in your hands because that one is kind of a big one.

Mr. Thomas stated you're a sports parent.

Mr. Soriano stated like I said, I can give them all kinds of rules. All they can do is say, I will find a way to follow this to try to make it quicker and easier. Things like the no tents, give

them the parking zones, give them age groups that they would have to cut out. It will help. If they say no, then you know, I'm sorry, you just can't have the meet here.

Mr. Lanier stated I mean nothing seems outlandish with some of those requests.

Mr. Soriano stated it's, you know, the most we can do. There's no way to rent out Cecil for a meet within a month or two. Usually, the meets are the big thing that they do at the end of the year. They set these things up, you know, a year ahead of time, not like practice, where they can call up the next week and get certain days where they practice. They really don't have many other options. So as long as we are good with it and they have to follow these rules to try to make it easier, I can send out emails to residents letting them know, hey, it's going to be hectic so stay away from the pools until after 12, one o' clock. They can always come over here. This side gets busier anyway. A lot of our younger kids really want to come to this side.

Mr. Thomas stated I would hate to turn anybody away, but there's got to be an option here.

Mr. Lanier stated we do definitely have to just set those parameters in place.

Mr. Soriano stated okay, I'll give them a whole list of it and anything I can think of to help cut it down even more and make it smoother and quieter. And then like I said, if they get done by 12, it's not as big of a problem, that's two hours. We open at 10. So, if I can get the residents to understand, hey, stay away from the pool for two hours. At least wait until after 12 to even come down here.

Ms. Giles stated Jay is that just Board guidance.

Mr. Soriano stated yes, I don't think we would require a vote on that. Everybody feels comfortable. I will try to do the best I can and take care of it. Moving on, I did want to note on that first page, one of the things is your usage number. So, if any of you guys have been there for the weekend, especially Memorial Day weekend, we had I forgot I had written down earlier, I think it was 370 or 387 different individual cards scanned in for Memorial Day weekend. So, a lot of people. Our numbers right now are almost back up, not quite, but pretty high compared to our usage before pandemic. I mentioned that year everything kind of changed and went down. We hadn't quite gotten back up there. If you recall those years before that, we were worried about making sure we were strict on rules, things like that, so that only certain people could get in. We did have those summers where people would have to wait out in the parking lot for a family to leave before somebody could go in. We haven't had that in a real long time. You guys

are getting back to that area. We're not there yet. Like I said, you got almost 400 people that can be out there. But even once it gets above 150, 200 people, that's tough on our lifeguards and our staff. It is getting extremely busy. You see there your average daily use including the weekends when it gets really busy and the holidays from June, your average daily use is back up to 250 people. That's a lot of people coming to the pool. So, you know, our weekdays are a little bit easier. That's why we came up with one rule years ago that kind of doubled everything to try to deter people from bringing guests on the weekend. It helps a little bit, but that's still with the time people have friends over. But we haven't quite hit that concern yet where they've told me, hey, we're at capacity, but we are getting closer. We're getting back to those numbers. So it is extremely busy and tough on your staff there. I think it's just the heat. This is a tough beginning of our summer. The next item for the maintenance side, I'm sorry, I don't actually have those new numbers. I talked to our sign person last week and Scott, I did go over with her that when she talked to me on site, we talked about metal, you know signage and not the acrylic. She did remember that. She said she would change it. I don't know if that's going to take the price up. I didn't receive the new numbers yet. The new numbers are supposed to include not just the change for that, but she was supposed to have her electricians come and give me an idea of what we could do in the water to light up the waterfall and that's the big one I'm looking for. I already know how much the fountains are going to cost, so we can add that in. My electrician is going to be doing the work. We purchased the one at the amenity center. It was just a little over five grand. But then we paid the electrician. I think it was under seven once we were done. That is what we would do up there too. But lighting the fall from the bottom and then her lights and the letters on the top are going to complete this. She did give me numbers by the day. I told her I had a meeting. I apologize, as soon as I get that, I can always email that to you guys to be prepared for next time. But I wanted her also to correct the acrylic signage of Oakleaf and the letters that were on the tongue at the front of the amenity center. I did ask her about the blue on the letters for the waterfall. She recommended if we were able to, to get one that we can manually change so if she can find it, it would be set up in white. That way, if there is a problem with the county on it with blue lighting, that we can't just leave it on the white, maybe change it just for special occasions, things like that. But that way we have that option. So, it would be a manual change, not something that, you know, changes by app or anything. We're going to turn it off and it only stays white and that way the county's happy with this.

Vice Chair Horton stated yeah, I wouldn't want it to be changing.

Mr. Soriano stated so as soon as she gets those back to me, I'll forward those because that's the biggest project we have going on right now, it's probably going to be about \$20,000 or so for that waterfall area. But new signage, new design, and it's been a long time, you're 21 summers now. In 2004 is when that amenity center opened up so it has looked like that for a long time. I think it's time for a new update. As soon as I get those, I'll send those off to you. Our one resident that lives in the front, she's been here a couple times. She's been asking for those columns to be relit. I did get that finished last week. I do want to point out that a lot of times people don't understand that cost \$5,000 just to light those columns up. But I had to use stitch boring from where the original meter was to the meter that's on our four columns when you come in on Oakleaf Village Parkway. Timing wise, it worked out perfect. I had the locators there last week. I had Clay Electric there last week. They were able to get in and do the work for me. But the stitch boring from one meter to the other is really all we had to do and then that could be turned on and sent back so that those two columns have power, which they do now. Now I got to repair the lights that have been, you know, out for quite a few years. But we will repair those. But yeah, that stitch boring under the ground cost \$5,000.

Vice Chair Horton stated I'm confused. We had them lit before.

Mr. Soriano stated years ago. So, your one meter was taken out by a car accident and that's what that whole meter did. You guys were paying, you know, monthly meter service for basically these two little lights that light up that column. That's all that that meter handled, nothing else. The other meter handles work at your waterfall and your four columns. So, when that meter was taken out, I didn't repair that. We took care of cleaning up the meter area, things like that, but I didn't replace the meter. I had clay electric cut that off because even when you're not using power, you guys do pay a monthly fee on all of our meters. They removed the meter for me, but that means we didn't have power to your columns that includes the port. I mentioned to her in our meeting that this wasn't real high priority, but it is fixed now. She's been asking for a couple years. All of our other columns do have landscape lights on them. I went ahead and had that taken care of last week. But I wanted to point that out. Somebody's going to see that in our bills next month and wonder, hey, this is just fixing lights. It's \$5,000 to \$6,000 what's going on, that's, underground utilities. They had to dig under that sidewalk and reattach everything and work with Clay electric for the new breaker in the other box because I want it separate so when

one fails it doesn't take out our four columns. Our four columns are on one breaker, one photocell. The court is on another.

Mr. Thomas stated the only maintenance thing I would ask is more for Chalon, those sprinklers and everything, are we ready for this hot summer? Not that I don't like seeing him. I've seen your sprinkler guy more than I'm comfortable with. He is like everywhere every time I see him because you know, he has that weird looking van thingy.

Ms. Suchsland stated transit, yep.

Mr. Thomas stated I am like wow; I really see him a lot. Are we just kind of doing some preventive maintenance or.

Ms. Suchsland stated yes, twice a month he goes around and does all of the inspections and that's the reports I send to Jay on a monthly basis. We did have quite a few main lines recently. Some were 4 inch which were billable. I think they were mainly on this side though. We just had one on the soccer and I'll discuss that in the other comments a little bit later. But yeah, for the most part he's keeping up. I'm very proud of him because this is a big property and it's older their pipes. But yeah, he's doing a great job.

Mr. Soriano stated that was a request in the, you know, last RFP is, you know, I didn't put in there that the contract is required to have a 40-hour person and a 40-hour person in the two Districts. But they did have to pretty much be able to work like that because there is so much going on. By the time they finish all of their inspections that they do, they have to go and make repairs on things they plan on. Most of that stuff is covered under a contract. None of that is free, you pay for that. But that's the way you look at it. They have to get to that. But then you get these repairs. So, the one main line Chalon is talking about did make it here on page 143 it looks like. What I do is I get them to take a picture of it too, so you see the big one, you don't pay for anything until you get to those big pipes. You know, they take everything out and you see the bill. But they have to squeeze that in that time too. He has done really good since coming on and kind of keeping up with everything. This is a lot of property with a lot of water.

Mr. Thomas stated okay I was just trying to avoid these big dead spots, you know, spend a whole lot of money with you guys.

Ms. Suchsland stated yeah, we are trying to avoid that too.

Mr. Thomas stated I have some residents that live in my neighborhood who like to tell me where the dead spots are instead of just saying, hey, how are you doing today. Alright, thank you.

Vice Chair Horton stated you are working with the vendor, Atlantic Security?

Mr. Soriano stated yes, Atlantic does a lot of our equipment. They handle our access system. They are the original installers. Whenever I have something that I can't do IT wise and sometimes it's things that I can do, but the software manufacturer won't let me deal with them on the phone. I have to have Atlantic Security to come out. A lot of times I have to teach that IT guy what to do, but I need him there so that he can talk to Kantech on the phone and get everything fixed. But they also do a lot of our CCTV and security installs. Right now, I have a lot more cameras that are going up on both properties just because of some of our safety issues we have dealt with this last year. I want to add to it and we have more than enough money. Some of these are extra cameras I've had waiting in the wings ready to go up. But we will have a lot more eyes on the property once I'm done working with Atlantic.

Ms. Giles asked anything else for Jay.

SIXTH ORDER OF BUSINESS

Audience Comments (Limited to three minutes) / Supervisor Requests

Ms. Giles stated the next item on the agenda is audience comments and Supervisors requests. Mr. Vice Charmian, who would you like to go first the audience or the Supervisors?

Vice Chair stated let's go with the audience, I guess.

Ms. Giles stated I am sorry, was there anything else from the staff?

Ms. Suchsland stated I just wanted to bring up we are getting to the time of replacing Bermuda on the soccer field. I have already talked to Jay. I have chosen the west end at this time. We did the east end last year but the west end I don't know If you guys have noticed, it didn't do as well a job this year as some years. It is not really great but we have got a lot of areas that are just beach sand. It is like this going over the mower. We are going to have to do some extensive sodding down on that end this year. We are probably, depending on how much square foot is to a pallet, we are probably looking to about 15-18 pallets going down there. That would be on your contractual obligation.

Mr. Soriano stated you guys will be copied on it but I am going to send Elite an email not just asking for, they haven't paid us for the last few seasons, so they have to catch up to that.

They always kind of wait till the end of the year. We've mentioned that before that they're supposed to be doing it after registration is done. But they don't ever work with us on the sodding. I think we had one year where they actually did what was in the contract. I have talked to them about that before. If there's not a major problem, but we're seeing big areas this year, there's not a major problem and we can handle all the work within our contractual allowance then we'll take care of it. We can let them slide, but it's been quite a few years now that this has been in their contracts. It's a couple thousand feet that they're supposed to be taking care of. So, they are going to have to do that this year and add in to what we're paying to do this fix and they have to rotate better. That older kid's field has been in the same spot now for four seasons.

Mr. Lanier stated yes it has.

Mr. Soriano stated I know they have trouble, but they have to figure out a way to get it someplace else because that's the biggest holes.

Mr. Lanier stated well it used to be by the parking lot, correct because our children played.

Mr. Thomas stated and we would rotate it.

Mr. Lanier stated the plan of attack here is that all the pallets and learning from mistakes from the past, we need to put up some type of pretty good barrier, because a barrier that can't be easily just, you know, stepped on. That way, we can at least get that grass a chance to grow. And then, obviously, during that time, we'll just run the sprinklers 24 hours until something is happy.

Mr. Soriano stated it will be the snow fence. Now, I can't say that that stops everybody.

Mr. Lanier stated you're always going to have some people out there. I get it.

Mr. Soriano stated yeah. But it's the sprinklers, you know, timing, which actually helps keep people off better.

Ms. Suchsland stated that is Christian's favorite thing to do.

Mr. Lanier stated to just turn the sprinkler on.

Mr. Soriano stated we did it a couple of years ago.

Mr. Cottrell stated I was going to say, if you all would just let me know whenever it actually goes down, we can hard focus those areas.

Mr. Soriano stated we did actually add in some other valves a couple years ago, too, that help kind of split up that field a little more so that we can, you know, run the sprinklers a lot more in one area to keep people off and the other areas, they can still play. Because this time of

year, you know, this is open use more. When residents just come out, we want them to be able to use the good areas. But, yeah, we'll kind of separate it out, and you'll see the orange snow fence go up in big areas.

Mr. Thomas asked your ETA on that.

Ms. Suchsland stated in the next couple weeks. I met with my sod guy this morning.

Ms. Giles stated thanks Chalon. S3 anything?

Mr. Cottrell stated no other than the sod going down and letting us know so we can hard focus.

Vice Chair Horton stated no problems, huh?

Mr. Cottrell stated the same normal beginning of summer problems, but nothing too crazy.

Vice Chair Horton asked are you using the cart?

Mr. Cottrell stated not using the cart.

Mr. Soriano stated not the cart. We should have the doors up. I got them in last week so we should have the doors up. I did have to find something that fit. You actually have had a couple of officers use it but I have asked that the don't because of pulling the garage door down. That should be done this month. They will be able to get to a regular wood kind of barn door style that will open up and then get the cart out. I don't have to worry about anybody, you know, pinching or cutting fingers on that big, rusty metal door. And it will be lockable both from the inside and the outside. Right now, we have an issue when somebody locks it, they can't get in from the other side and have to walk all the way around the fence in the back. This will make it a little easier and then they will be able to start using that on a regular basis. Right now, you've actually seen the maintenance guys use it more. I do make them wash it pretty much every day because it wasn't for them. But it's helpful because I have one guy out on the gas car, and other guys do pickups right there at the fields. The cart is working great, but I just asked for more safety issues for S3 so the door doesn't cause a problem.

Ms. Giles stated thanks Tristan. Any audience comments? Just as a reminder if you can state your name for the record. Sir, did you have any comments?

Mr. Pulk stated I am just here about the situation from earlier. I didn't know if this is the proper time.

Ms. Giles stated it is and Jay can you give an overview of this.

Mr. Soriano stated yes. Mr. Pulk is a resident of yours. He was at the pool and this was a couple of weeks ago. I do have the policy violation there in front of you guys. This is written from the staff person. This was an incident where Mr. Pulk brought guests to the pool and just too many guests. Now, he did say that he had talked to staff and they told him it would be alright but I don't that everybody was communicating clearly because some of these kids are actually, I don't know if it's a live-in girlfriend of yours and her child, but they are not actually residents here.

Mr. Pulk stated that was my daughter and my girlfriend, yes.

Mr. Soriano stated but they don't live with you though, right?

Mr. Pulk stated yes, my daughter does. Her and my two sons are on the lease but my girlfriend is not on the lease. She doesn't live with me.

Mr. Soriano stated so it's the girlfriend that puts them over the limit at six, which we don't allow anything more than five. That caused the biggest problem. It is the reaction between well Mr. Pulk and actually Mr. Pulk is telling me it wasn't you but your brother was more a problem. You can read the statements here. I know its kind of hard to read. If we decide to do a disciplinary hearing, we have talked about I can have this typed up for you so you can read it nice and clear. These are the ones that they have to write up that day so people don't forget and they actually have record of what was said and done. This was more of a kind of the adult was yelling at the staff person a bit disrespectful. In here Jason, I know you said earlier that your brother didn't cuss but there are quite a few curse words in here that, you know, were written down. Unless we are going to make the statement that we believe the staff is lying, this is what was said to her before she called CCS out. Now CCS did do the trespass. We haven't done anything on our side. We didn't, you know, tell him that he can't be here. He can't be here because of the trespass situation as far as on your property. You can assign a disciplinary hearing or you can take care of it today if you wanted too. You can hear him speak. We can bring back the staff. But, as you read through this, I am not sure there will be much that you may want to change. I have talked to Jason about this. The one big concern I have with it, even if this was his brother is your responsible for your guests. We have dealt with that before and that is a big concern. I did talk to Mr. Pulk about getting a letter. He didn't bring one today, or did you.

Mr. Pulk stated yes sir.

Mr. Soriano stated this is from your brother.

Mr. Pulk stated yes.

Mr. Soriano stated the brother was more of a problem. Mr. Pulk was the one that got trespassed. I do understand that could be, like I said, kind of concerning sometimes. You are responsible for your guests but if he was the big problem, I kind of wish the officer had gotten the brother and made sure he was trespassed or even both of them and we could deal with Mr. Pulk afterwards but Mr. Pulk was the only one that was trespassed.

Vice Chair Horton asked so the brother doesn't live here?

Mr. Soriano stated correct, he was a guest.

Mr. Thomas asked are we talking Pulk or are we talking Pulk?

Mr. Soriano stated sorry. You have a different name on there.

Mr. Thomas stated because I see Jason Pulk, Jr.

Mr. Pulk stated yes sir, that is me.

Mr. Thomas stated okay.

Mr. Soriano stated Mr. Pulk had a different name or something.

Mr. Pulk stated I think that might be on my email or something.

Mr. Thomas stated so on your actual resident card it says Pulk. According to the statement that we have here. Oh, so this is not for Q&A? Sorry.

Mr. Soriano stated now you can do it if you wish. You guys can take care of it, now this is a trespass so you guys don't even have to address it if you don't want. Rescinding a trespass is now with the county. You can set up a disciplinary hearing or you guys can do it today and ask questions and change something if you wanted too or you can bring Mr. Pulk back. You can bring staff in. You guys individually can talk to the staff person. You can read these and kind of get an idea and decide if you want to change but at this point because he has been trespassed and its county, the only thing you guys can do would be to rescind the trespass if you felt it wasn't deserved or needed anymore. Then I can do the paperwork with the county and that allows Mr. Pulk to be back on the property.

Mr. Eckert stated really two things. One, all you can do is say I agree with Jay because it has not been noticed or anything like that but you could rescind it if you wanted to and we are in audience comments so I want to make sure we give the resident the opportunity to address the Board and say whatever he wants to say to the Board so you can hear that and then the Board can

have a discussion on what they want to do. We can't address any kind of suspension from the amenities or anything like that today.

Mr. Lanier sated we are in audience comments so it needs to be a separate discussion?

Mr. Eckert stated correct.

Mr. Lanier stated okay you have the floor.

Mr. Pulk stated yes, sir. So, me and my girlfriend and my daughter, we went up to the pool. It was May 17th. When we got up there, I had asked how many guest passes I had, and I believe she said I had like 16 left, I think, because of the rollover and I lost some, possibly. Whenever I asked her if my brother, his wife and his kids that were with him, you know, that would be fine, she said, yes, there's no problem. Come back up to the front when they get here, sign them in with my badge number or whatever. And there was no problem. I told them they drove a pretty long way to get out here because he actually ships off this month to go to the Army. He's going to boot camp on the 16th. So, he was trying to get, you know, like a family get together. Well, they drove a pretty long way. And they got here, and I think her name was Chloe was the lady up front. She said that something with the double passes on weekends and something else made it to where, you know, just like a miscommunication pretty much. I was just trying to figure out the best way to work it if I needed to ask my girlfriend to leave. I didn't know how any of that really worked as far as processing guests. I'm just trying to figure out some things with that and then when I asked her about her manager, she said that she was the manager. I made a comment. I was like, well, I just never seen you here before so I was just wondering, you know, what we could do to work this out and resolve it. That's what she told me, to look at the board and get the list of the emails that are right behind the desk. And at that point, you know, he had asked her some questions, and I was trying to get the information off the board. I can honestly say I didn't hear him cuss. I was more concerned about trying to figure it out and was a little bit, you know, kind of just confused on what to do. I also want to say I've been going to this pool for three years with my three kids, and we've never had any issues, problems. You know basically that's a way for me to get them out of the house. When all this happened, he left. I went back to the pool. She never asked me to leave or anything. She never said anything to me at that point. I went back to the pool and I told my girlfriend, I said, hey, why don't we just leave and we'll go meet them in another pool somewhere else and just kind of have a family day there. And as we're packing stuff up, an officer comes up and says, hey, I need to talk to you. He takes

me out and asked me to start filling out a trespassing form. I was never asked to leave. I wasn't asked to leave by her. I wasn't asked to leave by him. We were already on the way out anyway. But, you know, from what I've looked at, is that in the State of Florida, you know, to be trespassing, he has to leave the property. And if you refuse to leave, you know, you get trespassed. But I would never argue with anybody on staff. I mean, I love this community. We love this pool in that pool. You know, we want to be good for the community around us and I teach that a lot into my kids, you know, as far as anywhere we go, yes sir and no sir, yes ma'am and no ma'am to be respectful when we are places. You know, we have never had any issues. That was the whole reason we moved out here. I wanted to get them a place where they can all have a good time to hang out. Their moms aren't involved in their lives so I'm kind of stuck in a situation like this is my only way to really get them out as much as I can with as much as I work. I do apologize for what my brother did. He even said he is willing to come up here and let you all trespass him if I can get mine rescinded because of how much we use the park. I'm right there on Silver Bluff and Pebble Brooke Circle, that park. We used to go there every day. And I don't know if that's still a part of that property on the phase one, the same address and I don't want to break any rules or laws. My daughter, she just turned 4, and she's everyday can we go to the pool or can we go to the park? I'm like, well, we have to wait and see what we can do because it's out of my control.

Mr. Thomas asked anything else you would like to add.

Mr. Pulk stated just if there is any possible way we can resolve this as soon as possible because with the summer and all that right now, they are stuck in the house. I travel a lot for work so I am just trying to get this resolved in the best way possible. Whatever I have to do, I will do.

Mr. Thomas stated appreciate it.

Mr. Pulk stated yes sir.

Vice Chair Horton stated I can't read this thing here very much.

Mr. Thomas asked are we allowed to read staff comments and general comments?

Mr. Eckert stated you can read the document if you want to. That is fine but again we are not having a hearing on suspension. You basically have a resident request saying hey I would like you to consider informing the sheriff's office to rescind my suspension and here are the

reasons why I would like you all to consider that. That is really the only issue that is before here today.

Mr. Soriano stated what you could do is deal with the trespass if we thought that and then also assign a disciplinary hearing to deal with anything later like a suspension stemming from this but that would be separate.

Vice Chair Horton stated you talked to the people involved here on our staff, right?

Mr. Soriano stated yes.

Vice Chair Horton asked what is your feeling on this.

Mr. Soriano stated I mean she has been pretty set on every time I have talked to her about the situation, this is how it occurred. Mr. Pulk is saying that there were no curse words. There was definitely some curse in there. Either that or we would have to say Chloe is lying. The one thing she didn't have and, you know, I do try to get on them about it, is witness statements. It was pretty busy that day. All of the guards are at the pool. There was nobody there with her. Where a lot of times, you will see when they rotate, they come up to the front desk. A lot of times you'll have another person there. So, by herself the whole time dealing with this group. There were no residents coming in at the same time with them, so she couldn't get any witness statements. It's hard to argue and say, oh, you know, staff's not telling you the truth when I have a whole other resident there saying, no, they heard you cussing at the staff person. We don't have anything there so, unfortunately, that talk is really more of a he said, she said. But when I read through this, this is the stuff that we've dealt with before with issues, and we don't deal with disrespecting or cursing at staff. But my other concern is, was it Jason or was it his brother? This is a couple weeks later. If it was the brother doing the cussing and more of that, then, you know, that does give me a little bit of argument here to say, well, maybe, you know, Mr. Pulk could be forgiven if that was the case. If it wasn't him and it was coming from his brother. Because, like I said, I wish the brother would have been trespassed. He is the, you know, the biggest problem here. But from Chloe's statements it wasn't just the brother.

Mr. Thomas stated I have seen demeaning comments towards Chloe and it's saying that its directly coming from Jason and not the brother.

Mr. Soriano stated she does say in it that she told them they would need to leave. You know, the direction to leave is the requirement for the county. So as long as, you know, somebody said that they would have to leave then an officer can trespass.

Mr. Lanier stated so you said that you talked to somebody about bringing people in?

Mr. Pulk stated yes, sir.

Mr. Lanier stated did you tell them you talked about the amount of people that are on your card or, you know, that you have punches, basically. Did you talk to them about the amount of people that you wanted to bring in? Did you tell them that you were going to bring six or did you say, hey, I'm bringing in some guests?

Mr. PulkPulk stated yes sir, I said it was going to be his wife and their four kids so that would have been them, with me and my daughter we are on the lease so we are not a guest. The only other guest I had was my girlfriend.

Mr. Thomas stated you know that does change a number. You know possibly associated with it just talking about hey can I bring people in or can I bring in a total of six. I think if the question was, I am going to bring in six people. It has been policy, well documented policy, that is not allowed to happen.

Mr. Pulk stated I didn't really know anything about that, that is why I asked before we went in.

Mr. Thomas stated her as in Chloe at the front desk or somebody on the phone.

Mr. Pulk stated yes sir.

Mr. Thomas stated so when she told you six and then there seems to be some discrepancy. So, parents get trespassed, do the kids automatically get trespasses per household?

Mr. Eckert stated it is per individual, but you have the ability to make it household wide. Historically, we have not done that. But practically speaking if it is a single parent household and that is where the kids are.

Mr. Lanier stated it does make it tough. I think this is where you are kind of going Scott is that some of these comments that our staff member has said is that there was both you and your brother were animated and both of you making comments like, I think this is you saying you still live with your parents, no wonder you are like this, you only make \$12 an hour.

Mr. Pulk stated that was not me sir.

Mr. Lanier stated that was your brother.

Mr. Pulk stated yes sir.

Mr. Lanier stated called me an ugly bitch several times shown in there and it says and Jason both of you kept repeating these things and taunting me until I told his guest to please leave.

Mr. Pulk stated no sir. I would put my hand on the Bible right now. I never said anything about Ms. Chloe.

Mr. Lanier stated then it says Jason then says you are going to lose your job and when I apply here and take it, I am something getting whoever the F I want in, basically I am going to let whoever in.

Mr. Pulk stated no sir.

Mr. Thomas stated so that just wasn't said or it wasn't said by you?

Mr. Pulk stated none of that stuff was said.

Mr. Thomas stated by you or your brother?

Mr. Pulk stated my brother did have some comments. I didn't hear him cussing. I didn't hear that much word play actually between them too. Once we were trying to figure out what the whole system was as far as the passes. I was already locked in on just trying to get the email so I could just message somebody about it and get some. Because it really isn't, in my opinion, I'll be honest with you, it's not that big of a deal. It wouldn't be that big of a deal to argue with her or anything. If it's too many people, it's too many people. You can't change the rules just because you want something to change.

Mr. Thomas stated did you try and tell your brother, to say hey back off? You were dealing with a teenager and that this is inappropriate all the way around and in front of your kids.

Mr. Pulk stated yes well, my daughter wasn't around at the time. But I did tell him to go ahead and leave and get off the property because I could tell he was getting a little bit upset about it. I feel like everything that he said was absolutely wrong. I wasn't paying attention to that side of it, you know. But it did happen fairly quick.

Mr. Thomas stated you were talking to the same person, though, right? You were right there with your brother talking to the staff member.

Mr. Pulk stated so when I'm talking to her, I'm standing in front of the desk, and then him and his wife and their kids were standing on the side. You know, it's an L shape. They're standing right here. I'm standing in front of her because I'm thinking I am about to type in my number for the pass for each guest. Once I started realizing that there was no way to fix this, I

walked over to the Board and started writing down the emails also. When they started swapping words, I was like, hey look, just get out of here. I'll see y' all in a little bit. I went back and immediately started packing my stuff up. I stood out there and talked with the officer for a little while, and he even said to me, he said, you don't seem frustrated at all to me. It's because it wasn't that big of a deal to me, to be honest.

Mr. Thomas stated right, but I guess the thing is, when we bring in people, we are ultimately held responsible for the people that we bring.

Mr. Pulk stated I agree.

Mr. Thomas stated so there has to be a consequence for that action, whether that consequence directly came from you, because as you have said, this is a community of families and we do not tolerate anything towards staff, whether they're teenagers or not. You know, I have to be held responsible for the people that I choose to bring to my community.

Mr. Pulk stated yes, sir.

Mr. Thomas stated yeah, that is all I am going to say about that. Does anybody else have any questions? I don't know. It's just we have to be held responsible for the people that we bring to this community.

Mr. Pulk stated yes sir.

Mr. Thomas stated because I mean I would have to be accountable as a Board member if I bring up my brother and he starts to really show out a little bit. That responsibility is on me. Especially recognizing the fact that the conversation did turn sour and you know, saying okay lets everybody cool off and lets just regroup and you know. Because I understand it was probably 90 something degrees outside. I get it, children that want to play and do this but however cooler heads have got to prevail because we do not want the reputation out here of this showing out, you know, at a pool where families can hear negative interactions. I don't have anything else.

Mr. Pulk stated I give you my word that, you know, you want have any problems out of me. I have never really given any problems to anybody here. I appreciate everything you all have allowed us to use, you know, the pools and parks, the gym and everything else. I am sorry that this happened. I hate that it happened. I know I can't fix what happened but I can promise you I give my word you will never have a problem out of me or my kids, any of that.

Mr. Lanier stated I tell you I have got a big problem with this. It kind of goes into what Mr. Thomas is saying. This is your family, these are your guests that are taking stuff out on a teenager and it's great to say no it's not supposed to happen or this isn't the way we raise our kids, you know all that sort of stuff, but they are right there lock, stock and barrel witnessing just everything associated with this. I mean this lady's testimony is that it was both of them that it wasn't just your brother. Your brother wants to take responsibility, that is great but how is that possible that there is such a disparity between what you are currently saying and what this girl who has no dog in the fight in a sense other than she is being berated because somebody is not getting their way. Being cussed at, being fussed at, being told that they are going to take their job and I am going to do whatever I want to do when I get this job.

Mr. Pulk stated no sir.

Mr. Lanier stated that is what it says right here.

Mr. Pulk stated I understand. Are there cameras down there that can show how this whole situation went down? I give you my word, I have never even spoke to a woman like that.

Mr. Soriano stated that won't help you out in this case.

Mr. Pulk stated I was just wondering, you know, because I haven't said anything. I didn't say anything. I've never spoke ill to any of the staff here. Most of the staff, they usually greet me when they see me. Hey, what did you bring for lunch today? Yeah, you know me. I get along with everybody. My mom and dad raised me on a farm. I wasn't raised where my brother was. It's my stepbrother you know. It's a little bit different, but I was raised different and that's not something I would ever do.

Mr. Thomas stated so currently our actions have been temporary suspension.

Mr. Soriano stated no.

Mr. Thomas stated I am just reading the policy violation report or is the subject because it says action taken.

Mr. Soriano stated no the action taken was by CCSO. They called CCSO and they trespassed him. We don't do anything once they are trespassed. That is a county violation.

Mr. Thomas stated I could not see the ink on this, sorry.

Mr. Soriano stated that is what I was saying, you guys could you know address them independently. You could set up a hearing for things like suspension, stuff like that after but if you thought the trespass was too much for what Mr. Pulk is saying then you could rescind that

and deal with, does he still deserve to be punished but by our policy separately. We could send letters. We would do it the way we have it set up in our policy. And then you could go through it that way. You could talk to Chloe directly. We've done that before. We've had staff in here. Even when, you know, one party claims staff isn't telling the truth, you know, we have those type of things. That's usually where I bring in any other witness statements. But like I said, this was just Chloe, so it's only going to be her you can talk to besides Mr. Pulk. But that would be a separate issue. This is just about the trespassing.

Mr. Thomas asked what precedence and done in the past.

Mr. Eckert stated we have had altercations that I can recall and Jay correct me if I am wrong. Sometimes we have said we are not going to take any action and lift the trespass right now but come talk to us in a year. I think we did that one time. I think we actually lifted the trespass after that year. We have not had a situation where we have immediately lifted the trespass and then set a suspension hearing. We have not done that. The Board and I would suggest if were going to go that route you wanted to cut it short earlier on, what you should do is leave the trespass in effect until you have that hearing then you have the hearing and then you have your suspension. As part of that, you can say and we want to direct Jay to lift the county trespass which is a totally different issue, if you were going to do that route. I wouldn't do it today and then set a suspension hearing. I think you are either lifting the trespass order today, doing nothing today and just letting it stay in effect, or you can continue the trespass until you have an actual suspension hearing which then you could suspend for 30 day, 90 days, six months, a year. You have more flexibility there. But then the county is out of it. It is just a matter of you and the resident. Those are your options.

Vice Chair Horton stated here is the way I see it. I see your name on this report here. I don't know how they would have gotten your brother's name that you would remember enough to write it down somewhere. I'm sure she had your card where you checked so she knows you. But your brother isn't mentioned on here at all really.

Mr. Pulk stated yes sir.

Vice Chair Horton stated I am thinking it is you all along. I can't believe you're standing there reading a board three feet away from somebody else and didn't hear all this cussing going on. I find it hard to believe. I believe it's actually you in the report that's correct. The staff doesn't make things up. They're pretty accurate on what they say. I know you're trying to get out of it. I

mean, I probably would try to also, but I think you're just as guilty and you're the one who should have been trespassed.

Mr. Pulk stated well just in response to that, sir. I wouldn't even waste my time or your time coming up here for that if it was me. I'm not trying to manipulate or lie my way out of this. I will take whatever responsibility comes my way. I am not trying to run from it. I can just honestly say what I did or did not do.

Vice Chair Horton stated right now my thinking is that we are not going to do anything. I would vote not doing anything right now. I don't know everyone else feels about it.

Mr. Thomas so if we set a suspension hearing then Mr. Pulk would then need to come back when whatever the date is.

Mr. Eckert stated it would be his choice whether to come back. We would invite him to come back and be able to present to the Board whatever information he wanted to present. It is due process issue. If the CDD is going to take action, we need to provide notice and an opportunity to be heard. We have not done that.

Mr. Thomas stated I believe that in order to continue the policies that we've already set in place, we've taken action in the past. So therefore, we need to continue to take action when situations do arise. I would recommend totake action today of setting a suspension hearing. Am I saying this correctly?

Mr. Eckert stated yeah, you are.

Mr. Thomas stated 30 days that way we can gather more information if needed and that would be my advisement to the Board. Obviously, it's open for discussion.

Mr. Soriano stated I would talk next meeting, don't put 30 days in there just because.

Mr. Thomas stated oh next meeting, that is kind of what I am thinking at the next meeting which should be technically in 30 days.

Mr. Soriano stated you guys don't want to set up a whole meeting that would end up just for this.

Mr. Thomas stated right, add to the next agenda.

Mr. Eckert stated I am just trying to get the date here so everybody knows when it is.

Ms. Giles stated that would be July 14th.

Vice Chair Horton stated what you're saying is you want a whole suspension hearing for us to suspend him, which we haven't done so far. This is all CCSO.

Mr. Thomas stated so we haven't done anything.

Mr. Soriano stated that's what I'm saying. You're just dealing with if you believe he shouldn't be trespassed, and if that's the case, then you could rescind. If you believe that he should have been trespassed, you just leave it. You don't have to do anything. If you believe he should haven't been trespassed, then you could, you know, work to rescind and then say, well, we believe he should still be punished. That would be part of a hearing. But right now, he's been trespassed. That's county violation. You know, he has to go. That's where the trespass comes in so you have to handle that part first.

Mr. Thomas stated as far as that part, that just needs to stay in place.

Mr. Soriano stated if that is what you guys feel.

Mr. Thomas stated that is what this Board member feels.

Mr. Soriano stated and that is what he is asking for, can that be rescinded.

Mr. Thomas stated not at this time.

Mr. Pulk stated yes sir.

Ms. Ambrosio stated I agree not at this time either. I think there needs to be more, to get your side of it, like the others have said, I don't see why as she doesn't have anything in it to make this up. Like what is she gaining from kicking you guys out.

Mr. Pulk stated it was kind of a heated situation by the time I realized that was going on. I was focused on trying to get the emails and stuff. That's why I told him to leave, and I was already going headed out anyway. I figured with all that going on, it's probably not a good place to be in an area where there was an argument. I have no reason to argue with anybody. I appreciate what you all give us. You know, all these pools, park and everything. I actually appreciate it and I am thankful for it. That is why I moved out to this area.

Ms. Ambrosio stated yeah or even think if this was your daughter at this age. What would you think?

Mr. Pulk stated oh I would be upset. I definitely would be upset.

Mr. Eckert stated I think what I am hearing unless there is a Board member that wants to make a motion to direct staff to ask Clay County to rescind the trespass, there really isn't any other action the Board can take at this point in time. Unless somebody makes a motion, you have a second and a favorable vote. You don't need to do a motion to deny a request because it just stays in place anyway.

Mr. Pulk stated I am basically just trying to you know get it to where my kids can spend their summer here. I am just trying to figure out the best way to do that, and more for them. I work a lot. They like to go to the park. My oldest son who is 15 likes to go to the fitness center. This is kind of their getaway you know.

Mr. Soriano stated I will go through that real quick. Your son at 15, he has his own card, correct?

Mr. Pulk stated he does but he lost it. I can't go to the fitness center to get him one.

Mr. Soriano stated call me and I will meet him up there and make sure he is taken care of. Your son is not being punished so he can come and workout. As long as he has got his card and everything falls in place, no actually he has to be 16 to be in there by himself or has to have an adult with him or somebody else that is a resident.

Mr. Pulk asked could it be my girlfriend.

Mr. Soriano stated he can't bring her as a guest. It has to be somebody either from the household or a resident. It's got to be somebody, aActually, it's our policy, 16 and older, so not quite an adult, but that's what we put it at. He's got to have a 16-year-old, but that's the same even with your daughter going to the pool. You have a neighbor or anybody else that's got a valid resident card. They can take them. They can either sign them in as guests or you can get them a card. You know, we don't require that little kids get cards. But if you have a card, that helps because then they don't have to use one of their guest passes. They have to come with that resident adult. So, it's really just you. That's why I was mentioning, I wish more of this had been, you know, the brother involved either was him also or if he was mostly the problem, it would be him. But we're not punishing the rest of the household. There are ways for them to use the facilities. This is a public meeting. I've mentioned it before. You are welcome to come back and, you know, make that request. They said not at this time. But it doesn't mean a month from now, three months from now, you come and apologize again, you can make that request at every meeting.

Mr. Pulk stated yes sir.

Ms. Giles stated thank you. Any other public comments at this time? Alright. Then Supervisors requests. Amy anything?

Ms. Ambrosio stated nothing.

Ms. Giles stated Scott sir?

Mr. Thomas stated yes, I was just checking in. Has there been any movement on the high school asking to use our pickleball courts. My high schooler wants to join that club so I am curious as to where that club is going to play.

Mr. Soriano stated so the last we did, I wanted days and times and he just never emailed. I told him I have to work with the school District's lawyer too. We should have in place for everybody out here. They're the high school. We have it for the high school swim team. But we should have these agreements between the teams. Even though he's not a varsity team it would still be the same thing so that the school District knows their kids are on property. Not all of them are going to be residents. So, you know, we are taking liability for them. We need that agreement in place. But we also can't give the school District any information if I don't have it from him on what days and times he was expecting. I didn't get that written out. I know the last I talked to him; he still wanted to be able to use it. But as far as other than just coming and asking or he hits me with an email every once in a while, hey, can we use it? He doesn't give me anything organized. That's the biggest issue.

Mr. Thomas stated that is all I was wondering, has there been anything official organized with the county's name on it, you know liability and all that other fun stuff.

Mr. Soriano stated I think if I look at that meeting, I think you guys were all good with me moving forward, allowing to use it. It was just we needed something organized so I could work with lawyer. If you talk to him, just tell him we have to have that. He needs to email with actual details and not just hey we are going to use it after school. We need those dates and times, things like that.

Mr. Thomas stated the courts and everything are holding up? There has been a lot of pickleball out there.

Mr. Soriano stated we are actually going down a little bit from this time last year, but there are a lot more facilities in the area. I think that pulls away a little bit. They are using it pretty good. In fact, we had a big tournament the last three days for Memorial Day Weekend. We had a good turnout. I did talk to them about remember a lot of these are nonresidents. We should be bringing in a little bit of funds to help out with things that they promised before, because they always ask us for something else.

Mr. Thomas stated they are always asking for something.

Mr. Soriano stated the biggest issue with that is we have been trying to be with them because of all of the tournaments and clinics they do and things like that. And he does pay for some guest passes, but not paying for all of it. They've asked to be forgiven on some of it. But that's the same thing. I want some kind of organization to say okay; you're going to pay for those guest passes if people show up just for playing. But if you actually have a scheduled clinic every Thursday night or Friday night that we know about, then we can set it up to where you can bring in so many people that are covered under the program, same way we do for other sports programs, whether it's soccer, whether it's swim team, they have that leniency. But it's expected to be resident driven.

Mr. Thomas stated a quick question, is that the extent of the paving the county plans on doing.

Mr. Soriano stated no, next week they are going to start coming this way towards the clock tower or at least that is the timeline plan that they put out.

Mr. Thomas stated they're going to stage their stuff where they staged it before, or they do they plan on staging it somewhere on our property. Because how they stage that area over there, they really messed that up, I don't want to have to call Chalon and say hey by the way there are 20 bulldozers on her beautiful grass area.

Mr. Soriano stated the area at the front actually isn't ours. We cut the grass.

Mr. Thomas stated I know that is Duval County.

Mr. Soriano stated I got another complaint from one of those homeowners today because there is a pile of asphalt up there and a big, huge box of trash they left there. I'll use a cone. So, if they leave those cones, I'll take them. But all the rest of the junk, yeah, it's been a week and a half to two weeks and they haven't cleaned it up. But I can only say so much since it's over that line. I'm hoping they have a better plan, and I'm hoping they plan out letting people in and out a little better than they did over there. We had a lot of problems with people getting stuck in the amenity center because they didn't have plans to get people out across the street directly. We had to drive all the way down and turn around to get back into Fitness center. You had to drive all the way out to Argyle, turn around, you know, like up by Chili's or the Wawa and then come back down because they weren't letting people cut across to the right. So, I hope they think it out better. But that was the plans that the next stretch is going to go from Oakley Village Parkway all the way across to the clock tower. So, they're not going to pave them in your District. Yeah.

Right now, I don't see anything more. I think that's all for Oakleaf Village Parkway. It's just Plantation Oaks. They didn't tell us about anything going into the neighborhoods.

Mr. Thomas stated I didn't think that they would, I thought it was just going to be the main roads. I was wondering if they were going to continue to my new favorite neighbors.

Mr. Soriano stated the way they originally told me it was going to end at the front of that.

Mr. Thomas stated okay.

Mr. Soriano stated but I'm not even sure they made it all the way down to the front. Right?

Mr. Thomas stated they made it to the Parkway.

Mr. Soriano stated just past the school.

Mr. Thomas stated yes.

Mr. Soriano stated that intersection so unless they are planning on doing it when they start this stretch. They were finished from what was out there.

Mr. Thomas stated since school's out, that might be something that I should plan for. Thank you. I have nothing else.

Ms. Giles stated Tom anything else?

Vice Chair Horton stated yeah, I got a couple things on the pickleball courts. Keeping in mind, they're going to open those indoor courts down the road there, so that could have a definite effect. I'm sure it's going to pull some people home. So, it might not expand any more than it is right now.

Mr. Soriano stated I'm fine with, you know, that way we don't have to be too strict on them apart, you know, constantly paying or anything like that. But at the same time, I want it to be open. I want people to use it, and they're really enjoying it. Everybody loves our facilities, I'm really happy with that part. But the part I always think about here is when we have those bigger programs, we have more of this stuff, it's also more liability, more that I have to watch out for maintenance in the future, wise, things like that. I'll actually be happy when the pickleball bar thing that's going up, up there opens up.

Mr. Thomas stated yeah drink wine.

Mr. Soriano stated yeah, wine and pickleball.

Vice Chair Horton stated the second thing I have is the Fall Creek playground equipment. How we doing all night?

Mr. Soriano stated not Fall Creek, we didn't vote on doing it all, not yet. It's the one we are waiting on right now. The one we're waiting on right now. So, I did get a processing notice. This is not delivery, but processing notice that we should have the first week of July, all of the extra parts to fix the ones at the amenity center. So just a few more weeks and people are getting on me about that. We had to finally close it up. I think I told you guys, you know, most of it's cosmetic, but when I start getting people, oh, you know, my kid falls off that I'm going to sue. You know, when they start making comments like that, I have to close it down. My maintenance guys. We are jumping on it. It's not going anywhere. But for safety concerns and people making statements like that, I had to fence it all. People were in a hurry to get that, you know, back to working order. Hopefully that first week of July we actually get the parts. That one's next and then we can move on to whatever playground you would like after that.

Vice Chair Horton stated how about the salt water pool.

Mr. Soriano stated we still have to get everything sealed up. I am working with Poolsure to look at our contract because we had some problems over Memorial Day weekend. We actually ran dry the Friday before and I was a little upset. So, we have about 800 gallons worth of tanks out there, and they do have WIFI readers on them so they're supposed to know when these things get kind of low. I was paying attention so luckily, I went out and purchased some chlorine just in case. But then they didn't show up the Friday before and I know that they're not delivering on the holiday, so I gave them a call. They didn't get here until the following Wednesday. It's 100 bucks at a time when I do something like that to get enough chlorine to go in all of those pools. But they did promise me they would reimburse me for it and they would check out why they weren't able to see any of the three WIFI readers they had out there. I think they just weren't paying attention and didn't deliver. But that's something we pay for so I need to talk to them about changing around our contract. And if I have to, I will go to a more detailed contract where I actually watch the gallons that we get delivered every week or every other week and we pay for a gallon. Now, your pool, if we have good oversight on it, and can't see savings, especially in the winter because you get a flat rate. So, you get charged even in some of those months. December, we pay an almost \$4,000, but we don't get any chemicals delivered. It's just not needed. But that's why in the summer, you actually many times get away with paying a little less because they just go flat rate throughout the year. But if I can move to that detailed, we have some nice computers that are all ours. I mentioned this last time. Everything other than the salt cells, we've

already installed. It helps control everything better and I can see when we're having problems like this. That's why I was kind of prepared. I didn't think they were going to take that long. It just happened to be over a very hot, busy weekend. But I'm hoping that if we can change it and we can pay per gallon, I'll be able to watch a little better and we can save a couple thousand. But the salt is still a ways away just because I have to get some of those items repaired. It would just be wasteful. We could put it in. We're not going to see a return on investment if we're constantly throwing in more salt and more fresh water to make that chlorine in there. So, it's not quite ready for something like that. I did look at another device, it is a salt cell type. But what it does is it uses what's kind of referred to as a brine tank. It's separate from your pool. You still throw salt in your pool, but you create the chlorine separately, which is nice because then I could just take it from the reserve tank and dump it in, in situations like this. It's produced by a salt cell. It is a different product than we looked at before, but it would be nice because it's separated and I could use it even at times like this when I'm having leaks or anything like that. I have chlorine that we're basically producing on site. I can bring that back to you guys' next time you start looking at that. That is something maybe we kind of change the plan to, but that is still something I would like want.

Vice Chair Horton stated I was on vacation last week and there was a large pool with a lot of people in there. It must have been a salt pool.

Mr. Soriano stated there are a lot of benefits. So even as you see, this filter has now been off for two weeks in this big lap pool back there. And the salt takes a little bit longer for there to be an issue with algae growth. I've had no filter. It's been almost 100 degrees out. There has been a lot of people everywhere else and that pool is still nice and clear and we don't have a way to circulate the water. So it is, you know, highly beneficial to look at salt.

Vice Chair Horton stated like the pool I was in, it was warm water, bath water almost but it was good.

Mr. Soriano stated it's still something I'm going to get to. I just didn't want to do it now if it's not going to benefit us. So, we are not going to see a savings. In fact, we probably would use more salt and, you know, and not get the result we wanted. That's a lot of money and time to put into it. So, I'd rather get some of these other leaks and fiberglass issues taken care of before we put something like that in it.

Ms. Giles stated thanks Tom.

Ms. Giles stated Andre?

Mr. Lanier stated thank you for the pressure washing.

SEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – July 14, 2025 @ 4:00 p.m. at the Plantation Oaks Amenity Center

Ms. Giles stated the next meeting is scheduled for July 14, 2025 here at the same location at 4:00 p.m.

EIGHTH ORDER OF BUSINESS

Adjournment

Ms. Giles stated unless there is anything else, I just look for a motion to adjourn.

On MOTION by Mr. Thomas seconded by Ms. Ambrosio with all in favor the meeting was adjourned.

Secretary/Assistant Secretary	Chairman/Vice Chairman



Community Development District

Unaudited Financial Reporting

May 31, 2025



Community Development District

Combined Balance Sheet

May 31, 2025

	General Fund	Recreation Fund	Ι	Debt Service Fund	Ca	pital Reserve Fund	ve Totals Governmental F		
Assets:									
Cash:									
Operating Account	\$ 7,648	\$ 130,452	\$	-	\$	31,762	\$	169,862	
Due from Other	25	137		-		-		162	
Due from Middle Village	-	6,977		-		-		6,977	
Investments:									
State Board of Administration (SBA)	371	103,085		-		1,341,469		1,444,925	
Custody Account-General Fund Excess	170,328	1,704,676		-		82		1,875,086	
<u>Series 2013 A-1</u>									
Reserve	-	-		868,806		-		868,806	
Revenue	-	-		955,697		-		955,697	
Prepayment	-	-		269		-		269	
<u>Series 2013 A-2</u>									
Reserve	-	-		95,634		-		95,634	
Prepaid Expenses	3,409	-		-		-		3,409	
Deposits	-	4,583		-		-		4,583	
Total Assets	\$ 181,780	\$ 1,949,911	\$	1,920,407	\$	1,373,313	\$	5,425,411	
Liabilities:									
Accounts Payable	\$ 3,255	\$ 13,766	\$	-	\$	6,092	\$	23,113	
Accrued Expenditures	-	9,257		-		-		9,257	
Total Liabilites	\$ 3,255	\$ 23,024	\$	-	\$	6,092	\$	32,370	
Fund Balance:									
Nonspendable:									
Prepaid Items	\$ 3,409	\$ -	\$	-	\$	-	\$	3,409	
Deposits	-	4,583		-		-		4,583	
Restricted for:									
Debt Service - Series	-	-		1,920,407		-		1,920,407	
Assigned for:									
Capital Reserve Fund	-	-		-		1,367,222		1,367,222	
Unassigned	175,116	1,922,304		-		-		2,097,420	
Total Fund Balances	\$ 178,525	\$ 1,926,887	\$	1,920,407	\$	1,367,222	\$	5,393,040	
Total Liabilities & Fund Balance	\$ 181,780	\$ 1,949,911	\$	1,920,407	\$	1,373,313	\$	5,425,411	

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

		Adopted	Pror	Prorated Budget		Actual		
		Budget	Thr	u 05/31/25	Thr	u 05/31/25	7	arian <i>c</i> e
Revenues:								
Special Assessments - Tax Roll	\$	184,075	\$	184,075	\$	183,021	\$	(1,054)
Interest Income		2,500		2,500		3,952		1,452
Total Revenues	\$	186,575	\$	186,575	\$	186,973	\$	398
Expenditures:								
•								
General & Administrative:								
Supervisor Fees	\$	12,000	\$	8,000	\$	7,600	\$	400
FICA Expense		918		612		581		31
Engineering		5,000		3,333		4,678		(1,345)
Arbitrage		700		700		700		-
Dissemination		1,798		1,199		1,199		(0)
Assessment Roll		9,227		9,227		9,227		0
Attorney		42,000		28,000		13,368		14,632
Annual Audit		5,400		5,400		6,000		(600)
Trustee Fees		9,500		8,815		8,815		-
Management Fees		72,865		48,577		48,577		0
Information Technology		2,407		1,605		1,605		(0)
Telephone		600		400		117		283
Postage		2,000		1,333		426		907
Printing		2,500		1,667		362		1,305
Insurance		10,556		10,556		10,268		288
Legal Advertising		2,800		1,867		666		1,201
Office Supplies		200		133		13		120
Website Compliance		2,809		1,873		1,873		0
Dues, Licenses & Subscriptions		175		175		175		-
Other Current Charges		120		80		20		60
Capital Reserve Funding		3,000		-		-		-
Total General & Administrative Expenditures	\$	186,575	\$	133,551	\$	116,268	\$	17,283
	φ		Α	52.02.		F. F. F.	Φ	(4.6.005)
Excess (Deficiency) of Revenues over Expenditures	\$	-	\$	53,024	\$	70,705	\$	(16,885)
Net Change in Fund Balance	\$	-	\$	53,024	\$	70,705	\$	(16,885)
Fund Balance - Beginning	\$				\$	107,820		
Fund Balance - Ending	\$	-			\$	178,525		

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	\$ - \$	5,152 \$	169,938 \$	1,545 \$	2,592 \$	2,847 \$	947 \$	- \$	- \$	- \$	- \$	- \$	183,021
Interest Income	335	193	200	717	670	582	53	1,203	-	-	-	-	3,952
Total Revenues	\$ 335 \$	5,345 \$	170,138 \$	2,262 \$	3,262 \$	3,429 \$	1,000 \$	1,203 \$	- \$	- \$	- \$	- \$	186,973
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000 \$	600 \$	1,000 \$	1,000 \$	1,000 \$	1,000 \$	1,000 \$	1,000 \$	- \$	- \$	- \$	- \$	7,600
FICA Expense	77	46	77	77	77	77	77	77	-	-	-	-	581
Engineering	1,035	420	240	333	450	345	350	1,505	-	-	-	-	4,678
Arbitrage	-	-	-	-	-	-	700	-	-	-	-	-	700
Dissemination	150	150	150	150	150	150	150	150	-	-	-	-	1,199
Assessment Roll	9,227	-	-	-	-	-	-	-	-	-	-	-	9,227
Attorney	3,086	1,305	814	1,618	1,848	2,091	1,783	824	-	-	-	-	13,368
Annual Audit	-	-	-	-	-	500	5,000	500	-	-	-	-	6,000
Trustee Fees	3,409	-	-	-	-	5,406	-	-	-	-	-	-	8,815
Management Fees	6,072	6,072	6,072	6,072	6,072	6,072	6,072	6,072	-	-	-	-	48,577
Information Technology	201	201	201	201	201	201	201	201	-	-	-	-	1,605
Telephone	6	24	19	4	12	23	24	5	-	-	-	-	117
Postage	22	12	98	50	21	54	12	155	-	-	-	-	426
Printing	64	36	52	27	45	36	64	39	-	-	-	-	362
Insurance	10,268	-	-	-	-	-	-	-	-	-	-	-	10,268
Legal Advertising	139	70	-	153	76	-	76	153	-	-	-	-	666
Office Supplies	9	1	1	0	1	1	1	1	-	-	-	-	13
Website Compliance	234	234	234	234	234	234	234	234	-	-	-	-	1,873
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Other Current Charges	-	-	10	-	10	-	-	-	-	-	-	-	20
Capital Reserve Funding	-	-	-	-	-	-	-	-	-	-	-	-	-
Total General & Administrative Expenditures	\$ 35,173 \$	9,170 \$	8,967 \$	9,917 \$	10,195 \$	16,190 \$	15,744 \$	10,914 \$	- \$	- \$	- \$	- \$	116,268
Excess (Deficiency) of Revenues over Expenditures	\$ (34,838) \$	(3,825) \$	161,171 \$	(7,654) \$	(6,933) \$	(12,761) \$	(14,744) \$	(9,711) \$	- \$	- \$	- \$	- \$	70,705
Net Change in Fund Balance	\$ (34,838) \$	(3,825) \$	161,171 \$	(7,654) \$	(6,933) \$	(12,761) \$	(14,744) \$	(9,711) \$	- \$	- \$	- \$	- \$	70,705

Community Development District

Recreation Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

	Adopted	Pro	rated Budget		Actual		
	Budget	Thi	ru 05/31/25	Th	ru 05/31/25	1	/ariance
Revenues:							
Special Assessments - Tax Roll	\$ 2,144,534	\$	2,144,534	\$	2,132,254	\$	(12,279)
Interest Income	25,000		25,000		41,073		16,073
Amenities Revenue/Miscellaneous	25,000		25,000		25,400		400
Sports Revenue	30,000		20,000		3,425		(16,575)
Total Revenues	\$ 2,224,534	\$	2,214,534	\$	2,202,153	\$	(12,381)
Expenditures:							
Administrative:							
Management Fees - On Site Staff	\$ 233,919	\$	155,946	\$	155,946	\$	(0)
Insurance	141,137		141,137		120,080		21,057
Other Current Charges	3,500		2,333		1,152		1,182
Permit Fees	1,625		1,625		2,056		(431)
Subtotal Administrative	\$ 380,181	\$	301,041	\$	279,234	\$	21,808
Maintenance:							
Security	\$ 111,280	\$	74,187	\$	71,821	\$	2,365
Security - Clay County Off-Duty Sheriff	47,304		31,536		38,066		(6,530)
Water - Irrigation	15,000		10,000		10,244		(244)
Irrigation Maintenance	5,000		3,333		-		3,333
Streetlighting	32,000		21,333		18,449		2,885
Electric	36,000		24,000		26,220		(2,220)
Landscape Maintenance	507,134		338,089		315,297		22,792
Common Area Maintenance	75,000		50,000		42,297		7,703
Lake Maintenance	31,000		20,666		17,360		3,306
Capital Reserve Funding	428,079		-		-		-
Subtotal Maintenance	\$ 1,287,796	\$	573,145	\$	539,754	\$	33,391

Community Development District

Recreation Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

	Adopted Prorated Budget			rated Budget		Actual		
		Budget	Th	ru 05/31/25	Th	ru 05/31/25		Variance
Recreation Facility:								
Amenity Staff	\$	150,500	\$	100,333	\$	77,948	\$	22,385
Refuse Services		19,000		12,667		15,752		(3,085)
Telephone		8,500		5,666		4,764		903
Electric		29,000		19,333		20,739		(1,406)
Cable		9,707		6,472		6,972		(500)
Pool Maintenance		39,000		26,000		27,037		(1,037)
Water / Sewer/Reclaim		48,000		32,000		23,678		8,322
Facility Maintenance-General		75,000		50,000		42,043		7,957
Facility Maintenance-Preventative		10,000		6,667		1,955		4,712
Facility Maintenance - Contingency		40,000		26,667		6,313		20,353
Lighting Repairs		9,500		6,333		4,388		1,945
Special Events		10,250		6,833		6,347		486
Office Supplies & Equipment		1,400		933		518		415
Janitorial		70,200		46,800		41,200		5,600
Recreation Passes		4,000		2,667		2,365		302
Pool Leak Repairs		2,500		1,667		-		1,667
Multiuse Field		30,000		20,000		-		20,000
Subtotal Recreation Facility	\$	556,557	\$	371,038	\$	282,019	\$	89,019
Total Fores diterras	\$	2 224 524	\$	1245224	\$	1 101 006	\$	144 210
Total Expenditures	•	2,224,534	•	1,245,224	•	1,101,006	•	144,218
Excess (Deficiency) of Revenues over Expenditures	\$	-	\$	969,310	\$	1,101,146	\$	(156,598)
Net Change in Fund Balance	\$	-	\$	969,310	\$	1,101,146	\$	(156,598)
Fund Balance - Beginning	\$	-			\$	825,741		
Fund Balance - Ending	\$				\$	1,926,887		
	-					,,		

Community Development District

Recreation Fund Month to Month

	0ct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ - \$	181,569 \$	1,858,281 \$	18,008 \$	30,196 \$	33,168 \$	11,032 \$	- \$	- \$	- \$	- \$	- \$	2,132,254
Interest Income	3,165	1,757	1,858	6,701	7,048	6,600	7,377	6,567	-	-	-	-	41,073
Amenities Revenue/Miscellaneous	1,666	689	2,436	2,710	1,915	3,253	9,811	2,922	-	-	-	-	25,400
Sports Revenue	-	-	-	-	-	-	-	3,425	-	-	-	-	3,425
Total Revenues	\$ 4,830 \$	184,015 \$	1,862,575 \$	27,419 \$	39,158 \$	43,021 \$	28,221 \$	12,914 \$	- \$	- \$	- \$	- \$	2,202,153
Expenditures:													
Administrative:													
Management Fees - On Site Staff	\$ 19,493 \$	19,493 \$	19,493 \$	19,493 \$	19,493 \$	19,493 \$	19,493 \$	19,493 \$	- \$	- \$	- \$	- \$	155,946
Insurance	119,739	-	-	341	-	-	-	-	-	-	-	-	120,080
Other Current Charges	103	80	198	81	139	95	139	317	-	-	-	-	1,152
Permit Fees	781	-	-	-	-	499	-	775	-	-	-	-	2,056
Subtotal Administrative	\$ 140,116 \$	19,573 \$	19,691 \$	19,915 \$	19,632 \$	20,088 \$	19,632 \$	20,586 \$	- \$	- \$	- \$	- \$	279,234
Maintenance:													
Security	\$ 9,223 \$	8,996 \$	9,279 \$	8,657 \$	8,374 \$	9,336 \$	8,763 \$	9,194 \$	- \$	- \$	- \$	- \$	71,821
Security - Clay County Off-Duty Sheriff	5,440	4,213	4,183	3,550	4,660	4,043	4,091	7,888	-	-	-	-	38,066
Water - Irrigation	1,820	1,720	1,530	1,231	845	128	1,302	1,669	-	-	-	-	10,244
Irrigation Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Streetlighting	2,305	2,305	2,305	2,305	2,304	2,304	2,304	2,317	-	-	-	-	18,449
Electric	3,484	3,397	3,523	3,041	2,071	3,056	3,781	3,867	-	-	-	-	26,220
Landscape Maintenance	39,412	39,412	39,412	39,412	39,412	39,412	39,412	39,412	-	-	-	-	315,297
Common Area Maintenance	6,250	-	5,000	4,800	5,250	9,500	8,347	3,150	-	-	-	-	42,297
Lake Maintenance	2,170	2,170	2,170	2,170	2,170	2,170	2,170	2,170	-	-	-	-	17,360
Capital Reserve Funding	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Maintenance	\$ 70,103 \$	62,213 \$	67,402 \$	65,165 \$	65,086 \$	69,948 \$	70,170 \$	69,666 \$	- \$	- \$	- \$	- \$	539,754

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	\$ 15,547 \$	5,383 \$	5,629 \$	5,090 \$	5,389 \$	5,688 \$	12,665 \$	22,558 \$	- \$	- \$	- \$	- \$	77,948
Refuse Services	1,738	1,738	1,850	1,738	2,172	2,172	2,172	2,172	-	-	-	-	15,752
Telephone	377	1,592	378	642	466	378	88	843	-	-	-	-	4,764
Electric	2,667	2,726	2,304	2,562	2,415	2,393	2,599	3,073	-	-	-	-	20,739
Cable	814	816	831	904	902	902	902	901	-	-	-	-	6,972
Pool Maintenance	3,280	3,280	3,280	3,439	3,439	3,439	3,439	3,439	-	-	-	-	27,037
Water / Sewer/Reclaim	3,740	2,790	2,400	2,214	2,068	2,667	4,073	3,725	-	-	-	-	23,678
Facility Maintenance-General	6,250	5,000	4,681	5,250	5,500	4,500	5,462	5,400	-	-	-	-	42,043
Facility Maintenance-Preventative	335	-	-	155	335	640	490	-	-	-	-	-	1,955
Facility Maintenance - Contingency	1,000	-	800	-	1,000	1,837	1,145	531	-	-	-	-	6,313
Lighting Repairs	790	-	550	-	790	1,367	790	101	-	-	-	-	4,388
Special Events	720	1,186	475	2,679	492	300	-	495	-	-	-	-	6,347
Office Supplies & Equipment	-	13	-	235	13	-	191	65	-	-	-	-	518
Janitorial	5,150	5,150	5,150	5,150	5,150	5,150	5,150	5,150	-	-	-	-	41,200
Recreation Passes	-	368	-	25	-	768	1,204	-	-	-	-	-	2,365
Pool Leak Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Multiuse Field	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Recreation Facility	\$ 42,409 \$	30,043 \$	28,329 \$	30,083 \$	30,130 \$	32,201 \$	40,371 \$	48,454 \$	- \$	- \$	- \$	- \$	282,019
Total Expenditures	\$ 252,628 \$	111,830 \$	115,422 \$	115,163 \$	114,849 \$	122,237 \$	130,173 \$	138,706 \$	- \$	- \$	- \$	- \$	1,101,006
Excess (Deficiency) of Revenues over Expenditures	\$ (247,798) \$	72,185 \$	1,747,154 \$	(87,744) \$	(75,690) \$	(79,216) \$	(101,952) \$	(125,792) \$	- \$	- \$	- \$	- \$	1,101,146
Net Change in Fund Balance	\$ (247,798) \$	72,185 \$	1,747,154 \$	(87,744) \$	(75,690) \$	(79,216) \$	(101,952) \$	(125,792) \$	- \$	- \$	- \$	- \$	1,101,146

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 May 31, 2025

		Adopted	Pro	rated Budget		Actual		
		Budget	Thi	ru 05/31/25	Th	ru 05/31/25	7	/ariance
Revenues:								
Special Assessments - Tax Roll	\$	1,976,742	\$	1,976,742	\$	1,950,800	\$	(25,942)
Interest Income	·	10,000	·	10,000	·	80,505	·	70,505
Total Revenues	\$	1,986,742	\$	1,986,742	\$	2,031,304	\$	44,563
Expenditures:								
Series 2013 A-1								
Interest 11/1	\$	294,788	\$	294,788	\$	294,788	\$	-
Interest 5/1		294,788		294,788		294,788		-
Principal 5/1		1,170,000		1,170,000		1,170,000		-
Series 2013 A-2								
Interest 11/1		41,400		41,400		41,400		-
Interest 5/1		41,400		41,400		41,400		-
Principal 5/1		110,000		110,000		110,000		-
Total Expenditures	\$	1,952,375	\$	1,952,375	\$	1,952,375	\$	=
Excess (Deficiency) of Revenues over Expenditures	\$	34,367	\$	34,367	\$	78,929	\$	44,563
Excess (Denciency) of Revenues over Expenditures	Ψ	34,307	Ψ	34,307	Ψ	70,727	Ψ	77,303
Net Change in Fund Balance	\$	34,367	\$	34,367	\$	78,929	\$	44,563
Fund Balance - Beginning	\$	850,479			\$	1,841,477		
Fund Balance - Ending	\$	884,846			\$	1,920,407		

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

	Adopted		Pro	rated Budget		Actual		
		Budget	Thr	u 05/31/25	Th	ru 05/31/25	١	Variance
Revenues								
Transfer In from General Fund	\$	3,000	\$	-	\$	-	\$	-
Transfer In from Recreation Fund		428,079		-		-		-
Interest		3,000		3,000		40,909		37,909
Total Revenues	\$	434,079	\$	3,000	\$	40,909	\$	37,909
Expenditures:								
Repairs & Replacements	\$	500,000	\$	333,333	\$	142,473	\$	190,860
Total Expenditures	\$	500,000	\$	333,333	\$	142,473	\$	190,860
Excess (Deficiency) of Revenues over Expenditures	\$	(65,921)			\$	(101,564)		
Net Change in Fund Balance	\$	(65,921)			\$	(101,564)		
Fund Balance - Beginning	\$	1,470,985			\$	1,468,786		
Fund Balance - Ending	\$	1,405,064			\$	1,367,222		

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

Bonds outstanding - 9/30/2013 \$ 24,850,000 Less: November 1, 2013 Less: May 1, 2014 (Mandatory) (860,000)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)Less: May 1, 2024 (Mandatory) (1,125,000)Less: May 1, 2025 (Mandatory) (1,170,000)

Series 2013 A-2, Special Assessment Refunding Bonds

13,010,000

1,330,000

Current Bonds Outstanding

Current Bonds Outstanding

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)
Less: May 1, 2024 (Mandatory)	(105,000)
Less: May 1, 2025 (Mandatory)	(110,000)

C.

DOUBLE BRANCH COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2025 Assessments Receipts Summary

ASSESSED	# UNITS ASSESSED	SERIES 2013A DEBT SERVICE ASSESSED	GENERAL FUND O&M ASSESSED	RECREATION FUND O&M ASSESSED	TOTAL ASSESSED
NET TAX ROLL ASSESSED NET	45,481	1,961,878.15	184,060.31	2,144,362.91	4,290,301.37
TOTAL ASSESSED	45,481	1,961,878.15	184,060.31	2,144,362.91	4,290,301.37

	SUMMARY OF TAX ROLL RECEIPTS					
		SERIES 2013A		RECREATION		
		DEBT SERVICE	GENERAL FUND	FUND O&M		
CLAY COUNTY DISTRIBUTION	DATE RECEIVED	RECEIVED	O&M RECEIPTS	RECEIPTS	TOTAL RECEIVED	
1	11/07/24	8,608.31	807.62	9,409.02	18,824.95	
2	11/13/24	46,301.67	4,343.95	50,608.44	101,254.06	
3	11/26/24	111,207.68	10,433.33	121,551.69	243,192.70	
4	12/06/24	1,609,281.97	150,980.30	1,758,969.87	3,519,232.14	
5	12/19/24	59,694.58	5,600.45	65,247.09	130,542.12	
6	01/27/25	31,165.56	2,923.90	34,064.43	68,153.89	
7	02/06/25	16,472.51	1,545.43	18,004.71	36,022.65	
8	03/08/25	27,628.79	2,592.09	30,198.69	60,419.57	
9	04/07/25	30,345.40	2,846.96	33,167.98	66,360.34	
10	05/06/25	10,093.46	946.95	11,032.32	22,072.73	
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
TOTAL TAX ROLL RECEIPTS		1,950,799.93	183,020.98	2,132,254.24	4,266,075.15	

PERCENT COLLECTED		DEBT	O&M	TOTAL
TOTAL PERCENT COLLECTED	99	9.44% 9	9.44%	99.44%



Double BranchCommunity Development District

Check Run Summary

June 30, 2025

Fund	Date	Check No.		Amount
General Fund				
Accounts Payable	6/6/25	1865-1866	\$	6,850.41
	6/13/25	1867		1,505.34
	6/24/25	1868-1869		195.00
		Sub-Total	\$	8,550.75
Recreation Fund				
Accounts Payable	6/6/25	7753-7757	\$	54,315.77
	6/13/25	7758-7759		24,643.25
	6/24/25	7760-7775		2,869.47
	6/26/25	7776-7777		200.00
		Sub-Total	\$	82,028.49
Capital Reserve Fund				
Accounts Payable	6/24/25	374-376	\$	6,486.21
Accounts Fayable			Ф	·
	6/26/25	377-381		1,741.06
		Sub-Total	\$	8,227.27
Total			\$	98,806.51

AP300R *** CHECK DATES	YEAR-TO-DATE 2006/01/2025 - 06/30/2025 *** DO	ACCOUNTS PAYABLE PREPAID/COMPUTER OUBLE BRANCH - GENERAL FUND ANK A GENERAL FUND	CHECK REGISTER	RUN 7/07/25	PAGE 1
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
6/06/25 00035	6/01/25 2510 202506 310-51300- JUN MANAGEMENT FEES	34000	*	6,072.08	
	6/01/25 2510 202506 310-51300-1 JUN WEBSITE ADMIN	52000	*	234.08	
	6/01/25 2510 202506 310-51300-1 JUN INFO TECH	35100	*	200.58	
	6/01/25 2510 202506 310-51300-	31300	*	149.83	
	JUN DISSEM AGENT SRVCS 6/01/25 2510 202506 310-51300-	51000	*	1.02	
	OFFICE SUPPLIES 6/01/25 2510 202506 310-51300-	42000	*	71.15	
	POSTAGE 6/01/25 2510 202506 310-51300-	42500	*	31.50	
	COPIES 6/01/25 2510 202506 310-51300-	41000	*	13.92	
	TELEPHONE	GOVERNMENTAL MANAGEMENT SERVICES	3		6,774.16 001865
6/06/25 00111	5/29/25 25-00186 202505 310-51300-	48000	*	76.25	
	6/9 NTC OF BOS MTG				76.25 001866
6/13/25 00116	6/10/25 193407 202505 310-51300-	31100	*	1,505.34	
	6/10/25 193407 202505 310-51300- MAY ENGINEERING SERVICES	MATTHEWS DESIGN GROUP LLC			1,505.34 001867
6/24/25 00023	6/07/21 198354 202506 310-51300-3	31100	*	97.50	
	MAY PROFESSIONAL SERVICES	ENGLAND-THIMS & MILLER, INC.			97.50 001868
	6/12/21 198695 202506 310-51300-3	31100	*	97.50	
	JUN PROFESSIONAL SERVICES	ENGLAND-THIMS & MILLER, INC.			97.50 001869

TOTAL FOR BANK A 8,550.75
TOTAL FOR REGISTER 8,550.75

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

Invoice

Invoice #: 2510 Invoice Date: 6/1/25 Due Date: 6/1/25

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 - June 2025 Website Administration - June 2025 Information Technology - June 2025 Dissemination Agent Services - June 2025 Office Supplies Postage Copies Felephone		6,072.08 234.08 200.58 149.83 1.02 71.15 31.50 13.92	6,072.08 234.08 200.58 149.83 1.02 71.15 31.50 13.92

Total	\$6,774.16
Payments/Credits	\$0.00
Balance Due	\$6,774.16

Jacksonville Daily Record

A Division of Daily Record & Observer, LLC

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

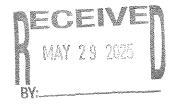
INVOICE

May 29, 2025

Date

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

FL 32092



Serial # 25-00186C PO/File #	\$76.25
	Payment Due
Notice of Meeting of the Board of Supervisors	\$76.25
Double Branch Community Development District	Publication Fee
Case Number	Amount Paid
Publication Dates 5/29	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 # 25-00186C on your check or remittance advice.

 $Your \ notice \ was \ published \ on \ both \ \emph{jax daily record. com} \ and \ \emph{florida public notices. com}.$

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

SUPERVISORS
Notice is hereby given that the
Board of Supervisors of the Double Branch Community Development District is scheduled to be
meet on Monday, June 9, 2025,
at 4:00 p.m. at the Plantation
Oaks Amenity Center, 8:45 Oakled
Plantation Parkway, Crange Park Plantation Parkway, Orange Park,

Florida 32065.

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 participute by telephone. ida Law for Community Developpate by telephone.

Any person requiring special

accommodations at this meeting because of a disability or physi-cal impairment should contact the cal 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 of the contacting the District Manager of the contact of the

in contacting the District Manager's Office.

A person who decides to appeal A person was to decrees to appear any decision made by the Board with respect to any matter con-sidered 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 00 (25-00186C) May 29

Project Manager

Alex Acree

Matthews

Governmental Management Services Marilee Giles 475 West Town Place St. Augustine, FL 32092

Engineering - Architecture - Planning - Surveying

June 10, 2025

Invoice #

193407

31.59

1,505.34

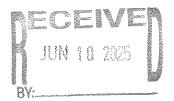
Project

0000021873.0000

Double Branch CDD

This invoice includes charges for tasks performed for your project, including:

- Coordination with District Staff
- Meeting Agenda Review
- Updates to Punch List
- **CDD Meeting**



31.59

Please call Alex Acree if you have any questions or concerns regarding your project.

For billing inquiries, please contact our Accounting Department.

Total Reimbursables

Professional Services through May 31, 2025

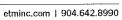
Phase	0001	Engineering Services				
			Hours	Rate	Amount	
Vice Pre	sident of Production	n	.25	290.00	72.50	
	truction Inspector	•••	6.25	210.00	1,312.50	
	Coordinator 3		.25	115.00	28.75	
Project A	dministrator		.50	120.00	60.00	
	Total La	bor				1,473.75
Phase	0999	Reimbursable Expenses				
Reimbursab	le Expenses					
Mileage/	Parking/Tolls				31.59	

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	1,473.75	12,105.00	13,578.75
Expense	31.59	0.00	31.59
Unit	0.00	12.12	12.12
Interest	0.00	5.18	5.18
Totals	1,505.34	12,122.30	13,627.64

Total Due:







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

June 07, 2021

Invoice No:

198354

Total This Invoice

\$97.50

Project

01149.32000

Double Branch CDD - 2022/2023 General Consulting Engineering Services

(WA#18A)

Work Description: Modify parking lot to amenity center.

Professional Services rendered through May 31, 2021

Labor

	Hours	Rate	Amount	
Principal - Vice President	.50	195.00	97.50	
Totals	.50		97.50	
Total Labor				97.50
		Total This	Invoice	\$97.50

Project 01149.32000 Double Br.CDD-2014/15 Gen.Con.Eng.Sv(18A Invoice 198354

Billing Backup Thursday, June 19, 2025

ENGLAND-THIMS AND MILLER, INC.

Invoice 198354 Dated 6/7/2021

8:57:50 AM

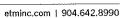
Project

01149.32000

Double Branch CDD - 2022/2023 General Consulting Engineering Services (WA#18A)

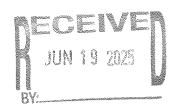
Labor

			Hours	Rate	Amount	
Princ	ipal - Vice President					
23320	Ma, Ka Tai	5/15/2021	.50	195.00	97.50	
	Totals		.50		97.50	
	Total Labor					97.50
				Total this	Project	\$97.50
				Total this	Report	\$97.50





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



July 12, 2021

Invoice No:

198695

Total This Invoice

\$97.50

Project

01149.32000

Double Branch CDD - 2022/2023 General Consulting Engineering Services

ΛΛ/Δ#18A

Work Description: Modify parking lot to amenity center.

Professional Services rendered through June 30, 2021

Labor

	Hours	Kate	Amount	
Principal - Vice President	.50	195.00	97.50	
Totals	.50		97.50	
Total Labor				97.50
		Total This	Invoice	\$97.50

Project	01149.32000	Double Br.CDD-201	Invoice	198695		
Billing	Backup				Thursday, J	une 19, 2025
	THIMS AND MILLER, INC.	Invo		8;56;51 AM		
Project	01149.32000	Double Brand (WA#18A)	h CDD - 2022/20	023 General Cor	sulting Engineering	Services
Labor						
Labor			Hours	Rate	Amount	
	al - Vice President		Hours	Rate	Amount	
Principa	al - Vice President Ma, Ka Tai	7/3/2021	Hours	Rate 195.00	Amount 97.50	
		7/3/2021				

Total this Report

\$97.50

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/07/25 PAGE 1 DOUBLE BRANCH - REC FUND BANK B RECREATION FUND

CHECK VEI DATE	D#INVOICE EXPENSED TO DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK
6/06/25 000	92 6/03/25 2511 202505 300-36900-1	10300	*	581.25	
	MAY FACILITY EVENT STAFF	GOVERNMENTAL MANAGEMENT SERVICES			581.25 007753
6/06/25 000		46800	*	2,170.00	
	JUN LAKE MAINTENANCE	THE LAKE DOCTORS, INC.			2,170.00 007754
6/06/25 003	86 6/01/25 13129562 202506 320-57200-4		*	3,439.08	
	JUN POOL CHEMICALS	POOLSURE			3,439.08 007755
6/06/25 008			*	8,713.32	
	JUN SECURITY SERVICES	SECURITY DEVELOPMENT GROUP LLC			8,713.32 007756
6/06/25 006		SECURITY DEVELOPMENT GROUP LLC	*	39,412.12	
	JUN LANDSCAPE MAINTENANCE	VERDEGO LLC		•	39,412.12 007757
6/13/25 000	92		*	19,493.25	
0/13/23 000	JUN FACILITY MANAGEMENT			•	19,493.25 007758
-			*		19,493.25 007756
6/13/25 002	97 6/01/25 376 202506 320-57200-6 JUN JANITORIAL SERVICES			5,150.00	
		RIVERSIDE MANAGEMENT SERVICES, INC	!		5,150.00 007759
6/24/25 009	22 6/16/25 06162025 202506 300-36900-1 DEPOSIT REFUND	10300	*	100.00	
	DEFOSII KEFUND	BARBARA FLYNN-TOLLIVER			100.00 007760
6/24/25 013	03 6/16/25 06162025 202506 300-36900-1		*	100.00	
	DEPOSIT REFUND	BOBBIE GIBBS			100.00 007761
6/24/25 010		46610	*	335.00	
	JUN PREVENTATIVE MAINT	ALLWAYS IMPROVING LLC			335.00 007762
6/24/25 000		41000	*	88.04	
	APR PHONES 5/30/25 2514 202504 320-57200-5	51000	*	65.18	
	APR OFFICE SUPPLIES	GOVERNMENTAL MANAGEMENT SERVICES			153.22 007763

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/07/25 PAGE 2 DOUBLE BRANCH - REC FUND BANK B RECREATION FUND

CHECK VEND#INVOICE DATE INV	EEXPENSED TO VOICE YRMO DPT ACCT# S		STATUS	AMOUNT	CHECK AMOUNT #
6/24/25 00092 6/17/25 251		L0300	*	981.25	
JU	UN FACILITY EVENT STAFF	GOVERNMENTAL MANAGEMENT SERVICES	5		981.25 007764
6/24/25 01100 6/16/25 061	162025 202506 300-36900-1			100.00	
DE	EPOSIT REFUND	JAMES JACKSON			100.00 007765
6/24/25 01098 6/17/25 061	172025 202506 300-36900-1 EPOSIT REFUND			100.00	
DE	EPOSII REFUND	JENNY CHICKERING			100.00 007766
6/24/25 01097 6/17/25 061	172025 202506 300-36900-1 EPOSIT REFUND	 L0300	*	100.00	
Di	EPOSII REFUND	PAUL BAILEY			100.00 007767
6/24/25 01104 6/16/25 061	162025 202506 300-36900-1 EPOSIT REFUND	10300	*	100.00	
		PEYTON ATHA			100.00 007768
6/24/25 01105 6/16/25 061	162025 202506 300-36900-1 EPOSIT REFUND		*	100.00	
		PHILLIP KARSTEDT			100.00 007769
6/24/25 01096 6/17/25 061	172025 202506 300-36900-1 EPOSIT REFUND		*	200.00	
		PRIYAL PATEL			200.00 007770
6/24/25 01101 6/16/25 061	162025 202506 300-36900-1 EPOSIT REFUND		*	100.00	
		RIKKA KATE KOLESZKO			100.00 007771
6/24/25 01102 6/16/25 061	162025 202506 300-36900-1 EPOSIT REFUND		*	100.00	
		ROSELENE LOUISSAINT			100.00 007772
6/24/25 01099 6/16/25 061	162025 202506 300-36900-1 EPOSIT REFUND		*		
		SHERI SCHEUNEMAN			100.00 007773
6/24/25 01028 6/16/25 061	162025 202506 300-36900-1 EPOSIT REFUND	L0300	*	100.00	
		TERRANCE MOORE			100.00 007774
6/24/25 01106 6/16/25 061 DE	162025 202506 300-36900-1 EPOSIT REFUND		*	100.00	
		YAO ZHAO			100.00 007775

AP300R *** CHECK NOS. 007753-007777

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/07/25 PAGE 3 DOUBLE BRANCH - REC FUND BANK B RECREATION FUND

CHECK DATE	VEND#	INVO	OICE INVOICE		ENSED TO DPT ACCT# S	SUB SU	BCLASS	VENDOR 1	NAME	ST	ATUS	AMOUNT	CHECK
6/26/25	01107	6/23/25	06232025 DEPOSIT		300-36900-3	10300					*	100.00	
						EMILI	A CABOT	AGE					100.00 007776
6/26/25	01108	6/23/25	06232025 DEPOSIT		300-36900-3	10300					*	100.00	
			221 0011	REI OND		KEITH	VINCEN	T					100.00 007777
								7	TOTAL	FOR BANK B		82,028.49	
								7	TOTAL	FOR REGISTER		82,028.49	

Governmental Management Services, LLC

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

Invoice

Invoice #: 2511

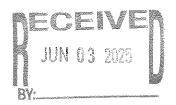
Due Date: 6/3/25

Invoice Date: 6/3/25

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 May 31, 2025	23.25	25.00	581.25
2,300.369.103			
	Total		\$581.25
	Payment	s/Credits	\$0.00

Total	\$581.25
Payments/Credits	\$0.00
Balance Due	\$581.25
	λ 1

Governmental Management Services, LLC 2655 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
23.25	Facility Event Staff	\$	25.00	\$	581.25
	Covers Period End: May 31, 2025				
	Amenities Revenue # 2.300.369.103				



Post Office Box 162134 Altamonte Springs, FL 32716 (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 Pkwy Orange Park, FL 32065

0000000019082001000000027844000000021700055

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

ACCOUNT NUMBER	DATE	BALANCE
708477	6/1/2025	\$2,170.00

The Lake Doctors Post Office Box 162134 Altamonte Springs, FL 32716

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 32222

Invoice Due Date 6/11/2025

Invoice

278440B

PO #

 Invoice Date
 Description
 Quantity
 Amount
 Tax
 Total

 6/1/2025
 Water Management - Zone 1, Water Management - Zone 2
 \$1085.00
 \$0.00
 \$1085.00

 \$1085.00
 \$0.00
 \$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

Jacksonville, FL 32256

Portal Registration #:

BCF0DAE5

4651 Salisbury Rd, Suite 155

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



Invoice

Date Invoice# 6/1/2025 131295628991

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

Terms Due Date	Net 20 6/21/2025
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

LATE FEE: This constitutes notice under the truth in lending act that any accounts remaining unpaid after the due date are subject to 1 1/2% per month late charge and attorney fees

Item	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	\$3,330.90
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	\$108.18

Subtotal \$3,439.08

Tax \$0.00

Total \$3,439.08

Amount Paid/Credit Applied

\$0,00

Balance Due \$3,439.08

Click Here to Pay Now





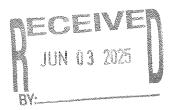




Security Development Group, LLC 8130 Baymeadows Way W., Suite 302 Jacksonville, FL 32256 cathie@sthreesecurity.com www.sthreesecurity.com

INVOICE

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



SERVICE MONTH
June

ACTIVITY

QTY

RATE

AMOUNT

8,996.22T

-282.90T

8,713.32 0.00 8,713.32

\$8,713.32

APPROVED
Code to:
Double Branch Security
2-320-572-345

Invoice



Invoice #: 22412

Date: 06/02/25

Customer PO:

DUE DATE: 07/02/2025

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

#19622 - Standard Maintenance Contract 2025 June 2025

AMOUNT

\$39,412.12

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$39,412.12

Please See Our Updated Remittance Information Remit to Address: VerdeGo Landscape PO Box 200341

Dallas, TX 75320-0341

ACH Account Information:

Bank Name: Wells Fargo Bank N.A. Routing Number: 121000248 Account Number: 4945950657 Remittance Information: AR@verdego.com

Credit card convenience fee of 3% will be applied to all transactions

Code to:

2-320-572-4620

JIN B3 2025

Double Branch Landscape Maintenance

Governmental Management Services, LLC

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

Invoice

Invoice #: 2509 Invoice Date: 6/1/25

Due Date: 6/1/25

Case:

P.O. Number:

Payments/Credits

Balance Due

\$0.00

\$19,493.25

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 - June 2025		19,493.25	19,493.25
		не повет в неделения поделения в неделения в неделения в неделения в неделения поделения поделения поделения п	
alism Mossing 6-5-25		Augment displacement (School) — management (School) — school	
	Total	n var var et en primer en	\$19,493.25

Riverside Management Services, inc

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

Invoice

Invoice #: 376 Invoice Date: 6/1/2025 Due Date: 6/1/2025

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 - June 2025		5,150.00	5,150.00
JUN 66 ZOZ5			
alisa Morsing 6-5-25			ngan diska shi shi shi ka shi

Total	\$5,150.00
Payments/Credits	\$0.00
Balance Due	\$5,150.00

From: Oakleaf Venues venuerentals@oakleafresidents.com

Subject: DBCDD refund of deposit request - BARBARA FLYNN-TOLLIVER

Date: June 16, 2025 at 4:38 PM

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



Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM DBCDD for the following venue.
 - LOCATION OVCR aka CLUBROOM (SATURDAY) 2:30 P.M. to 6:30 P.M.
 - DATE OF VENUE JUNE 7, 2025
 - RESIDENT BARBARA FLYNN-TOLLIVER
 - ADDRESS 339 BRIER ROSE LANE, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND \$100.00
 - BOOKING FEE/DEPOSIT was via VISA (0819):
 - DATED: 5/7/25
 - SEQ#: ?
 - BATCH#: 137?
 - INVOICE#: ?
 - APPROVAL CODE: 04344?
 - AMOUNT: 100.00



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

Thank you.

I will be out of the office on August 18 - 26, 2025.

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

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

Date: June 16, 2025 at 4:29 PM

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



Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM DBCDD for the following venue.
 - LOCATION OV PATIO (FRIDAY) 4:00 P.M. to 8:00 P.M.
 - DATE OF VENUE JUNE 6, 2025
 - RESIDENT BOBBIE GIBBS
 - ADDRESS 3242 MILLPOND COURT, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND \$100.00
 - BOOKING FEE/DEPOSIT was via VISA (7396):
 - DATED: 5/12/25
 - SEQ#: ?
 - BATCH#: 137?
 - INVOICE#: ?
 - APPROVAL CODE: 40106?
 - AMOUNT: 100.00



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

Thank you.

I will be out of the office on August 18 - 26, 2025.

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

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www.OakLeafResidents.com

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INVOICE

Allways Improving LLC dba Fitness Pro

1400 Village Square Blvd #3-293 Tallahassee, FL 32312 tracy@wearefitnesspro.com +1 (850) 523-8882 www.wearefitnesspro.com



1400 Village Square #3-293 Tallahassee, Fi 32312 850-523-8882

Bill to

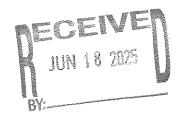
Double Branch 370 Oakleaf Village Parkway Orange Park, FL 32065 Ship to Double

Double Branch 370 Oakleaf Village Parkway Orange Park, FL 32065

Invoice details

Invoice no.: 35144 Terms: Net 15

Invoice date: 06/09/2025 Due date: 06/24/2025



#	Product or service	SKU	Description	Qty	Rate	Amount
1.			SERVICE REQUEST 43636 - JUNE PREVENTATIVE MAINTENANCE			
2.	РМ		Preventative Maintenance: Cleaned, Lubed, Calibrated, Inspected and Tested Double Branch	1	\$335.00	\$335.00

SERVICES PERFORMED

- 1. Tech checked/updated all equipment in BF.
- 2. Lubed and dusted all guide rods, weight stacks, and adjustment knobs.
- 3. Inspected 17x Strength Units and 3x bench. Inspected all pulleys, cables, attachments, connections, pads, adjustments, and weight stacks. SEE BELOW
- 4. Inspected 2x Rowers, 1x Skierg, 2x Recumbent Bike, 1x Arc Trainer, 1x elliptical, and 2x Stairmaster. Checked all pedals, sensors, cup holders, fans, handles, adjustments, buttons and general function. SEE BELOW 5. Inspected 3x treadmills. Checked belt and deck tightness and wear, checked strength and function of motor, checked incline functions, HR sensors, controls, general function.

 Dusted/Vacuumed for debris around belt and under hoods around motor and electrical components. SEE BELOW

ISSUES FOUND

- 1. Magnum Lat Pull-down ?144278 roller pads breaking down and becoming flat. Should replace roller leg pads (6x8 2" ID)
- 2. Hoist VKR (no sn) arm pad cover is tearing. Should replace arm pad cover. SEE PREVIOUS PM
- 3. Magnum Hip Abductor/Adductor sn: 144200 thigh pads are tearing. Should replace left and right thigh pad SEE PREVIOUS PM
- 4. Magnum Decline/Sit up Bench sn: 143738 roller pads damaged and end caps are broken. Should replace SEE PREVIOUS PM
- 5. ALL OTHER UNITS TEST CORRECT

Total

\$335.00

Ways to pay







View and pay

Governmental Management Services, LLC

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

Invoice

Invoice #: 2514

Invoice Date: 6/30/25

Due Date: 6/30/25

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) - Statement Closing Date 4/20/24 2.320.572.5100 (DB Office Supplies) - Statement Closing Date 4/20/24 34.600.538.6200 (DB Repair & Replacements) - Statement Closing — Date 4/20/24		88.04 65.18 -5,237.71	88.04 65.18 - 5,237.71
	Total	to/Crodita	\$5,390.93
	70 XXX - 12 XXX - 12 XXX	ts/Credits	\$0.00
	Balance	nne	\$5,3 90.93

\$153.22

Double Branch / Middle Village American Express Charges GMS Statement Closing Date - April 19, 2025

Totals by GL

Double Branch: \$5,390.932.320.572.4100 (DB Phones) - \$88.04
2.320.572.5100 (DB Office Supplies) - \$65.18

34.600.538.6200 (DB Repair and Replacements) - \$5,237.71

Middle Village: \$2,633.81

2.330.572.4100 (MV Phones) – \$88.05 2.310.513.49300 (MV Office Supplies) – \$14.20 34.600.538.64000 (MV repair & replacements) – \$1,831.20 2.310.513.49300 (MV Permit and License) - \$75.00 2.330.572.34400 (MV Tennis Maintenance) - \$625.36

Double Branch / Middle Village American Express Charges GMS Statement Closing Date – April 19, 2025

Purchase Date	Vender	Amount	Description	GL Account	Middle Village	GL	Double Branch	Total
3/25/2025	Amazon	247.77	Repair and Replacement	34.600.538.64000	171.88	034.600.538.621	75.9	247.78
3/26/2025	Walmart	122	Repair and Replacement	34.600.538.64000	61	034.600.538.621	61	122
3/27/2025	HeadPenn	528.95	Tennis Maintenance	2.330.572.34400	528.95			528.95
3/27/2025	HeadPenn	96.41	Tennis Maintenance	2.330.572.34400	96.41			96.41
3/27/2025	ionos	6	Office Supplies	2.330.572.51000	3	2.320.572.5100	3	6
3/31/2025	harbor freight	505.22	Repair and Replacement	34.600.538.64000	252.61	034.600.538.621	252.61	505.22
4/1/2025	Walmart	102.31	Repair and Replacement	34.600.538.64000	51.16	034.600.538.621	51.15	102.31
4/2/2025	ring central	176.09	Phones	2.330.572.4100	88.05	2.320.572.4100	88.04	176.09
4/3/2025	Amazon	655.8	Repair and Replacement	34.600.538.64000	327.9	034.600.538.621	327.9	655.8
4/6/2025	Amazon	186.99	Repair and Replacement	34.600.538.64000	93.5	034.600.538.621	93.49	186.99
4/6/2025	Amazon	17.12	Repair and Replacement	34.600.538.64000	8.56	034.600.538.621	8.56	17.12
4/7/2025	CCMP	650	Repair and Replacement			034.600.538.621	650	650
4/7/2025	Sherwin Williams	128.89	Repair and Replacement			034.600.538.621	128.89	128.89
4/8/2025	ionos	22.4	Office Supplies	2.330.572.51000	11.2	2.320.572.5100	11.2	22.4
4/12/2025	CCMP	2384.45	Repair and Replacement			034.600.538.621	2384.45	2384.45
4/12/2025	Amazon	15.09	Repair and Replacement	34.600.538.64000	7.55	034.600.538.621	7.54	15.09
4/16/2025	Amazon	275.16	Repair and Replacement	34.600.538.64000	137.58	034.600.538.621	137.58	275.16
4/16/2025	DBPR	75	Permits/Licenses	2.310.513.49300	75			75
4/16/2025	Amazon	10.7	Repair and Replacement	34.600.538.64000	5.35	034.600.538.621	5.35	10.7
4/17/2025	Swingset mall	945.55	Repair and Replacement	34.600.538.64000	472.78	034.600.538.621	472.77	945.55
4/17/2025	WaterLine Tech	225.19	Repair and Replacement			034.600.538.621	225.19	225.19
4/17/2025	Walmart	114	Repair and Replacement			034.600.538.621	114	114
4/18/2025	USA Vinyl	482.66	Repair and Replacement	34.600.538.64000	241.33	034.600.538.621	241.33	482.66
4/18/2025	Staples	50.98	Office Supplies			2.320.572.5100	50.98	50.98
Totals		\$8,024.73			\$2,633.81		\$5,390.93	\$8,024.74

Details for Order # D01-1843086-8784221

Print this page for your records.

Amazon.com order number: D01-1843086-8784221

Order Total: \$15.09

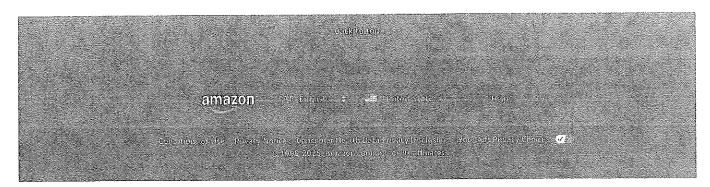
Digital Order: April 12, 2025			
Items Ordered	Price		
Prime Membership Fee	\$14.99		
Quantity: 1			
Sold By: Amazon.com Services LLC			
	Item(s) Subtotal: \$14.99		
	T-4-1 D-6 T 414 OD		
	Total Before Tax: \$14.99		
	Tax Collected: \$0.10		

	Total for this Order: \$15.09		

Payment Information				
Payment method	Item(s) Subtotal:	\$14.99		
AMEX ending in 3053	Total Before Tax:	\$14.99 \$0.10		
Billing address	Tax Collected:	\$0.10		
Jay Soriano 475 W TOWN PL	Grand Total:	\$15.09		
SAINT AUGUSTINE,		•		
FL 32092-3648				
United States +19043421441				

Return to the Order Summary.

Please note: This is not a VAT invoice.



amazon.com

Final Details for Order #113-3533719-1121817

Print this page for your records.

Order Placed: March 25, 2025

Amazon.com order number: 113-3533719-1121817

Order Total: \$247.77

Shipped on March 25, 2025

Items Ordered Price

1 of: Wall Mounted Retractable Belt Barrier, Stainless Steel Rope Safety barriers with 6.5ft red Belt, Barking System Supported \$23.99

Sold by: CC Life (seller profile)
Supplied by: CC Life (seller profile)

Condition: New

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Shipped on March 25, 2025

Items Ordered Price

1 of: Wall Mounted Retractable Belt Barrier, Stainless Steel Rope Safety barriers with 6.5ft red Belt, Barking System Supported \$23.99

Sold by: CC Life (seller profile)
Supplied by: CC Life (seller profile)

Condition: New

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Shipped on March 25, 2025

Items Ordered Price

1 of: Wall Mounted Retractable Belt Barrier, Stainless Steel Rope Safety barriers with 6.5ft red Belt, Barking System Supported \$23.99

Sold by: CC Life (seller profile)

Supplied by: CC Life (seller profile)

Condition: New

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Shipped on March 25, 2025

Items Ordered

Price

10 of: SmartSign "Caution - Floor May Be Slippery When Wet" Sign | 7" x 10" Plastic

\$8.56

Sold by: Amazon.com Services, Inc

Supplied by: Other

Condition: New

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Shipped on March 26, 2025

Items Ordered

Price \$49.99

1 of: Geetery 4 Pcs Closed for Cleaning Floor Sign Bilingual Two Sided Folding Closed for Cleaning Sign Bright Yellow Warning Signs for Commercial Use, English and Spanish

Sold by: Lecuanne (seller profile)

Supplied by: Lecuanne (seller profile)

Condition: New

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Shipped on March 25, 2025

Items Ordered

Price

1 of: Acrylic Sign Holder 8.5 x 11 Vertical Double-Sided Flyer Display Stands, Plastic Table Menu Stand, Clear Picture Paper

\$22.94

Frames for Office Home Store Restaurant 6Pack, Seencool

Sold by: Seencool (seller profile)
Supplied by: Seencool (seller profile)

Condition: New

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Item(s) Subtotal:

\$230.50

American Express ending in 3053

Shipping & Handling:

\$0.00

Billing address

Total before tax:

\$230.50

Jay Soriano

Estimated tax to be collected:

\$17.27

475 W TOWN PL

Grand Total:

\$247.77

SAINT AUGUSTINE, FL 32092-3648 United States

Credit Card transactions

AmericanExpress ending in 3053: March 26, 2025:

\$247.77

To view the status of your order, return to Order Summary.

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Final Details for Order #113-7330201-7461067

Order Placed: April 16, 2025

Amazon.com order number: 113-7330201-7461067

Order Total: \$10.70

Shipped on April 16, 2025

Items Ordered

2 of: AIMHDUTY BNC Female to Female Connector 10- Pack BNC Coupler for CCTV Security Camera Adapter

Extender Connector

Sold by: AIMHDUTY (<u>seller profile</u>)
Supplied by: AIMHDUTY (<u>seller profile</u>)

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Payment Information

Payment Method:

American Express ending in 3053 Shipping & Handling:

Billing address

Total before tax:

• Jay Soriano,475 W TOWN PL,SAINT AUGUSTINE, FL 32092-3648

Estimated tax to be collected

Grand Total:

Amex ending in 3053: April 16, 2025: \$10.70

Item(s) Subtotal:

Price

\$4.98

amazon.com

Final Details for Order #113-0457448-6603416

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Order Placed: April 16, 2025

Amazon.com order number: 113-0457448-6603416

Order Total: \$275.16

Shipped on April 16, 2025

Items Ordered
4 of: S.R. Smith 900-1000 Pool Lift seat Belt, Blue
\$63.99

Sold by: Poolweb (seller profile)

Supplied by: Other

Condition: New

Shipping Address:

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

Shipping Speed:

Economy Shipping

Payment information

Payment Method:
American Express ending in 3053

Item(s) Subtotal:

\$255.96

Shipping & Handling:

\$0.00

\$255.96

Billing address

Total before tax:

Jay Soriano 475 W TOWN PL SAINT AUGUSTINE, FL 32092-3648 United States Estimated tax to be collected:

\$19.20

Grand Total:

\$275.16

Credit Card transactions

AmericanExpress ending in 3053: April 16, 2025:

\$275.16

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Final Details for Order #113-0455193-2543465

Print this page for your records.

Order Placed: April 3, 2025

Amazon.com order number: 113-0455193-2543465

Order Total: \$186.99

Shipped on April 6, 2025

Items Ordered Price

2 of: Self-Closing Shower Valve with Pull Chain, Chrome, Indoor or Outdoor Use

\$26.99

Sold by: Premier deals Inc (seller profile)
Supplied by: Premier deals Inc (seller profile)

Condition: New

1 of: BONTEC Mobile TV Stand TC003B, Tilt Rolling TV Cart with Media Shelf, Locking Wheels, Fits 23-60" LED, LCD, OLED

\$39.99

Flat/Curved TVs, Holds Up to 55lbs, Max VESA 400x400mm, Black

Sold by: The BONTEC (seller profile)
Supplied by: The BONTEC (seller profile)

Condition: New

Shipping Address:

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

Shipping Speed:

Amazon Day Delivery

Shipped on April 7, 2025

Price **Items Ordered** \$39.99

2 of: BONTEC Mobile TV Stand TC003B, Tilt Rolling TV Cart with Media Shelf, Locking Wheels, Fits 23-60" LED, LCD, OLED

Flat/Curved TVs, Holds Up to 55lbs, Max VESA 400x400mm, Black

Sold by: The BONTEC (seller profile) Supplied by: The BONTEC (seller profile)

Condition: New

Shipping Address:

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

Shipping Speed:

Amazon Day Delivery

Payment in	formation	
Payment Method:	Item(s) Subtotal:	\$173.95
American Express ending in 3053	Shipping & Handling:	\$0.00
Billing address	Total before tax:	\$173.95
Jay Soriano	Estimated tax to be collected:	\$13.04
475 W TOWN PL		
SAINT AUGUSTINE, FL 32092-3648	Grand Total:	\$186.99
United States		
Credit Card transactions	AmericanExpress ending in 3053: April 7, 2025:	\$186.99

To view the status of your order, return to Order Summary.

amazon.com

Final Details for Order #113-5266513-6477019

Print this page for your records.

Order Placed: April 3, 2025

Amazon.com order number: 113-5266513-6477019

Seller's order number: 10345112

Order Total: \$655.80

Shipped on April 4, 2025

Items Ordered
2 of: S.R.Smith 1001495 Intelligent Control Lift Battery, Beige

Price \$305.02

Sold by: BackyardPoolSuperstore (seller profile)

Supplied by: Other

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:

\$610.04

Shipping & Handling:

\$0.00

Total before tax:

Grand Total:

\$610.04

Billing address Estimated tax to be collected:

\$45.76 ----

Jay Soriano

475 W TOWN PL

Credit Card transactions

SAINT AUGUSTINE, FL 32092-3648

United States

AmericanExpress ending in 3053: April 4, 2025:

\$655.80

\$655.80

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amazon.com

Final Details for Order #113-6964038-5032231

Print this page for your records.

Order Placed: April 3, 2025

Amazon.com order number: 113-6964038-5032231

Order Total: \$17.12

Shipped on April 6, 2025

Items Ordered Price

2 of: Gagool BNC Male Connector BNC to 2 Screw Terminal Solderless Adapter for Transmit CAT5 Coaxial Cable to CCTV Surveillance Camera BNC Male Balun Connector(10 Pack), Black

\$7.96

Sold by: Cardalltry (seller profile)
Supplied by: Cardalltry (seller profile)

Condition: New

Shipping Address:

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

Shipping Speed:

Amazon Day Delivery

Payment information

Payment Method:

American Express ending in 3053

Item(s) Subtotal:

\$15.92

Shipping & Handling:

\$0.00

Total before tax:

\$15.92

Estimated tax to be collected: **Billing address**

\$1.20 ----

Jay Soriano 475 W TOWN PL

\$17.12 **Grand Total:** SAINT AUGUSTINE, FL 32092-3648

United States

Credit Card transactions

AmericanExpress ending in 3053: April 6, 2025:

\$17.12

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MIDDLEBURG-CLAY COUNTY Store 725305

1771 BLANDING BLVD MIDDLEBURG FL 32068 (904)203-6157 Fax (904) 203-6161 www.sherwin-williams.com

2:20pm SALE 04/07/25 Tran # 4522-4 E32/21689 10 Kenneth

Order # 0E0021036A725305 DOUBLEBRANCH COMMUN DEV*DIST Account XXXX-7803-4 Job 1 DOUBLEBRANCH COMMUN DEV*DIST Tax Record Card 1235520

6504-06317 K33N00253 GALLON K33W253 **DURATION EX SA DB**

2.00 0 59.95 119.90

SHOOTS BALLERY BREEN

02 32 64 128 CCE Color Cost Ul Uhite - 11 1 -81 Black 2 10 ~ 1 82 Hau Green 2 16 1 1 Y3 Deep Opld 2 25 - 1

Sher-Color Formula

SUBTOTAL BEFORE TAX 119.90

7.500% SALES TAX: 1-103206800 0.99 TOTAL

\$128.89

AMERICAN EXPRESS -128.89

C/C# XXXXXXXXXXXXX3053

Auth # 176715

Keyed No PIN

> Thank You receipt required for refund



Custoser Copy

State of Florida Department of Business and Professional Regulation 2601 Blair Stone Road Tallahassee, FL 32399

Online Payment Summary

Amount Paid:

\$75.00

Payment Method:

American Express

Validation Number:

248925346

Batch Trace Number

7228831

Application Number / Misc Charge License Type Description Board / Applicant Name License Number

Fee T

Trace Number

2101-1343135

Elevator Renew PLANTATION OAKS License #86778 \$75.00

32043941

Payment Date: 4/16/25, 1:11 PM

DBPR On-Line Services

If you need to mail additional information to DBPR please include this coversheet.

License Type:

Elevator

Application Type:

Renew

File Number:

159078

Application Number:

1343135

License Number:

86778

Application Date:

04/16/2025 (mm/dd/yyyy)

Organization Name:

PLANTATION OAKS

Mail To: Department of Business and Professional Regulation Central Intake Unit 2601 Blair Stone Road Tallahassee, FL 32399-0783

If you have any questions please call our Customer Contact Center at 850-487-1395.



State of Florida Department of Business and Professional Regulation 2601 Blair Stone Road Tallahassee, FL 32399

Application Summary

Thank you for submitting an online renewal. The license will be renewed once all fees have been submitted.

Profession in the second of the second secon

License Type:

Elevator

Application Number:

1343135

Application Type:

Renew

Application Date:

04/16/2025 (mm/dd/yyyy)

License Number:

86778

File Number:

159078

Organization Detail

Organization Name:

PLANTATION OAKS

Addresses

Main Address:

370 Oakleaf OAKLEAF VILLAGE PKWY

ORANGE PARK, FL

32065

US

Phone Number:

9043421441

E-mail Address:

manager@oakleafresidents.com

License Related Addresses

License Location:

845 OAKLEAF PLANTATION PKWY

ORANGE PARK, FL

32073

US

Attachments

Fees

License Fee

\$75.00

Total Amount Due:

\$75.00

HARBOR FREIGHT

ORANGE PARK FL #3542 1241 Blanding Blvd Ste, 39 Orange Park, FL 32065 Telephone: (904) 385-5253

SALE

Customer Name: Jew Soriano Customer Number: 888002359461

63405 2IN 212CC GAS ENGINE PUMP EP\$289 99
If opened return via NFTPumpRtn.com
57222 HIDH VOLUME TOOFT WATERING KI\$109 99
If opened return via NFTPumpRtn.com
63411 2IN X 20FT SUCTION/INTAKE HOSE\$69 99
Subject to Restock Fee
If opened return via HFTPumpRtn.com

 Subtotal
 \$469.97

 Sales Tax 0.000k
 \$35.25

 Tatal
 \$505.22

American Express \$505.22





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

Billing Date	Ship Date	Order Date	Paquested Date
03/26/2025	03/26/2025	03/26/2025	03/26/2025
Terms 5% 30 2% 66	NET 61 days		Due Date
Order No.	Order Entered By:		
5103355084	OMS3_CPIC		
	ELUS, JEFF R118		

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

Authorization no.:

135323 25032530808353

Material	Description	Size	Quantity	List Price	Discount	Unit Price	Extended Price
Item 10	N MARATHON REGULAR-DU Country of Origin: China		144 CA	3.46	0.000	3.46	498.24
Total Number of Units	144						

Shipping_Information
Packing Slip, BOL: 5183657948
Shipping Terms: FOB Origin
Shipment Origin: PHOENIX AZ
Shipped Via: FED EX GROUND (PPA)
Gross Weight: 73.080 LB 33.149 KG

3

Box Tracking Number 336473670679401

Total Number of Cartons

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 Invoice 5193811264	For payment by EFT or credit card, please contact	
P.O. Box 53232 Phoenix, AZ 85072-3232	Amount Enclosed \$ the office directly. Thank you.			
For questions i	reg ard ing your order please	contact Customer Service (800)28	9-7366 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

Customer No. 715220

5103355085 Gravity Team Demo OMS3_CPIC	Billing Date 03/26/2025	Ship Date 03/26/2025	Order Date 03/26/2025	Requested Date 03/26/2025
5103355085 Gravity Team Demo OMS3_CPIC		eauth.		Due Date
Salesrep: BLIS, JEFF			Demo	Order Entered By OMS3_CPIC
Organ Maced By: Hits	Salesrep: Order Placed By:	BLUS, JEFF Ri 18		

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

Authorization no.:

122964 25032530808434

Material	Description	(Size	Quantity	List Price	Discount	Unit Price	Extended Price
231145	Gravity TEAM 2025 - DEMO	U	30	1 PC	169.50	0.000	85.00	85.00
281613	Velocity MLT Power (-NO CHAF Item 11	16	BK	1 PC		0.000		

Total Number of Units

2

Shipping Information
Packing Silp, BOL: 5183657898
Shipping Terms: FOB Origin
Shipment Origin: BALTIMORE MD
Shipped Via: FED EX GROUND (PPA)
Gross Weight: 1.650 LB

0.748 KG

Rox Tracking Number 289180171082946

Total Number of Cartons

1

Items total	85.00 11 41	USD
Freight Charge Final amount	96.41	USD
Charged to your American Express ***********************************	96.41	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

IONOS

IONOS Inc.

Two Logan Square, 100 N 18th St., Sulte 400 Philadelphia, PA 19103 USA

Invoice:

202053922888

Invoice Date:

03/26/2025 270980442

Customer ID: Contract ID:

48060001

Help Center:

ionos.com/help

My IONOS:

my.ionos.com/invoices

Your IONOS Personal Consultant:

Tiffany M

£ +1 267 366 6050

Invoice

Billing period starting: 03/25/2025

Two 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

ltem	Service	Charges	Usage	Taxable Portion	Total
Conti	ract: 48060001 - IONOS Exp	ert			
1	IONOS Website Builder 03/25/2025-04/24/2025	\$6.00 a month	1 mo.	\$0.00	\$6.00
Net T	otal		- 100 - 100	LONDON THE	\$6.00
Net (non-taxable portion)				\$6.00
Net (taxable portion)				\$0.00
Tax	•				\$0.00
Tota	al amount due	***************************************			\$6.00
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.

IONOS

IONOS Inc.

Two Logan Square, 100 N 18th St., Sulte 400 Philadelphia, PA 19103 USA

invoice:

202054626593

Invoice Date:

04/07/2025

Customer ID:

270980442

Contract iD:

85644648

Help Center:

ionos.com/help

My IONOS:

my.ionos.com/invoices

Your IONOS Personal Consultant:

Tiffany M

C +1 267 366 6050

Invoice

Billing period starting: 04/06/2025

Two 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 - IONOS My\	Website Creator+			
1	Basic Fee 04/06/2025-05/05/2025	\$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 T	otal				\$22.40
Net (non-taxable portion)				\$22.40
Net (taxable portion)				\$0.00
Тах	•				\$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.



Recurring Statement

Account Information

Account Number: Statement Date: Subscription Name:

Document #:

(904) 770-4650 04/02/2025 RingEX Standard™ 12566815001 Bill To: Jay Soriano Oakleaf Plantation 475 west town place ste 114 St Augustine, FL 32092 , USA

Statement Summary Total Current Charges

\$176.09

Your credit card ending in [8052] was charged \$176.09
This charge will appear as "RINGCENTRAL, INC" on your credit card statement.

Statement Details Charges and aredits

Charges and aredite				
Charges and credits Period	Description	Unit Price	Quantity	Amount
04/02/2025 - 05/01/2025	RingEX Standard™ - Monthly Subscription Fee	\$0.00	1	\$0.00
04/02/2025 - 05/01/2025	DigitalLine Unlimited - (904) 342-1441	\$34.99	1	\$34.99
04/02/2025 - 05/01/2025	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
04/02/2025 - 05/01/2025	DigitalLine Unlimited - (904) 770-4648	\$34.99	1	\$34.99
04/02/2025 - 05/01/2025	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
04/02/2025 - 05/01/2025	DigitalLine Unlimited - (904) 770-4649	\$34.99	1	\$34.99
04/02/2025 - 05/01/2025	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
04/02/2025 - 05/01/2025	DigitalLine Unlimited - (904) 770-4661	\$34.99	1	\$34.99
04/02/2025 - 05/01/2025	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
04/02/2025 - 05/01/2025	DigitalLine Unlimited - (904) 770-4667	\$34.99	1	\$34.99
04/02/2025 - 05/01/2025	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
		Charges after Discounts	and Prorates:	\$134.90
		Te	otal Charges:	\$134.90
		Total Tax	es and Fees:	\$41,19
		Total Charged to (Credit Card:	\$176.09

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1 Staples

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

Sale

Store: 1066 Date: 4/18/25

Register: i Time: 9:29 AM Gashter: 1956135

Transaction: 82231

REMARDS NUMBER *****4969

Qty	lten	Price	Amount	
	PHILIPS HIMI TO	3 VG		
ļ	030670397471	32.99	32.99	£
	PHILIPS OVE 10	HUH		
1	030076392516	17.99	17.99	ĩ

Subtotal 50.98 FLORIDA 7.5% 0.00

> 50.98 Total

AMERICAN EXPAILSS

USU\$50.98

Chip Read Auth No. : 81/6/4

Mode .: Issuer

ATD.: A000000025010801 TVR .: 0000008000

IAD.: 0655010360A002

TSI .: F800 ARC.: 3030



Thank you Jay!

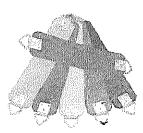
Your order number is 140192

An email will be sent containing information about your purchase, if you have any questions about your purchase, email us at cs@swingsetmall.com or call us at 1-800-985-7659.

Create an account for a faster checkout in the future

Order Summary

8 Items



5 x CoPoly Commercial Belt Swing Seat Color Black

\$339.75



3 x High Back Full Bucket Swing Seat Color Black \$539.85

Subtotal	\$879.60
Shipping	Free
Tax	\$65.95

Total (USD) \$945.55

olve us feedback & survey.selmert.com Thank woul ID 8:7VPOKV14TPSQ Walmart ک¦د

Scan for 30-day free trial.

04/17/25

19:03:50

Sinale Purchase Examption Consumer's Cartificate of Examption 04/01/25 17:09:30

Walmart > 3

Sinula Purchase Examption

Sinula Purchase Examption

On-14

Issued Pursuant to Chapter 212,

Florida Statua

Certificate Number: 868012511046C7

Expiration Date:

This Certifies that:

DOUBLE BHANCH COMMUNITY DEVELOPMENT

476 V TOWN PL STE 114

ST AUGUSTINE

FL 32092

Is exampt from the pausent of Florida

sales and use tax on real property

rented, transient rental property

rented, tansible personal property

purchased. ARRENDARRENDER PLANSE OF THE STREET OF THE S 03/26/26 10:41:16

Thanks for Your Order

Your order ID is #12006. A summary of your order is shown below.

Shipping Address

Jay Soriano GMS IIc 370 Oakleaf Village Parkway Orange Park, Florida 32065 United States 9043421441

Billing Address

Jay Soriano GMS IIc 475 west town place St. Augustine, Florida 32092 United States 9043421441

Your Order Contains...

Cart Items Items shipped to 370 Oakleaf Village Parkway. Or	SKU ange Park, Fl	©(y) ordda, 32)	Hom Price 165, United State		ilani Totel
SR SMITH - Cord Routing Kit - 47 Inch - 120-2000S	120-2000s	1	\$196.71		\$196.71
	*		•	Subtotal:	\$196.71
				Shipping:	\$12.77
				Sales Tax:	\$15.71
				Grand total:	\$225.19

Waterline Technologies Inc. https://waterlinetechnologies.com

Purchase Orders

If you would like to use a PO number for your order please email sales@waterlinetech.com

Purchase Orders will only be accepted for customers that have an open account or if you are paying by Credit Card/Wire Transfer.

If you would like to open an account with terms please request a credit application.

Thank You

weatherables°

5795 Green Pointe Drive S Groveport, OH 43125 US 888-743-3673 www.weatherables.com

BIII To

Double Branch Community Development District 475 W TOWN PL STE 114 Saint Augustine FL 32092-3648

Ship To

Jay Soriano
Double Branch Community Development District
370 Oakleaf Village Parkway
Orange Park FL 32065

The only thing stronger than our products is the service that comes with them!

Quote # Q-104108

Quote Date Expires 4/17/2025 5/2/2025

Terms

PREPAID

Order Contact

Sales Rep Phone Customer Phone Shawn Sutton

(614) 295-0783 (904) 342-1441

PO#

Sales Type Shipping Method Small Order

Ground - Custom Quote

Shipping Request
Delivery Instructions
Customer Request
Customer Notes

ivi e e		0. 34 -9.3027	and the second s		1.12	
100	AWCP-EXT-5	WHITE - 5" X 5" External Cap		\$2.48	\$248.00	
40	AWCP-CVR-1.75X3.5	WHITE - 1.75" X 3.5" Hole Cover. Works for 2" x 3.5"		\$5.24	\$209.60	
		Service the manufacture of the right of the	The state of the s	Estate Material of Conference	and the second	

Subtotal	\$457.60
Shipping Cost (Ground - Custom Quote)	\$25.06
Sales Tax	\$0.00
Total Tax	\$482.66

By purchasing products from Weatherables® - The customer agrees to the following terms: Weatherables® is not the Installer of said project and is not a licensed contractor. Weatherables® is the seller only, of vinyl products. Purchaser has the sole responsibility to determine whether Weatherables® products comply with applicable codes and is appropriate for the intended use of the products with a licensed professional engineer to determine code compliance and the Intended use. Building code compliance, permits, set back requirements, and property line issues are property owner's responsibility to handle with county, city, state, and contractor as necessary Weatherables® is held harmless from any disputes, litigation, disagreements, payments, or any problems that may arise, regarding faulty installation, property line disagreements, permits, set back requirements, swimming pool accidents or injuries, railing accidents or injuries, or any other problems regarding fence, deck or railing installation. This transaction shall be governed by and construed under the laws of the State of Ohio. The parties to this transaction hereby designate the state or federal courts of Franklin County, Ohio as the counts of proper jurisdiction and exclusive venue for any actions or proceedings relating to this transaction or any dispute in connection herewith; hereby irrevocably consent to such designation, jurisdiction, and venue; and hereby waive any objections or defenses relating to jurisdiction or venue with respect to any action or proceeding initiated in such courts. After Delivery, you are allowed 48 hours to inspect your materials in their completion for concealed damage or missing items. Customer responsible for use tax ***Customer Responsible for unloading materials from truck and vinyl fence panels are unassembled*** (Weatherables® is a federally registered trademark of USA Vinyl, LLC. &2023 USA Vinyl, LLC. All rights reserved.)

Governmental Management Services, LLC

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

invoice

Invoice #: 2513
Invoice Date: 6/17/25

Due Date: 6/17/25

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 June 14, 2025 2、300.369.103	39.25	25.00	981.25

Total	\$981.25
Payments/Credits	\$0.00
Balance Due	\$981.25

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

DOUBLE BRANCH CDD

Facility Event Staff Service Hours

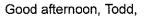
Quantity	<u>Description</u>		Rate		Amount	
39.25	Facility Event Staff	\$	25.00	\$.	981.25	
	Covers Period End: June 14, 2025					
	Amenities Revenue # 2.300.369.103					

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

Date: June 16, 2025 at 5:04 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 OVCR aka CLUBROOM (SATURDAY) 2:30 P.M. to 6:30 P.M.

BY

- DATE OF VENUE MAY 31, 2025
- RESIDENT JAMES JACKSON
- ADDRESS 3172 LITCHFIELD DRIVE, ORANGE PARK, FL 32065
- AMOUNT OF REFUND \$100.00
- BOOKING FEE/DEPOSIT was via VISA (5489):
 - DATED: 3/21/25
 - SEQ#: ?
 - BATCH#: 133?
 - INVOICE#: ?
 - APPROVAL CODE: 505334?
 - AMOUNT: 100.00

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

Thank you.

I will be out of the office on August 18 - 26, 2025.

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



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

Date: June 17, 2025 at 4:58 PM

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



Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM DBCDD for the following venue.
 - LOCATION OV PATIO (MONDAY) 4:00 P.M. to 8:00 P.M.
 - DATE OF VENUE JUNE 16, 2025
 - RESIDENT JENNY CHICKERING
 - ADDRESS 786 MOSSWOOD CHASE STREET, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND \$100.00
 - BOOKING FEE/DEPOSIT was via VISA (6388):
 - DATED: 5/30/25
 - SEQ#: ?
 - BATCH#: 139?
 - INVOICE#: ?
 - APPROVAL CODE: 11312?
 - AMOUNT: 100.00



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

Thank you.

I will be out of the office on August 18 - 26, 2025.

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

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

Date: June 17, 2025 at 4:54 PM

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



Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- · REFUND FROM DBCDD for the following venue.
 - LOCATION OV PATIO (SATURDAY) 3:00 P.M. to 7:00 P.M.
 - DATE OF VENUE JUNE 14, 2025
 - RESIDENT PAUL BAILEY
 - ADDRESS 625 OAKLEAF PLANTATION PARKWAY #0714, ORANGE PARK, FL
 32065
 - AMOUNT OF REFUND \$100.00
 - BOOKING FEE/DEPOSIT was via VISA (1369):
 - DATED: 4/7/25
 - SEQ#: ?
 - BATCH#: 134?
 - INVOICE#: ?
 - APPROVAL CODE: 76656?
 - AMOUNT: 100.00



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

Thank you.

I will be out of the office on August 18 - 26, 2025.

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

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

Date: June 16, 2025 at 4:26 PM

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



Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM DBCDD for the following venue.
 - LOCATION OV PATIO (SATURDAY) 10:00 A.M. to 2:00 P.M.
 - DATE OF VENUE JUNE 7, 2025
 - RESIDENT PEYTON ATHA
 - ADDRESS 3207 TOWER OAKS DRIVE, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND \$100.00
 - BOOKING FEE/DEPOSIT was via VISA (5503):
 - DATED: 5/16/25
 - * SEQ#: 4?
 - BATCH#: 138?
 - INVOICE#: 4?
 - APPROVAL CODE: 092764?
 - AMOUNT: 100.00



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

Thank you.

I will be out of the office on August 18 - 26, 2025.

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

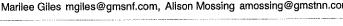
Governmental Management Services

www.OakLeafResidents.com

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

Date: June 16, 2025 at 4:23 PM

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



Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- · REFUND FROM DBCDD for the following venue.
 - LOCATION OV PATIO (SATURDAY) 11:00 A.M. to 3:00 P.M.
 - DATE OF VENUE JUNE 7, 2025
 - RESIDENT PHILLIP KARSTEDT
 - ADDRESS 411 BAYRIDGE COURT, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND \$100.00
 - BOOKING FEE/DEPOSIT was via VISA (8506):
 - DATED: 5/19/25
 - SEQ#: 4?
 - BATCH#: 138?
 - INVOICE#: 4?
 - APPROVAL CODE: 05085D?
 - AMOUNT: 100.00



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

Thank you.

I will be out of the office on August 18 - 26, 2025.

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



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

Date: June 17, 2025 at 4:49 PM

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



Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM DBCDD for the following venue.
 - LOCATION OVCR aka CLUBROOM (FRIDAY) 7:00 P.M. to 11:00 P.M.
 AND (SATURDAY) 10:00 A.M. to 2:00 P.M.
 - DATE OF VENUE JUNE 13, 2025 AND JUNE 14, 2025
 - RESIDENT PRIYAL PATEL
 - ADDRESS 1311 AKRON OAKS DRIVE, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND \$200.00
 - BOOKING FEE/DEPOSIT was via VISA (4654):
 - DATED: 6/13/25
 - SEQ#: ?
 - BATCH#: 136?
 - INVOICE#: ?
 - APPROVAL CODE: 88626?
 - AMOUNT: \$100.00DATED: 6/14/25
 - SEQ#: ?
 - BATCH#: 136?
 - INVOICE#: ?
 - APPROVAL CODE: 88408?
 - AMOUNT: \$100.00

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

Thank you.

I will be out of the office on August 18 - 26, 2025.

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



From: Oakleaf Venues venuerentals@oakleafresidents.com

Subject: DBCDD refund of deposit request - RIKKA KATE KOLESZKO

Date: June 16, 2025 at 5:19 PM

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



Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM DBCDD for the following venue.
 - LOCATION OVCR aka CLUBROOM (FRIDAY) 1:00 P.M. to 5:00 P.M.
 - DATE OF VENUE MAY 30, 2025
 - RESIDENT RIKKA KATE KOLESZKO
 - ADDRESS 3203 CHESTNUT RIDGE WAY, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND \$100.00
 - BOOKING FEE/DEPOSIT was via VISA (3371):

DATED: 5/15/25

■ SEQ#: 4?

■ BATCH#: 137?

■ INVOICE#: 4?

APPROVAL CODE: 07402?

AMOUNT: 100.00

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

Thank you.

I will be out of the office on August 18 - 26, 2025.

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.

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www.oakleafresidents.com

Governmental Management Services

www.OakLeafResidents.com



From: Oakleaf Venues venuerentals@oakleafresidents.com

Subject: DBCDD refund of deposit request - ROSELENE LOUISSAINT

Date: June 16, 2025 at 4:32 PM

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



Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM DBCDD for the following venue.
 - LOCATION OV PATIO (SUNDAY) 12:00 P.M. to 4:00 P.M.
 - DATE OF VENUE JUNE 1, 2025
 - RESIDENT ROSELENE LOUISSAINT
 - ADDRESS 3986 PEBBLE BROOKE CIRCLE SOUTH, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND \$100.00
 - BOOKING FEE/DEPOSIT was via MC (7818):
 - DATED: 5/19/25
 - SEQ#: ?
 - BATCH#: 138?
 - INVOICE#: ?
 - APPROVAL CODE: 07501?
 - AMOUNT: 100.00



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

Thank you.

I will be out of the office on August 18 - 26, 2025.

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.

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(904) 770-4661 voice email
(904) 375-9285 ext. 3
www.oakleafresidents.com

Governmental Management Services

www.OakLeafResidents.com

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

Date: June 16, 2025 at 4:59 PM

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



Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM DBCDD for the following venue.
 - LOCATION OVCR aka CLUBROOM (SUNDAY) 12:30 P.M. to 4:30 P.M.
 - DATE OF VENUE JUNE 1, 2025
 - RESIDENT SHERI SCHEUNEMAN
 - ADDRESS 563 MILLHOUSE LANE, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND \$100.00
 - BOOKING FEE/DEPOSIT was via VISA (0668):

■ DATED: 3/27/25

■ SEQ#: ?

BATCH#: 134?

INVOICE#: ?

APPROVAL CODE: 02776?

■ AMOUNT: 100.00

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

Thank you.

I will be out of the office on August 18 - 26, 2025.

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

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

Date: June 16, 2025 at 5:14 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.
 - LOCATION OVCR aka CLUBROOM (SATURDAY) 7:00 P.M. to 11:00 P.M.
 - DATE OF VENUE MAY 31, 2025
 - RESIDENT TERRANCE MOORE
 - ADDRESS 559 HEATH POINT COURT, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND \$100.00
 - BOOKING FEE/DEPOSIT was via VISA (9836):
 - DATED: 12/5/24
 - SEQ#: 2
 - BATCH#: 1272
 - INVOICE#: 2
 - APPROVAL CODE: 005910?
 - AMOUNT: 100.00

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

Thank you.

I will be out of the office on August 18 - 26, 2025.

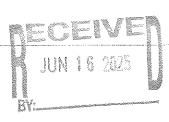
Please email me or leave a detailed message at 904-770-4661 with the following information: NAME, CONTACT NUMBER, ADDRESS, TYPE OF EVENT, NUMBER OF PARTICIPANTS EXPECTED, DATE OF PREFERENCE and EMAIL ADDRESS. I will respond at my earliest opportunity. Any messages left on the office phone will not be 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.

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www.oakleafresidents.com

Governmental Management Services

www.OakLeafResidents.com





From: Oakleaf Venues venuerentals@oakleafresidents.com

Subject: DBCDD refund of deposit request - YAO ZHAO

Date: June 16, 2025 at 4:20 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 OV PATIO (SUNDAY) 11:00 A.M. to 3:00 P.M.
 - DATE OF VENUE JUNE 8, 2025
 - RESIDENT YAO ZHAO
 - ADDRESS 3259 CHESTNUT RIDGE WAY, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND \$100.00
 - BOOKING FEE/DEPOSIT was via VISA(0325):
 - DATED: 5/27/25
 - SEQ#: 4?
 - BATCH#: 139?
 - INVOICE#: 4?
 - APPROVAL CODE: 00748?
 - AMOUNT: 100.00



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

Thank you.

I will be out of the office on August 18 - 26, 2025.

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



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

Date: June 23, 2025 at 4:49 PM

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



Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM DBCDD for the following venue.
 - LOCATION OVCR aka CLUBROOM (SATURDAY) 2:30 P.M. to 6:30 P.M.
 - DATE OF VENUE JUNE 21, 2025
 - RESIDENT EMILIA CABOTAGE
 - ADDRESS 3035 TOWER OAKS DRIVE, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND \$100.00
 - BOOKING FEE/DEPOSIT was via CHECK drawn on ALIVE:

DATED: 4/30/25CHECK#: 4329DEPOSITED: 4/30/25

■ AMOUNT: 100.00

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

Thank you.

I will be out of the office on August 18 - 26, 2025.

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

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

time on property is divided between two Districts, appointments are recommended.

Governmental Management Services

www.OakLeafResidents.com

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

Date: June 23, 2025 at 4:53 PM

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



Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM DBCDD for the following venue.
 - LOCATION OV PATIO (SATURDAY) 3:00 P.M. to 7:00 P.M.
 - DATE OF VENUE JUNE 21, 2025
 - RESIDENT KEITH VINCENT
 - ADDRESS 3741 BRIAR LANE, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND \$100.00
 - BOOKING FEE/DEPOSIT was via VISA (3619):
 - DATED: 5/30/25
 - SEQ#: ?
 - BATCH#: 139?
 - INVOICE#: ?
 - APPROVAL CODE: 03543?

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

Thank you.

I will be out of the office on August 18 - 26, 2025.

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.

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(904) 375-9285 ext. 3
www.oakleafresidents.com

Governmental Management Services

www.OakLeafResidents.com

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER *** CHECK DATES 06/01/2025 - 06/30/2025 *** DOUBLE BRANCH-CAPITAL RESERVE BANK C CAPITAL RESERVE FUND	CHECK REGISTER	RUN 7/07/25	PAGE 1
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
6/24/25 00064 6/04/25 3166 202506 600-53800-62100 REMOVAL MARCITE BLUE SOLUTIONS INC	*	475.00	475.00 000374
	*	5,237.71	
6/24/25 00008 6/03/25 6511 202506 600-53800-62100 SLING FAB CHAISE LOUNGE	*	773.50	772 50 000276
6/26/25 0001/ 4/25/25 86190493 202504 600-53800-62100 JANITORIAL SUPPLIES	*	21.98	
6/26/25 00017 4/25/25 86190493 202504 600-53800-62100 JANITORIAL SUPPLIES	*	89.82	
THE HOME DEPOT PRO 6/26/25 00017 4/25/25 86190493 202504 600-53800-62100 JANITORIAL SUPPLIES THE HOME DEPOT PRO	*	742.20	742.20 000379
6/26/25 00017 6/09/25 86858077 202506 600-53800-62100 JANITORIAL SUPPLIES	*	238.17	
THE HOME DEPOT PRO 6/26/25 00017 6/09/25 86858077 202506 600-53800-62100 JANITORIAL SUPPLIES THE HOME DEPOT PRO THE HOME DEPOT PRO	*	648.89	648.89 000381
	К С		
TOTAL FOR REG	ISTER	8,227.27	

DBBR DOUBLE BRANCH OKUZMUK

Blue Solutions Inc

1015 Idlewild Ave

Green Cove Springs, FL 32043

USA

+19045802210

Blue_Solutions@comcast.net

www.bluesolutionspools.com

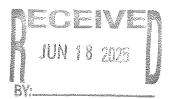
BILL TO

javier soriano

Double Branch CDD

370 Village Oaks PKWY

Orange Park, FL 32065



INVOICE # 3166

DATE

06/04/2025

TOTAL DUE \$475.00

DUE DATE

TERMS

ENCLOSED

Invoice

06/04/2025

Due on receipt

DESCRIPTION	A CONTRACTOR OF THE CONTRACTOR	RATE	AMOUNT
Re Marcite Remove lose marcite,bond kote for new finish.	1	350.00	350.00
Materials bag of pebble marcite and bage of standard marcite	1:	125.00	125.00

BALANCE DUE

\$475.00

Code to:

Double Branch Repair and Replacement

034.600.538.621

Governmental Management Services, LLC

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

Invoice

Invoice #: 2514 Invoice Date: 6/30/25

Due Date: 6/30/25

Case:

P.O. Number:

Bill To:

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

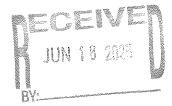
	Description		Hours/Qty	Rate	Amount
2.320.572-4100 (DB Phon 2.320.572.5100 (DB Office 34.600.538.6200 (DB Rep Date 4/20/24	e Supplies) - Stateme	ent Closing Date 4/20/24		_88.04 _65.18 5,237.71	- _88.04 - - _65.18 5,237.71
				Epigepijaj su mana kaman mana ili men sakaban da	
	JUN 17 Z			egy proportion and the Annie Charles Control C	
	The second of th	anistanto de Polontemano Meniro.			
			Total		\$5,390.93
				ts/Credits	\$0.00

Balance Due

Horizon Casual, Inc

P.O Box 1000 Ocala, FL 34478 +13526226852 www.horizoncasual.com





Estimate

ADDRESS

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 ESTIMATE # 6511 DATE 06/03/2025

SALES REP

Krysta

QTY	ITEM	DESCRIPTION		RATE	AMOUNT
20	Sling Loung e	Replacement Sling Fabric for Cha	aise Lounge - 1202SL Seat Only	70.00	1,400.00T
1	Colors	Sling- HC-251 Forest Green		0.00	0.00
To Proc	ess your order, Please, sig	gn and date the bottom of the estimate and	SUBTOTAL		1,400.00
return via email. Thank you for your business!			DISCOUNT 2%		-28.00
			TAX		0.00
		ive days after receipt of goods, and claims	SHIPPING		175.00
for loss or damage in transit must be filed at once with carrier. We hold a			TOTAL	g	\$1.547.00
shipping receipt in good order and accept no liability. If merchandise is damaged in transit and so received, you are responsible for securing proper					L
notation of such damage from your local freight agent in order to secure				\$	773.50
	0 ,	ses to you upon delivery to, properly		•	
receipte	d by, transportation carrie	er. We are not responsible for delays in			
transit a	nd our terms are not to be	e affected by such delays. Merchandise			

Accepted By

Accepted Date

Code to: Split 50/50

remain property of Horizon Casual Inc. until invoice is paid.

returned without written authorization will be refused. Goods listed herein

Double Branch Repair and Replacement

034.600.538.621

Middle Village Repair and Replacements

34-600-538-64000

HDSUPPLY.

Formerly Home Depot Pro Institutional

My Account Number 645245

Currently Shopping As 645245 - DOUBLE BRANCH

 Current Ship-To Address DOUBLE BRANCH 370 OAKLEAF VILLAGE PARKWAY ORANGE PARK, FL 32065

• •

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• Home

Account

Invoice History

Invoice Detail

Please Split between NB & MV 50/50 Pepair & Replacement OB 2.320,572,63100 MV 34.600,535,64000

Invoice Detail

Customer ID: 645245

Invoice Number: 861904936 Invoice Date: 4/25/2025 Order Number: 62266945

Purchase Order: LNC4242025

Shipped To:

DOUBLE BRANCH 370 OAKLEAF VILLAGE PARKWAY

ORANGE PARK, FL 32065

HD Supply Notes:

Items NOT shown here are being shipped from our

Jacksonville, and Fort Myers warehouses.

Description | Item Number Quantity Quantity Unit Total



Invoice Total

LINER NATL 23X24 6MIC 10GL 1 TYCVLH2424±06N

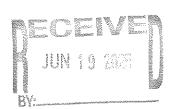
\$43,96

\$43,96\$43,96

Subtotal \$43.96 Shipping & Handling\$0.00 Tax \$0.00 Web Discount -\$0.00 Back to Order History Save as PDF Print this page

Invoice Total \$43.96

\$21.98



Formerly Home Depot Pro Institutional

Mv Account Number 645245

Currently Shopping As 645245 - DOUBLE BRANCH

Current Ship-To Address DOUBLE BRANCH 370 OAKLEAF VILLAGE PARKWAY ORANGE PARK. FL

Please split between DB & MU ST/ST

32065

Home

Account

Invoice History

Invoice Detail

Invoice Detail

Customer ID:

645245

Invoice Number: 861904936 A

Invoice Date:

4/25/2025

Order Number: 62266946

Purchase Order: LNC4242025

Shipped To:

DOUBLE BRANCH

370 OAKLEAF VILLAGE PARKWAY

ORANGE PARK, FL 32085

HD Supply Notes:

tiems NOT shown here are being shipped from our

Jacksonville, Atlanta warehouses.

Description | Item Number

Quantity Quantity Unit Total Ordered Shipped Price

SUPERSTITCH BLEND MOP BLU LG 5IN R RCP025306BL

\$29.94\$179.64

Back to Order History Save as PDE Print this page

Invoice Total\$179.64

\$89.82

Subtotal

\$179.64

Shipping & Handling\$0.00

Tax

\$0.00

Web Discount

-\$0.00

Invoice Total

\$179.64

HDSUPPLY

Formerly Home Depot Pro institutional

My Account Number 645245

Currently Shopping As 645245 - DOUBLE BRANCH

Current Ship-To Address DOUBLE BRANCH 370 OAKLEAF VILLAGE PARKWAY ORANGE PARK, FL

32065

• Home

• Account

invoice History

Invoice Detail

Invoice Detail

Customer ID: 645245

Invoice Number: 861904936 **B**Invoice Date: 4/25/2025
Order Number: 62266943

Purchase Order: LNC4242025

Shipped To:

DOUBLE BRANCH 370 OAKLEAF VILLAGE PARKWAY

ORANGE PARK, FL 32065

HD Supply Notes:

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

Fort Myers warehouse.

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

RCPD25306BL SUPERSTITCH BLEND MOP BLU LG 5

i\$7.95 Handling Charge

Delivery information for this invoice may be

found at: www.HomeDepotPro.com/Institutional

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

Atlanta warehouse.

OB i, MV 50/50 Repair C. Replacement OB 2.320, 572 63100 MV 34, 600, 538, 6400

Back to Order History Save as PDF Print this page

Invoice Total\$1,484.40

\$742.20



itom#	. Descripti	on	•••				
TYCVLH2	424-0 LIN	IER NATL 23	X24 6MIC 10GL				
		Description	i Item Number	Quantity Ordered	Quantity Shipped	Unit Price	Total
	RENOW RENOS1	/N SINGLE F :25-WB	ROLL BATH TISSUE 2PLY	6	6	\$79.25	\$475 <u>.</u> 50
	RENOW REN660	'N LNR 38X5 <u>116-CA</u>	58 1.5MIL BLK	5	5	\$64.62	\$323.10
	MLTIFLE 3321787) TOWL CWI 197	P NTURL 16/CS	6	6	\$42.19:	\$253.14
	RENOW RENO31	N WAVE3D (21	URNAL SCRN MAN	6	6	\$31.093	§186.54
470.	REN CO RENO61		TWL NAT WHT	3	3	\$79.393	S238.17
Subtotal Shipping 8 Tax Web Disco Invoice Tot	งนกไ	\$1,476,45 3\$7.95 \$0,00 -\$0,00 \$1,484.40					

ODSUPPLY.

Formerly Home Depot Pro Institutional

My Account Number 647283

Currently Shopping As 647283 - MIDDLE VILLAGE CDD

Current Ship-To Address MIDDLE VILLAGE CDD 370 OAKLEAF VILLAGE PARKWAY ORANGE PARK, FL 32065 Please split between DBEMV

σ

Home

<u>Accumi</u>

Invoice History

Invoice Detail

50/50 Repair & Replacement B 3.330.573.€3100 34,600,538 *64000

Invoice Detail

647283 Customer ID:

Invoice Number: 868580770 A

Invoice Date: 6/9/2025 Order Number: 62973350

Purchase Order: LNC662025

Shipped To:

MIDDLE VILLAGE CDD 370 OAKLEAF VILLAGE PARKWAY

ORANGE PARK, FL 32065

HD Supply Notes:

CALL JAY 904-562-0249 30 MIN BEFORE DELIVERY

Items NOT shown here are being shipped from our

Jacksonville warehouse.

Description | Item Number

Quantity Quantity Unit Total Ordered Shipped Price

REN CONTROL RUTWL NAT WHT B REN06133-WB

\$79,39\$476,34

\$476.34 Subtotal Shipping & Handling\$0.00 \$0.00

Web Discount

-\$0.00

Back to Order History Save as PDF Print this page

Invoice Total\$476.34

\$238.17



Invoice Total

\$476.34



Formerly Home Depot Pro Institutional

My Account Number 647283

Currently Shopping As 647283 - MIDDLE VILLAGE CDD

Current Ship-To Address MIDDLE VILLAGE CDD 370 OAKLEAF VILLAGE PARKWAY ORANGE PARK, FL

32065

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• Hosie

Account

Invoice History

• Invoice Detail

1084, MV 50/50
REPAIR & REPARENT

108 2.330.573.63100

MV 34.600.538.64000

Invoice Detail

Customer ID: 647283

Invoice Number: 868580770 Invoice Date: 6/9/2025

Order Number: 62973348

Purchase Order: LNC662025

Shipped To:

MIDDLE VILLAGE CDD 370 OAKLEAF VILLAGE PARKWAY

ORANGE PARK, FL 32065

HD Supply Notes:

REN06133-WB REN CONTROL RL TWL NAT WHT

i\$7.95 Handling Charge

Delivery information for this invoice may be

found at: www.HomeDepotPro.com/Institutional

CALL JAY 904-562-0249 30 MIN BEFORE DELIVERY

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

.lacksonville warchouse.

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

Back to Order History Save as PDF Brint this page

Invoice Total\$1,297.79

\$648.89



	Description Item Number	Quantity Ordered	Quantity Shipped		Total
	RENOWN SINGLE ROLL BATH TISSUE 2PLY RENO6125-WE	6	6	\$79.25 <i>\$</i>	3475.50
and the second	RENOWN 1/2 FLD TLT ST CVR 309330283	1	and the second s	\$89.963	389.96
	RENOWN LNR 38X58 1.5MIL BLK REN66016-CA	6	6	\$64. 6 21	\$387.72
per la companya di salah di s	RENOWN C-PULL WIPES 8X10 2CA REN15747003	6	6	\$56.11	\$336.66

Subtotal \$1,289.84
Shipping & Handling\$7.95
Tax \$0.00
Web Discount -\$0.00
Invoice Total \$1,297.79



Community Development District

Approved Budget FY 2026

Presented by:



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Community Development District

Approved Budget General Fund

Description	Adopted Budget FY 2025	etuals Thru 5/31/25	jected Next Months	Pro	ojected Thru 9/30/25	I	Approved Budget FY 2026
REVENUES:							
Special Assessments - Tax Roll Interest income	\$ 184,075 2,500	\$ 183,021 3,952	\$ 1,039 800	\$	184,060 4,752	\$	184,126 4,500
TOTAL REVENUES	\$ 186,575	\$ 186,973	\$ 1,839	\$	188,813	\$	188,626
EXPENDITURES:							
<u>Administrative</u>							
Supervisor Fees	\$ 12,000	\$ 7,600	\$ 4,000	\$	11,600	\$	12,000
FICA Expense	918	581	306		887		918
Engineering	5,000	4,678	322		5,000		5,000
Arbitrage Rebate	700	700	-		700		700
Dissemination	1,798	1,199	599		1,798		1,888
Assessment Roll Administration	9,227	9,227	-		9,227		9,688
Attorney	42,000	13,368	28,632		42,000		42,000
Annual Audit	5,400	6,000	-		6,000		5,600
Trustee Fees	9,500	8,815	-		8,815		8,900
Management Fees	72,865	48,577	24,289		72,865		76,509
Information Technology	2,407	1,605	802		2,407		2,527
Telephone	600	117	483		600		600
Postage	2,000	426	1,574		2,000		2,000
Printing	2,500	362	2,139		2,500		2,500
Insurance General Liability	10,556	10,268	-		10,268		11,552
Legal Advertising	2,800	666	2,134		2,800		2,800
Office Supplies	200	13	187		200		200
Website Maintenance	2,809	1,873	936		2,809		2,949
Dues, Licenses & Subscriptions	175	175	-		175		175
Other Current Charges	120	20	100		120		120
Capital Reserve Funding	3,000	-	3,000		3,000		-
TOTAL ADMINISTRATIVE	\$ 186,575	\$ 116,268	\$ 69,503	\$	185,772	\$	188,626
TOTAL EXPENDITURES	\$ 186,575	\$ 116,268	\$ 69,503	\$	185,772	\$	188,626
Other Sources/(Uses)							
Interfund Transfer In/(Out)	\$ -	\$ -	\$ -	\$	-	\$	-
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$	\$	-	\$	-
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 70,705	\$ (67,664)	\$	3,041	\$	-

Community Development District

Budget Narrative General Fund

Fiscal Year 2026

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.

Interes

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.

Community Development District

Budget Narrative General Fund

Fiscal Year 2026

Expenditures - Administrative (continued)

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 Insurance Alliance (FIA). FIA 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.

Community Development District

Approved Budget Recreation Fund

		Adopted Budget	Ao	ctuals Thru	Pro	ojected Next	Pro	ojected Thru	1	Approved Budget
Description		FY 2025		5/31/25	4	4 Months		9/30/25		FY 2026
REVENUES:										
Special Assessments - On Roll	\$	2,144,534	\$	2,132,254	\$	12,109	\$	2,144,363	\$	2,118,723
Interest income		25,000		41,073		10,000		51,073		25,000
Amenities Revenue/Miscellaneous		25,000		25,400		8,000		33,400		25,000
Sports Revenue		30,000		3,425		10,000		13,425		20,000
TOTAL REVENUES	\$	2,224,534	\$	2,202,153	\$	40,109	\$	2,242,262	\$	2,188,723
EXPENDITURES:										
Administrative										
Management Fees - On Site Staff	\$	233,919	\$	155,946	\$	77,973	\$	233,919	\$	245,615
Insurance	,	141,137	•	120,080	•	-	-	120,080	•	127,990
Other Current Charges		3,500		1,152		2,348		3,500		3,500
Permit Fees		1,625		2,056		-		2,056		1,625
TOTAL ADMINISTRATIVE	\$	380,181	\$	279.234	\$	80,321	\$	359,554	\$	378,730
	Ψ	000,101	Ψ_	277,201	Ψ	00,021	Ψ	507,501	Ψ_	570,750
Operations & Maintenance										
Maintenance.										
Security	\$	111,280	\$	71,821	\$	39,459	\$	111,280	\$	111,280
Security - Clay County Off-Duty Sheriff		47,304		38,066		9,238		47,304		47,304
Water - Irrigation		15,000		10,244		4,756		15,000		17,000
Irrigation Maintenance		5,000		-		5,000		5,000		5,000
Streetlighting		32,000		18,449		13,551		32,000		29,640
Electric		36,000		26,220		9,780		36,000		43,800
Landscape Maintenance		507,134		315,297		191,837		507,134		487,134
Common Area Maintenance		75,000		42,297		32,703		75,000		82,500
Lake Maintenance Capital Reserve		31,000 428,079		17,360		13,640 428,079		31,000 428,079		31,000 360,024
TOTAL MAINTENANCE	¢	1,287,796	¢	F20.7F4	¢		¢	1,287,796	đ	
TO TAL MAINTENANCE	•	1,28/,/96	\$	539,754	\$_	748,042	•	1,28/,/96	•	1,214,681
Recreation Facility										
Amenity Staff	\$	150,500	\$	77,948	\$	72,552	\$	150,500	\$	165,840
Refuse Services		19,000		15,752		3,248		19,000		20,000
Telephone		8,500		4,764		3,736		8,500		8,400
Electric		29,000		20,739		8,261		29,000		34,800
Cable Paol Maintanance		9,707		6,972		3,600		10,572		11,280
Pool Maintenance Water/Sewer/Reclaim		39,000 48,000		27,037 23,678		11,963 24,322		39,000 48,000		43,200 53,280
Facility Maintenance - General		75,000		42,043		32,957		75,000		82,500
Facility Maintenance - General Facility Maintenance - Preventative		10,000		1,955		8,045		10,000		10,000
Facility Maintenance - Contingency		40,000		6,313		33,687		40,000		45,000
Lighting Repairs		9,500		4,388		5,112		9,500		10,500
Special Events		10,250		6,347		3,903		10,250		10,700
Office Supplies & Equipment		1,400		518		882		1,400		1,400
Janitorial		70,200		41,200		29,000		70,200		74,412
Recreation Passes		4,000		2,365		1,635		4,000		4,000
Pool Leak Repairs Multiuse Field		2,500 30,000		-		2,500 15,000		2,500 15,000		20,000
TOTAL RECREATION FACILITY	\$	556,557	\$	282,019	\$	260,403	\$	542,422	\$	595,312
TOTAL EXPENDITURES	\$	2,224,534	\$	1,101,006	\$ 1	1,088,766	\$	2,189,772	\$	2,188,723
EXCESS REVENUES (EXPENDITURES)	\$	-	\$	1,101,146	\$ (1,048,657)	\$	52,489	\$	-

Community Development District

Budget Narrative Recreation Fund

Fiscal Year 2026

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 Insurance Alliance (FIA). FIA 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

 $\label{thm:miscellaneous} \mbox{Miscellaneous permit fees to operate the pool and water slides as well as special events.}$

Discription	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.

Discription	Mo	onthly	Annual		
Secutity 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	Discription	Monthly		Monthly		Annual
83744906	2226 Pebblewood LA Apt 1	\$	30	\$ 360		
66042924	302 Oakleaf Village Parkway		30	360		
61929298	3468 Worthington Oaks Drive Apt 1		30	360		
86638010	3570 Silver Bluff Blvd Apt 1		1,200	14,400		
60770057	563 Acornridge Lane Apt 1		70	840		
	Contingency		57	680		
	Total	\$	1,417	\$ 17,000		

Community Development District

Budget Narrative Recreation Fund

Fiscal Year 2026

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	M	onthly	Annual
7332265	Oaklieaf Village Center Outdoor	\$	220	\$ 2,640
5379615	East Sied of Brannanfield		2,200	26,400
	Contingency		50	600
	Total	\$	2,470	\$ 29,640

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	M	onthly	Annual
4995700	370 Oakleaf Village	\$	1,200 \$	14,400
4995718	370-1 Oakleaf Village Pkwy		500	6,000
5347943	3926-1 Plantation Oaks Blvd		100	1,200
5715289	1591 Canopy Oaks Dr - Irrigation		120	1,440
5774021	2971 Thorncrest Dr		50	600
6875140	373-1 Oakleaf Village Center		100	1,200
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 Wakemoumnt 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		40	480
7332257	3168 Stonebrier Ridge		450	5,400
8684243	571 Oakleaf Village Pkwy		40	480
	Contingency		50	600
	Total	\$	3,650 \$	43,800

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				
Contract-Common Area	\$	40 594	\$	487.134		

Community Development District

Budget Narrative Recreation Fund

Fiscal Year 2026

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				
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	\$ 650	\$ 7,800
Contingency	50	600
Total	\$ 700	\$ 8,400

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	\$ 2,200	\$ 26,400
8763369	382 Oakleaf Village Pkwy	650	7,800
	Contingency	 50	600
	Total	\$ 2,900	\$ 34,800

Cable/Internet

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

Discription	Monthly Annua					
Facility Center	\$ 415	\$	4,980			
Fitness	475		5,700			
Contingency	 50		600			
Total	\$ 940	\$	11,280			

Community Development District

Budget Narrative Recreation Fund

Fiscal Year 2026

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	\$ 3,500	\$ 42,000
Contingency	 100	1,200
Total	\$ 3,600	\$ 43.200

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	M	Monthly		Annual
76832466	370 Oakleaf Village Parkway - Water	\$	1,000	\$	12,000
76832466	370 Oakleaf Village Parkway - Sewer		450		5,400
80532813	370 Oakleaf Village Parkway - Pool		450		5,400
Fire Sprinkler	371 Oakleaf Village Parkway - Sprinkler		100		1,200
	Total JEA	\$	2,000	\$	24,000
A00010662	566-1 Oakleaf Village Parkway		1,000		12,000
A00009982	716-1 Wakemont Dirve Reclaim		300		3,600
A00011147	3178-1 Wandering Oaks Drive		50		600
A00011148	1505-1 Canopy Oaks Drive R		150		1,800
A00011149	1591-1 Canopy Oaks Drive R		450		5,400
A00011157	3701-1 Thousand Oaks Drive		40		480
A00011158	3713-1 Thousand Oaks Drive		150		1,800
A00011159	1940-1 Woodworth Drive Reclaim		40		480
A00011160	3659-1 Thousand Oaks Drive		40		480
A00011246	603-1 Waterford Oaks Drive		40		480
A00013929	1422-1 Bitterberry Drive Reclaim		40		480
A00013930	1206-1 Bedrock Drive Reclaim		40		480
	Total CCUA	\$	2,340	\$	28,080
	Contingency		100		1,200
	Total	\$	4,440	\$	53,280

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
Toole Technologies	5,160
Jacksonville Sound & Communication	744
Termite Bond	1,530
Contingency	 186
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

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

Community Development District

Budget Narrative Recreation Fund

Fiscal Year 2026

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:

Description	scription Monthly				
Janitorial Contract	\$	5,150	\$	61,800	
Supplies		500		6,000	
Mat Cleaning-Fitness Room		200		2,400	
Total	•	E OEO	¢	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.

Multiuse Fields

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

Community Development District

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

	Adopted Budget		Actuals Thru Pro		Projected Next		ojected Thru	Approved Budget		
Description	FY 2025		5/31/25		4 Months		9/30/25		FY 2026	
REVENUES:										
Special Assessments-On Roll	\$	1,976,742	\$	1,950,800	\$	11,078	\$	1,961,878	\$	1,976,742
Interest Earnings		10,000		80,505		15,000		95,505		10,000
Carry Forward Surplus ⁽¹⁾		850,479		877,037		-		877,037		982,045
TOTAL REVENUES	\$	2,837,221	\$:	2,908,341	\$	26,078	\$	2,934,420	\$	2,968,786
EXPENDITURES:										
Series 2013A-1										
Interest 11/1	\$	294,788	\$	294,788	\$	-	\$	294,788	\$	271,388
Interest 5/1		294,788		294,788		-		294,788		271,388
Principal 5/1		1,170,000		1,170,000		-		1,170,000		1,220,000
Series 2013A-2										
Interest 11/1		41,400		41,400		-		41,400		38,238
Interest 5/1		41,400		41,400		-		41,400		38,238
Principal 5/1		110,000		110,000		-		110,000		115,000
TOTAL EXPENDITURES	\$	1,952,375	\$	1,952,375	\$	-	\$	1,952,375	\$	1,954,250
Other Sources/(Uses)										
Interfund transfer In/(Out)	\$	-	\$	-	\$	-	\$	-	\$	-
TOTAL OTHER SOURCES/(USES)	\$	-	\$	-	\$	-	\$	-	\$	-
TOTAL EXPENDITURES	\$	1,952,375	\$:	1,952,375	\$	-	\$	1,952,375	\$	1,954,250
EXCESS REVENUES (EXPENDITURES)	\$	884,846	\$	955,966	\$	26,078	\$	982,045	\$	1,014,536
(1) Carry Forward is Net of Reserve Requirement Interest Due 11/1/26								1/1/26	\$	281,156

Community Development District

AMORTIZATION SCHEDULE

 $Debt\,Service\,Series\,2\,0\,1\,3\,A\,1\,Special\,Assessment\,Refunding\,Bonds\,(Senior\,Lien)$

Period	Outstanding Balance		Coupons	Principal	ncipal Interest		Annual Debt Service
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				\$ 13,010,000	\$	2,880,681	\$ 15,890,681

Community Development District

AMORTIZATION SCHEDULE

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

Period	Outstanding Balance	Coupons	Principal Interest		A	annual Debt Service
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		\$	1,330,000	\$ 412,275	\$	1,742,275

Community Development District Non-Ad Valorem Assessments Comparison 2025-2026

Neighborhood	O&M Units	Bonds 2013 Units	Ann	ual Maintenance	e Assessments	Annua	ıl Debt Assessn	nents					
			FY 2026	FY 2026 FY 2025		Increase/ (decrease)		Increase/ (decrease)		Increase/ (decrease)		FY 2025	Increase/ (decrease)
Single Family	2205	2205	\$1,003.35	\$1,015.09	-\$11.74	-1.16%	\$877.91	\$877.91	\$0.00				
Multi-Family Village Center Retail	276 8000	276 0	\$733.45 \$1.47	\$733.45 \$1.53	\$0.00 -\$0.06	0.00% -4.11%	\$605.49 \$0.00	\$605.49 \$0.00	\$0.00 \$0.00				
Village Center Office	35000	0	\$0.66	\$0.69	-\$0.03	-3.85%	\$0.00	\$0.00	\$0.00				
Total	45481	2481											

Community Development District

Approved Budget Capital Reserve Fund

	Adopted Actuals Thru Projected Next F Budget		Pro	Projected Thru		Approved Budget				
Description	FY 2025		5/31/25		4 Months		9/30/25		FY 2026	
REVENUES:										
Interest Income	\$	3,000	\$	40,909	\$	15,000	\$	55,909	\$	10,000
Transfer In - Capital Reserve		428,079		-		428,079		428,079		360,024
Transfer In - General Fund Reserve		3,000		-		3,000		3,000		-
Carry Forward Balance		1,470,985		1,468,786		-		1,468,786		1,738,300
TOTAL REVENUES	\$	1,905,064	\$	1,509,695	\$	446,079	\$	1,955,774	\$:	2,108,324
EXPENDITURES: Capital Outlay										
Repairs & Replacements	\$	500,000	\$	142,473	\$	75,000	\$	217,473	\$	250,000
TOTAL EXPENDITURES	\$	500,000	\$	142,473	\$	75,000	\$	217,473	\$	250,000
Other Sources/(Uses) Transfer in/(Out)	\$	-	\$	-	\$	-	\$	-	\$	_
TOTAL OTHER SOURCES/(USES)	\$	-	\$	-	\$	-	\$	-	\$	-
TOTAL EXPENDITURES	\$	500,000	\$	142,473	\$	75,000	\$	217,473	\$	250,000
EXCESS REVENUES (EXPENDITURES)	\$	1,405,064	\$	1,367,222	\$	371,079	\$	1,738,300	\$:	1,858,324

Community Development District Exhibit "A"

Allocation of Operating Reserve

Allocation of Operating Reserves	-	
Estimated Funds Available		
General Fund - Beginning Fund Balance - 10/1/24	\$	107,820
Recreation Fund - Beginning Fund Balance - 10/1/24	Ψ	825,741
Estimated General Excess Revenues - Fiscal Year 2025		3,041
Estimated Recreation Excess Revenues- Fiscal Year 2025		52,489
Total Estimated Operating Funds Available - 9/30/2025	\$	989,091
Allocation of Funds Available		
General Fund Operating Reserve - First Quarter Operating Capital Recreation Fund Operating Reserve - First Quarter Operating Capital	\$	47,157 457,175
Total Reserve	\$	504,331
Total Working Capital Surplus	\$	484,760
Capital Reserve- Beginning Fund Balance - 10/1/24 Projected Capital Excess Revenues - Fiscal Year 2025	\$	1,468,786 269,514
Total Estimated Reserve Funds Available - 9/30/25	\$	1,738,300
Interest Earned	\$	10,000
General Fund Reserve		-
Recreation Fund Reserve		360,024
Total Funding FY 2026	\$	370,024
Capital Reserve Estimated Expenditure - 9/30/26	\$	(250,000)
Total Estimate Reserve Fund Balances - 9/30/26	\$	1,858,324







Engineering - Landscape Architecture - Surveying

7 Waldo Street, St. Augustine, FL 32084 | 904.826.1334 | www.matthews.dccm.com

mdg.cei@dccm.com

LICENSE #26535, LB8590, LA6666877



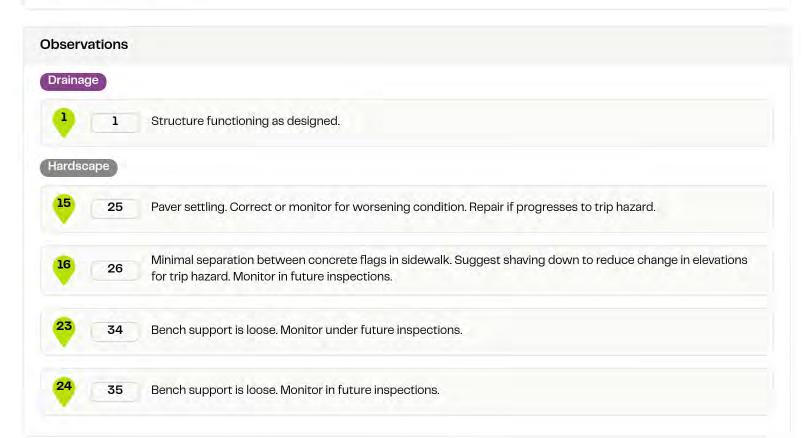
General Information	20		
Project Name	24015 Double Branch CDD		
Prepared By	Branden J Marcinell		
Date Of Visit	06/10/2025 11:57 AM EDT		
Date Prepared	06/23/2025 EDT		
Weather	Cloudy	Тетр	93
Site Conditions		Date of Last Report	N/A
Present at Site			

Site Notes

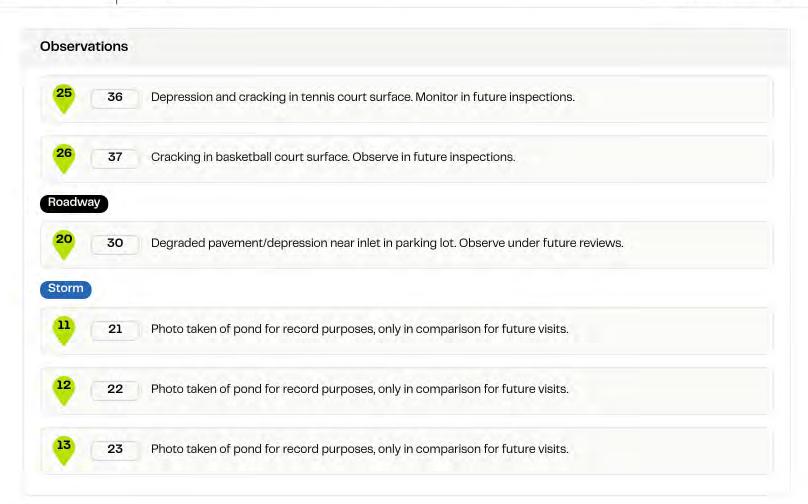
N/A

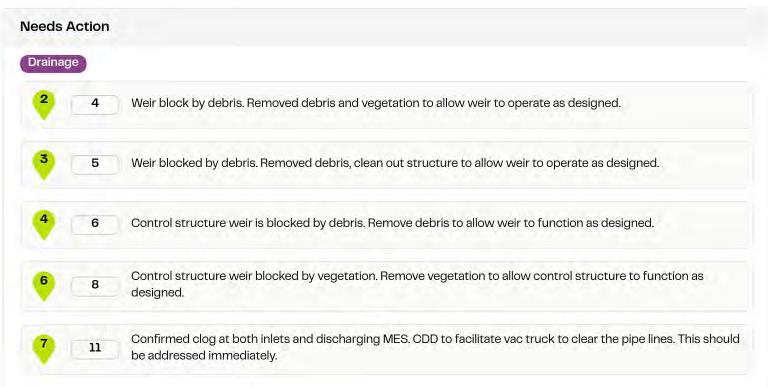
Corrected since last report

N/A

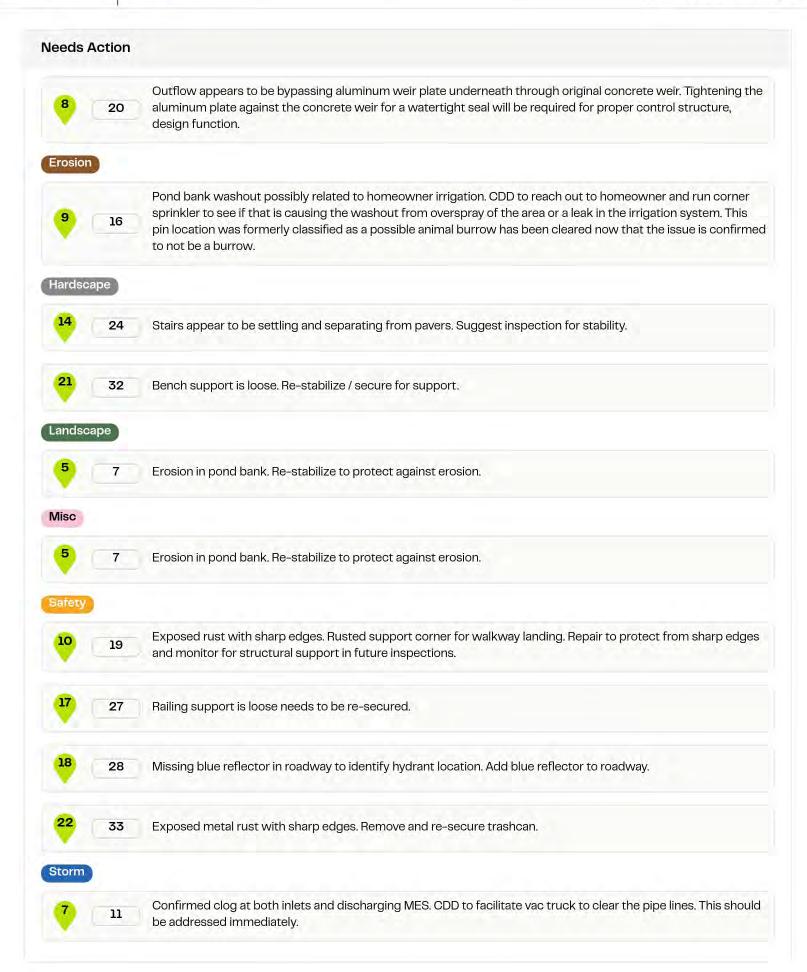














Outflow appears to be bypassing aluminum weir plate underneath through original concrete weir. Tightening the aluminum plate against the concrete weir for a watertight seal will be required for proper control structure, design function. Erosion present around MES in the pond. Backfill and stabilize around edges of MES to protect against further erosion and possible concrete cracking.







Action Items



1

Observation

Pin Type: General

Categories:

Drainage

Location:

Created by:



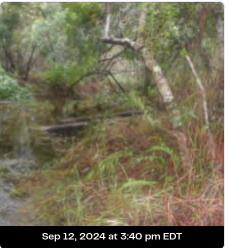
Mike Silverstein Senior Construction Inspector

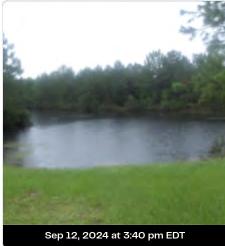
Sep 13, 2024 at 8:37 am EDT



Notes:

Mike Silverstein September 13, 2024 8:37 AM EDT Structure functioning as designed.













Pin Type: General

Categories:

Drainage

Needs Action

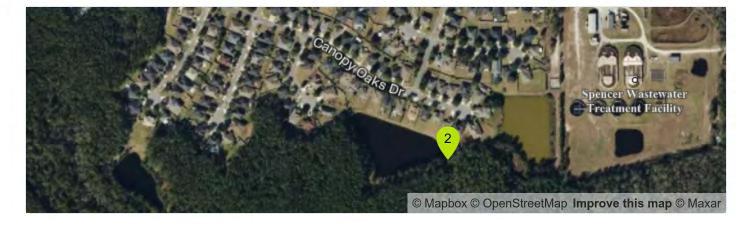
Created by:



Branden J Marcinell

Jun 10, 2025 at 3:29 pm EDT

Location:



Notes:

Branden J Marcinell June 10, 2025 3:29 PM EDT

Weir block by debris. Removed debris and vegetation to allow weir to operate as designed.











5

Needs Action

Pin Type: General

Categories:

Drainage

Created by:



Branden J Marcinell

Jun 10, 2025 at 3:22 pm EDT

Location:



Notes:

Branden J Marcinell June 10, 2025 3:22 PM EDT

Weir blocked by debris. Removed debris, clean out structure to allow weir to operate as designed.











6

Needs Action

Pin Type: General

Categories:

Drainage

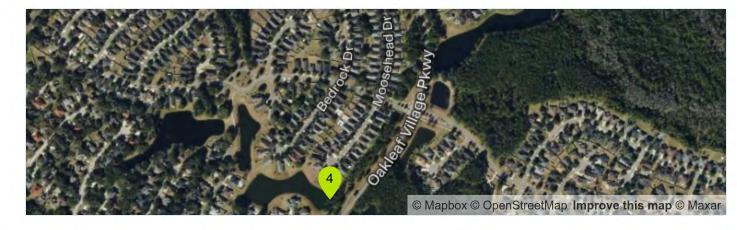
Created by:



Branden J Marcinell

Jun 10, 2025 at 3:06 pm EDT

Location:



Notes:

Branden J Marcinell June 10, 2025 3:06 PM EDT

Control structure weir is blocked by debris. Remove debris to allow weir to function as designed.







Pin Type: General

Photos:







Created by:

Branden J Marcinell

Jun 10, 2025 at 3:06 pm EDT







7

Needs Action

Pin Type: General

Categories:

Landscape

Misc

D.Alina

Created by:



Branden J Marcinell

Jun 10, 2025 at 2:29 pm EDT

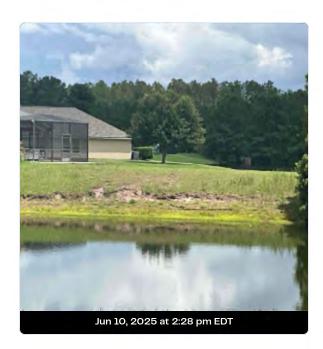
Location:



Notes:

Branden J Marcinell June 10, 2025 2:29 PM EDT

Erosion in pond bank. Re-stabilize to protect against erosion.







8

Needs Action

Pin Type: General

Categories:

Drainage

Created by:



Branden J Marcinell

Jun 10, 2025 at 2:22 pm EDT

Location:



Notes:

Branden J Marcinell June 10, 2025 2:22 PM EDT

Control structure weir blocked by vegetation. Remove vegetation to allow control structure to function as designed.











Needs Action

Pin Type: General

Categories:





Created by:



Mike Silverstein Senior Construction Inspector

May 2, 2025 at 8:43 am EDT

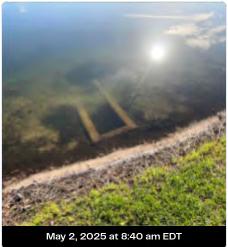
Location:



Notes:

Mike Silverstein May 2, 2025 8:43 AM EDT

Confirmed clog at both inlets and discharging MES. CDD to facilitate vac truck to clear the pipe lines. This should be addressed immediately.







May 2, 2025 at 8:39 am EDT

Pin Type: General

Created by:



Mike Silverstein Senior Construction Inspector

May 2, 2025 at 8:43 am EDT









Needs Action

Pin Type: General

Categories:





Created by:



Branden J Marcinell

Jun 10, 2025 at 1:57 pm EDT

Location:



Notes:

Branden J Marcinell June 10, 2025 1:57 PM EDT

Outflow appears to be bypassing aluminum weir plate underneath through original concrete weir. Tightening the aluminum plate against the concrete weir for a watertight seal will be required for proper control structure, design function.











Needs Action

Pin Type: General

Categories:



Created by:



Mike Silverstein Senior Construction Inspector

May 2, 2025 at 2:23 pm EDT

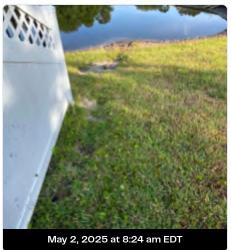
Location:

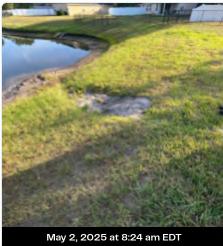


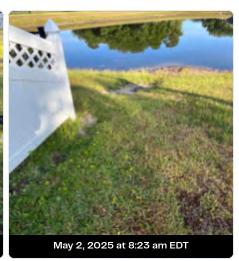
Notes:

Mike Silverstein May 2, 2025 2:23 PM EDT

Pond bank washout possibly related to homeowner irrigation. CDD to reach out to homeowner and run corner sprinkler to see if that is causing the washout from overspray of the area or a leak in the irrigation system. This pin location was formerly classified as a possible animal burrow has been cleared now that the issue is confirmed to not be a burrow.











Needs Action

Pin Type: General

Categories:



Created by:



Branden J Marcinell

Jun 10, 2025 at 2:41 pm EDT

Location:



Notes:

Branden J Marcinell June 10, 2025 2:41 PM EDT

Exposed rust with sharp edges. Rusted support corner for walkway landing. Repair to protect from sharp edges and monitor for structural support in future inspections.







21

Observation

Pin Type: General

Categories:



ZI Obscivatio

Created by:



Branden J Marcinell

Jun 10, 2025 at 3:41 pm EDT

Location:



Notes:

Branden J Marcinell June 10, 2025 3:41 PM EDT

Photo taken of pond for record purposes, only in comparison for future visits.







Observation

Pin Type: General

Categories:



ZZ OBSCI Vatio

Created by:



Branden J Marcinell

Jun 10, 2025 at 3:41 pm EDT

Location:



Notes:

Branden J Marcinell June 10, 2025 3:41 PM EDT

Photo taken of pond for record purposes, only in comparison for future visits.







Observation

Pin Type: General

Categories:



Location:

Created by:



Branden J Marcinell

Jun 11, 2025 at 11:18 am EDT



Notes:

Branden J Marcinell June 11, 2025 11:18 AM EDT

Photo taken of pond for record purposes, only in comparison for future visits.











Needs Action

Pin Type: General

Categories:

Hardscape

Created by:



Branden J Marcinell

Jun 11, 2025 at 11:39 am EDT

Location:



Notes:

Branden J Marcinell June 11, 2025 11:39 AM EDT

Stairs appear to be settling and separating from pavers. Suggest inspection for stability.









Observation

Pin Type: General

Categories:

Hardscape

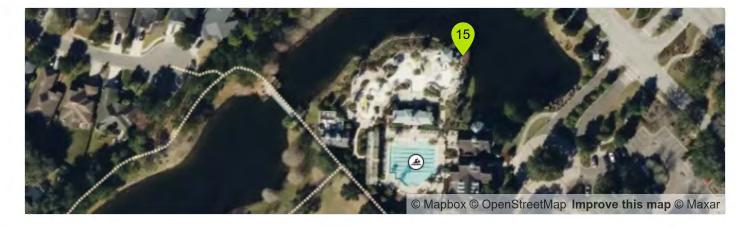
Created by:



Branden J Marcinell

Jun 11, 2025 at 11:45 am EDT

Location:



Notes:

Branden J Marcinell June 11, 2025 11:45 AM EDT

Paver settling. Correct or monitor for worsening condition. Repair if progresses to trip hazard.







Observation

Pin Type: General

Categories:

Hardscape

Created by:



Branden J Marcinell

Jun 11, 2025 at 11:58 am EDT

Location:



Notes:

Branden J Marcinell June 11, 2025 11:58 AM EDT

Minimal separation between concrete flags in sidewalk. Suggest shaving down to reduce change in elevations for trip hazard. Monitor in future inspections.







Needs Action

Pin Type: General

Categories:



Created by:



Branden J Marcinell

Jun 11, 2025 at 11:58 am EDT

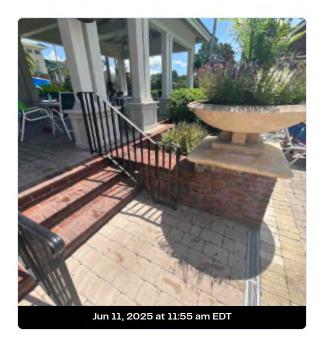
Location:



Notes:

Branden J Marcinell June 11, 2025 11:58 AM EDT

Railing support is loose needs to be re-secured.







Needs Action

Pin Type: General

Categories:



Created by:



Branden J Marcinell

Jun 11, 2025 at 11:59 am EDT

Location:



Notes:

Branden J Marcinell June 11, 2025 11:59 AM EDT

Missing blue reflector in roadway to identify hydrant location. Add blue reflector to roadway.







Needs Action

Pin Type: General

Categories:



Location:

Created by:



Branden J Marcinell

Jun 11, 2025 at 12:02 pm EDT



Notes:

Branden J Marcinell June 11, 2025 12:02 PM EDT

Erosion present around MES in the pond. Backfill and stabilize around edges of MES to protect against further erosion and possible concrete cracking.









Observation

Pin Type: General

Categories:

Roadway

Location:

Created by:



Branden J Marcinell

Jun 11, 2025 at 12:11 pm EDT



Notes:

Branden J Marcinell June 11, 2025 12:11 PM EDT

Degraded pavement/depression near inlet in parking lot. Observe under future reviews.







Needs Action

Pin Type: General

Categories:

Hardscape

Created by:



Branden J Marcinell

Jun 11, 2025 at 12:12 pm EDT

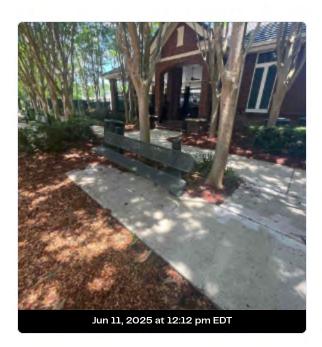
Location:



Notes:

Branden J Marcinell June 11, 2025 12:12 PM EDT

Bench support is loose. Re-stabilize / secure for support.







Needs Action

Pin Type: General

Categories:



Created by:



Branden J Marcinell

Jun 11, 2025 at 12:33 pm EDT

Location:



Notes:

Branden J Marcinell June 11, 2025 12:33 PM EDT

Exposed metal rust with sharp edges. Remove and re-secure trashcan.





34

Observation

Pin Type: General

Categories:

Hardscape

Created by:



Branden J Marcinell

Jun 11, 2025 at 12:36 pm EDT

Location:



Notes:

Branden J Marcinell June 11, 2025 12:36 PM EDT

Bench support is loose. Monitor under future inspections.





35

Observation

Pin Type: General

Categories:

Hardscape

Created by:



Branden J Marcinell

Jun 11, 2025 at 12:39 pm EDT

Location:



Notes:

Branden J Marcinell June 11, 2025 12:39 PM EDT

Bench support is loose. Monitor in future inspections.





Observation

Pin Type: General

Categories:

Hardscape

Created by:



Branden J Marcinell

Jun 11, 2025 at 12:50 pm EDT

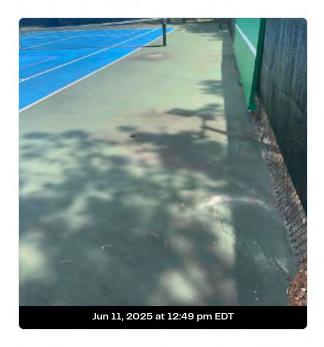
Location:



Notes:

Branden J Marcinell June 11, 2025 12:50 PM EDT

Depression and cracking in tennis court surface. Monitor in future inspections.







Observation

Pin Type: General

Categories:

Hardscape

Created by:



Branden J Marcinell

Jun 11, 2025 at 12:53 pm EDT

Location:



Notes:

Branden J Marcinell June 11, 2025 12:53 PM EDT

Cracking in basketball court surface. Observe in future inspections.





Double Branch Community Development District (CDD)

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

Memorandum

Date: July 2025

To: Board of Supervisors

From: GMS – OakLeaf Operations Manager

Community:

Special Events

- o Report DB Dive in, Poolside event, DB re-scheduled Dive-in
- o Upcoming MV Dive in, MV Poolside event, Back to School events (both pools)

Aquatics

- Summer Recreational Swim Team adjustments and re-locations
- Pool Schedule on full until August, will adjust when kids start school

Amenity Usage

- Total Facilities Usage 8271
- Average daily usage 276

Card counts:

DB Owners	128
DB Renters	121
DB Replacements	29
DB Updated	39

Total cards printed: 618 (both districts)

Rentals

- 11 of 30 days rented in June , 4.5 of 4.5 weekends rented
- 9 Clubroom rentals, 8 patio rentals
- 18 tours (48 approx. hours)/63 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

• Update on signage plans/proposals – new numbers, updated plans

MAINTENANCE

- Preventative Maintenance performed on new Golf Carts oil changes and filters replaced, and computer codes checked and cleared
- Replace multiple covers for carport covering over pool pack area
- Preventative Maintenance performed on machines in Fitness Center Cardio room
- Install controllers for Pool chemicals (Enzyme) additions
- Inspect and repair Slide Subpanel breaker
- Pressure wash waterfall
- Repair and re-mortar multiple bricks on pool steps (rental area)
- Coordinate inspection and quotes to replace break room/ pool pack panel.
- Repairs completed to step-mill at Fitness Center
- Inspect and repair ceiling fan at clubhouse walkway / concession stand area
- Re-create and replace canopy on slide tower
- Repair of multiple lounge chair bottom slings
- Pressure washing of all large neighborhood entry signs (yellow signs)
- Take delivery of re-strapped and coated pool furniture (completed as warranty work)
- Install new posts for pool cleaning tool poles
- Prep and create forms for water-fountain pad install at fieldhouse
- Repair wiring to Hammerhead (commercial pool vacuum cart)
- Replace wiring on lift at Slide pool- tested and inspected for proper functioning
- Install posts for hose bib and hose storage poolside
- Schedule and add to work order for Atlantic security additional access system components needed and work station upgraded
- Touch-up painting on decorative street poles in neighborhood (ongoing)
- 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 6/14 Nature's Hammock, Fall Creek, The Oaks, Cannon's Point, Pebble Creek, Silver Leaf, Oakbrook, and The Cottages completed 6/21.

Landscaping

Monthly report for June. submitted and filed at Operations office