

Double Branch

Community Development District

Adopted Budget
FY 2026

Presented by:



Table of Contents

1	<u>General Fund</u>
2-3	<u>Narratives</u>
4	<u>Recreation Fund</u>
5-9	<u>Narratives</u>
10-12	<u>Debt Service Fund Series 2013</u>
13	<u>Assessment Allocation</u>
14	<u>Capital Reserve Fund</u>
15	<u>Exhibit A</u>

Double Branch

Community Development District

Adopted Budget General Fund

Description	Adopted Budget FY 2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
-------------	------------------------------	-------------------------	----------------------------	---------------------------	------------------------------

REVENUES:

Special Assessments - Tax Roll	\$ 184,075	\$ 184,641	\$ -	\$ 184,641	\$ 184,126
Interest income	2,500	4,567	800	5,367	4,500

TOTAL REVENUES	\$ 186,575	\$ 189,208	\$ 800	\$ 190,008	\$ 188,626
-----------------------	-------------------	-------------------	---------------	-------------------	-------------------

EXPENDITURES:

Administrative

Supervisor Fees	\$ 12,000	\$ 8,400	\$ 3,000	\$ 11,400	\$ 12,000
FICA Expense	918	643	230	872	918
Engineering	5,000	9,398	3,000	12,398	5,000
Arbitrage Rebate	700	700	-	700	700
Dissemination	1,798	1,348	449	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	54,649	18,217	72,865	76,509
Information Technology	2,407	1,805	602	2,407	2,527
Telephone	600	131	469	600	600
Postage	2,000	497	500	997	2,000
Printing	2,500	393	500	893	2,500
Insurance General Liability	10,556	10,268	-	10,268	11,552
Legal Advertising	2,800	666	500	1,166	2,800
Office Supplies	200	14	186	200	200
Website Maintenance	2,809	2,107	702	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	\$ 128,624	\$ 60,087	\$ 188,710	\$ 188,626
-----------------------------	-------------------	-------------------	------------------	-------------------	-------------------

TOTAL EXPENDITURES	\$ 186,575	\$ 128,624	\$ 60,087	\$ 188,710	\$ 188,626
---------------------------	-------------------	-------------------	------------------	-------------------	-------------------

Other Sources/(Uses)

Interfund Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
-----------------------------	------	------	------	------	------

TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
-----------------------------------	-------------	-------------	-------------	-------------	-------------

EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 60,585	\$ (59,287)	\$ 1,298	\$ -
---------------------------------------	-------------	------------------	--------------------	-----------------	-------------

Double Branch
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.

Interest

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

Expenditures - Administrative

Supervisors Fees

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

FICA Taxes

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

Engineering

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

Arbitrage Rebate

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

Dissemination Agent

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

Assessment Roll Administration

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

Attorney

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

Annual Audit

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

Trustee Fees

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

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

Double Branch
Community Development District
Adopted Budget
Recreation Fund

Description	Adopted Budget FY 2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
-------------	------------------------------	-------------------------	----------------------------	---------------------------	------------------------------

REVENUES:

Special Assessments - On Roll	\$ 2,144,534	\$ 2,151,130	\$ -	\$ 2,151,130	\$ 2,118,723
Interest income	25,000	47,591	10,000	57,591	25,000
Amenities Revenue/Miscellaneous	25,000	28,704	8,000	36,704	25,000
Sports Revenue	30,000	7,700	3,000	10,700	20,000

TOTAL REVENUES	\$ 2,224,534	\$ 2,235,125	\$ 21,000	\$ 2,256,125	\$ 2,188,723
-----------------------	---------------------	---------------------	------------------	---------------------	---------------------

EXPENDITURES:

Administrative

Management Fees - On Site Staff	\$ 233,919	\$ 175,439	\$ 58,479	\$ 233,919	\$ 245,615
Insurance	141,137	120,080	-	120,080	127,990
Other Current Charges	3,500	1,467	2,034	3,500	3,500
Permit Fees	1,625	2,056	-	2,056	1,625

TOTAL ADMINISTRATIVE	\$ 380,181	\$ 299,042	\$ 60,513	\$ 359,554	\$ 378,730
-----------------------------	-------------------	-------------------	------------------	-------------------	-------------------

Operations & Maintenance

Maintenance

Security	\$ 111,280	\$ 80,535	\$ 30,745	\$ 111,280	\$ 111,280
Security - Clay County Off-Duty Sheriff	47,304	42,178	5,127	47,304	47,304
Water - Irrigation	15,000	12,474	2,526	15,000	17,000
Irrigation Maintenance	5,000	-	5,000	5,000	5,000
Streetlighting	32,000	20,766	11,234	32,000	29,640
Electric	36,000	29,700	6,300	36,000	43,800
Landscape Maintenance	507,134	354,709	152,425	507,134	487,134
Common Area Maintenance	75,000	42,297	32,703	75,000	82,500
Lake Maintenance	31,000	19,530	11,470	31,000	31,000
Capital Reserve	428,079	-	428,079	428,079	360,024

TOTAL MAINTENANCE	\$ 1,287,796	\$ 602,187	\$ 685,609	\$ 1,287,796	\$ 1,214,681
--------------------------	---------------------	-------------------	-------------------	---------------------	---------------------

Recreation Facility

Amenity Staff	\$ 150,500	\$ 107,001	\$ 43,499	\$ 150,500	\$ 165,840
Refuse Services	19,000	17,924	1,076	19,000	20,000
Telephone	8,500	5,318	3,182	8,500	8,400
Electric	29,000	23,907	5,093	29,000	34,800
Cable	9,707	7,873	2,700	10,573	11,280
Pool Maintenance	39,000	30,476	8,524	39,000	43,200
Water/Sewer/Reclaim	48,000	28,390	19,610	48,000	53,280
Facility Maintenance - General	75,000	42,043	32,957	75,000	82,500
Facility Maintenance - Preventative	10,000	2,290	7,710	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	11,038	1,500	12,538	10,700
Office Supplies & Equipment	1,400	923	477	1,400	1,400
Janitorial	70,200	46,350	23,850	70,200	74,412
Recreation Passes	4,000	2,365	1,635	4,000	4,000
Pool Leak Repairs	2,500	-	2,500	2,500	-
Multiuse Field	30,000	-	15,000	15,000	20,000

TOTAL RECREATION FACILITY	\$ 556,557	\$ 336,599	\$ 208,112	\$ 544,711	\$ 595,312
----------------------------------	-------------------	-------------------	-------------------	-------------------	-------------------

TOTAL EXPENDITURES	\$ 2,224,534	\$ 1,237,828	\$ 954,234	\$ 2,192,062	\$ 2,188,723
---------------------------	---------------------	---------------------	-------------------	---------------------	---------------------

EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 997,297	\$ (933,234)	\$ 64,063	\$ -
---------------------------------------	-------------	-------------------	---------------------	------------------	-------------

Double Branch

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

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	Monthly		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		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

Double Branch

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	Monthly		Annual	
7332265	Oakleaf 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	Monthly		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 Wakemount Drive		40		480
6912877	3219-1 Stonebrier Ridge Drive		40		480
6912893	576-1 Wakemount Drive		40		480
6912901	507-1 Millstone Drive		40		480
6912919	498-1 Millstone Drive		40		480
6912927	3442-1 Worthington Oaks Drive		40		480
6912943	309-1 Oakleaf Village Pkwy		40		480
6912950	373-2 Oakleaf Village Pkwy		40		480
9194375	308-1 Oakleaf Village Pkwy		40		480
6912976	358-2 Oakleaf Village Pkwy		40		480
7131527	3206-1 Silver Bluff Blvd		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		Annual	
Contract-Common Area	\$	40,594	\$	487,134

Double Branch

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

Capital Reserve

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

Expenditures – Recreation Facility

Amenity Staff

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

Refuse Service

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

Telephone

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

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

Double Branch

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	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.

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

Recreation Passes

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

Multiuse Fields

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

Double Branch

Community Development District

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

Description	Adopted Budget FY 2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
-------------	------------------------------	-------------------------	----------------------------	---------------------------	------------------------------

REVENUES:

Special Assessments-On Roll	\$ 1,976,742	\$ 1,968,069	\$ -	\$ 1,961,878	\$ 1,976,742
Interest Earnings	10,000	87,319	10,000	97,319	10,000
Carry Forward Surplus ⁽¹⁾	850,479	877,037	-	877,037	983,859

TOTAL REVENUES	\$ 2,837,221	\$ 2,932,425	\$ 10,000	\$ 2,936,234	\$ 2,970,601
-----------------------	---------------------	---------------------	------------------	---------------------	---------------------

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	\$ 980,050	\$ 10,000	\$ 983,859	\$ 1,016,351
---------------------------------------	-------------------	-------------------	------------------	-------------------	---------------------

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26

\$ 281,156

Double Branch
Community Development District
AMORTIZATION SCHEDULE

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

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	\$ 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

Double Branch
Community Development District
AMORTIZATION SCHEDULE

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

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	\$ 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

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

Neighborhood	O&M Units	Bonds 2013 Units	Annual Maintenance Assessments				Annual Debt Assessments		
			FY 2026	FY 2025	Increase/ (decrease)		FY 2026	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	276	276	\$733.45	\$733.45	\$0.00	0.00%	\$605.49	\$605.49	\$0.00
Village Center Retail	8000	0	\$1.47	\$1.53	-\$0.06	-4.11%	\$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							

Double Branch
Community Development District
Adopted Budget
Capital Reserve Fund

Description	Adopted Budget FY 2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
-------------	------------------------------	-------------------------	----------------------------	---------------------------	------------------------------

REVENUES:

Interest Income	\$ 3,000	\$ 45,835	\$ 10,000	\$ 55,835	\$ 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	1,755,699

TOTAL REVENUES	\$ 1,905,064	\$ 1,514,621	\$ 441,079	\$ 1,955,699	\$ 2,125,723
-----------------------	---------------------	---------------------	-------------------	---------------------	---------------------

EXPENDITURES:

Capital Outlay

Repairs & Replacements	\$ 500,000	\$ 164,515	\$ 35,485	\$ 200,000	\$ 250,000
------------------------	------------	------------	-----------	------------	------------

TOTAL EXPENDITURES	\$ 500,000	\$ 164,515	\$ 35,485	\$ 200,000	\$ 250,000
---------------------------	-------------------	-------------------	------------------	-------------------	-------------------

Other Sources/(Uses)

Transfer in/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
-------------------	------	------	------	------	------

TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
-----------------------------------	-------------	-------------	-------------	-------------	-------------

TOTAL EXPENDITURES	\$ 500,000	\$ 164,515	\$ 35,485	\$ 200,000	\$ 250,000
---------------------------	-------------------	-------------------	------------------	-------------------	-------------------

EXCESS REVENUES (EXPENDITURES)	\$ 1,405,064	\$ 1,350,105	\$ 405,594	\$ 1,755,699	\$ 1,875,723
---------------------------------------	---------------------	---------------------	-------------------	---------------------	---------------------

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

Allocation of Operating Reserves

Estimated Funds Available

General Fund - Beginning Fund Balance - 10/1/24	\$ 107,820
Recreation Fund - Beginning Fund Balance - 10/1/24	825,741
Estimated General Excess Revenues - Fiscal Year 2025	1,298
Estimated Recreation Excess Revenues- Fiscal Year 2025	64,063
Total Estimated Operating Funds Available - 9/30/2025	<u>\$ 998,922</u>

Allocation of Funds Available

General Fund Operating Reserve - First Quarter Operating Capital	\$ 47,157
Recreation Fund Operating Reserve - First Quarter Operating Capital	457,175
Total Reserve	<u>\$ 504,331</u>
 Total Working Capital Surplus	 <u><u>\$ 494,591</u></u>

Capital Reserve- Beginning Fund Balance - 10/1/24	\$ 1,468,786
Projected Capital Excess Revenues - Fiscal Year 2025	286,913
Total Estimated Reserve Funds Available - 9/30/25	<u><u>\$ 1,755,699</u></u>

Interest Earned	\$ 10,000
General Fund Reserve	-
Recreation Fund Reserve	360,024
Total Funding FY 2026	<u><u>\$ 370,024</u></u>

Capital Reserve Estimated Expenditure - 9/30/26	<u><u>\$ (250,000)</u></u>
---	----------------------------

Total Estimate Reserve Fund Balances - 9/30/26	<u><u>\$ 1,875,723</u></u>
--	----------------------------