

DOUBLE BRANCH
Community Development District

APRIL 13, 2026

AGENDA

Double Branch Community Development District

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

April 6, 2026

Board of Supervisors
Double Branch Community Development District

Dear Board Members:

The Double Branch Community Development District Board of Supervisors Meeting is scheduled for **Monday, April 13, 2026 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 March 9, 2026 Meeting
 - B. Financial Statements
 - C. Assessment Receipts Schedule
 - D. Check Register
- IV. Acceptance of the Draft Fiscal Year 2025 Audit Report
- V. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. Operations Manager - Memorandum
- VI. Audience Comments (limited to three minutes) / Supervisors' Requests

VII. Next Scheduled Meeting – May 11, 2026 at 4:00 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

THIRD ORDER OF BUSINESS

A.

**MINUTES OF MEETING
DOUBLE BRANCH
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Double Branch Community Development District was held Monday, **March 9, 2026**, at 4:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

Present and constituting a quorum were:

Cindy Nelsen	Chairperson
Tom Horton	Vice Chairman
Scott Thomas	Assistant Secretary
Andre Lanier	Assistant Secretary
Amy Ambrosio	Assistant Secretary

Also present were:

Marilee Giles	District Manager
Mike Eckert <i>by phone</i>	District Counsel, Kutak Rock
Mike Silverstein <i>by phone</i>	District Engineer
Jay Soriano	GMS
Jennifer Stanton	S3 Security
Chalon Suchsland	VerdeGo

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 4:00 p.m. Five Supervisors were present in person constituting a quorum. Supervisor Lanier joined via phone.

SECOND ORDER OF BUSINESS

Audience Comments (Limited to three minutes)

Ms. Giles stated there are no members of the public present.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

A. Minutes of the February 9, 2026 Meeting

Ms. Giles stated the minutes from your February 9, 2026 are on page seven. Unless there are any comments or questions, I just look for a motion to approve.

On MOTION by Vice Chair Horton, seconded by Ms. Ambrosio, all in favor, the Minutes of the February 9, 2026 Board of Supervisors meeting, were approved.

B. Financial Statements

C. Assessment Receipts Schedule

D. Check Register

Ms. Giles stated the financial statement as of January 31, 2026 is on page 30 followed by your assessment receipt schedule on page 43. It shows we are 95% collected. Your check register is on page 45 and is in the amount of \$140,171.36. I see no unusual variances with the check register. Unless there are any comments or questions, I just look for a motion to approve it.

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

FOURTH ORDER OF BUSINESS

Consideration of Amenity Policy Revisions

Ms. Giles stated this is on page 144. The changes on page 144 are just the date. The rest of the changes start on page 159 and these are the changes we talked about at the last meeting to beef up the language about e-bikes and mobility devices in the District. I sent this out a week or so ago to you for your review. This is the Boards opportunity to talk about the changes that staff has provided.

Mr. Thomas stated it seems to align with St. Johns County Sheriff coming out with some new stuff they're looking at, and it seems like we're kind of aligning with what they're saying. So, it seems like it should be pretty solid language.

Vice Chair Horton stated it lines with state requirements, too. I'm good with it.

Ms. Giles: Tom, is that a motion?

Vice Chair Horton stated yes.

Ms. Giles asked any discussion? Motion passes and we will accept the tract changes and get that posted to your website. Jay, I'll make sure I send that to you also.

On MOTION by Vice Chair Horton, seconded by Chair Nelsen, with all in favor, the Amenity Policy Revisions, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Eckert stated the bills that are related to the recall of CDD Supervisors, those seem to still be moving. We will keep an eye on that. Then also the sovereign immunity. We are still tracking that, but the last update I looked at said that they were still far apart between the House and the Senate versions of that. I'm not sure if there will be a compromise struck on that, but we will keep that in mind and report in April as to the final legislative bills that have affected the District. Then over the summer we will be rolling out how we implement those and if there's anything that we need to do there. That's the only report I have. Other than that, it has been pretty quiet. One thing we may not have talked about is we did sign the documents the county requested for the trash dumpster over by the new library site. I think if Jay is there, he's more familiar with the site and he can explain. But once we looked at it and saw what the existing use was and everything, it was not a concern in terms of the location of the trash dumpster. So those documents did get signed and the county is able to proceed with that project. So, with that, I'll ask Jay if he could just address that either now or during this report.

Mr. Soriano stated I can take care of it now. I guess I forgot to get a picture of that. I did go over there and take a picture of the county. In the email it sent us something saying there was already a dumpster location there. It's not really a dumpster location. There's an odd little spot in that right section of the parking lot I was telling you where there's two parking spaces surrounded by curbing, which would be perfect for a dumpster. It's actually two parking spots, but we're not going to use them, so it will be perfect for them. However, what they wanted to do was cut out the back side so it's easier for the truck to come in. They're going to do the construction. I went over there and looked at it. If they put a wall up that will stop any visibility from that house that's right there next to that parking lot, that little square offshoot. That way they won't see the dumpster. And then we can always put some plants around the wall, make the wall look prettier. But that would end up being perfect. That way we don't have to do any redesign or the minimal amount of

construction that they are going to handle. I don't know, I think we did mention it before that they are going to be doing a lot of work for resurfacing on the asphalt in that parking lot. So that benefits us quite a bit that we don't have to take care of that. I think it's to make it look new and nice for the library. So even if they weren't going to do the cut out of the curve, and they want us to do it. They're doing the asphalt work. I'm not doing that.

B. District Engineer

Mr. Silverstein stated not much to report this month. I checked into last year's engineer's report. We completed that early June of last year. Marilee, if you want like maybe the April meeting, we can start to discuss that. So, this way we can get a little ahead of it and to send out around the same timeline, early June.

Ms. Giles stated okay. We will add that proposal. Thanks Mike.

C. District Manager

Ms. Giles stated just a reminder to complete your Form-1. I do believe I am tracking a few have done that. You have until December 31st to do your ethics training but the Form-1 is due by July 1st. Just a reminder to take care of both of those. That is all I have.

D. Operations Manager - Memorandum

Ms. Giles stated it looks like Jay's report starts on page 169.

Mr. Soriano stated we were able to start off our movie in the park series after I saw you last month. We did end up having good weather, but it was a bit problematic because it was windy that night. It was a small group, there was probably only six or seven families that showed up. But the wind kept blowing our new giant windscreen over. It's nice that it's larger than our old screen, but it does make it harder. It's this air inflatable style. So, when we get any amount of wind, it's got to be tied pretty well. This was hard because it was so windy that night. We had a couple times where it blew it over completely. We had to stop the movie, rewind a little bit and get it going again. Once we were able to stand the screen up. I even had a couple of the parents there were getting tired of that blowing around. So, they picked up some of the soccer goals and moved them over so we could have six or seven tie down points besides what we already had. I just told them, yeah, we could do that as long as we made sure the goals went back in the same spot. They took care of that while I was cleaning up. They put everything back. We were lucky enough to get off

the first movie. Our next movie. I did make a mistake so there will be an email going out tonight. I originally sent information a couple weeks ago that the next movie is on the 20th. It's actually this Friday. This Friday is realistically the unofficial start of spring break. Spring break starts Monday. They're out of school. But by Friday those kids are done. Half the kids may not even go to school that day and start their break early. We will see them at the parks and the pools and things like that. So, we plan on starting everything on our side Friday. Which also means we will have that March movie which is actually going to be the 13th. Friday night we'll be out there with our next movie. Tonight, when we send the email out, it's actually just going to be vague. I'm not quoting which movie it is. Right now, we're trying to set up license. It was between Elio and Zootopia 2. Both are out right now.

Mr. Lanier stated Zootopia 2.

Mr. Soriano stated Zootopia 2. They didn't release the license yet. So even though they're selling it in the store for us to broadcast it, we have to have that license. Right now, they are telling us it wasn't meant to go until the 20th when we originally had ours planned. So, we're trying to get them to. We paid for it either way. Those types of movies are generally \$350 to \$400 to pay for those licenses. So whichever one we are able to get and show this Friday, that's what will go. It will either be the Zootopia 2 or Elio which is a Disney movie. And then we will be open at the pools. We don't advertise it, but we will have staff there Friday. So, there's pool monitors. The slides won't be open yet because when we do pool monitors, we can't have the slides. Those are lifeguards. They get lifeguarded starting Saturday and then all of Monday through Friday and then also the following weekend there will be lifeguards available. The slides and sprays, all the attractions that were required to have lifeguards can all be running. Friday, we are there because we know people are going to be at the pool, but not for the lifeguards. But that will be out in that email too reminding everybody of timing and rules and things like that for spring break. Moving on. On my report there, you may notice I couldn't pull facility usage numbers. We did update our access system this last month and it's something I've been waiting on for quite a few months. I talked to a couple of you about this. We run this new mirror server. It's basically a backup. When we had everything first installed, it didn't really get installed properly. We've been waiting for Atlantic to come back and update it. The fitness center staff has had a lot of problems with having to constantly restart the server, reboot it, get it to come up, and when it comes up, one big problem we have is some of the doors take about two hours to load. Some of them load in five, 10 minutes.

They've gone through all 30,000 cards and they relearn them so that they know when people scan, who is old enough to be where, which ones are valid, and which ones are not. But the big one that causes a problem, takes the longest, is actually at your pool. We did see that at the end of the year last year as we were going through it. They were supposed to come in and reprogram everything. They are the certified installers in this area. So, when I go to the software company, they are the only people they like us dealing with. They will not talk to me. I've mentioned that before. They will only give me so much information because they want to deal with a license installer. I get that sometimes people that are not IT smart enough can't damage software, but I've been dealing with the software for a long time. I know it in and out. They just will not talk to me so I have to have Atlantic. They finally came out. I did go through email after email to specify exactly what was supposed to be done, what was needed, and what we need done now to make sure that we get everything finished this time and we didn't get charged an absorbent amount. What ended up being quoted at five grand in two days ended up taking two weeks. So, this last month, the fitness center and myself have been dealing with trying to go through and almost go behind them, catching any problems and almost making a punch list like during construction. Hey, this is working better now but this is not. Right now, as far as I can tell after last Friday was the last day they were here, everything is up and running. It is much faster. We still see a couple of little bugs, but everything seems to be better where we can turn the system off and turn it back on. The door at the pool reloads just as quick as all the rest of them. We did lose about eight cards. They had to backdate one of their databases and we lost everything they did the week before Atlantic started. But it wasn't hard to get a hold of those people. Those are brand new people that just moved to the neighborhood. We let them know we just needed to retake a picture. All of their information is already written down in the file. That was a big part of these last couple weeks. But because of that, when I did this report, I could not pull usage. It is back up. Like I said, it's back up as of Friday. So, I could go through now and get that and update you next month on this. But when those servers are down, I can't go in and see who scans anywhere. I can't see who's using their card or track anything until we get those servers back up. That is part of why we wanted this mirror server. So that when we have problems related to things like say storms surge takes out our server. The backup server runs behind it 24/7. So, it basically takes over. The other one we can go in and restart or if it damages the computer itself, which we've had before, we can get a new computer and hard drive, get that one back up and running and this one's running in the meantime. That way there's

no extended downtime for that front desk anymore. Like I said as far as since Friday, we've seen all the major stuff is programmed now correctly and working and better. There is a bit of a memory issue because we're getting so many cards. We have almost 30,000 active cards. What they reported to me when they were in there working is they have about 70,000 cards all together. That includes all of the old ones that we've taken out that are no longer valid. All those people are still there. We don't get rid of anything almost like our paperwork. We don't throw anything away. However, with this it is going to cause a problem because it slows the system down a little bit. This system is made to hold about 200,000 cards though. So, we have a long way to go. But we are filling it up and I would like to get rid of it. So, I have to find a way to save all the pictures and all the old files onto a separate terabyte drive so that we can actually delete them off of the server that's there, have them saved someplace else, and that little drive will just sit on the side like old paperwork. But I have to be able to get those cards out of there because it just takes up memory. It will work better and quicker if we get rid of that.

Mr. Lanier stated why do we need to keep the old info and should it be a timeframe associated with it?

Mr. Soriano stated so being local government, you pretty much have to keep everything for perpetuity. I don't know that I need this because it's backed up. Mike, I can maybe shoot you some information on what it looks like. It's already there as part of when they move in, they fill out actual paperwork. So, we have the hard copy paperwork. I don't know that I need an electronic version of it anymore. It's just we're used to not getting rid of anything. You are required as part of being a local government, you have to keep anything and everything associated with the District and then doing business. So, when those people moved in, I have their files from some of the first people that moved in 21- 22 years ago.

Moving on. There are a couple items on the operation side and maintenance side that I wanted to update you on. The waterfall signage, I did get information back now two weeks ago. I figured we would go through it here, though, that they located a matching fountain. They still had concerns, and I guess one of the concerns is where they were finding other fountains. But this fountain is now 7 years old. I didn't realize quite that long ago, but it's seven years old. They are concerned that even the model they are getting, it's going to look a little different. We have two of them up there, and the spray pattern won't be exactly alike. So, they were trying to find one that was on the shelf that was maybe an older model that matched this one better but not a new version

of this model. They did find one. I was given a bit of an outrageous price. When we bought this thing, it was closer to eight grand, seven and a half, something like that. It is now \$11,000 to put this thing in. So, Lake Doctors came back to me and gave me some options of getting two matching smaller fountains. These are newer models, would be cheaper, and they would actually work a little better. When I was out there with them last month, the one thing I noted was the depth. By specs, the fountain that you have at the amenity center now will actually work at that depth. But it's getting very close to the bottom. Right there in front of the fountain, we are only about 2ft deep in some areas, so these things actually work on 18 inches. But if you get much lower, that part that sucks in water is actually sitting in the mud, and that's going to cause problems for the fountain and things like that. It may shoot up some black water instead of nice, pretty white water. So, the smaller fountains are actually even lower profile. What you have out there now is actually a 3.5 horsepower. What I would be looking at is more like one horsepower motor, and it would still shoot about 20ft in the air. Tom, I know you wanted something good height. These will be good. I think I do have a rendering I can show you in a minute here what they would look like. They would be high enough. But then I can take the fountain that's at the amenity center and can leave it there. They actually make different nozzles for these now. They are very expensive. It's about \$900 to change the nozzle on that fountain, but it would allow the one at the amenity center to actually be a little grander, which shoot closer to 32. So, this would be bigger. But when you approved this earlier, even if I could buy those two smaller ones within my amount, I didn't want to do something that's different than what we directed. We were going to move one, so you wouldn't have one at the amenity center. You would have moved it to the front. That was the plan. Now I'm actually going to be buying two new ones unless anybody has concerns of leaving the old one there. It would actually end up being cheaper and these are newer models so I would be able to get much quicker.

Vice Chair Horton stated I think that's a good idea, getting newer ones.

Mr. Lanier stated and with that little area right in front of the waterfall I don't think We need something grandiose. We've got matching fountains 20ft high. To me, that's pretty dynamic.

Mr. Soriano stated yeah, it's got to be at least about 10 or 12ft to see it. That pond is pretty low. Not just low because of your water right now, but as you drive in, if you've ever seen the drop off while walking up to the sidewalk, that one does sit pretty low from the street. So, if you have

one that only shoots 8 to 10ft, some little ponds like people put in their backyard pond, it's not even really going to get high enough to where you see it while you're driving the car. So, we do have to have it come up to the height of the top of the waterfall or even about the letters, but not really that high and the spread on it. So right now, the way ours is designed without any special nozzle on it, if you look at the one in the amenity center, it's got a pretty wide pattern. If you put those two at the water, they're pretty much going to touch. That whole front end is going to be part of that fountain. So, we do go smaller. That part will look a little better, I think. It will look like it fits better.

Mr. Lanier stated I'd like to recommend getting the nozzle.

Mr. Soriano stated for the amenity center one. Yeah, that one, I do like the idea of that being a little more big and grand. Just to let you know, I am going to have to purchase a new light ring for that. We've been constantly turning it on and off. I was thinking it was a breaker issue. Lake Doctors, when they went to check it out and give me all the information for the model number on this thing, they did say they could see the lights actually, they go dim. So, when they reset them, the LED lights dim out, they're going bad. At their age, they're no longer covered under warranty. That light ring is a couple thousand dollars by itself. So, we are going to see a purchase on that. I do have a couple residents that really like to see that thing lit up at night. So, if you are going to keep it there, I've got to replace that light ring.

Mr. Thomas asked do you know the timeframe.

Mr. Soriano stated I'm hoping with this order, this being a newer one that this will be to me before our next meeting. So, these are not something they have to hunt down options for 1 horsepower. There's a ton of those out there.

Mr. Thomas stated and we already have the electrical.

Mr. Soriano stated the electrical is set up already and the nice part about the 1 horsepower, it's actually easier electrical. I don't have to have it hardwired. They actually come with GFI plugs on them already. So, my electrician can actually do a standard plug up there by the waterfall and we can just plug it in. Where before we would have to do a little more trenching. Everything's underground and it's actually hard wired. It's a little quicker on the electrical side. Then just to update, I am still waiting on JEA for the one meter that's at the front and I think Chalon, that's the one you were looking at today. It's all the way up by the Jacksonville line on Oakleaf Village Parkway, that I'm still trying to find out if we're required to handle that meter. As far as we know,

it really only goes to the fire hydrant. They still haven't gotten back to me on that one, but they have gotten back to me on dropping some of the other ones. They are fine with that. If we're not going to use them, they can pull them. They just warned me again that if we do that and down the road, it costs you \$3,000 or \$4,000 to reinstall a meter, that's the only way you're going to get that water back. However, if we are not too concerned with things like watering an island that's in the middle of a cul-de-sac and that's all it does and that meter was there for it, you know, last time we said just take all those out. We have quite a few of them around the neighborhood.

Mr. Lanier stated this goes back to the cul-de-sac in your area. Did we finalize anything on that or come up with any ideas for that one?

Mr. Soriano stated you are talking with.

Mr. Lanier stated in Stonebriar.

Mr. Soriano stated yeah, not too far down from where you're at. So that one, we are going to turn that one off, but that's the one we talked about looking at. I don't think we did a proposal for that one yet, though, about getting some grasses and things like that on that little island right there.

Ms. Suchsland stated it's really shady under the oak trees.

Mr. Soriano stated we talked about we're not going to be able to do grass under the oak trees. Those roots will stop anything from growing, even with irrigation. But as you drive by, we would like it to look a little nicer up there. So, doing something that's more drought tolerant might be our only way. Unless there are any questions on the maintenance items, this week actually is going to be all the maintenance guys busy, pretty much bouncing back and forth from one job to the next. So, a lot of these are items that we've talked about the last couple meetings. This is work that they are working on right now. Although we are not completely done, it's to get ready for spring break. A lot of this is the new painting. This is that old slide. If you remember, last year we started priming and doing gel coat work. This is the new yellow. We can coat every year like we coat these blue pipes. This one right here is actually being changed to a brown. It's a supposed to be like an old-style wooden water tower. We actually changed these legs to make them cleaner looking and brown. We will update all the blue, the reds, the yellows. But this slide has worked out a little better by coating the whole thing rather than leaving that old plastic that was there. They are working on this stuff this week in hopes that we can finish everything and get everything opened up for spring break. There I know are going to be things that we just aren't able to finish

by Friday. But as long as we can get the pools open and everything's clean and good looking. We shut back down after spring break for the last two weeks of March, week and a half of March and then April we are only open on weekends so staff will come back and finish any of those items that get missed at that point. We do have a lot of landscape work that's got to be done on the pool decks just to make them look better. So, we tried to do everything we could to move and protect our plants, but this is what our freeze does. This came the last couple weeks. So, if you walked out to the pool deck, you would have seen, actually we built a little greenhouse around this one to try to save this. This was very nice looking. Throughout the summer we added some of these Robellini and white birds everywhere to give us some nice color and tropical. We filled up all of our beds and that's each year we do that. We add pots you know that you've seen the hanging pots on the pool decks. You walk in, you see these nice big Christmas palms. It makes everything look tropical. I probably spend about \$1,000 on pots at the beginning of the year each year just for new plants. We try to protect as many of them to get them to last as long as possible since most of them are tropical. When we go through these freezes, I usually lose about a quarter of what's out there. And this one, I thought we were doing well until we hit this last month. Those last couple hard freezes we had, they took everything out. So, we're going back through and we will replace those. But I can promise the plants are one that that will not get completely done by spring break. That's mostly because I don't get a good selection yet either. So not until probably next month will I get a lot of nice white birds and things like that in that we can repot a lot of those plants. Just to let you know this also is not done. I was hoping this would be done by this meeting, but he just started last week. If you noticed our bricks, you can see on the corners. They have started working on the corners. I don't know if they were out there today, but they should be working their way up and then they can tile in the rest. That is basically like the veneer. It is almost like a sheet of tile that goes on. This is thin brick and it's got a webbing on the back and they basically just stick them to the wall after they go through and put the mortar on. But they have to get the corners on first. So, they started that on Friday. I didn't see them when I was out there today. I actually just took this picture today. But he did send me a text saying he would be done this week. That project is underway. Everything else has been painted. Once he's out of our way, we can also finish painting the sand paint on these bases and then that job will be done.

Mr. Lanier asked who is doing it?

Mr. Soriano stated they're called KG Mason. They are the same guys. My guys will do the painting. I didn't want them to do the bricks because those veneer on something that large, if they get crooked, you're going to see mortar lines go crooked. I didn't want my guys to do that. They've done a lot of veneer work. We have replaced, if you remember, we had a couple signs where we had cars jump through the signs and they've done the base. If they mess up on the base and have a little crooked line here, you don't notice that it's covered in bushes and we have all kinds of decorative stuff up there, but something this large and sticking right out there I wanted the masons to deal with. This is the same guy and company that did your column years ago. He does a lot of sidewalk work for us and things like that. So, he is around quite a bit each year for us.

Vice Chair Horton stated are you still doing some duck removal?

Mr. Soriano stated the ducks are a lot better, but yes, we are still doing removal. I can tell you, last month, most of the ducks that we took off the pool deck, we actually didn't have to do anything with them. We didn't have to catch them. They died. So those ducks froze to that. We had probably 10 or so that we picked up out there and we could see them. So, these are invasive species. They also don't know when to fly south for the cold weather. If they have any health issues whatsoever, they just stayed there on their nests and we would find them the next morning frozen. So, the guys have been picking them out. The landscapers helped me with them. We had a bunch down by the pond and we probably had 10, maybe even 12 around the pool itself that we had to pull out. The day of the polar plunge, I was picking a couple dead ones up because they were right there by where we were doing the donuts. So, a good amount was taken out naturally. We still have a few staining our marcite. It is actually one that is a natural finishing painting the spray ground. The slide pool is going to be drained out this week and that's where we do the stain removal. We clean and wash that whole marcite, and fill it back up. That one is not a big pool so we're able to do that within a week and that will help because that is the pool the ducks really damaged. Outside of some of these maintenance items, the only other thing I had was actually a request for reports from security. And Mike, I just sent this to you a minute or two ago. Supervisor Horton had sent this and wanted to be able to show and speak about some of these reports. This doesn't have any specific information as far as what days the security guards work or what times. I think it was really just for some of the things they're confronting. Do you see a problem at all of showing these reports on the TVs? There are no residents here either.

Mr. Eckert stated yeah, if there's no residents here, I don't have a concern with that. But I want to review it in advance in the event we have residents. Because you don't want to have it reveal any security strategies that the guards may be using. That would be my only concern.

Mr. Soriano stated yeah, I don't believe there would be anything on there that we have too much concern with right now. But if we did have residents, the next option would be just for future if we go through this, we can do something that's called shade meeting. So, we could finish our meeting here and a shade meeting allows you to be together and talk about security, things like that. Mike, Marilee, myself, we can be here. It's one of the only times we're able to ask the residents to leave. It's just for you to review this type of stuff. This meeting's going pretty quick, so it would be easy if we had one or two. We would just end the meeting and go through, since we don't have anybody. Mike, like I said, I just emailed this to you, if you're able to follow on. I think Tom just wanted to point out some of the issues they have to deal with and how they're making the reports. Tom is there anything in specific you wanted to go through? There's about seven pages here of different nights. Was there anything specific you wanted to go through?

Vice Chair Horton stated I want to go through all of them briefly.

Mr. Soriano stated okay, so this is the first one, first page.

Vice Chair Horton stated I just wanted to let you know I mentioned last time that somebody reported somebody down there with a gun. I said it was two weeks prior, but our meeting was on a Monday and it was that prior Thursday that it happened and it was in the reports. So, there was a gun report down there. That's something just to be aware of. You want to go through them right quick?

Mr. Soriano stated yep.

Vice Chair Horton stated the next one is. I'm not sure what they're talking about here.

Mr. Soriano stated so this is coaches running practices. We have had this before, I've mentioned last time, we get lots of people that run practice down there. Some are actually part of our sports programs. Although their really not supposed to be out there like I9. I have to remind them that they actually are not covered by their organization. The organization does not want them out there practicing. Not just because we don't have it in any type of agreement we have. But I9 itself provides insurance for the children playing games. It's only valid for that Saturday games. So, when those coaches, those parents, you know, they mean well they're trying to get their kids to be better. They're running practice on Wednesday, Thursday, whatever. The biggest problem

with that is I9 no longer covers it. They don't want any liability, and that ends up falling all on us. So, we do get a lot of people out there running practice. Staff will go out there, whether it's security or any of our managers that are here at night will go out there and sometimes talk to the coaches, and they will tell us, oh yeah, I'm out here with I9 or something, and we explain rules to them. This is one that I don't believe these two coaches were actually ours because they argued who they were here with, and we were residents, and nobody had cards at all. So, these guys were asked to leave. They also argued a little bit. These are not our bad ones so there's another report in here, Tom, we'll get to in a second, that's more of our bad people that we have problems with. We do get a lot of residents that that's really all they're doing. We just remind them they're not supposed to be there. They are residents. I know they're residents. I know they mean well, but they are still not supposed to be running practice normally.

Vice Chair Horton stated the reason I pick these things out, it just seemed like a lot of things happened during last month and a lot of different things. A lot of repeat things, too. The next thing on there was and I'm not sure again what we're talking about, some football guy there or whatever and they said they called you to be trespassed.

Mr. Soriano stated so this is the one and actually I think he's on another one. Let me see.

Mr. Thomas stated when you say football, are you talking about a coach running a practice?

Mr. Soriano stated no, this guy is running football practice, but he is doing it as a sports trainer. He does boot camps for strength training, but he also does specialized football work. He is on another one in here.

Mr. Thomas asked is he a resident?

Mr. Soriano stated he is not. She refers to him as our favorite guy because he's been caught multiple times. I thought he was on another one because I had an interaction directly with him. He was yelling and cussing at the security guard, Terry. Terry did come in and grab me, and I went out to talk to this gentleman. He advertises and runs his business here. He has been here three years doing it as though he will advertise to the residents. The residents think it's okay. Hey, I'm bringing somebody in to train my son, we're going down to the field now. If they're playing games and it seems more like its playtime, we don't say anything. Once it looks like practice and we have talked about this before. Once it's organized, if you have cones and you have equipment and you're running repeat drills, you're going to practice no matter how you put it. I think a lot of times the offender believes that it has to only surround doing business. One of the first things he told me,

well, I'm not collecting money. I'm not doing business out here. We're just playing around. This was a full-grown man with six or seven little kids. You're not playing with them. He had parents there in their chairs on the side. My parents never came to watch my pick-up games. I played with my friends all the time. This was training and practice. He also has Wanda and the security guards know him and got his name. This is one we know pretty well. We've seen him before, they came out before. He has a Facebook page where he advertises his business. And he does go to different places like Julington Creek or here out towards the beaches. He's got an official business for personal training. I looked it up, his address. His personal address is actually listed in Jacksonville someplace. But he meets a lot of residents here and that's what he's banking on. Now the night that I interacted with him, though, it's not this one, that's why I was looking for the other report. Nobody he was with had an identification card. He did lie to Terry, said that he had one. We figured that out afterwards, exactly who he was. But even the parents there, whether they actually were residents or not, they didn't bring it with them. We do get that sometimes. But if nobody has it, there's no way for us to be sure anyway. And even then, when one of them has it, I went through explaining the rules, you still can only have five people with you. You don't get to bring a whole team worth of guests. We still can't run business. He's still trying to argue with me of whether he's running practice or playing a game. I leave it at if it looks like a duck and acts like a duck, we are going to treat it like a duck. It's practice and he can't be running it here. So, we do get a good amount of those. He's just one we've had a little more, I guess, aggressive interaction with lately. So now he has not shown up on your fields as much but he was out there one night. Terry saw him, sent me a message, and sent her office a message so these guys were trying to get a hold of me to let me know he was out there in the volleyball court. He was running sand training, very good for the legs, but still can't be out there running for practice or training of any type. As soon as he saw Terry making her rounds, he took off. He is training and still showing pictures on his Facebook page over there at the village center. When you go home tonight, I bet you drive by the village center, you are going to see guys out there playing football. Some are out there training. The village center is no longer ours. We really can't do anything on that. I can report them to the county. The county has the same rules we do. I don't know that they will enforce it much though, at least until they get a building. But he has figured out if he goes over there, we don't mess with him. If he shows up at the amenity center on those soccer fields, we're going to say something and have him kicked out or trespassed at this point, probably trespassed. It wasn't as bad as it sounded. But he

did push off on me a little bit when he was talking to me. Officers asked if I wanted him arrested. I wasn't doing anything like that.

Mr. Thomas stated but you can see where they have damaged this field. I think one of the pictures you had showed that, hey you do this, you've got the same kids running through the same stuff.

Mr. Soriano stated yeah between that and, like I said, the liability concern that's more of a big problem when we have people like that, especially if they're running business and all the people taking part in that business are not even people that reside here in your Districts. So, we put ourselves at risk and you end up paying for a lawsuit, which we do get. Like I said, I've talked to you before. You don't hear about it but I do deal with these on a regular basis. I get the Morgan and Morgan letters and the Farah and Farah. So, if you want to talk to me about my latest one after meeting, I can tell you some interesting stories, but we are always dealing with one of them. It doesn't help to have the added problem with people inviting other people in. They just have to be able to listen to staff and this was a case this gentleman was not going to listen to us no matter what.

Mr. Thomas asked can we go after them for using our fields as a business?

Mr. Soriano stated I'm not sure there's much Mike that we could really do.

Mr. Thomas stated if they want to get nitpicky, we can get nitpicky because we got Mike.

Mr. Soriano stated we could report it, but Mike's time does cost.

Mr. Thomas stated yes, I understand that, but this is more of a headache as well. Because our S3 security, they're doing a bang-up job walking around here. They don't need to be stuck for an hour arguing with somebody who already knows that they're breaking the rules. You see what I'm saying?

Mr. Soriano stated yeah for one, running a business, it would be more like I can report to the DBPR. His business license isn't even really up to date. It's actually invalid right now. When you look on, you know the license website for DPBR, you can find out if everybody is up to date with all their paperwork and things like that. He probably doesn't have certificate of insurance or any of that. So, there's things that I can report, but I don't know, short of catching him to trespass him, we have much that we're going to be able to do.

Mr. Thomas stated well, I'm just saying if we have been nice so far, at some point you have to say stop being nice. That's just what I'm thinking.

Mr. Eckert stated if we've got, I'm sorry, go ahead.

Mr. Thomas stated no, I was just saying as well as because apparently this person isn't the only one and there are multiple people and that's just a waste of our time so we need to go ahead and set a precedence. Go ahead, Mike. Sorry.

Mr. Eckert stated no, I was going to say, I don't think the District should. When we have knowledge that somebody's running a business, a for profit business, on public grounds, we should not be letting them do that. If they are going to do that, it should be pursuant to an agreement with the District that provides for indemnification and insurance. It shouldn't just be, hey, I have a business and I don't want to build my own field, but let me just go to the CDD's field and I'll make a profit off of them.

Mr. Thomas stated isn't that what we do with the food trucks? They have to provide insurance and everything like that.

Ms. Nelsen stated and have an agreement.

Mr. Thomas stated and have an agreement. We're not going to do that, if you did that with personal trainers, you would be hit with hundreds of requests. There's a ton of personal trainers here that want to do their thing.

Mr. Thomas stated not if we charge \$5,000 an hour.

Mr. Soriano stated Mike, I think what Scott was looking for was more of a way that we could go after them though for the fact that they're here or I don't know what we could actually do short of we know where his business address is. He's listed as the agent for his LLC. So, we could probably send a cease-and-desist letter. I'm not sure what else we can really do.

Mr. Eckert stated is he a resident?

Mr. Soriano stated no, the address he has on file with his LLC is west side Jacksonville.

Mr. Eckert stated yeah, I mean obviously, you file and injunctive proceeding. But I would say a cease-and-desist letter is probably as much money that you want to spend on it right now, other than if he's out there when he shouldn't be, after he gets the cease and desist, then trespass him and trespass anybody who's out there with him.

Mr. Thomas stated alright.

Mr. Soriano stated really the only thing I see on this next one Tom is we do have a concern.

Vice Chair Horton stated yeah, the bikers are out there. There are groups of them.

Mr. Soriano stated the security guards are doing a good job of trying to catch them and yell at them, tell them they can't be on property. Most of these kids are not going to listen to them though. They're going to ride through, they're going to show up later. I did get a complaint from a lady last week that lives in the cottages there, right across from the soccer fields that she looked in the policies and we are not even supposed to allow bikes. Why aren't we stopping these kids? The biggest thing is we can only do so much. We're going to have to enlist the help of CCSO, but even then, they got to be willing to trespass on them and they got to be able to respond pretty quickly because these kids sometimes are just riding through. They ride from the neighborhood. They will cut right through the middle of the soccer field and take off the other way. Unless we can actually catch them, you're also not going to be able to stop them too much.

Vice Chair Horton stated some of the key things here was they were doing donuts on the grass. We are concerned about the grass and here they are tearing it up. The last thing on there is whoever it was, they threatened. They threatened the security guard. It's more than just riding the bikes. They are tearing stuff up and threatening security guards. It's not good.

Mr. Soriano stated we get that from a lot, not just kids, but we'll get that from adults. I had an adult get angry with me a few weeks ago. It ended up working out well he apologized to me, but at first, he was frustrated. He thought I was telling him he couldn't be down there anymore. What he was doing was riding his dirt bike and he comes down with his kids. So, you might see him full grown adult on a full-size dirt bike. Then the son is like eight on a little tiny one. They ride down, but they park them right next to the field house. They don't ride through the field or anything. I talk to them as they're coming in. I'm just like, hey, you can't ride that out there. He got defensive with me and argued with me. But I was explaining the rules and you know, by the end he told me, no, no, I always come down and I park it right here. It's not really a parking spot, but that's still better, as long as you're not riding out on the grass or down the asphalt or anything like that. These are big, these are gas bikes. I explained to him we're already having trouble with some of the kids that aren't listening. At least he is teaching his son how to do it right. But I didn't see that at that point. I was just catching him as he's coming into the parking lot. He parked it where he says he normally parks it all the time. So, you'll be fine, but you may get talked to again by security. If the security guard sees you, they're going to talk to you. Don't get frustrated, and he understood and was fine. Those types of things we allow. But we get some other adults and even children, they don't want to hear the rules. Even after we go through the rules, they get aggressive

with us. They cuss at us, things like that. At that point, all staff is instructed just to call CCSO. Once they throw out that first curse word or they get angry in any type of threatening way, which we do get a lot of threats. Yes, we just call CCSO and have them trespass them. I would rather them be trespassed and now it's out of our hands. It's a county code violation. You were told you can't be there anymore. We asked you to leave and you want to yell at us or cuss at us, we're not doing anything else. Let the officers deal with it and they can't be here. But then the biggest problem is the officers have to catch him. So, if these guys drive away, even if we have pictures and know who this guy is, they still have to catch him on site to trespass them.

Vice Chair Horton stated the next one, the bikes are a problem. I don't know if there's a solution to it, but we can't let them get away with it. Maybe the deputies will catch them or something like that.

Mr. Soriano stated more and more E bikes. I don't know why they call them virus bikes. They do that a couple times. I think they're typing on their phone and they've just got it saved in there.

Mr. Thomas stated the next one is soccer coaches are allowing the kids.

Mr. Soriano stated so this one, I do have to be careful. It's not the coach's job to actually stop these kids. The coaches we do ask to help out. I try to get the soccer program to look at it like it's their field. But these coaches are out there dealing with just their kids. They're not going to stop to go over and talk to the kids that are riding through. Now you will have some. I get some that do it. I've even had some that the coaches get into confrontation with a kid, try to stop that and make sure nothing bad happens out of that. She says it's on the coaches. You know how these coaches just allow their kids to continue. It's not their kids.

Vice Chair Horton stated I got the impression that the coach's kids were doing that.

Mr. Soriano stated no, it's not. Yeah, they're just over there. And what you will see is, like right here, you see a group of kids that are playing games or they're actually playing football or sometimes soccer. They are by themselves next to a practice, but that's not the organized practice. Those coaches are out there with their kids and running their practice. Just happens to be these other kids right there. We do have some that turn out for big pickup games. The pickup games themselves, not a problem. I like that. If they're just playing a game, that's what we want. That's what the field is supposed to be used for. I try to get security and staff to understand it's not until they have a problem like they're out there, they bring all their bikes out there and lay them down

in the field. That causes a problem, lock them up at the front. Kids are out there yelling, okay, you can be loud and obnoxious but once you start cussing, I can hear you over there. We're going to come over here and break up your game. There are problems we want to look out for but they're all by themselves. They're not actually there with the coaches.

Vice Chair Horton stated the next one is just sort of interesting.

Mr. Soriano stated this does happen a lot. So, this was the first time she got to witness some extracurricular activities there. So realistically I would probably say three out of four of these incidences are actually adults. We have caught kids. I do instruct staff that if it is a minor, they're going to call CCSO especially if we see anything weird, an older kid and younger kid. I'm going to let the sheriff's office deal with it. That way no one could say we didn't do anything when it comes to the minors. We're just going to call sheriff's office. We don't do anything with the kids. We just let the sheriff's office know about it. I have had the sheriff's office actually get in touch with parents, things like that and some they just let go especially if they're younger. I've had a couple that are 13 years old, but they were both 13, so the officers didn't do anything. Of one was 13 and one was older then they're going to get involved but I leave that up to them. That's not for us to figure out or deal with. But those are actually the rare cases. We have a lot more adults that we'll find in cars in the parking lot late at night so security has been instructed after the fitness center closes at 10. Once we're done at 10, there really should not be any cars in that parking lot. Sometimes people are leaving a little late, they're taking a lap or two around the track, but by 11, 12 o'clock, that's when I actually have ASAP come through and they know at that point they can start taking people because the only reason you would be there is if you're leaving it overnight. If you're in the car, they can't tow them, but we can let them know yeah, you can't be here doing other things either.

Vice Chair Horton stated the next one is a fence. I guess you're aware of that. I don't know.

Mr. Soriano stated yeah, and then they'll bend it back. So, we've mentioned this before. There were a couple where they pointed that out. This is your basketball court. So, we do still catch some that like to try to climb that big ten-foot fence. But there are some that would rather just damage stuff by pulling on the faux it's just aluminum. Those are not real iron fences. They're just aluminum. So, they bend them and we bend them back. They bend them again. I know it's not as pretty looking, but it seems like they've gotten tired of trying to climb or anything like that. So, we're getting more of those cases where they bend that fence. This is at the front of the fitness

center. As you get over towards the basketball court, it turns into the big ten-foot chain link style fence. The chain link is not as pretty. The faux iron by the fitness center is prettier, but it's easier to damage and just sneak in. I would actually like to replace all that and put chain link up.

Mr. Thomas asked what about Spanish bayonets.

Ms. Ambrosio what about what?

Mr. Thomas stated the Spanish bayonets? The landscaping.

Mr. Soriano stated eight years down the road that will help us. It does still have to grow.

Mr. Thomas stated oh, Chalon's got Miracle Grow. We are good!

Mr. Soriano stated but I mean even where we have bushes, they'll climb through bushes and try to get through and around fences.

Vice Chair Horton stated I didn't put this one down, there was also some kids down there but they ran off. They were throwing stuff over the fence onto the basketball court.

Mr. Thomas stated how much 10-foot fence are you talking about?

Mr. Soriano stated I would probably do it in small sections. So, I'm going to do the first section that they're damaging more consistently up by that gate, that emergency gate that goes in and out on the right-hand side there of the pickleball courts. I would probably start with that section. That's going to be a few thousand bucks but that's my amount. My concern is really, unless any of you have objections, because chain link does not look as good as the black faux iron fence. The black faux iron goes on the left side too for a small section by the pickleball courts. Not sure why they don't just go back there. It is easier back there.

Mr. Thomas stated let's not give them any ideas.

Mr. Soriano stated yeah, it may actually have something to do with pickleball being pretty busy now. So, you have a lot more adults over there keeping an eye on it where when you go over to the basketball courts, it's really just those kids. But security has done a good job of keeping an eye out for that and knowing where the problems are. They have caught some people jumping over fences.

Ms. Nelsen stated what about like the critter keeper thing which would line the inside.

Mr. Soriano stated you know, more of like chicken wire and things like that that you can put on the inside. I mean we could put extra stuff up and it's still going to cost a smaller amount, but you still got labor to put that stuff up. I'd rather just like I said, put the chain link up and extend it to where it goes from the basketball court all the way around. The ten foot is around our tennis

courts too. It is really just that front side so that as you're walking up to the fitness center or where you put your bike in the bike rack or you pull up your car, that's the first thing you look at is that lower black faux iron fencing.

Vice Chair Horton stated the next thing's just sort of information; I guess. Some kids are out there breaking those handicap seats.

Mr. Soriano stated the handicap seats we do contact. I mentioned this a long time ago too. We do constantly have to repair these because what they like to do, if you notice is they spin them so you have this big seat they sit in now. They sit in there and their friend will spin them around, spins that chain up and then they let them go and the chain goes back around. That will actually break the chains after a while. You know, we have to constantly replace that chain. That is what happened here. This was repaired pretty much the next day because we have extra chains that are ready to go. But that does happen pretty much every day. The parents don't look at it like a big deal. I see the parents just standing there waiting for their kids. But it does add a lot of stress to that metal and it will break a chain just by spinning and letting those kids constantly do that.

Vice Chair Horton stated I guess you fixed the light in the men's restroom?

Mr. Soriano stated no. All right, so this is an odd one and the security guards didn't know how it works. This is how the field house was set up now 23 years ago. The light in the men's room is actually controlled by a master switch in the ladies room. He didn't know that. The ladies' room was off so he couldn't turn the light on in the men's room. He knows now.

Vice Chair Horton stated that is weird.

Mr. Soriano stated yeah, I don't know why they put it over there without pulling all the wiring in there. I don't have a way to change it. We just left it because those lights should be kept on. I don't know why they turned the master switch off in there that night, but the ladies was already off and he kept trying to turn on the men's light and couldn't get it work. He got over and turned that one on first and made sure that master switch was on. They all light up. We went in the next day and it was all fine. There was no problem. But he didn't know that.

Vice Chair Horton asked who would.

Mr. Soriano stated all of our staff now for 23 years has dealt with it. Like I said, we can get the electricians to rewire. I don't know why they did it that way, no clue. It doesn't make sense to me. It would make sense if the master switch was in the concession stand because when they

close up, they could turn the power on and off too. Maybe that's what they meant to do and just put it to the wrong switch. But it's in the ladies' room, not in the men's room.

Vice Chair Horton stated the next one is some more bikers down there. Can't stop them of course again, it's a continuing issue.

Mr. Soriano stated well, I mean we do catch them and you've seen it in the past. We do trespass them but yeah, we have to actually catch them.

Mr. Thomas stated do we need to start suspending their parents?

Mr. Soriano stated this is the other one.

Vice Chair Horton stated the last thing, it's probably a repeat of the other one.

Mr. Soriano stated yeah, this is the other faux iron one.

Mr. Thomas stated if you're up there underneath.

Vice Chair Horton stated the bottom line is the security guard is doing a good job, I think. They are tracking these down and they're documenting it pretty good. I mean we don't know that unless we look at it you know. What we do about it? Like the kids down there on bikes, to me that's only going to get worse until we figure out what to do about it. I'm not sure. Maybe we need to get the deputy down there and maybe they can stop it. I don't know.

Ms. Nelsen asked are you opposed to pushing out a community email with the new rules?

Mr. Soriano stated yeah, we can. We're going to go through that with Middle Village after you. They've been dealing with the same complaint that you're seeing on the field that's really gotten worse since Christmas. A lot of kids got new toys but we did see it last year a bit too and definitely the motorbikes. The gas motorbikes are the problem. But here, that big walkway, it's a 3/4-mile walkway back there, they've been dealing with that for years on this side. Kids go up and down and they use that for access to the school. So, these kids ride these little bikes to school and then ride back that way too. Outside of the hours, like even later in the day where they might be playing and they're just zooming up and down, there is a daily problem over there and some of the kids just aren't courteous. Some just don't understand what they're doing, could be dangerous. I get complaints constantly that, oh, I was almost run over and things like that. What are you guys going to do? It's the same problem. Unless we can actually catch them with the sheriff's officer, it's not much we can do. We talk to the kid. Most time they don't listen to us anyway. We could start, I guess, doing letters to the parents you mentioned that. It is a good amount of administrative work. I know if we know who the kid is so catching them on the field or catching them back here without

knowing that they're telling me the truth or being able to scan a card, I don't really know who the kid is. But if I know who the kid is, yes, we can make contact with the information we have at the fitness center for when they came in to get their cards to send them this almost threatening letter that if they're caught again. But outside of that, I don't really have a way to do much of anything until we can catch them with an off duty or a beat officer from CCSO to give them the trespass citation. Once that happens, it's just a kid. Those would be more likely the ones that they come in, apologize to you. The parents can do whatever and you could see fit to give them less time or anything like that. But the problem is even then we still have to catch them.

Mr. Thomas stated right.

Mr. Soriano stated then word gets around. We didn't see as much of a problem for a couple months when we caught the kids last year around this time. We caught eight or nine of them, the ones that ran from the cops. For a couple months it got quiet and then it built back up. And then like I said, I think a lot of kids for Christmas got some new E bikes and things like that. That was definitely a popular one. So that's become worse. I think those can be a little more dangerous on the walking path because you cannot hear them either. So, a lot of people will tell me they just zoom by and they didn't know. Whereas at least the gas, you can hear it coming, so it creates a problem. But it's still the fact that if the kids aren't going to listen to us. They were still getting trained, but Terry is the one that you'll hear yell across the field trying to get on these kids. One or two might actually listen to her and say oh sorry, ma'am I'll park it. But most, they're just going to zip away and then they're going to be back either later that night or tomorrow.

Vice Chair Horton stated I'm thinking maybe the security guards, if they can get close enough, just take videos, we can recognize them. Maybe we could work with the school resource officers and find out who these kids are.

Mr. Soriano stated so they take pictures.

Mr. Thomas stated there's confidentiality.

Mr. Soriano stated yeah, I can reach out to the officers at school. We have tried to do some of that before. There are rules to how we share the pictures. But that's the hard part is actually recognizing the kids from the pictures.

Vice Chair Horton stated so we just let them go ahead and do it.

Mr. Soriano stated we are not letting them do it. We're doing all we can. But we're kind of anti because like I said, unless we catch them with a sheriff's officer, I can yell until I turn blue. I

can even catch them right in front of me and give them a stern lecture. They can be scared of me. They're going to go home, maybe even complain to mom and dad. Mom and dad might yell at me. They are going to come back and do it again.

Mr. Thomas stated with an email, could that be included to say if your kids are caught, you will have your cards revoked as well or trespassed. I don't know.

Vice Chair Horton stated sort of like those kids that set that slide on fire. We did something there.

Mr. Thomas stated it might be talk to Mike and see how threatening you can actually get with the verbiage.

Mr. Soriano stated so even right now we have a lot of those comments, whether it's in the policies or even on our signs that you can lose your privileges. That's the same here. Now we may even catch a few that are not our residents anyway. They don't lose privileges. Really, I have to rest on the trespass in that case.

Mr. Thomas stated can you tie in that one as a recommendation to call CCSO if you're bothered out on the fields, maybe make that part of the email as well and say hey, make the call. Squeaky wheel gets the grease.

Mr. Soriano stated that I think would probably help more of the residents know they should be calling the sheriff's office. They have such a big problem with these bikes too. Scott, you were talking about the rules at St. John's putting in place. We have state codes already so that we mention our policies now. But St. John's is stepping this up a bit because so many people are complaining and they have had a lot of accidents in the last couple of months, some fatalities even. Clay just hasn't addressed it yet. We get all the complaints. I know the parents are complaining.

Vice Chair Horton stated it's just a matter of time.

Mr. Soriano stated oh yeah. So, we can put that in the email. If I can get the parents to the ones that are out there that are complaining about the other kids. The parents bought their kids E-bikes and they don't care, at least to train them to use it right maybe. But if I can get those other parents to call the sheriff's office instead of just calling me or going to get the security guard, the security guard's going to do their job. But they're going to go after them, yell at them, try to find out who they are, but those kids are just going to go away unless we have the sheriff's office catch them. And that's where I need those parents to call. So, the day that we trespassed all those kids last year with a gas bike, I don't think I would have been able to catch them all with our off-duty

officer that was there. If it wasn't for the fact there were about 40 other parents on the field that day that were calling and complaining because these guys were flying through their practice. Like I said, we almost had a big problem with one of the coaches throwing a chair at one of the kids while he's zooming by at like 35 mph. That would have been a major accident. So luckily that kind of stuff did happen but all the other parents were on the phone at that time, so they got hit with a lot of calls. That is why all of these other officers came down and were able to catch them as they were running away. If it was just our off-duty officer, we wouldn't have gotten all of those kids.

Ms. Nelsen stated I say we start with the simplest thing first, which is let's send out a community email and just inform everybody that this is not acceptable and it's against the rules and these could be the consequences.

Mr. Soriano stated we can put in the new wording too. Like I said, after we go through with Middle Village tonight and make sure they are happy with what we did, because our policies match. You do have some different facilities, but the actions are still the same. So, we'll put that in there but it will be mentioning the reason for this is because of this uptick and things like E bikes, even gas bikes.

Ms. Nelsen stated as far as like back here, I've looked and other communities are putting in speed bumps on the walkway. Because if you're walking, it's not going to bother. If you're on those bikes, it is an issue. So it might be that we have to spend the money for speed humps.

Ms. Giles stated thanks, Jay. Anything else?

SIXTH ORDER OF BUSINESS

Audience Comments (Limited to three minutes) / Supervisor Requests

Ms. Giles stated item six on the agenda is audience comments and Supervisor requests. For the record, there are no members of the public present so we will move on to Supervisor requests.

Ms. Ambrosio asked do you know more about that vertical bridge?

Mr. Soriano stated say that again.

Ms. Ambrosio stated the vertical bridge that we got that email about.

Vice Chair Horton stated talking about that wireless.

Mr. Soriano stated no so this would be up to you, if you want to discuss this? We have had companies approach us in the past about putting up towers. So, if that's something you are interested in, we did forward it along to Mike and Mike. I want the engineer involved. They do pay. So, there are places where you can make a small amount of money from these companies by

allowing them to use your property to erect a big cell phone tower. You do get pushback in some areas. I don't know that I would see it much here, depending on where they're looking at putting this tower. They can be kind of ugly. But you will get groups. I've seen this in other neighborhoods that are dead set against having extra electronic waves in the air. Their belief that this can cause issues, whether it's cancer or brain issues or things like that. Putting a tower next to where they live or where the kids play and things like that. I've seen residents turn up in droves sometimes. So, you do get pushback on that side. But other than that, this gentleman, I think was reaching out to you in hopes that you would be open to the idea and this would be a lease for land type thing. We haven't talked to him anymore. We leave that to you, if this was something you wanted us to pursue and bring them in and talk to Mike and Mike and see what could be done.

Vice Chair Horton stated this is the first time I've seen anything like this. The only thing that bothers me about it is there's two different standards out there. For some you can put one in, I think they're talking about Verizon here then that means T Mobile and I think some of the others, they won't be able to use that same tower. That sort of bothers me on that end. You would have to put up two towers to give everybody the same amount of coverage. But it seems like we could find a place to where it wouldn't bother anybody.

Mr. Soriano stated we have one here on this side of the church property. Middle Village didn't get anything from that. It went to that property on your side. I think we were approached years ago over near the Ballpark area.

Ms. Nelsen stated yeah and then they went down Granfield, remember, and they put that one up down there.

Mr. Soriano stated in this email. They didn't email me originally. It was Marilee and you that were only copied on there, so we forwarded it to Mike and Mike just to make sure they're aware. But they didn't say which location they were looking at.

Vice Chair Horton stated have they met these requests before.

Mr. Soriano stated for you, years ago, we did just have a District over in Lake Asbury was probably two years ago, but once a Board even said, yeah, we will be interested in hearing if this is actually worth money for us to lease that land, company just disappeared. I don't know if they got a better deal nearby and they were fine with it, but they are going to look for their cheapest spot.

Vice Chair Horton stated I think the way to look at it is not making money off of it, is providing a service to the residents here. They're coming out with this 5G stuff now. So, you don't even have to have a cable going to your house. You can run it off the tower so it's something that's coming. Do we want to provide that service and make it available to our residents or not? It's something to think about.

Ms. Ambrosio stated yeah, I will have to look more into it. I didn't realize just one tower; it would only have to be for a certain service. You'd have to have a different tower for additional.

Vice Chair Horton stated yeah, there's two different standards out there.

Ms. Nelsen stated yeah, we need to look at that.

Ms. Ambrosio stated yeah.

Vice Chair Horton stated and they never. Well, as far as I know, they don't put both of them on the same tower. So, to me, it's like stupid.

Mr. Soriano stated I think we were just leaving it to you. If there's something you would like us to find out, we can always pursue it. But we're just leaving it to you whether it was something you even had any concerns for. Like I said, they just reached out to you rather than reaching out to our engineer. They did include Marilee, which is a start. But if there is something you want us to find out for you, we can always reach out to them and bring that back to the next meeting.

Vice Chair Horton stated as far as just cell phone service, I'm on Verizon. I get two bars where I'm at. I have never had any trouble making calls and never had any drop calls or anything like that, so I don't know who it might benefit.

Mr. Thomas asked anything else?

Vice Chair Horton stated I don't think there's anything we need to do right now.

Ms. Nelsen stated not at this time.

Ms. Giles stated All right, Cindy, do you have anything?

Ms. Nelsen stated yep, do we have the pool hours posted anywhere?

Mr. Soriano stated they were supposed to go on the website? I know they're going out in that email. If they're not on the website, it will go from the email to that page.

Ms. Nelsen stated okay, thank you. That's all I have.

Mr. Thomas stated I was over by the library area. Did they ever come out with a projected date when we may actually have a building or breaking ground ceremony? Because I know that

Cindy wants to be there with a shovel to break the ground, but is there any type of movement on that that you know of?

Mr. Soriano stated nope. Mike, I don't know if they've shared with you anything, but I haven't seen a timeline at all.

Mr. Eckert stated no, I haven't seen a timeline either, but my understanding is everything is still progressing. But they are applying for their environmental resource permit, which is what you all signed off on and that takes some time. Typically, once you get the permits, then you will know what your timeline is that's real. But sometimes water management districts can take a little while.

Mr. Thomas stated I'm just getting a lot of questions because they hear about the library's coming. The library's coming.

Mr. Thomas stated oh slow down a little bit here.

Ms. Nelsen stated yeah, I think we're a good three to five years out.

Mr. Thomas stated which brings me to the next thing. So, the landscaping that's going to be around it, who was in charge of those? So, you know how the parking lot, there's the parking that's in front of those little houses, and the little, I guess, cul-de-sac kind of sticks out, there are some people really taking advantage of putting their old pots and trash. Is that our landscaping or is that a little convenient?

Mr. Soriano stated we have talked about that before. Realistically, we would own that. Without the HOA's help, we are limited in what we can do there. We have given it to them and they should be dealing with those things. So, like the homeowner that has all the pots out there, that should go to the HOA. We can't fine them or anything like that. The District doesn't have much authority on it. That can come from the HOA sitting in front of their house. I don't know that the HOA even does much with that. The islands on the other side that are connected to the county's property there, the county is not going to do any irrigation or landscaping or anything like that. They are going to build the building. They are going to deal with construction. Like I said, it's just the asphalt work alone I'm pretty happy with, but they won't deal with anything else. So, like the trash can we installed, we are going to have to still empty all the trash. If we want to deal with those islands on landscape, that's going to be us. But the ones on the homeowner side, that's really where the HOA should be getting involved in that.

Mr. Thomas stated okay, then I'll contact the HOA. Any update on soccer? I have not been able to touch base with Kate or anybody to ask that might come to the meeting.

Mr. Soriano stated no, I sent an email. We can ask Kate, but she can't do anything. She can't make any decisions when it comes to the agreement. I mentioned last time. She's the one here. She's the person we deal with trying to get them to understand to change the fields around. But as far as paying for the damage that's been done there, she doesn't get a say. She's not part of the business. I did send an email to Chris Bruner, not last week, the end of the week before. I haven't got a response yet about could he attend one of our meetings. But I know they were busy all last week. If you saw we did have first men's professional game for Jacksonville. That's the same organization. The same people doing the work for our recreational program and our travel team. These are the people that own your professional sports team for soccer. Last week was the first men's game. We've had women's games since last year, but not the men's game, so that was new. Then they did that one at UNM last week. But they may have been busy. He just may not have had a chance to come. But I did ask him to attend one of our meetings. But he will be one of the guys that does operations and can-do things like make decisions. He's the one that signs our contract every year. All right. That's all I have. Thank you.

Vice Chair Horton stated I don't have anything else.

Mr. Lanier stated I have nothing to add.

SEVENTH ORDER OF BUSINESS

**Next Scheduled Meeting – April 13, 2026
@ 4:00 p.m. at the Plantation Oaks
Amenity Center**

Ms. Giles stated our next meeting is April 13, 2026 at the same location at 4:00 PM.

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 Vice Chair Horton, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Double Branch
Community Development District

Unaudited Financial Reporting
February 28, 2026



Double Branch
Community Development District
Combined Balance Sheet
February 28, 2026

	General Fund	Recreation Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:						
<u>Cash:</u>						
Operating Account	\$ 31,414	\$ 327,669	\$ -	\$ 105,256	\$ -	\$ 464,339
Due from Middle Village	-	10,139	-	-	-	10,139
<u>Investments:</u>						
State Board of Administration (SBA)	382	106,381	-	1,586,537	-	1,693,300
Custody Account-General Fund Excess	201,536	1,882,202	-	85	-	2,083,823
<u>Series 2013 A-1</u>						
Reserve	-	-	868,806	-	-	868,806
Revenue	-	-	2,600,918	-	-	2,600,918
Prepayment	-	-	269	-	-	269
<u>Series 2013 A-2</u>						
Reserve	-	-	95,634	-	-	95,634
Deposits	-	4,583	-	-	-	4,583
Total Assets	\$ 233,333	\$ 2,330,974	\$ 3,565,628	\$ 1,691,878	\$ -	\$ 7,821,813
Liabilities:						
Accounts Payable	\$ 4,156	\$ 19,370	\$ -	\$ 6,171	\$ -	\$ 29,697
Accrued Expenditures	-	11,481	-	-	-	11,481
Total Liabilities	\$ 4,156	\$ 30,851	\$ -	\$ 6,171	\$ -	\$ 41,178
Fund Balance:						
Nonspendable:						
Deposits	\$ -	\$ 4,583	\$ -	\$ -	\$ -	\$ 4,583
Restricted for:						
Debt Service - Series	-	-	3,565,628	-	-	3,565,628
Assigned for:						
Capital Reserve Fund	-	-	-	1,685,707	-	1,685,707
Unassigned	229,177	2,295,540	-	-	-	2,524,716
Total Fund Balances	\$ 229,177	\$ 2,300,123	\$ 3,565,628	\$ 1,685,707	\$ -	\$ 7,780,635
Total Liabilities & Fund Balance	\$ 233,333	\$ 2,330,974	\$ 3,565,628	\$ 1,691,878	\$ -	\$ 7,821,813

Double Branch

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 184,126	\$ 175,589	\$ 175,589	\$ -
Interest Income	4,500	1,875	2,009	134
Total Revenues	\$ 188,626	\$ 177,464	\$ 177,598	\$ 134
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 5,000	\$ -
FICA Expense	918	383	383	-
Engineering	5,000	5,000	5,707	(707)
Arbitrage	700	-	-	-
Dissemination	1,888	787	787	(0)
Assessment Roll	9,688	9,688	9,688	0
Attorney	42,000	17,500	8,441	9,059
Annual Audit	5,600	-	-	-
Trustee Fees	8,900	3,708	3,409	299
Management Fees	76,509	31,879	31,879	(0)
Information Technology	2,527	1,053	1,053	0
Telephone	600	250	110	140
Postage	2,000	833	123	710
Printing	2,500	1,042	301	741
Insurance	11,552	10,268	10,268	-
Legal Advertising	2,800	1,167	458	709
Office Supplies	200	83	3	81
Website Compliance	2,949	1,229	1,229	0
Dues, Licenses & Subscriptions	175	175	175	-
Other Current Charges	120	50	-	50
Total General & Administrative Expenditures	\$ 188,626	\$ 90,094	\$ 79,012	\$ 11,082
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 87,369	\$ 98,586	\$ (10,948)
Net Change in Fund Balance	\$ -	\$ 87,369	\$ 98,586	\$ (10,948)
Fund Balance - Beginning	\$ -		\$ 130,591	
Fund Balance - Ending	\$ -		\$ 229,177	

Double Branch
Community Development District
Recreation Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 2,118,723	\$ 2,020,484	\$ 2,020,484	\$ -
Interest Income	25,000	10,417	18,155	7,738
Amenities Revenue/Miscellaneous	25,000	10,417	7,443	(2,973)
Sports Revenue	20,000	8,333	9,860	1,527
Total Revenues	\$ 2,188,723	\$ 2,049,651	\$ 2,055,942	\$ 6,291
Expenditures:				
<i>Administrative:</i>				
Management Fees - On Site Staff	\$ 245,615	\$ 102,339	\$ 102,340	\$ (0)
Insurance	127,990	91,669	91,669	-
Other Current Charges	3,500	1,458	1,345	113
Permit Fees	1,625	677	494	183
Subtotal Administrative	\$ 378,730	\$ 196,144	\$ 195,848	\$ 296
<i>Maintenance:</i>				
Security	\$ 111,280	\$ 46,367	\$ 48,601	\$ (2,234)
Security - Clay County Off-Duty Sheriff	47,304	19,710	17,178	2,533
Water - Irrigation	17,000	7,083	6,608	476
Irrigation Maintenance	5,000	5,000	6,245	(1,245)
Streetlighting	29,640	12,350	11,822	528
Electric	43,800	18,250	16,226	2,024
Landscape Maintenance	487,134	202,972	202,972	0
Common Area Maintenance	82,500	34,375	27,120	7,255
Lake Maintenance	31,000	12,917	14,050	(1,134)
Capital Reserve Funding	360,024	-	-	-
Subtotal Maintenance	\$ 1,214,681	\$ 359,024	\$ 350,822	\$ 8,202

Double Branch
Community Development District
Recreation Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<i>Recreation Facility:</i>				
Amenity Staff	\$ 165,840	\$ 69,100	\$ 42,341	\$ 26,759
Refuse Services	20,000	8,333	11,273	(2,940)
Telephone	8,400	3,500	2,471	1,029
Electric	34,800	14,500	12,825	1,675
Cable	11,280	4,700	4,795	(95)
Pool Maintenance	43,200	18,000	17,462	538
Water / Sewer/Reclaim	53,280	22,200	19,845	2,355
Facility Maintenance-General	82,500	34,375	27,992	6,383
Facility Maintenance-Preventative	10,000	4,167	1,135	3,032
Facility Maintenance - Contingency	45,000	18,750	15,361	3,389
Lighting Repairs	10,500	4,375	1,875	2,500
Special Events	10,700	4,458	2,646	1,812
Office Supplies & Equipment	1,400	583	336	248
Janitorial	74,412	31,005	31,005	-
Recreation Passes	4,000	1,667	1,559	107
Multiuse Field	20,000	8,333	-	8,333
Subtotal Recreation Facility	\$ 595,312	\$ 248,047	\$ 192,920	\$ 55,126
Total Expenditures	\$ 2,188,723	\$ 803,214	\$ 739,590	\$ 63,624
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 1,246,436	\$ 1,316,351	\$ (57,333)
Net Change in Fund Balance	\$ -	\$ 1,246,436	\$ 1,316,351	\$ (57,333)
Fund Balance - Beginning	\$ -		\$ 983,772	
Fund Balance - Ending	\$ -		\$ 2,300,123	

Double Branch
Community Development District
Debt Service Fund
Series 2013 A-1 & 2013 A-2 Special Assessment Bonds
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,976,742	\$ 1,870,943	\$ 1,870,943	\$ -
Interest Income	10,000	10,000	39,305	29,305
Total Revenues	\$ 1,986,742	\$ 1,880,943	\$ 1,910,248	\$ 29,305
Expenditures:				
<i>Series 2013 A-1</i>				
Interest 11/1	\$ 271,388	\$ 271,388	\$ 271,388	\$ -
Interest 5/1	271,388	-	-	-
Principal 5/1	1,220,000	-	-	-
<i>Series 2013 A-2</i>				
Interest 11/1	38,238	38,238	38,238	-
Interest 5/1	38,238	-	-	-
Principal 5/1	115,000	-	-	-
Total Expenditures	\$ 1,954,250	\$ 309,625	\$ 309,625	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 32,492	\$ 1,571,318	\$ 1,600,623	\$ 29,305
Net Change in Fund Balance	\$ 32,492	\$ 1,571,318	\$ 1,600,623	\$ 29,305
Fund Balance - Beginning	\$ 983,859		\$ 1,965,006	
Fund Balance - Ending	\$ 1,016,351		\$ 3,565,628	

Double Branch
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues				
Transfer In from Recreation Fund	360,024	-	-	-
Interest	10,000	10,000	25,736	15,736
Total Revenues	\$ 370,024	\$ 10,000	\$ 25,736	\$ 15,736
Expenditures:				
Repairs & Replacements	\$ 250,000	\$ 104,167	\$ 72,263	\$ 31,904
Total Expenditures	\$ 250,000	\$ 104,167	\$ 72,263	\$ 31,904
Excess (Deficiency) of Revenues over Expenditures	\$ 120,024		\$ (46,526)	
Net Change in Fund Balance	\$ 120,024		\$ (46,526)	
Fund Balance - Beginning	\$ 1,755,699		\$ 1,732,233	
Fund Balance - Ending	\$ 1,875,723		\$ 1,685,707	

Double Branch

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	\$0
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)

Current Bonds Outstanding **\$ 13,010,000**

Series 2013 A-2, Special Assessment Refunding Bonds

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

Bonds outstanding - 9/30/2013	\$ 2,900,000
Less: November 1, 2013 (Prepayment)	(145,000)
Less: May 1, 2014 (Mandatory)	(75,000)
Less: November 1, 2014 (Prepayment)	(75,000)
Less: May 1, 2015 (Mandatory)	(75,000)
Less: May 1, 2015 (Prepayment)	(45,000)
Less: November 1, 2015 (Prepayment)	(50,000)
Less: May 2, 2016 (Mandatory)	(75,000)
Less: May 2, 2016 (Prepayment)	(35,000)
Less: November 1, 2016 (Prepayment)	(55,000)
Less: May 2, 2017 (Mandatory)	(75,000)
Less: May 2, 2017 (Prepayment)	(5,000)
Less: May 1, 2018 (Mandatory)	(80,000)
Less: May 1, 2018 (Prepayment)	(5,000)
Less: November 1, 2018 (Prepayment)	(105,000)
Less: May 1, 2019 (Mandatory)	(80,000)
Less: May 2, 2019 (Prepayment)	(10,000)
Less: November 1, 2019 (Prepayment)	(10,000)
Less: May 1, 2020 (Mandatory)	(80,000)
Less: May 2, 2020 (Prepayment)	(5,000)
Less: May 1, 2021 (Mandatory)	(85,000)
Less: May 1, 2022 (Mandatory)	(90,000)
Less: May 1, 2023 (Mandatory)	(95,000)
Less: May 1, 2024 (Mandatory)	(105,000)
Less: May 1, 2025 (Mandatory)	(110,000)

Current Bonds Outstanding **\$ 1,330,000**

C.

DOUBLE BRANCH COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2026 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	184,122.93	2,118,687.71	4,264,688.79
TOTAL ASSESSED	45,481	1,961,878.15	184,122.93	2,118,687.71	4,264,688.79

SUMMARY OF TAX ROLL RECEIPTS					
CLAY COUNTY DISTRIBUTION	DATE RECEIVED	SERIES 2013A DEBT SERVICE RECEIVED	GENERAL FUND O&M RECEIPTS	RECREATION FUND O&M RECEIPTS	TOTAL RECEIVED
1	11/07/25	11,536.92	1,082.74	12,459.05	25,078.71
2	11/13/25	60,997.61	5,724.65	65,873.04	132,595.30
3	11/14/25	95,277.83	8,941.86	102,893.22	207,112.90
4	12/05/25	1,557,178.42	146,141.72	1,681,641.02	3,384,961.16
5	12/18/25	127,310.09	11,948.10	137,485.77	276,743.96
6	01/15/26	18,641.77	1,749.54	20,131.78	40,523.09
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
TOTAL TAX ROLL RECEIPTS		1,870,942.64	175,588.61	2,020,483.88	4,067,015.12

PERCENT COLLECTED	DEBT	O&M GF	O&M RF	TOTAL
TOTAL PERCENT COLLECTED	95.36%	95.36%	95.36%	95.36%

D.

Double Branch

Community Development District

Check Run Summary

March 31, 2026

Fund	Date	Check No.	Amount
General Fund			
Accounts Payable	3/6/26	1905-1907	\$ 8,395.27
	3/13/26	1908	925.00
	3/20/26	1909	1,932.00
	3/27/26	1910	700.00
		<u>Sub-Total</u>	<u>\$ 11,952.27</u>
Recreation Fund			
Accounts Payable	3/6/26	7937-7941	\$ 15,221.44
	3/13/26	7942-7946	73,864.65
	3/20/26	7947-7949	13,325.20
	3/27/26	7950-7951	193.75
		<u>Sub-Total</u>	<u>\$ 102,605.04</u>
Capital Reserve Fund			
Accounts Payable	3/6/26	455-458	\$ 5,825.25
	3/13/26	459-461	5,566.04
	3/20/26	462-463	2,388.18
	3/27/26	464-466	3,041.70
		<u>Sub-Total</u>	<u>\$ 16,821.17</u>
Total			<u>\$ 131,378.48</u>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/06/26	00035	3/01/26	2578	202603	310	51300	34000		MAR MANAGEMENT FEES	*	6,375.75		
3/01/26		2578		202603	310	51300	52000		MAR WEBSITE ADMIN	*	245.75		
3/01/26		2578		202603	310	51300	35100		MAR INFO TECH	*	210.58		
3/01/26		2578		202603	310	51300	31300		MAR DISSEM AGENT SRVCS	*	157.33		
3/01/26		2578		202603	310	51300	51000		OFFICE SUPPLIES	*	.51		
3/01/26		2578		202603	310	51300	42000		POSTAGE	*	12.58		
3/01/26		2578		202603	310	51300	42500		COPIES	*	52.65		
3/01/26		2578		202603	310	51300	41000		TELEPHONE	*	41.37		
GOVERNMENTAL MANAGEMENT SERVICES											7,096.52	001905	
3/06/26	00111	2/26/26	26-00069	202602	310	51300	48000		3/9 NTC OF BOS MTG	*	76.25		
JACKSONVILLE DAILY RECORD											76.25	001906	
3/06/26	00113	2/28/26	3704127	202601	310	51300	31500		JAN GENERAL SERVICES	*	1,222.50		
KUTAK ROCK LLP											1,222.50	001907	
3/13/26	00116	3/09/26	194744	202602	310	51300	31100		FEB ENGINEERING SERVICES	*	925.00		
MATTHEWS DESIGN GROUP LLC											925.00	001908	
3/20/26	00113	3/16/26	3715904	202602	310	51300	31500		FEB GENERAL SERVICES	*	1,932.00		
KUTAK ROCK LLP											1,932.00	001909	
3/27/26	00027	3/19/26	28942	202602	310	51300	31200		ARBIT SE2013 FYE 2/28/26	*	700.00		
GRAU AND ASSOCIATES											700.00	001910	
TOTAL FOR BANK A											11,952.27		
TOTAL FOR REGISTER											11,952.27		

DBBR DOUBLE BRANCH OKUZMUK

Governmental Management Services, LLC

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

Invoice

Invoice #: 2578

Invoice Date: 3/1/26

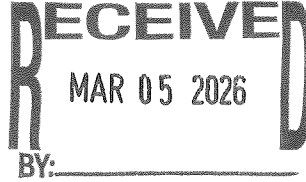
Due Date: 3/1/26

Case:

P.O. Number:

Bill To:

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



Description	Hours/Qty	Rate	Amount
General Fund- Management Fees - March 2026		6,375.75	6,375.75
Website Administration - March 2026		245.75	245.75
Information Technology - March 2026		210.58	210.58
Dissemination Agent Services - March 2026		157.33	157.33
Office Supplies		0.51	0.51
Postage		12.58	12.58
Copies		52.65	52.65
Telephone		41.37	41.37
Total			\$7,096.52
Payments/Credits			\$0.00
Balance Due			\$7,096.52

Jacksonville Daily Record

A Division of

DAILY RECORD & OBSERVER, LLC

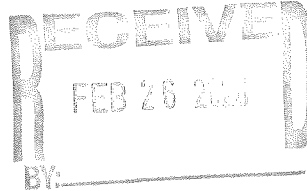
P.O. Box 2177
Jacksonville, FL 32203
(904) 356-2466

INVOICE

February 26, 2026

Date

Attn: Courtney Hogge
GMS, LLC
475 West Town Place, Ste 114
Saint Augustine FL 32092



Serial #	<u>26-00069C</u>	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	<u>2/26</u>			
County	<u>Clay</u>			

*Payment is due before
the Proof of Publication
is released.*

Payment Due Upon Receipt
For your convenience, you
may remit payment online at
[www.jaxdailyrecord.com/
send-payment](http://www.jaxdailyrecord.com/send-payment).

If your payment is being
mailed, please reference
Serial # 26-00069C on your
check or remittance advice.

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

Terms: Net 30 days from date of invoice. Past due items will accrue a finance charge of 1.5% per month thereafter.
Please remit any payment due upon receipt of this invoice.

Preliminary Proof Of Legal Notice
(This is not a proof of publication.)

Please read copy of this advertisement and advise us of any necessary corrections before further publications.

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

Notice is hereby given that the Board of Supervisors of the Double Branch Community Development District is scheduled to be met on **Monday, March 9, 2026, at 4:00 p.m.** at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

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

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

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Marilee Giles
District Manager

Feb. 26 00 (26-00069C)

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Check Remit To:

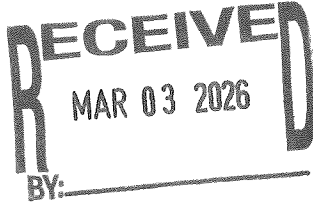
Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Federal ID 47-0597598

February 28, 2026



Reference: Invoice No. 3704127

Client Matter No. 5323-1

Notification Email: eftgroup@kutakrock.com

Marilee Giles

Double Branch CDD

Governmental Management Services – St. Augustine

Suite 114

475 West Town Place

St. Augustine, FL 32092

Invoice No. 3704127

5323-1

Re: General

For Professional Legal Services Rendered

01/03/26	G. Lovett	0.30	84.00	Monitor legislative process relating to matters impacting special districts
01/05/26	M. Eckert	0.10	40.50	Prepare for and attend agenda call
01/06/26	M. Eckert	0.20	81.00	Review election resolution
01/07/26	M. Eckert	0.70	283.50	Review draft minutes and provide comments
01/09/26	K. Haber	0.30	85.50	Prepare January board meeting agenda memorandum
01/12/26	M. Eckert	1.20	486.00	Prepare for and attend board meeting; follow up
01/28/26	M. Eckert	0.40	162.00	Prepare for and attend agenda call

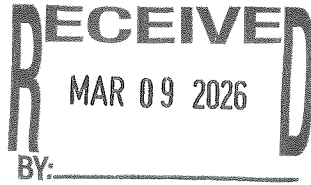
TOTAL HOURS 3.20

TOTAL FOR SERVICES RENDERED \$1,222.50

TOTAL CURRENT AMOUNT DUE \$1,222.50

Project Manager Michael Silverstein

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



Matthews | **DCCM**

Engineering - Architecture - Planning - Surveying

March 09, 2026
Invoice # 194744

Project 0000021873.0000 Double Branch CDD

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

- Attend CDD Meeting, Preparation, and Follow Up as Needed
- Attend Agenda Call and Follow Up as Needed

Please call Mike Silverstein if you have any questions or concerns regarding your project.

For billing inquiries, please contact our Accounting Department.

Professional Services through February 28, 2026

Phase 0001 Engineering Services

	Hours	Rate	Amount	
Division Lead	2.00	275.00	550.00	
Project Manager 1	1.50	230.00	345.00	
Project Administrator	.25	120.00	30.00	
Total Labor				925.00
				Total Due: 925.00

Billed to Date

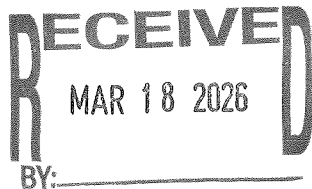
	Current Due	Prior Billed	Billed to Date
Labor	925.00	25,295.00	26,220.00
Expense	0.00	216.74	216.74
Unit	0.00	29.12	29.12
Interest	0.00	5.18	5.18
Totals	925.00	25,546.04	26,471.04

KUTAK ROCK LLP
TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

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

Federal ID 47-0597598

March 16, 2026



Reference: Invoice No. 3715904
Client Matter No. 5323-1
Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3715904
5323-1

Re: General

For Professional Legal Services Rendered

01/12/26	K. Haber	0.20	57.00	Correspond with Giles regarding ethics training courses
02/02/26	M. Eckert	1.00	405.00	Review draft minutes and provide comments; follow up from board meeting
02/05/26	M. Eckert	0.20	81.00	Confer with Grimm; review applications related to library parking lot
02/06/26	M. Eckert	0.10	40.50	Confer with Grimm regarding ERP application for library parking lot
02/06/26	K. Haber	0.90	256.50	Prepare February board meeting agenda memorandum
02/07/26	L. Whelan	0.30	120.00	Monitor legislative process relating to matters impacting special districts
02/09/26	M. Eckert	1.20	486.00	Prepare for and attend board meeting
02/10/26	M. Eckert	0.60	243.00	Conference regarding ERP application and information from Grimm; distribute same
02/12/26	M. Eckert	0.20	81.00	Review Soriano email; distribute signature pages for ERP application

KUTAK ROCK LLP

Double Branch CDD
March 16, 2026
Client Matter No. 5323-1
Invoice No. 3715904
Page 2

02/13/26	M. Eckert	0.20	81.00	Confer with Nelsen; confer with Grimm
02/25/26	M. Eckert	0.20	81.00	Prepare for and attend agenda call

TOTAL HOURS 5.10

TOTAL FOR SERVICES RENDERED \$1,932.00

TOTAL CURRENT AMOUNT DUE \$1,932.00

Grau and Associates

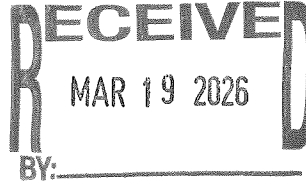
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Double Branch Community Development District
475. West Town Place, Ste 114
St. Augustine, FL 32902

Invoice No. 28942
Date 03/19/2026



SERVICE	AMOUNT
Project: Arbitrage - Series 2013 FYE 2/28/2026	
Arbitrage Services	
Arbitrage	\$ <u>700.00</u>
	Subtotal: <u>700.00</u>
	Total .700.00
	Current Amount Due \$ <u>700.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
700.00	0.00	0.00	0.00	0.00	700.00

Payment due upon receipt.

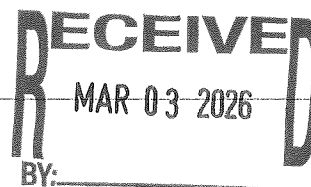
CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/06/26	01148	3/03/26	03032026	202603	300	36900	10300		DEPOSIT REFUND	*	100.00		
									JIGNASABEN DABHI			100.00	007937
3/06/26	00024	3/01/26	351356B	202603	320	57200	46800		MAR LAKE MAINTENANCE	*	2,170.00		
									THE LAKE DOCTORS, INC.			2,170.00	007938
3/06/26	00186	3/01/26	13129563	202603	320	57200	46300		MAR POOL CHEMICALS	*	3,572.32		
									POOLSURE			3,572.32	007939
3/06/26	00839	3/01/26	11730	202603	320	57200	34500		MAR SECURITY SERVICES	*	9,279.12		
									SECURITY DEVELOPMENT GROUP LLC			9,279.12	007940
3/06/26	01147	3/03/26	03032026	202603	300	36900	10300		DEPOSIT REFUND	*	100.00		
									SYLVESTER JONES			100.00	007941
3/13/26	00092	3/01/26	2579	202603	310	51300	34000		MAR FACILITY MANAGEMENT	*	20,467.92		
									GOVERNMENTAL MANAGEMENT SERVICES			20,467.92	007942
3/13/26	00092	3/10/26	2580	202603	300	36900	10300		MAR FACILITY EVENT STAFF	*	356.25		
									GOVERNMENTAL MANAGEMENT SERVICES			356.25	007943
3/13/26	00297	3/01/26	391	202603	320	57200	61000		MAR JANITORIAL SERVICES	*	6,201.00		
									RIVERSIDE MANAGEMENT SERVICES, INC			6,201.00	007944
3/13/26	00672	3/02/26	27173	202603	320	57200	46200		MAR LANDSCAPE MAINTENANCE	*	40,594.48		
									VERDEGO LLC			40,594.48	007945
3/13/26	00672	3/11/26	27409	202602	320	57200	35100		FEB MAINLINE REPAIR	*	6,245.00		
									VERDEGO LLC			6,245.00	007946
3/20/26	00092	3/12/26	2581	202602	320	57200	46600		FEB FACILITY MAINTENANCE	*	5,160.00		
		3/12/26	2581	202602	320	57200	46620		FEB FAC MAINT CONTINGENCY	*	2,960.00		
		3/12/26	2581	202602	320	57200	46400		FEB COMMON AREA MAINT	*	5,005.20		
									GOVERNMENTAL MANAGEMENT SERVICES			13,125.20	007947

DBBR DOUBLE BRANCH OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/20/26	01150	3/17/26	03172026	202603		300-36900-10300			DEPOSIT REFUND JOSEPH BATES	*	100.00	100.00	007948
3/20/26	01149	3/13/26	03132026	202603		300-36900-10300			DEPOSIT REFUND LEYDI ZUNIGA	*	100.00	100.00	007949
3/27/26	01151	3/25/26	03252026	202603		300-36900-10300			DEPOSIT REFUND ADRINA MOSS	*	75.00	75.00	007950
3/27/26	00092	3/24/26	2583	202603		300-36900-10300			3/21 FACILITY EVENT STAFF GOVERNMENTAL MANAGEMENT SERVICES	*	118.75	118.75	007951
TOTAL FOR BANK B											102,605.04		
TOTAL FOR REGISTER											102,605.04		

DBBR DOUBLE BRANCH OKUZMUK

From: Oakleaf Venues venuere rentals@oakleafresidents.com
Subject: DBCDD refund of deposit request - JIGNASABEN DABHI
Date: March 3, 2026 at 10:30 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com



Good evening, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM DBCDD – for the following venue.
 - LOCATION – OVCR aka CLUBROOM (SATURDAY) 10:00 A.M. to 2:00 P.M.
 - DATE OF VENUE – FEBRUARY 28, 2026
 - RESIDENT – **JIGNASABEN DABHI**
 - ADDRESS – 3872 WESTRIDGE DRIVE, **ORANGE PARK, FL 32065**
 - AMOUNT OF REFUND - \$100.00
 - BOOKING FEE/DEPOSIT was via VISA (3712):
 - DATED: 12/17/25
 - APPROVAL CODE: 04947D
 - 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 February 23-26, 2026. Email is the best means of communication when I am out of the office.

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

Governmental Management Services

www.OakLeafResidents.com

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



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

Invoice

Date
Invoice#

3/1/2026
131295634175

Terms	Net 20
Due Date	3/21/2026
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	\$3,464.14
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	\$108.18

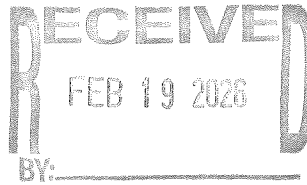
Subtotal \$3,572.32

Tax \$0.00

Total \$3,572.32

Amount Paid/Credit Applied \$0.00

Balance Due \$3,572.32



[Click Here to Pay Now](#)



131295634175

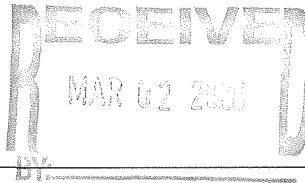


Security Development Group, LLC
8130 Baymeadows Way W., Suite 302
Jacksonville, FL 32256 USA
kristen@sthreeseecurity.com
www.sthreeseecurity.com

INVOICE

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

INVOICE # 11730
DATE 03/01/2026
DUE DATE 03/31/2026
TERMS End of the month



SERVICE MONTH
March

ACTIVITY	QTY	RATE	AMOUNT
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9,279.12

APPROVED

Code to:

Double Branch Security

2-320-572-345

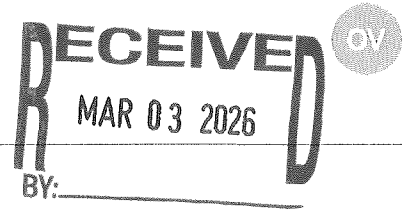
9,279.12

0.00

9,279.12

\$9,279.12

From: Oakleaf Venues venuere rentals@oakleafresidents.com
Subject: DBCDD refund of deposit request - SYLVESTER JONES
Date: March 3, 2026 at 10:26 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amosing@gmstnn.com



Good evening, 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 – FEBRUARY 28, 2026
 - RESIDENT – **SYLVESTER JONES**
 - ADDRESS – 3540 LIVE OAK HOLLOW DRIVE, **ORANGE PARK, FL 32065**
 - AMOUNT OF REFUND - \$100.00
 - BOOKING FEE/DEPOSIT was via VISA (2194):
 - DATED: 1/5/26
 - APPROVAL CODE: 005056
 - 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 February 23-26, 2026. Email is the best means of communication when I am out of the office.

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

Governmental Management Services

www.OakLeafResidents.com

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

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

Invoice

Invoice #: 2579
Invoice Date: 3/1/26
Due Date: 3/1/26
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Recreation - Facility Management - Oakleaf Plantation - March 2026		20,467.92	20,467.92

RECEIVED
MAR 05 2026
BY: _____

Alison Moring
3-5-26

Total	\$20,467.92
Payments/Credits	\$0.00
Balance Due	\$20,467.92

Governmental Management Services, LLC

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

Invoice

Invoice #: 2580

Invoice Date: 3/10/26

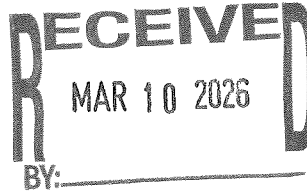
Due Date: 3/10/26

Case:

P.O. Number:

Bill To:

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



Description	Hours/Qty	Rate	Amount
Facility Event Staff through March 7, 2026 <i>2.300.369.103</i>	14.25	25.00	356.25
Total			\$356.25
Payments/Credits			\$0.00
Balance Due			\$356.25

*3/10/26
CDD*

Governmental Management Services, LLC

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

Double Branch CDD

Facility Event Staff Service Hours

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
14.25	Facility Event Staff	\$ 25.00	\$ 356.25

Covers Period End: March 7, 2026

Amenities Revenue # 2.300.369.103

Riverside Management Services, Inc
475 West Town Place
Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 391
Invoice Date: 3/1/2026
Due Date: 3/1/2026
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
2.320.572.6100 - Janitorial Services - March 2026		6,201.00	6,201.00

RECEIVED
MAR 05 2026
BY: _____

Alison Moring
3-5-26

Total	\$6,201.00
Payments/Credits	\$0.00
Balance Due	\$6,201.00



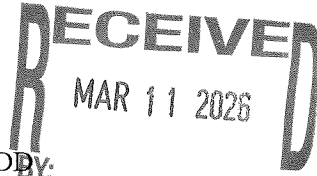
Invoice

Invoice #: 27173

Date: 03/02/26

Customer PO:

DUE DATE: 04/01/2026



BILL TO

Oakleaf - Double Branch CDDy:
370 Oakleaf Village Parkway
Orange Park, FL 32065

FROM

VerdeGo
PO Box 789
Bunnell, FL 32110
Phone: 386-437-3122
www.verdego.com

DESCRIPTION

#25147 - Standard Maintenance Contract 2026 March 2026

AMOUNT

\$40,594.48

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$40,594.48

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

Double Branch Landscape Maintenance



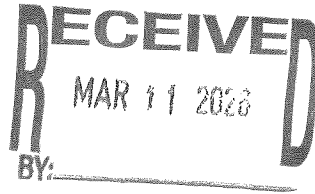
Invoice

Invoice #: 27409

Date: 03/11/26

Customer PO:

DUE DATE: 04/10/2026



BILL TO

Oakleaf - Double Branch CDD
370 Oakleaf Village Parkway
Orange Park, FL 32065

FROM

VerdeGo
PO Box 789
Bunnell, FL 32110
Phone: 386-437-3122
www.verdego.com

DESCRIPTION

AMOUNT

#26481 - Mainline Repair February 2026

Mainline break found in the center island on Oakleaf Village Pkwy, in the proximity of the fitness center.

This proposal is to reroute the main to get it away from the pine tree roots.

All labor, material and machinery are reflected in this proposal.

<i>Landscape Enhancement</i>				<i>\$6,245.00</i>
Irrigation Labor (Labor)	24.00	\$60.00	\$1,440.00	
6" pipe (Material)	2.00	\$305.00	\$610.00	
DBR (Material)	30.00	\$3.00	\$90.00	
excavator (Equipment)	1.00	\$1,575.00	\$1,575.00	
misc parts (Material)	1.00	\$730.00	\$730.00	
wire (Material)	600.00	\$3.00	\$1,800.00	

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$6,245.00

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

Code to:

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

Double Branch Irrigation Repair

2.320.572.35100

Governmental Management Services, LLC

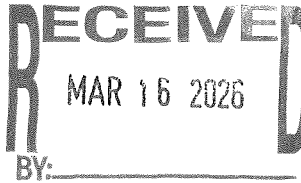
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 2581
Invoice Date: 3/12/26
Due Date: 3/12/26
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 Maintenance February 1 - February 28, 2026	328.13	40.00	13,125.20
Code to:			
Double Branch Facility Maintenance			
2.320.572.46600 (\$5,160.00)			
Double Branch Facility Maintenance Contingency			
2.320.572.46620 (\$2,960.00)			
Double Branch Common Area Maintenance			
2.320.572.46400 (\$5,005.20)			
Total			\$13,125.20
Payments/Credits			\$0.00
Balance Due			\$13,125.20

**DOUBLE BRANCH COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF FEBRUARY 2026**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
2/2/26	8	A.O.	Removed debris from all common areas and lakes
2/3/26	5	B.G.	Cleaned and polishing restroom faucets
2/3/26	8	A.O.	Removed debris from all common areas
2/4/26	2	T.C.	Replaced broken swing at playground, filled in holes at dog park
2/4/26	4.01	C.W.	Applied primer to splash pool slide
2/4/26	8	A.O.	Removed debris from all common areas, removed and disposed of six deceased ducks
2/5/26	8	A.O.	Removed debris from all common areas
2/6/26	8	A.O.	Removed debris from all common areas and lakes
2/9/26	7	J.K.	Make forms for trash receptacles four locations, raked out mulch and bagged up around island on pool deck, pulled plants out of guard shack
2/9/26	7.95	C.W.	Finished primer coat on pool, raked mulch on pool deck and loaded in bags, dug out holes for trash receptacles around double branch
2/9/26	8	A.O.	Removed debris from all common areas
2/10/26	4	T.C.	Poured concrete for new trash receptacle holders along roadway, repaired broken swing at park, preparing spray feature for painting in kid pool
2/10/26	8	J.K.	Make forms for trash receptacles and poured where prepped from prior day, sanded down rust spots on spray feature legs and under barrel, cleaned all debris and put tools away
2/10/26	7.83	C.W.	Poured concrete for slabs around community, using wire brush for splash ground pools and paint prep, moved out tree from guard shack, made forms for concrete slabs for trash receptacles
2/10/26	8	A.O.	Removed debris from all common areas
2/11/26	4.09	T.C.	Preparing spray feature for paint, started putting up fence on side of pool deck, raking up mulch from flower beds on pool deck
2/11/26	8	J.K.	Raked and bag loose mulch on islands around splash and slide pool, sand and paint primer onto rust spots on spray feature, start working on and digging holes for fence to install, water plants
2/11/26	7.93	C.W.	Setting up fencing for pool ground facing the lake, painting over rust with primer
2/11/26	8	A.O.	Removed debris from all common areas
2/12/26	3.95	T.C.	Worked on fencing on pool deck, worked on flower bed with mulch on pool deck, preparing spray feature for painting
2/12/26	7.68	J.K.	Worked on fence concrete and anchor post, pulled up three trash receptacles on pool deck, dug out and pour slabs for the new, cleaned up debris and tools, dug holes for posts and made sure it was level
2/12/26	8.02	C.W.	Worked on fence on pool deck, painting slide, moved post to shop from parking lot, moved mulch to pool deck
2/12/26	8	A.O.	Removed debris from all common areas and lakes
2/13/26	4.06	T.C.	Poured concrete pads on pool deck for new trash receptacle holders, poured concrete pads for trash receptacle holders on side of roadway
2/13/26	4	J.K.	Pour slab for trash receptacle on pool deck, dug out section to place form, installed trash receptacles on pool deck, cleaned up all debris and tool, put tools away, water plants
2/13/26	5.87	C.W.	Painting water slide splash grounds, poured concrete and removed trash receptacle lids
2/13/26	8	A.O.	Removed debris from all common areas
2/16/26	4	T.C.	Mounted trash receptacles on the pool deck, poured concrete pad on roadway for trash receptacle holders
2/16/26	4.93	J.K.	Put in two new trash receptacles on pool deck, took up and re-poured slabs for trash receptacles, cleaned up debris and put tools away, took benches out to field
2/16/26	4.72	C.W.	Set up trash receptacle forms, removed bad forms and disposed of debris
2/16/26	8	A.O.	Removed debris from all common areas
2/17/26	5	J.K.	Raked up mulch on islands around lap pool, sand down rust spots with brush on splash pool, put primer over sanded down rust spots, put tools away and cleaned up debris
2/17/26	3.98	C.W.	Painting water slide splash ground, watered plants
2/17/26	8	A.O.	Removed debris from all common areas
2/18/26	7	J.K.	Put in trash receptacles on slabs we poured, worked on removing tree stuck in vines, start painting brown for legs on splash spray feature, disposed of debris and put tools away
2/18/26	6.02	C.W.	Painted slide on splash ground yellow, painted legs on barrel brown, installed three trash receptacles around community
2/18/26	8	A.O.	Removed debris from all common areas

DOUBLE BRANCH COMMUNITY DEVELOPMENT DISTRICT
 MAINTENANCE BILLABLE HOURS
 FOR THE MONTH OF FEBRUARY 2026

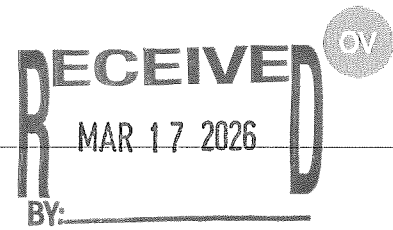
<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
2/19/26	3	J.K.	Took out old style trash receptacle on pool deck, paint brown on bottom of water tower and legs in splash pool, cleaned up debris and put away tools
2/19/26	3.99	C.W.	Painted legs and under barrel brown, removed trash receptacles on pool deck
2/19/26	8	A.O.	Removed debris from all common areas
2/20/26	6.05	J.K.	Paint brown and blue on spray feature, pull out stakes and conduit out of pool deck to shop, set up windscreen and pop up tent for movie, put away tools and cleaned up
2/20/26	6.5	C.W.	Painting on pool deck splash pool legs brown, watering marcite, set up movie, painted all bottom of legs light blue
2/20/26	8.77	A.O.	Removed debris from all common areas, assisted set up screen and projector for movie night
2/23/26	1	J.K.	Moved plants back into guard shack
2/23/26	8	A.O.	Removed debris from all common areas, removed and disposed of deceased possum
2/24/26	8	A.O.	Removed debris from all common areas
2/25/26	8	A.O.	Removed debris from all common areas
2/26/26	4.01	C.W.	Worked on mulch wall to hold in mulch, took plants out of shack
2/26/26	8	A.O.	Removed debris from all common areas
2/27/26	8.02	C.W.	Mulch wall on pool deck, swapped lights on track, moved chairs, moved fence, rehung windscreen on pickleball court
2/27/26	7.75	A.O.	Removed debris from all common areas and lakes

TOTAL 328.13

MILES 0

*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: DBCDD refund of deposit request - JOSEPH BATES
Date: March 17, 2026 at 4:01 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amosing@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 – MARCH 14, 2026
 - RESIDENT – **JOSEPH BATES**
 - ADDRESS – 3363 CLASSIC OAK COURT, **ORANGE PARK, FL 32065**
 - AMOUNT OF REFUND - \$100.00
 - BOOKING FEE/DEPOSIT was via VISA (6797):
 - DATED: 3/2/26
 - APPROVAL CODE: 002924
 - 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 March 27-30, 2026. Email is the best means of communication when I am out of the office.

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

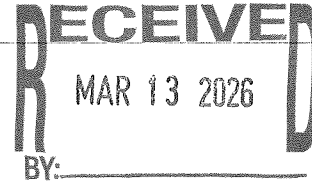
Wanda McReynolds – Community Amenity Coordinator, OakLeaf Plantation
venuerentals@oakleafresidents.com
(904) 770-4661 voice email
(904) 375-9285 ext. 3
www.oakleafresidents.com

Governmental Management Services

www.OakLeafResidents.com

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

From: Oakleaf Venues venuere rentals@oakleafresidents.com
Subject: DBCDD refund of deposit request - LEYDI ZUNIGA
Date: March 13, 2026 at 5:39 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amosing@gmstnn.com



Good evening, 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 – MARCH 7, 2026
 - RESIDENT – **LEYDI ZUNIGA**
 - ADDRESS – 3037 OATLAND COURT, **ORANGE PARK, FL 32065**
 - AMOUNT OF REFUND - \$100.00
 - BOOKING FEE/DEPOSIT was via VISA (1192):
 - DATED: 12/13/25
 - APPROVAL CODE: 08214D
 - 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 March 27-30, 2026. Email is the best means of communication when I am out of the office.

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.

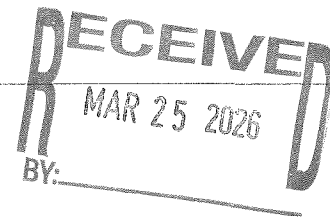
Wanda McReynolds – Community Amenity Coordinator, OakLeaf Plantation
venuere rentals@oakleafresidents.com
(904) 770-4661 voice email
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Governmental Management Services

www.OakLeafResidents.com

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From: Oakleaf Venues venuere rentals@oakleafresidents.com
Subject: DBCDD refund of deposit request - ADRINA MOSS
Date: March 25, 2026 at 3:40 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amosing@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) 6:30 P.M. to 10:30 P.M.
 - DATE OF VENUE – FEBRUARY 13, 2026
 - RESIDENT – **ADRINA MOSS**
 - ADDRESS – 3630 WOODVIEW DRIVE, **ORANGE PARK, FL 32065**
 - AMOUNT OF REFUND - \$75.00 - Charged \$25.00 for late check-out
 - BOOKING FEE/DEPOSIT was via VISA (6986):
 - DATED: 2/2/26
 - APPROVAL CODE: 074730
 - 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 March 27-30, 2026. Email is the best means of communication when I am out of the office.

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

Invoice

Invoice #: 2583
Invoice Date: 3/24/26
Due Date: 3/24/26
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Event Staff through March 21, 2026 2,300.369.103	4.75	25.00	118.75

Total	\$118.75
Payments/Credits	\$0.00
Balance Due	\$118.75

RECEIVED
MAR 25 2026

3/25/26
[Signature]

BY: _____

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

Double Branch CDD

Facility Event Staff Service Hours

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
4.75	Facility Event Staff	\$ 25.00	\$ 118.75

Covers Period End: March 21, 2026

Amenities Revenue # 2.300.369.103

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/06/26	00083	2/28/26	32214	202602	600	53800	62100		BACKFLOW TEST/INSPECTION P3 SERVICES OF FL LLC	*	1,504.75	1,504.75	000455
3/06/26	00079	1/15/26	17412-1	202601	600	53800	62100		JUNCTION BOXES DESTINY ELECTRIC LLC	*	2,565.00	2,565.00	000456
3/06/26	00084	3/02/26	S26-2459	202603	600	53800	62100		FRN0047C2S-2U MARSHALL WOLF AUTOMATION INC	*	830.50	830.50	000457
3/06/26	00016	2/25/26	27009	202602	600	53800	62100		TREE REMOVAL VERDEGO LLC	*	925.00	925.00	000458
3/13/26	00050	3/05/26	434961	202603	600	53800	62100		PASS CORP EDIT LICENSE ATLANTIC SECURITY	*	3,037.50	3,037.50	000459
3/13/26	00040	3/05/26	CS223603	202603	600	53800	62100		POOL SUPPLIES SCP DISTRIBUTORS LLC	*	967.58	967.58	000460
3/13/26	00040	3/05/26	CS223649	202603	600	53800	62100		POOL SUPPLIES SCP DISTRIBUTORS LLC	*	1,560.96	1,560.96	000461
3/20/26	00035	3/12/26	2582	202603	600	53800	62100		MAINTENANCE SUPPLIES GOVERNMENTAL MANAGEMENT SERVICES	*	1,211.53	1,211.53	000462
3/20/26	00082	2/25/26	92463172	202602	600	53800	62100		JANITORIAL SUPPLIES HD SUPPLY INC	*	1,176.65	1,176.65	000463
3/27/26	00078	3/18/26	00529-01	202603	600	53800	62100		POOL SUPPLIES LESLIE'S POOLMART INC	*	475.99	475.99	000464
3/27/26	00040	3/18/26	CS224401	202603	600	53800	62100		POOL SUPPLIES SCP DISTRIBUTORS LLC	*	180.71	180.71	000465
3/27/26	00016	3/20/26	27522	202603	600	53800	62100		TREE WORK-CLEANUP STORM VERDEGO LLC	*	2,385.00	2,385.00	000466
TOTAL FOR BANK C											16,821.17		

DBBR DOUBLE BRANCH OKUZMUK

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
TOTAL FOR REGISTER							16,821.17	

DBBR DOUBLE BRANCH OKUZMUK

Bob's Backflow & Plumbing Services

4640 Subchaser Ct., Ste 113
 Jacksonville, FL 32244

Phone # (904) 268-8009

Fax # (904) 292-4403

INVOICE

32214

Invoice Date

2/28/2026

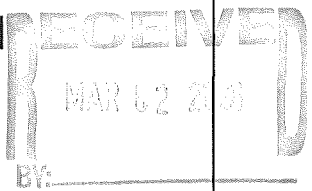
Bill To
Double Branch CDD Attn: Jay Soriano 370 Oakleaf Village Pkwy Orange Park, FL 32065

Job Location
Double Branch CDD 370 Oakleaf Village Pkwy Orange Park, FL 32065



P.O. Number	Terms	Due Date
	Net 30	3/30/2026

Serviced	Description	Quantity	Price Each	Amount
2/24/2026	.75" Wilkins 975XLD S#: 1448438- Fire Bypass (Freeze Damage) Labor to replace the existing backflow and meter, flush, test, certify, and insulate Wilkins 975XLD 3/4' Bypass 34-975XLD-7 Serial# ABB59211 Zenner Meter- 5/8" x 3/4" Meter GPM Piping & Materials Insulation to protect the device against future freeze damage. Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider - PASSED	3 1 1 1 1	 100.00 695.00 319.75 25.00 75.00 45.00	 300.00 695.00 319.75 25.00 75.00 45.00
	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider 3/4" Wilkins 950XLD Serial# W061484 - FAILED Additional fire bypass device on property is leaking	1	45.00	45.00
<p>Code to:</p> <p>Double Branch Repair and Replacement</p> <p>034.600.538.621</p>				



Total	\$1,504.75
Payments/Credits	\$0.00
Balance Due	\$1,504.75

Thank you for your business. We appreciate your prompt payment.
 Please make checks payable to Bob's Backflow and include your invoice number.



Destiny Electric

Jay Soriano
370 Oakleaf Village Parkway
Orange Park, FL 32065

(904) 562-0249
jsoriano@gmsnf.com

JOB	#17412-1
SERVICE DATE	Jan 15, 2026
PAYMENT TERMS	Upon receipt
DUE DATE	Feb 23, 2026
AMOUNT DUE	\$2,565.00

CONTACT US

179 College Drive, Suite 9
Orange Park, FL 32065

(904) 708-9094
destinyelectric@yahoo.com

INVOICE

Service	Qty	Unit Price	Amount
Destiny Electric - Trip #1	1.0	\$700.00	\$700.00

Upon acceptance of this proposal Destiny Electric will provide all necessary materials, and labor to:

Provide an allowance of 5hrs to troubleshoot and repair tripping circuitry that controls power to islands and power to entry sign.

TRIP #1 ELECTRICIANS NOTES:

We were able to locate (1) underground junction box, however, there are several other junction boxes that need to be located, a secondary private locator will be needed.

TRIP #2 ELECTRICIANS NOTES:

Located a main junction box, containing all of the main circuitry, reinstalled new circuitry from junction box at building to to center island. Isolated circuitry in main island, and confirmed operation.

There is still one junction box on the left (entry) side island, that will need to be located, we were able to reconfigure the wiring at the junction boxes in the center island to make the lights work, however there is an issue with the circuitry, and the method that was used to make the lights work will fail eventually. (Probably sooner than later.)

100% Due Upon Completion (Cash/Check/Card)

3.5% of total to process all cards.

Individual pricing is based on a total scope, eliminating individual line items, may incur increases, in individual services.

NOTE: This quote assumes circuitry is normally functional, and includes no additional troubleshooting, additional troubleshooting if necessary will be approved in advance, and be billable at \$140.00/HR

Trip #2 1.0 \$1,865.00 \$1,865.00

Upon acceptance of this proposal Destiny Electric will provide all necessary materials, and labor to:

TRIP #2
ELECTRICIANS NOTES:

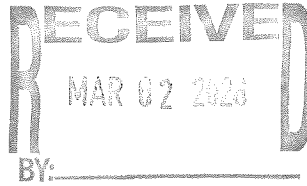
Located a main junction box, containing all of the main circuitry, reinstalled new circuitry from junction box at building to center island. Isolated circuitry in main island, and confirmed operation.

There is still one junction box on the left (entry) side island, that will need to be located, we were able to reconfigure the wiring at the junction boxes in the center island to make the lights work, however there is an issue with the circuitry, and the method that was used to make the lights work will fail eventually. (Probably sooner than later.)

Labor \$840.00

Material: \$275.00

Sub Contract secondary locate services: \$750.00 (\$350/HR)



Code to:

Double Branch Repair and Replacement

034.600.538.621

100% Due Upon Completion (Cash/Check/Card)

3.5% of total to process all cards.

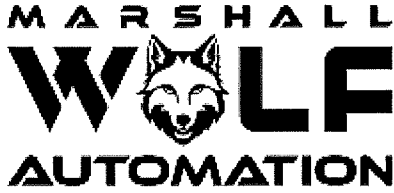
Individual pricing is based on a total scope, eliminating individual line items, may incur increases, in individual services.

NOTE: This quote assumes circuitry is normally functional, and includes no additional troubleshooting, additional troubleshooting if necessary will be approved in advance, and be billable at \$140.00/HR

Subtotal	\$2,565.00
Job Total	\$2,565.00
Amount Due	\$2,565.00

We appreciate the opportunity to earn your business!

See our Terms & Conditions



wolfautomation.com
 (847) 658-8130
 210 Dowdle Street, Suite 1
 Algonquin, IL 60102

Sales Order

#S26-245980

3/2/2026

Bill To

Jay Soriano
 475 W Town Pl
 Saint Augustine Florida 32092
 United States

Ship To

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

Total

\$1,661.00

Customer PO#
156967

Sales Person
E47 Web

Account Rep

Customer Service Rep
Stephanie

Customer Contact

Customer Phone
(904) 342-1441

Terms

Shipping Method
Free Shipping

Quantity	Item	Customer Part #	Confirmed Ship Date	Unit Price	Item Total
2	FRN0047C2S-2U VFD, 15hp, 47 Amp (47A), 230V, 3 Phase, Compact Micro Drive, Easy To Use, IP20 UL Open Type, 10.24 x 8.66 x 7.48" (HWD), Constant Torque (CT) Rated, FRENIC-Mini Series Alternate Part# Frenic-Mini (C2) Compact 2nd Generation		3/2/2026	\$721.50	\$1,443.00
2	Extend Protection Plan Alternate Part#		3/2/2026	\$109.00	\$218.00

Code to: 50/50 split

Subtotal	\$1,661.00
Tax Total (%)	\$0.00
Shipping	\$0.00
Total	\$1,661.00

Double Branch Repair and Replacement

034.600.538.621

\$830.50

Middle Village Repair and Replacements

34-600-538-64000



S26-245980



Invoice

Invoice #: 27009

Date: 02/25/26

Customer PO:

DUE DATE: 03/27/2026

BILL TO

Oakleaf - Double Branch CDD
370 Oakleaf Village Parkway
Orange Park, FL 32065

FROM

VerdeGo
PO Box 789
Bunnell, FL 32110
Phone: 386-437-3122
www.verdego.com

DESCRIPTION

AMOUNT

#26487 - Tree removals Oakworth Ct, SilverBluff Blvd.

Recommending removals of Pine trees in 2 areas:

Oak Worth Ct.in the Oakbrook subdiv. multiple trees fell out of preserve toward roadway and being held by 1 Crape Myrtle tree

SilverBluff Blvd has One Larger Pine dead near residents home and Common area fenceline: Lift machine will be needed for safety precautions

Landscape Enhancement

\$925.00

Sub: Tree work (Sub)

1.00

\$925.00

\$925.00

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$925.00

Please See Our
Updated Remittance
Information

Remit to Address:
VerdeGo Landscape
PO Box 200341
Dallas, TX 75320-0341

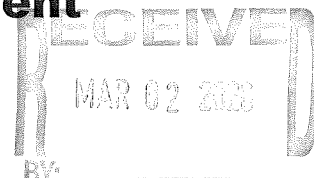
ACH Account Information:
Bank Name: Wells Fargo Bank N.A.
Routing Number: 121000248
Account Number: 4945950657
Remittance Information:
AR@verdego.com

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

Code to:

Double Branch Repair and Replacement

034.600.538.621





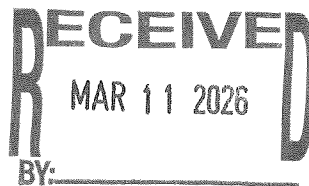
Atlantic Companies, Inc.
 Tel. 904-743-8444
 www.smarthome.biz
 sales@smarthome.biz

Oakleaf Plantation
 370 Oakleaf Village Parkway
 Orange Park FL 32065

PLEASE PAY BY	AMOUNT	INVOICE DATE
04/02/2026	\$6,075.00	03/05/2026

INVOICE NO. 434961

Site: 370 Oakleaf Village Parkway
 Orange Park
Site Address: 370 Oakleaf Village Parkway
 Orange Park FL 32065
Job No.: 91716
Job Name: KANTECH SOFTWARE
 INSTALLATION
Order No.:



Description

Quote to Install Kantech Software Verify what software token we need to order.

*** PRICES ARE SUBJECT TO CHANGE BASED ON PART AVAILABILTY & HOURS OF LABOR**

Service - Security

Item	Quantity	Unit Price	Total
Entrapass Corporate Edition Option License, V3.xx and Higher	1.00	\$5,850.00	\$5,850.00
Service commercial	6.00 hrs	\$150.00	\$900.00
		Discount	\$-675.00
		Sub-Total ex Tax	\$6,075.00
		Tax	\$0.00
		Total	\$6,075.00

"Thank you—we really appreciate your business! Please send payment within 21 days of receiving this invoice.

IMPORTANT: Please remember to test your system monthly.

Need automation for your home? Visit us online at www.smarthome.biz

There will be a 1.5% interest charge per month on late invoices.

Incl. Discount	\$-675.00
Sub-Total ex Tax	\$6,075.00
Tax	\$0.00
Total inc Tax	\$6,075.00
Amount Applied	\$0.00
Balance Due	\$6,075.00

\$3,037.50



Atlantic Companies, Inc.
Tel. 904-743-8444
www.smarthome.biz
sales@smarhome.biz

PLEASE PAY BY	AMOUNT	INVOICE DATE
04/02/2026	\$6,075.00	03/05/2026

INVOICE NO. 434961

Code to: Split 50/50

Double Branch Repair and Replacement

034.600.538.621

Code to:

Middle Village Repair and Replacements

34-600-538-64000

How To Pay

INVOICE NO. 434961

Credit Card (MasterCard, Visa, Amex)
Please add billing zip if not same as address above.

Credit Card No.

Card Holder's Name: _____ CCV: _____

Expiry Date: / Signature: _____

Mail
Detach this section and mail check to:
Atlantic Companies, Inc.
1714 Cesery Blvd
Jacksonville, FL 32211

NAME: Oakleaf Plantation DUE DATE: 04/02/2026 AMOUNT DUE: \$6,075.00

Please Reference: 434961

I understand that it is my responsibility to periodically (at least monthly) test and check my security system, and to notify the company promptly of service needs, and additionally to notify the company in writing of any changes in the Emergency List information.

Terms and Conditions

1. **PRINTED AGREEMENT** - None of the **PRINTED AGREEMENT** or its items and conditions may be altered without the express written approval of an officer of the Seller.

2. **SELLER** agrees to install specified systems on premises and to make any necessary inspections and tests to deliver system to Purchaser in operating condition in accordance with standard installation procedures of Seller. The installation will be completed within a reasonable length of time based on the conditions inherent in the premises and Seller's installation schedule.

3. **FULL ONE-YEAR WARRANTY** - Seller/Atlantic Companies promises to furnish a replacement part for any portion of Purchaser's security system that proves to be defective in workmanship or material under normal use for a period of one year from the date of installation. Seller reserves the right to use reconditioned parts in fulfillment of this warranty.

Seller/Atlantic Companies extends to Purchaser warranties for equipment not made by us granted us by manufacturers of such equipment used in Seller home systems. Seller will return this equipment to the original manufacturer for fulfillment of their warranty obligations.

We will furnish the labor to remove and replace the defective part during the same one-year period. Seller/Atlantic Companies makes no other warranty except as herein specifically set forth, particularly any warranty of merchantability or fitness for any particular purpose, either express or implied in law.

GENERAL: Furnishing of parts and labor as described above shall constitute fulfillment of all Seller/Atlantic Companies obligations with respect to this warranty, and replacement part will be warranted only for the unexpired portion of the original warranty.

A bill of sale, cancelled check, or payment record shall be kept by Purchaser to verify purchase date and establish warranty period.

To obtain service, call the office listed on the Purchase Agreement you signed at the time of purchase of your system.

Distributed by Atlantic Companies
1714 Cesary Boulevard
Jacksonville, FL 32211

Ready access to the system for service is the responsibility of the Purchaser. Seller will perform service during normal working hours. For emergency service, Seller will charge you an emergency service labor premium.

Seller will endeavor to perform service within 48 hours after notification of a problem by the Purchaser.

EXCLUSIONS: This warranty applies only to units sold and retained within the continental USA. This warranty does not apply to the product or parts that have been damaged by accident, abuse, lack of proper maintenance, unauthorized alterations, misapplication, fire, flood, lightning strikes or acts of God.

This warranty does not cover service calls which do not involve defective workmanship or materials.

IN NO CASE WILL SELLER/ATLANTIC COMPANIES BE RESPONSIBLE FOR CONSEQUENTIAL OR SPECIAL DAMAGES.

4. **SELLER NOT AN INSURER** - It is specifically understood and agreed: That Seller is not an insurer; that insurance, if any, shall be obtained by Purchaser; that the payments provided for herein are based solely on the value of the service as set forth herein and are unrelated to the value of the Purchaser's property or Premises; THAT SELLER MAKES NO GUARANTEE OR WARRANTY, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS THAT THE EQUIPMENT OR SERVICES SUPPLIED WILL AVERT OR PREVENT OCCURRENCES OR THE CONSEQUENCES THEREFROM WHICH THE SYSTEM OR SERVICE IS DESIGNED TO DETECT OR AVERT. Purchaser acknowledges that it is impractical and extremely difficult to fix the actual damages, if any, which may proximately result from a failure to perform any of the obligations herein, or the failure of the systems to properly operate with resulting loss to Purchaser because of, among other things:

(a) The uncertain amount or value of Purchaser's property or that of other persons kept on the premises which may be lost, stolen, destroyed, damaged or otherwise affected by occurrences which the system or service is designed to detect or avert;

(b) The uncertainty of the response time of any police department, fire department, paramedic unit, patrol service or other such services or entities should such department or entity be dispatched as a result of a signal being received or an audible device sounding;

(c) The inability to ascertain what portion, if any, of any loss would be proximately caused by Seller's failure to perform or by failure of its equipment to operate;

(d) The nature of the service to be performed by the Seller and the uncertain nature of occurrences which might cause injury or death to Buyer or any other person which the system or equipment is designed to detect or avert.

Purchaser understands and agrees that if Seller should be found liable for loss or damage due from a failure of Seller to perform any of the obligations herein, whatsoever, including, but not limited to installation, design, service, monitoring, or the failure of any system or equipment installed by, or service performed by Seller in any respect whatsoever, Seller's maximum liability shall not exceed a sum equal to the annual service charge contracted herein or Two Hundred Fifty (\$250.00) Dollars, whichever is less, and this liability shall be exclusive; and that the provisions of this Section shall apply if loss or damage, irrespective of cause or origin, results directly or indirectly from performance or nonperformance of the obligation imposed by this contract or from negligence, active or otherwise, of Seller, its agents, assigns or employees. In the event that the Purchaser wished Seller to assume greater liability, Purchaser may, as a matter of right, obtain from Seller a higher limited liability by paying an additional amount proportioned to the increase in damages, but such additional obligation shall in no way be interpreted to hold Seller as an insurer. Purchaser may also obtain such additional liability protection from insurance carrier, as Purchaser desires.

5. **INDEMNIFICATION** - Purchaser agrees to and shall indemnify and save harmless the Seller, its employees and agents for and against all third party claims, lawsuits and losses arising out of or in connection with the operation or non-operation of the system or monitoring facilities whether these claims be based upon alleged intentional conduct or active or passive negligence on the part of Seller, its agents, servants or employees.

The Seller assumes no liability for delay in installation of the system, or interruption of service due to strikes, riots, floods, fires, acts of God, or any cause beyond the control of Seller including interruption in telephone service. Seller will not be required to supply service to the Purchaser while interruption of service due to any such cause shall continue.

6. **CENTRAL STATION SERVICES** - Central station services consist of the receipt, analysis and response (dispatch of proper authorities) to signals from system installed under this Agreement. Such services are initiated upon final payment for installation and pre-payment of service charges. All services may be discontinued anytime charges are unpaid or system is abused. Notice by certified or registered letter to billing address shall be deemed sufficient notice of discontinuation and shall be deemed effective for all purposes upon mailing and not receipt.

Monitoring service is billed and payable annually in advance. **MONITORING SERVICE SHALL CONTINUE ON A YEARLY BASIS UNLESS CANCELLED IN WRITING BY EITHER PARTY NO LESS THAN 60 DAYS BEFORE ANNUAL RENEWAL DATE.**

The Department or other organization to which the connection may be made or an alarm signal may be transmitted may invoke the provisions hereof against any claims by the Purchaser or by others due to failure of such Department organization.

7. **TELEPHONE OR INTERNET CONNECTIONS** - Seller will assist Purchaser in making necessary arrangements to secure telephone or Internet service connections for systems. Purchaser agrees to

furnish any necessary telephone or internet services or telephone lines at Purchaser's own expense.

The charge for the installation and continuation of this service shall be billed to the account of the Purchaser and will appear on his regular telephone or internet billing.

8. **TESTING** - It is the responsibility of the Purchaser to test the system for proper operations periodically but not less than monthly. Purchaser shall follow all instructions and procedures which Seller may prescribe for the operation and maintenance of the system.

9. **RETENTION OF TITLE AND RIGHT OF ACCESS** - The system shall remain the personal property of Seller until fully paid for in cash by Purchaser and Purchaser agrees to perform all acts which may be necessary to assure the retention of title to the system by Seller. Purchaser understands and agrees that the installation of equipment owned by Seller does not create a fixture on the Premise as to that equipment. Should Purchaser default in any payment for the system or part, then Purchaser authorized and empowers Seller to enter upon/in said Premise and to remove the system, or part from the premises. Such removal, if made by Seller, shall not be deemed a waiver of Seller's right to damages Seller sustains as a result of Purchaser's default and Seller shall have the right to enforce any other legal remedy or right. Furthermore, Seller shall be in no way obligated to restore the premises to its original condition, or redecorate same in the event the system or part is removed as a result of Purchaser's default in payment, nor shall Seller be obligated or liable to Purchaser in any manner. Risk of loss of the system, or any part of the same, shall pass to Purchaser upon delivery to the premises of such system or part.

10. **FEES, CHARGES, RIGHTS AND COST OF COLLECTION** - All fees and charges are payable in advance. Failure to pay fees, charges or other sums owed will result in your services being disconnected. Further, when you are in default, Seller can require immediate payment (acceleration) of what you owe under the contract and take possession of the property. Purchaser waives any right Purchaser has to demand for payment, notice of intent to accelerate and notice of acceleration. If Seller hires an attorney to collect what Purchaser owes, Purchaser will pay the attorney's fee and court costs as permitted by law. This includes any attorneys' fees Seller incurs as a result of any bankruptcy proceeding brought by or against Purchaser under federal law or an appellate proceeding. Payment shall be due upon the receipt of invoices by Seller unless otherwise specified on the front hereof. Interest shall accrue on all amounts more than thirty (30) days past due at the default rate of interest of 18% per annum or the maximum allowable rate, whichever is less. All payments shall be due and payable at Seller's office set forth on the front of the Agreement. Additionally, there will be a 1.50%/month LATE CHARGE on Past Due Balances. The minimum Late Charge is \$3.00. Any action taken under paragraph 6 and/or paragraph 9 shall in no way prejudice Seller's right to collection of unpaid charges and costs herein enumerated. If services are discontinued because of Purchaser's past due balance, and if Purchaser desires to have the monitoring service reactivated, Purchaser agrees to pay in advance to Seller a reconnect charge to be fixed by Seller at a reasonable amount. Seller shall have the right to increase the recurring service charge provided herein, upon written notice to Purchaser, at any time or times after the date service is operative under this Agreement. Purchaser agrees to notify Seller of any objections to such increase in writing within twenty (20) days after the date of the notice of increase, failing which it shall be conclusively presumed that Purchaser agreed to such increase. In the event Purchaser objects to such increase, Seller may elect to (i.) continue this Agreement under the terms and conditions in effect immediately prior to such increase, or (ii.) terminate the Agreement upon fifteen (15) days advance notice to Purchaser.

In addition to these charges addressed above, Purchaser agrees to pay, upon demand, (a) any false alarm assessments; federal, state and local taxes, fees or charges imposed by any governmental body or entity relating to the equipment or services provided under this Agreement; (b) any increase in charges to company or to Seller for the facilities needed to transmit signals under this Agreement; and (c) any service charge in the event Seller sends a representative to Purchaser's premises in response to a service call or alarm signals where Purchaser has not followed proper operating instructions, failed to close or properly secure a window, door or other protected point, or improperly adjusted CCTV camera, monitors or accessory components.

11. **NOTICE TO PURCHASER** - Under the Mechanic's Lien Law, any person who helps to improve your property and is not paid has the right to enforce his claim against your property. Under law, you may protect yourself against such claims either by filing with the Court a 'No Lien Agreement' or a payment bond depending upon the law of the state where your property is located.

(a) **BUYER'S RIGHT TO CANCEL** this Agreement. Buyer may cancel this Agreement or purchase by mailing a written notice to the Seller postmarked not later than midnight of the third business day after the date this Agreement was signed. Buyer may use the face of this Agreement as that notice by writing 'I hereby cancel' by Buyer signature and by adding your name, address and new signature thereon. The notice must be mailed to Seller at the office indicated in the Agreement and must be sent by either certified mail or registered mail.

12. **ENTIRE AGREEMENT** - This instrument constituted the entire Agreement between the parties hereto with respect to the transactions described herein and supersedes all previous negotiations, commitments (either written or spoken) and writing pertaining hereto.

This Agreement can only be changed by a written amendment signed by both parties or their duly authorized agent. No waiver or breach of any term or condition of this Agreement shall be construed to be a waiver of any succeeding breach.

If any of the terms or provisions of this Agreement shall be determined to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

This Agreement becomes binding upon Seller only when signed by a District Sales Manager of Atlantic Companies. In the event of non-approval, the sole liability of the Seller shall be to refund to Buyer the amount that has been paid to Seller upon execution of this Agreement.

13. **LITIGATION** - The laws of the State of Florida shall govern the terms of this Agreement and the parties agree to submit to the jurisdiction of the State of Florida. Venue for resolution of any disputes arising under this Agreement, including litigation, regardless of place of payment, shall be in a forum or court, as required, of competent jurisdiction in Duval County, Florida, and the undersigned waives any venue rights he may possess and agrees that he shall not contest that Duval County, Florida, is a convenient forum.

14. **CHANGES AND ASSIGNMENT** - Purchaser acknowledges that the sale or transfer of the Premise by the Purchaser to a third party does not relieve Purchaser of his obligations under this Agreement. Purchaser may not assign this Agreement unless Purchaser obtains prior written consent from Seller. Seller may assign this Agreement or subcontract the work to be performed without notice to Purchaser or Purchaser's consent.

15. **THIRD PARTY INDEMNIFICATION** - In the event any person, not a party to this Agreement, shall make any claim of file any lawsuit against Seller for any reason relating to our duties and obligations pursuant to this Agreement, including but not limited to the design, maintenance, operation, or non-operation of the alarm-system, Purchaser agrees to indemnify, defend and hold Seller, its dealers, agents, installers, their successors and assigns harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs and attorneys' fees, whether these claims be based upon alleged intentional conduct, active or passive negligence, express or implied contract or warranty, contribution or indemnification, or strict or product liability on the part of Seller, its dealers, installers, agents, servants, assign or employees. This Agreement by Purchaser to indemnify Seller against third party claims as herein above set forth shall not apply to losses, damages, expenses and liability resulting in injury or death to third persons or injury to property of third persons, which losses, damages, expenses and liability occur solely while an employee of Seller is on Purchaser's Premises in accordance with this Agreement and which losses, damages and liability are solely and directly caused by the act or omissions of that employee.



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

INVOICE

EMERGENCY RESPONSE #
1-800-424-9300



INVOICE #	CS223603
ORDER #	CS232653
DATE	03/05/26
PAGE	1 of 1

BILL TO

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

SHIP TO

194-ORANGE PARK-SCP DIST.
8601 YOUNGERMAN CT UNIT 2
JACKSONVILLE, FL 32244-8927

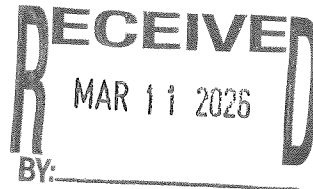
CUSTOMER P/O NUMBER	SHIP VIA WILL CALL PICKUP	WRITTEN BY LARRY HORNE(194)	ORDER DATE 02/27/26
CUSTOMER RELEASE NUMBER	FREIGHT TERMS 02 IN/OUTBOUND	PAYMENT TERMS NET 30 DAYS	DUE DATE 04/04/26
JOB / SHIP-TO NAME OAKLEAF VILLAGE PKWY	PURCHASING AGENT	CONTACT JAY SORIANO	PHONE 904-342-1441

LN#	PRODUCT	HM	DESCRIPTION	U/M	OPEN	PCK-QTY	SHQ-QTY	B/O	PRICE	EXTENSION
1	SPG-051-0141		FC-9750 17.5"x24" ANTHONY RECTANGULAR DE FILTER GRID	EA	40	40	40	0	23.53	941.20
	P-CS055160-1		ALT-FG-2417							

Code to:

Double Branch Repair and Replacement

034.600.538.621



___ PLACARDS SUPPLIED-YES ___ NO ___ REFUSED ___

MERCHANDISE TOTAL	DISCOUNTS	MISC CHARGES	SALES TAX	INBOUND FREIGHT	OUTBOUND FREIGHT	DEPOSIT AMOUNT	DEPOSIT APPLIED	INVOICE TOTAL
941.20	0.00	0.00	0.00	26.38	0.00	0.00	0.00	967.58

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

SIGNATURE: LARRY HORNE(194)

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

SIGNATURE: _____

RECEIVED BY: _____

Cust#: 277667 Cust Name: DOUBLE BRANCH CDD
Inv#: CS223603 Invoice Date: 03/05/26 Invoice Amount: \$967.58

Remit To:
SCP DISTRIBUTORS LLC
PO BOX 530653
ATLANTA, GA 30353-0653



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

INVOICE

EMERGENCY RESPONSE #

1-800-424-9300



INVOICE #	CS223649
ORDER #	CS232652
DATE	03/05/26
PAGE	1 of 1

BILL TO

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

SHIP TO

194-ORANGE PARK-SCP DIST.
8601 YOUNGERMAN CT UNIT 2
JACKSONVILLE, FL 32244-8927

CUSTOMER P/O NUMBER	SHIP VIA WILL CALL PICKUP	WRITTEN BY LARRY HORNE(194)	ORDER DATE 02/27/26
CUSTOMER RELEASE NUMBER	FREIGHT TERMS 02 IN/OUTBOUND	PAYMENT TERMS NET 30 DAYS	DUE DATE 04/04/26
JOB / SHIP-TO NAME OAKLEAF VILLAGE PKWY	PURCHASING AGENT	CONTACT JAY SORIANO	PHONE 904-342-1441

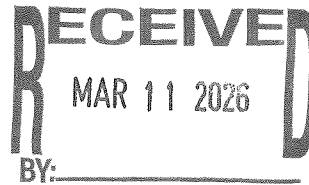
LN#	PRODUCT	HM	DESCRIPTION	U/M	OPEN	PCK-QTY	SHQ-QTY	B/O	PRICE	EXTENSION
1	SPG-051-0140		FC-9740 13.5"x24" ANTHONY RECTANGULAR DE FILTER GRID	EA	75	75	75	0	20.10	1507.50

T-SV020635-1

Code to:

Double Branch Repair and Replacement

034.600.538.621



___PLACARDS SUPPLIED-YES___ NO___ REFUSED___

MERCHANDISE TOTAL	DISCOUNTS	MISC CHARGES	SALES TAX	INBOUND FREIGHT	OUTBOUND FREIGHT	DEPOSIT AMOUNT	DEPOSIT APPLIED	INVOICE TOTAL
1,507.50	0.00	0.00	0.00	53.46	0.00	0.00	0.00	1,560.96

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

SIGNATURE: LARRY HORNE(194)

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

SIGNATURE: _____

RECEIVED BY: _____

Cust#: 277667 Cust Name: DOUBLE BRANCH CDD
Inv#: CS223649 Invoice Date: 03/05/26 Invoice Amount: \$1,560.96

Remit To:
SCP DISTRIBUTORS LLC
PO BOX 530653
ATLANTA, GA 30353-0653

Governmental Management Services, LLC

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

Invoice

Invoice #: 2582

Invoice Date: 3/12/26

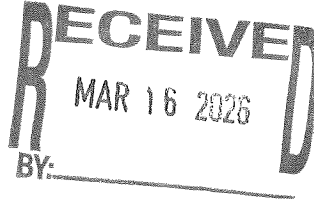
Due Date: 3/12/26

Case:

P.O. Number:

Bill To:

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



Description	Hours/Qty	Rate	Amount
Maintenance Supplies Code to: Double Branch Repair and Replacement 034.600.538.621		1,211.53	1,211.53
Total			\$1,211.53
Payments/Credits			\$0.00
Balance Due			\$1,211.53

MAINTENANCE BILLABLE PURCHASES

Period Ending 3/05/26

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
DB				
DOUBLE BRANCH				
OAKLEAF	2/11/26	Pocket Hole Screw Starter Set	13.20	T.C.
	2/11/26	Dawn Dish Soap	2.00	T.C.
	2/11/26	Pine Sol	8.61	T.C.
	2/12/26	Fencing Line Posts (6)	158.17	T.C.
	2/12/26	Red Rubber Mulch (10)	68.66	T.C.
	2/12/26	Corner Brace (6)	21.87	T.C.
	2/12/26	Concrete Mix (5)	26.85	T.C.
	2/16/26	60lb Sakrete Concrete Mix (15)	80.56	T.C.
	2/16/26	12x12 Microfiber Roll	5.74	T.C.
	2/16/26	BLK Nitrile Gloves 20ct	7.46	T.C.
	2/16/26	4x3/8 Shedless Knit 3pk	6.52	T.C.
	2/16/26	Helix Paint Mixer	4.01	T.C.
	2/16/26	Flat Basic Brushes	11.44	T.C.
	2/16/26	1Qt Mixing Containers	6.27	T.C.
	2/16/26	6" Long Nose Pliers	2.86	T.C.
	2/16/26	Pelican Liner Package	2.74	T.C.
	2/16/26	Bleach	7.45	T.C.
	2/16/26	Pine Sol	25.84	T.C.
	2/19/26	Dewalt Clamp Jack	68.43	J.S.
	2/24/26	Blaster Dry Lube	9.18	T.C.
	2/24/26	Damprid Refillable	4.35	T.C.
	2/24/26	Damprid Refills Fresh Scent	5.73	T.C.
	2/24/26	Trufuel 50:1	13.79	T.C.
	2/24/26	Damprid Refills Lav Vanilla	5.73	T.C.
	2/26/26	Red Mulch (10)	45.66	J.S.
	2/27/26	Caulk Gun	5.74	T.C.
	2/27/26	Terry Towels 10ct	7.46	T.C.
	2/27/26	Gas for Equipment	75.00	T.C.
	3/3/26	16W LED Wall Lights (10)	344.77	J.S.
	3/3/26	NDS 2FT Drain Grates (10)	104.88	J.S.
	3/3/26	BLK Nitrile Gloves 40ct	14.93	T.C.
	3/3/26	Pine Sol	25.84	T.C.
	3/4/26	HVY DTY Scotch Tape	8.61	T.C.
	3/4/26	#8x5/8 Hex Screw 50ct	5.74	T.C.
	3/4/26	48 MM Frog Tape	5.45	T.C.

TOTAL \$1,211.53

Repair & Replacement

Sign up to pay online or go paperless
Visit: <http://hdsupplyfacilities.billtrust.com>
Login Token: GKV PWP KPZ

INVOICE



PO Box 509058 • San Diego, CA 92150-9058

Terms: Net 30 Days
A late charge of \$2.00 or 1.5% per month (18% per year) is charged on past due invoices.

Page 1 of 3

Credit/Account Information
800/798-8888, FAX 800/830-4930
Orders/Product Information
800/431-3000, FAX 800/859-8888

Invoice payments made by credit card or other fee-bearing payment methods may result in a processing fee.

HD Supply Facilities Maintenance, Ltd. Federal ID 52-2418852

Invoice Date	Invoice Number
02/25/2026	9246317222

Customer Number	Ordered By	Authorized By	Order Number	Purchase Order Number
14368430	LISA CARTER		W235395553	LNC2132026

split between both districts 50/50 (DB & MV)
Ship To:

DOUBLE BRANCH COMM DEV DIST
370 OAKLEAF VILLAGE PKWY
ORANGE PARK FL 32065-4259

DOUBLE BRANCH COMM DEV DIST
LISA CARTER
370 OAKLEAF VILLAGE PKWY
ORANGE PARK FL 32065-4259

(DB) 2,320.572.63100

(MV) 34,600.538.64000

Stock Number	Description	GL Account	Ordered	Shipped	Unit Price	Unit	Extension
248253	Virgin 1/2 Fold Toilet Covers 20/Cs-CN	5877	1	1	21.21	CA	21.21
300666	Renown Eco Nitr Mirlol Tvl 250 18/Cs-US	5877	5	5	29.58	CA	147.90
275226	24 Oz. Citn Blend Wet Map 1ld-US	5890	6	6	11.11	EA	66.66
217515	Cn Lnr 40-45Gal 12Mic Nitr 40X40" 250/Cs-US	5677	5	5	40.44	CA	202.20
283048	7.5" Cblc Hrd Fr 11 Nt Wte 800 Ft 6/Cs-US	5677	5	5	64.71	CA	323.56
275740	Wave 3d Meringe Urinal Scrn Man 10/Pkg-US	5677	1	1	23.56	PK	23.56
331426	Renown 38"x5" White Lig Blended Dust Mop-CN	5890	3	3	2.35	EA	7.05
217419	Cn Lnr 7-10Gl 6Mc HghtDnsly 24X24" 1000/Cs-US	5677	1	1	27.03	CA	27.03
243168	Renown C-Pul Wipes Rxt0 2/Cs-US	5677	20	20	39.32	CA	786.40
211446	PCR Lnr 50G. 1.5 MI Lw Hk 39X68 100/Cs-US	5677	8	8	52.76	CA	422.24
184301	ColCre 2Ply Tr Ppr Wte 865 Sheets 36/Cs-US	5677	5	5	68.10	CA	340.50

Country of Origin Code(s)

CN - China
US - USA

RECEIVED
MAR 13 2026
BY: _____

Ship Date	Sub Total
	2,353.30
Pkg Count	Sales Tax
0	0.00
Weight	Freight
663.88 LB	0.00
TOTAL	
2,353.30	

\$1,176.65

Ready to go paperless? Visit hdsupplyfacilities.com and click on Electronic Invoicing. Be sure to add hdsbillingdocs@hdsupply.com to your address book or safe list!

Question? Call Abby Langley at 800-798-8888 or email Abby.Langley@hdsupply.com

Continued...



Invoice Number: 9246317222
Amount Due: 2,353.30
Date Due: 03/27/2026

For proper credit to your account, please do not staple check to remittance form.

Amount Paid: _____

Please return this portion with payment.

If amount paid differs from amount due, please check and explain on back.

Thank you for your order.

Mail To:

14368430
DOUBLE BRANCH COMM DEV DIST
370 OAKLEAF VILLAGE PKWY
ORANGE PARK FL 32065-4259

HD Supply Facilities Maintenance, Ltd.
P.O. Box 509058
San Diego, CA 92150-9058



Sign up to pay online or go paperless
 Visit: <http://hdsupplyfacilities.billtrust.com>
 Login Token: GKVPWP KPZ

INVOICE

PO Box 609058 • San Diego, CA 92150-9058

Terms: Net 30 Days
 A late charge of \$2.00 or 1.5% per month (18% per year) is charged on past due invoices.

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Credit/Account Information
 800/798-8886, FAX 800/930-4930
Orders/Product Information
 800/431-3000, FAX 800/859-8889

Invoice payments made by credit card or other fee-bearing payment methods may result in a processing fee.

HD Supply Facilities Maintenance, Ltd. Federal ID 52-2116852

Invoice Date	Invoice Number
02/25/2026	9246317222

Customer Number	Ordered By	Authorized By	Order Number	Purchase Order Number
14368430	LISA CARTER		W235395533	LNC2132026

Ship To:

DOUBLE BRANCH COMM DEV DIST
 370 OAKLEAF VILLAGE PKWY
 ORANGE PARK FL 32065-4259

DOUBLE BRANCH COMM DEV DIST
 LISA CARTER
 370 OAKLEAF VILLAGE PKWY
 ORANGE PARK FL 32065-4259

Stock Number	Description	GL Account	Ordered	Shipped	Unit Price	Unit	Extension

Ship Date	Sub Total
	2,353.30
Pkg Count	Sales Tax
0	0.00
Weight	Freight
660.68 LB	0.00
	TOTAL
	2,353.30

Ready to go paperless? Visit hdsupplysolutions.com and click on Electronic Invoicing. Be sure to add hdabillingdocs@hdsupply.com to your address book or safe list!

Question? Call Abby Langley at 800-778-1111 or email Abby.Langley@hdsupply.com

Continued...



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 Visit: <http://hdsupplyfacilities.billtrust.com>
 Login Token: GKV PWP KPZ

GL Summary

PO Box 509058 • San Diego, CA 92150-9058

Terms: Net 30 Days
 A late charge of \$2.00 or 1.5% per month (18% per year) is charged on past due invoices.

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Credit/Account Information
 800/798-8888, FAX 800/930-4930
Orders/Product Information
 800/431-3000, FAX 800/859-5569

Invoice payments made by credit card or other fee-bearing payment methods may result in a processing fee.

HD Supply Facilities Maintenance, Ltd. Federal ID 52-2418822

Invoice Date	Invoice Number
02/25/2026	9246317222

Customer Number	Ordered By	Authorized By	Order Number	Purchase Order Number
14366450	LISA CARTER		W236396633	LNC2132026

Ship To:

DOUBLE BRANCH COMM DEV DIST
 370 OAKLEAF VILLAGE PKWY
 ORANGE PARK FL 32065-4259

DOUBLE BRANCH COMM DEV DIST
 LISA CARTER
 370 OAKLEAF VILLAGE PKWY
 ORANGE PARK FL 32065-4259

GL Account	Description	Item Amount	Tax	Freight	Net Amount
5677	Paper Product	2,279.59	0.00	0.00	2,279.59
5690	Cleaning Tools	73.71	0.00	0.00	73.71

Ship Date	Sub Total
	2,353.30
Pkg Count	Sales Tax
0	0.00
Weight	Freight
993.68 LB	0.00
TOTAL	
2,353.30	

This is a summary page for your convenience.

Note: Our enhanced G/L category summary now includes allocation of taxes and freight charges, if applicable.



INVOICE	
Invoice Date	03/18/2026
Invoice Number	00529-01-106501
Due Date	04/17/2026

REMIT TO: LESLIE'S POOLMART, INC.
 PO BOX 501162
 Saint Louis, MO 63150-1162
 (602) 366-3789



SOLD TO:
 Customer Number S05700030994433
 Double Branch Community Dev

 370 OAKLEAF VILLAGE PKWY
 ORANGE PARK, FL 32065-4259
 ATTENTION: ACCOUNTS PAYABLE

SHIP TO:
 Customer Number S05700030994433
 Double Branch Community Dev

 370 OAKLEAF VILLAGE PKWY
 ORANGE PARK, FL 32065-4259
 ATTENTION: ACCOUNTS PAYABLE

TRANS#	REG#	CUSTOMER PO#	SALESPERSON	STORE#
106501	1		Matthew L	529 ORANGE PARK, FL #529

Line	Trans Type	Item	Description	QTY	Price	Sales Tax	Extended Amount
001	SALE	18809	100LB POWER POWDER PRO NB	1	\$475.99	\$0.00	\$475.99
002	SALE	18809	100LB POWER POWDER PRO NB	1	\$475.99	\$0.00	\$475.99

SUB TOTAL:	\$951.98
SALES TAX:	\$0.00
TOTAL:	\$951.98
REGISTER PAID AMOUNT:	\$0.00
A/R CHARGE AMOUNT:	\$951.98
AMOUNT DUE:	\$951.98

*****PLEASE PAY AMOUNT DUE FROM THIS INVOICE*****

Code to: 50/50 split
 PICKED UP BY: grg

SIGNATURE:

\$475.99

Double Branch Repair and Replacement

*Terms and Conditions: 1 1/2% per month on all overdue invoices will be charged.

034.600.538.621

Middle Village Repair and Replacements

34-600-538-64000

RECEIVED
 MAR 23 2026
 BY: _____



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

INVOICE

EMERGENCY RESPONSE #
1-800-424-9300



INVOICE #	CS224401
ORDER #	CS234050
DATE	03/18/26
PAGE	1 of 1

BILL TO

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

SHIP TO

194-ORANGE PARK-SCP DIST.
8601 YOUNGERMAN CT UNIT 2
JACKSONVILLE, FL 32244-8927

CUSTOMER P/O NUMBER 3/18/26	SHIP VIA PRIORITY PICK	WRITTEN BY TROY PORTIS JR(194)	ORDER DATE 03/18/26
CUSTOMER RELEASE NUMBER	FREIGHT TERMS 02 IN/OUTBOUND	PAYMENT TERMS NET 30 DAYS	DUE DATE 04/17/26
JOB / SHIP-TO NAME OAKLEAF VILLAGE PKWY	PURCHASING AGENT	CONTACT JAY SORIANO	PHONE 904-342-1441

LN#	PRODUCT	HM	DESCRIPTION	U/M	OPEN	PCK-QTY	SHQ-QTY	B/O	PRICE	EXTENSION
1	RGL-50-1350	X	47246940 24/PLT REGAL 50# 3" CHLORINATED TABS (UW)	PL		1	1	0	180.71	180.71

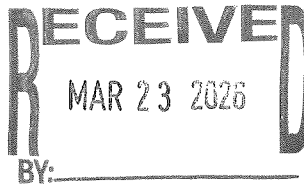
** Weight: 54.00 lbs. **

QTY	U/M	HM	UN ID#	PROPER SHIPPING NAME	HAZ CLASS	PACKING GROUP	LBS	ERG
1	PL	X	UN2468	Trichloroisocyanuric acid, dry	5.1	II	54.00	140

Code to:

Double Branch Repair and Replacement

034.600.538.621



___ PLACARDS SUPPLIED-YES ___ NO ___ REFUSED ___

MERCHANDISE TOTAL	DISCOUNTS	MISC CHARGES	SALES TAX	INBOUND FREIGHT	OUTBOUND FREIGHT	DEPOSIT AMOUNT	DEPOSIT APPLIED	INVOICE TOTAL
180.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	180.71

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

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

SIGNATURE: _____

RECEIVED BY: _____

SIGNATURE: TROY PORTIS JR(194)

Cust#: 277667 Cust Name: DOUBLE BRANCH CDD
Inv#: CS224401 Invoice Date: 03/18/26 Invoice Amount: \$180.71

Remit To:
SCP DISTRIBUTORS LLC
PO BOX 530653
ATLANTA, GA 30353-0653



Invoice

Invoice #: 27522

Date: 03/20/26

Customer PO:

DUE DATE: 04/19/2026

BILL TO

Oakleaf - Double Branch CDD
370 Oakleaf Village Parkway
Orange Park, FL 32065

FROM

VerdeGo
PO Box 789
Bunnell, FL 32110
Phone: 386-437-3122
www.verdego.com

DESCRIPTION

AMOUNT

#27038 - Tree work, clean up from Storms 3/16/2026

Due to Thunderstorms, lightning and High winds on 3/16/2026 Tree crew worked to cut down 2 pines, struck by lightning on Oakleaf Village Pkwy south of Canopy Oaks Dr.

Fallen Pines on OVP, Canon's Pt. Park near pond and numerous branches along the Loop Rd.

Landscape Enhancement

\$2,385.00

Sub: Tree work (Sub)

1.00 \$2,385.00 \$2,385.00

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$2,385.00

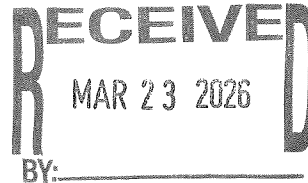
Please See Our Updated Remittance Information

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:



Double Branch Repair and Replacement

034.600.538.621

FOURTH ORDER OF BUSINESS

**DOUBLE BRANCH
COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025**

DRAFT

**DOUBLE BRANCH COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Double Branch Community Development District
Clay County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Double Branch Community Development District, Clay County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

DRAFT

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated Xxxx, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Xxxx, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Double Branch Community Development District, Clay County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets plus deferred outflows of resources of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$9,302,077.
- The change in the District's total net position in comparison with the prior fiscal year was \$520,953, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$4,811,601, an increase of \$567,779 in comparison with the prior fiscal year. The total fund balance is restricted for debt service, non-spendable for prepaid items and deposits, assigned to recreation, capital reserves, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The governmental activities of the District include the general government (management), recreation and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general, recreation, and debt service funds. All of the funds are considered to be major funds.

The District adopts an annual appropriated budget for its general and recreation fund. A budgetary comparison schedule has been provided for the general fund and recreation fund to demonstrate compliance with the budgets.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets plus deferred outflows of resources exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2025	2024
Current and other assets	\$ 4,880,474	\$ 4,339,933
Capital assets, net of depreciation	18,478,420	19,755,003
Total assets	<u>23,358,894</u>	<u>24,094,936</u>
Deferred outflows of resources	489,482	547,606
Current liabilities	326,895	376,267
Long-term liabilities	14,219,404	15,485,151
Total liabilities	<u>14,546,299</u>	<u>15,861,418</u>
Net position		
Net investment in capital assets	4,748,498	4,817,458
Restricted	1,706,983	1,561,320
Unrestricted	2,846,596	2,402,346
Total net position	<u>\$ 9,302,077</u>	<u>\$ 8,781,124</u>

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

	CHANGES IN NET POSITION	
	FOR THE FISCAL YEAR ENDED SEPTEMBER 30,	
	2025	2024
Revenues:		
Program revenues:		
Charges for services	\$ 4,350,286	\$ 4,096,936
Operating grants and contributions	107,835	121,120
Capital grants and contributions	-	117
General revenues	130,579	91,940
Total revenues	<u>4,588,700</u>	<u>4,310,113</u>
Expenses:		
General government	706,409	699,456
Maintenance and operations	1,193,798	1,248,076
Recreation	1,444,922	1,424,939
Interest	722,618	772,884
Total expenses	<u>4,067,747</u>	<u>4,145,355</u>
Change in net position	<u>520,953</u>	<u>164,758</u>
Net position - beginning	8,781,124	8,616,366
Net position - ending	<u>\$ 9,302,077</u>	<u>\$ 8,781,124</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025 was \$4,067,747. As in the prior fiscal year, program revenues are comprised primarily of assessments. The remainder of the current fiscal year revenue includes interest revenue, and miscellaneous income. In total, expenses decreased over the prior fiscal year, the majority of the decrease is due to a decrease in repair and replacement expenses.

GENERAL FUND BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general and recreation fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had \$44,945,848 invested in capital assets for its governmental activities. In the government-wide financial statements, depreciation of \$26,467,428 has been taken, which resulted in a net book value of \$18,478,420. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had \$14,340,000 in Bonds outstanding. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

For the subsequent fiscal year, the District anticipates that the cost of general operations will remain fairly constant. In connection with the District's future infrastructure maintenance and replacement plan, the District Board has included in the budget an estimate of those anticipated future costs and has assigned a portion of current available resources for that purpose.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Double Branch Community Development District Finance Department at 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

**DOUBLE BRANCH COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

	Governmental Activities
ASSETS	
Cash	\$ 913,351
Investments	1,885,150
Due from other	7,039
Prepaid items and deposits	109,929
Restricted assets:	
Investments	1,965,005
Capital assets:	
Nondepreciable	7,146,352
Depreciable, net	11,332,068
Total assets	23,358,894
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred charge on refunding (debit)	489,482
Total deferred outflows of resources	489,482
 LIABILITIES	
Accounts payable	59,505
Accrued expenses	9,368
Accrued interest payable	258,022
Non-current liabilities:	
Due within one year	1,335,000
Due in more than one year	12,884,404
Total liabilities	14,546,299
 NET POSITION	
Net investment in capital assets	4,748,498
Restricted for debt service	1,706,983
Unrestricted	2,846,596
Total net position	\$ 9,302,077

See notes to the financial statements

**DOUBLE BRANCH COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

<u>Functions/Programs</u>	Program Revenues			Net (Expense) Revenue and Changes in Net Position
Expenses	Charges for Services	Operating Grants and Contributions	Governmental Activities	
Governmental activities:				
General government	\$ 706,409	\$ 184,641	\$ -	\$ (521,768)
Maintenance and operations	1,193,798	2,151,130	-	957,332
Recreation	1,444,922	46,446	-	(1,398,476)
Interest on long-term debt	722,618	1,968,069	107,835	1,353,286
Total governmental activities	4,067,747	4,350,286	107,835	390,374
		General revenues:		
		Unrestricted investment earnings	130,579	
		Total general revenues	130,579	
		Change in net position	520,953	
		Net position - beginning	8,781,124	
		Net position - ending	\$ 9,302,077	

See notes to the financial statements

**DOUBLE BRANCH COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Recreation	Debt Service	
ASSETS				
Cash	\$ 49,121	\$ 864,230	\$ -	\$ 913,351
Investments	74,321	1,810,829	1,965,005	3,850,155
Due from other	-	7,039	-	7,039
Due from other funds	-	1,775	-	1,775
Prepaid items and deposits	13,677	96,252	-	109,929
Total assets	<u>\$ 137,119</u>	<u>\$ 2,780,125</u>	<u>\$ 1,965,005</u>	<u>\$ 4,882,249</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 4,752	\$ 54,753	\$ -	\$ 59,505
Accrued expenses	-	9,368	-	9,368
Due to other funds	1,775	-	-	1,775
Total liabilities	<u>6,527</u>	<u>64,121</u>	<u>-</u>	<u>70,648</u>
Fund balances:				
Nonspendable:				
Prepaid items and deposits	13,677	96,252	-	109,929
Restricted for:				
Debt service	-	-	1,965,005	1,965,005
Assigned to:				
Recreation	-	1,358,950	-	1,358,950
Capital reserves	-	1,260,802	-	1,260,802
Unassigned	116,915	-	-	116,915
Total fund balances	<u>130,592</u>	<u>2,716,004</u>	<u>1,965,005</u>	<u>4,811,601</u>
Total liabilities and fund balances	<u>\$ 137,119</u>	<u>\$ 2,780,125</u>	<u>\$ 1,965,005</u>	<u>\$ 4,882,249</u>

See notes to the financial statements

**DOUBLE BRANCH COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET TO THE STATEMENT OF NET POSITION
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

Fund balance - governmental funds		\$ 4,811,601
Amounts reported for governmental activities in the statement of net position are different because:		
<p>Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.</p>		
Cost of capital assets	44,945,848	
Accumulated depreciation	<u>(26,467,428)</u>	18,478,420
<p>Deferred charges on refunding of long-term debt are shown as deferred outflows of resources in the government-wide financial statements; however, this amount is expensed in the governmental fund financial statements.</p>		
		489,482
<p>Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.</p>		
Accrued interest payable	(258,022)	
Bonds payable	<u>(14,219,404)</u>	<u>(14,477,426)</u>
Net position of governmental activities		<u>\$ 9,302,077</u>

See notes to the financial statements

**DOUBLE BRANCH COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Recreation	Debt Service	
REVENUES				
Assessments	\$ 184,641	\$ 2,151,130	\$ 1,968,069	\$ 4,303,840
Interest	5,955	124,624	107,835	238,414
Miscellaneous	-	46,446	-	46,446
Total revenues	190,596	2,322,200	2,075,904	4,588,700
EXPENDITURES				
Current:				
General government	164,824	541,585	-	706,409
Recreation	-	1,134,262	-	1,134,262
Maintenance and operations	-	227,875	-	227,875
Debt service:				
Principal	-	-	1,280,000	1,280,000
Interest	-	-	672,375	672,375
Total expenditures	164,824	1,903,722	1,952,375	4,020,921
Excess (deficiency) of revenues over (under) expenditures	25,772	418,478	123,529	567,779
OTHER FINANCING SOURCES (USES)				
Transfers in/out	(3,000)	3,000	-	-
Total other financing sources (uses)	(3,000)	3,000	-	-
Net change in fund balances	22,772	421,478	123,529	567,779
Fund balances - beginning	107,820	2,294,526	1,841,476	4,243,822
Fund balances - ending	\$ 130,592	\$ 2,716,004	\$ 1,965,005	\$ 4,811,601

See notes to the financial statements

**DOUBLE BRANCH COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds	\$ 567,779
Amounts reported for governmental activities in the statement of activities are different because:	
Depreciation on capital assets is not recognized in the governmental fund statement but is reported as an expense in the statement of activities.	(1,276,583)
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	1,280,000
Governmental funds report the effect of premiums, discounts and deferred amounts on refunding when debt is first issued, whereas these amounts are deferred and amortized in the government-wide financial statements.	
Amortization of discount	(14,253)
Amortization of deferred amount on refunding	(58,124)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	22,134
Change in net position of governmental activities	\$ 520,953

See notes to the financial statements

**DOUBLE BRANCH COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Double Branch Community Development District ("District") was created on July 3, 2002 by the Florida Land and Water Adjudicatory Commission by Chapter 42FF-1, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure. The District encompasses approximately 1,204 acres of land located in Clay County, Florida.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected via general election by qualified electors of the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Recreation Fund

The recreation fund is a special revenue fund established to account for the financial resources of the District's recreation areas which are funded by assessments.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Capital Assets (Continued)

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Improvements other than buildings	30
Recreational facilities	30
Equipment	10

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Refundings of Debt

For current refundings and advance refundings resulting in the defeasance of debt, the difference between the reacquisition price and the net carrying amount of the old debt is reported as a deferred outflow of resources and recognized ratably as a component of interest expense over the remaining life of the old debt or the life of the new debt, whichever is shorter. In connection with the refunding, \$58,124 was recognized as a component of interest expense in the current fiscal year.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general and recreation fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the upcoming October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriations for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2025:

<u>Investment</u>	<u>Amortized cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
First American Government Obligation Class Z	\$ 1,965,005	S&P AAAM	Weighted average of 45 days
Investment in Local Government Surplus Funds Trust Fund (Florida PRIME)	1,365,802	S&P AAAM	Weighted average of 47 days
US Bank Mmkt 5 - Ct	519,348	N/A	N/A
Total Investments	<u>\$ 3,850,155</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indentures limit the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1: Investments* whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

External Investment Pool – With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states that “The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days.” With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2025, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant’s daily access to 100% of their account value.

NOTE 5 – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2025 were as follows:

Fund	Transfer in	Transfer out
General	\$ -	\$ 3,000
Recreation	3,000	-
Total	<u>\$ 3,000</u>	<u>\$ 3,000</u>

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, the transfers from the general fund to the recreation fund were made to accumulate funds for future capital and maintenance projects.

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental activities				
Capital assets, not being depreciated				
Land	\$ 7,146,352	\$ -	\$ -	\$ 7,146,352
Total capital assets, not being depreciated	<u>7,146,352</u>	<u>-</u>	<u>-</u>	<u>7,146,352</u>
Capital assets, being depreciated				
Improvements other than buildings	28,977,686	-	-	28,977,686
Recreational facilities	8,572,817	-	-	8,572,817
Equipment	248,993	-	-	248,993
Total capital assets, being depreciated	<u>37,799,496</u>	<u>-</u>	<u>-</u>	<u>37,799,496</u>
Less accumulated depreciation for:				
Improvements other than buildings	19,606,818	965,923	-	20,572,741
Recreational facilities	5,478,474	285,761	-	5,764,235
Equipment	105,553	24,899	-	130,452
Total accumulated depreciation	<u>25,190,845</u>	<u>1,276,583</u>	<u>-</u>	<u>26,467,428</u>
Total capital assets, being depreciated, net	<u>12,608,651</u>	<u>(1,276,583)</u>	<u>-</u>	<u>11,332,068</u>
Governmental activities capital assets	<u>\$ 19,755,003</u>	<u>\$ (1,276,583)</u>	<u>\$ -</u>	<u>\$ 18,478,420</u>

Depreciation expense was charged to function/programs as follows:

Maintenance and operations	\$ 965,923
Recreation	310,660
Total	<u>\$ 1,276,583</u>

NOTE 7 – LONG TERM LIABILITIES

On March 13, 2013, the District issued \$27,750,000 of Special Assessment Refunding Bonds, Series 2013, consisting of \$24,850,000 Term Bonds due on May 1, 2034 with an interest rate ranging between 1.3% and 4.25%, Series 2013A-1 and \$2,900,000 Term Bonds due in May 2034 with an interest rate of 5.75%, Series 2013A-2. The Bonds were issued as part of a current refunding of the Series 2002A and Series 2005A Special Assessment Bonds. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2014 through May 1, 2034.

The Series 2013A-1 and 2013A-2 Bonds are subject to redemption at the option of the District as set forth in the Bond Indenture. The Series 2013A-1 and 2013A-2 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement and has certain other restrictions and requirements relating principally to the use of proceeds and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District is in compliance with the requirements of the Bond Indenture at September 30, 2025.

NOTE 7 – LONG TERM LIABILITIES (Continued)

Changes in long-term liability activity for the fiscal year ended September 30, 2025 were as follows:

	Beginning Balance	Increases	Decreases	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2013A-1	\$ 14,175,000	\$ -	\$ 1,170,000	\$ 13,005,000	\$ 1,220,000
Series 2013A-2	1,445,000	-	110,000	1,335,000	115,000
Original issue discount	134,849	-	14,253	120,596	-
Total	<u>\$ 15,485,151</u>	<u>\$ -</u>	<u>\$ 1,265,747</u>	<u>\$ 14,219,404</u>	<u>\$ 1,335,000</u>

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 1,335,000	\$ 619,250	\$ 1,954,250
2027	1,395,000	562,313	1,957,313
2028	1,450,000	502,738	1,952,738
2029	1,515,000	440,813	1,955,813
2030	1,580,000	376,126	1,956,126
2031-2034	7,065,000	791,719	7,856,719
Total	<u>\$ 14,340,000</u>	<u>\$ 3,292,959</u>	<u>\$ 17,632,959</u>

NOTE 8 – INTERLOCAL AGREEMENTS

The District has entered into an agreement with Middle Village Community Development District (“Middle Village”) for joint usage of the amenity center and recreational facilities located within and owned by each respective District.

The District has entered into an interlocal agreement with Middle Village to share the costs for on-site management services. In accordance with the agreement, the Districts share the costs of a full time rental coordinator, a full time community manager and a part time administrator.

NOTE 9 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 10 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

NOTE 11 – CONTINGENCIES

During the current fiscal year, the District received a claim for alleged personal injuries. The matter has been turned over to the District’s insurance company. At this time, the District Attorney cannot express a judgment regarding the likelihood of an unfavorable outcome, nor can we estimate the amount of potential loss.

**DOUBLE BRANCH COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 184,075	\$ 184,641	\$ 566
Interest	2,500	5,955	3,455
Total revenues	186,575	190,596	4,021
EXPENDITURES			
Current:			
General government	186,575	164,824	21,751
Total expenditures	186,575	164,824	21,751
Excess (deficiency) of revenues over (under) expenditures	-	25,772	25,772
OTHER FINANCING SOURCES (USES)			
Transfer in (out)	-	(3,000)	(3,000)
Total other financing sources (uses)	-	(3,000)	(3,000)
Net change in fund balances	\$ -	22,772	\$ 22,772
Fund balance - beginning		107,820	
Fund balance - ending		\$ 130,592	

See notes to required supplementary information

**DOUBLE BRANCH COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – RECREATION FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts		Variance with
	Original & Final	Actual Amounts	Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 2,144,534	\$ 2,151,130	\$ 6,596
Amenities and other revenue	55,000	46,446	(8,554)
Interest	25,000	124,624	99,624
Total revenues	2,224,534	2,322,200	97,666
EXPENDITURES			
Current:			
General government	380,181	541,585	(161,404)
Recreation	1,287,796	1,134,262	153,534
Maintenance and operations	556,557	227,875	328,682
Total expenditures	2,224,534	1,903,722	320,812
Excess (deficiency) of revenues over (under) expenditures	-	418,478	418,478
OTHER FINANCING SOURCES (USES)			
Transfer in (out)	-	3,000	3,000
Total other financing sources (uses)	-	3,000	3,000
Net change in fund balances	\$ -	421,478	\$ 421,478
Fund balance - beginning		2,294,526	
Fund balance - ending		\$ 2,716,004	

See notes to required supplementary information

**DOUBLE BRANCH COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general and special revenue funds. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general and recreation fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

**DOUBLE BRANCH COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	9
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	17
Employee compensation	\$196,326
Independent contractor compensation	\$1,626,035
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Non ad valorem special assessments;	
Special assessment rate	<u>Operations and maintenance:</u> Residential: \$733.45 & \$1,015.09 Commercial: \$0.69 & \$1.53 <u>Debt Service:</u> Residential: \$605.49 & \$877.91
Special assessments collected	\$4,303,840
Outstanding Bonds:	see Note 7 for details

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Double Branch Community Development District
Clay County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Double Branch Community Development District, Clay County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated Xxxx, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Xxxx, 2026

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Double Branch Community Development District
Clay County, Florida

We have examined Double Branch Community Development District, Clay County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Double Branch Community Development District, Clay County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Xxxx, 2026

**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Double Branch Community Development District
Clay County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Double Branch Community Development District, Clay County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated Xxxx, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated Xxxx, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Double Branch Community Development District, Clay County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Double Branch Community Development District, Clay County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Xxxx, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 25.

FIFTH ORDER OF BUSINESS

D.

Double Branch Community Development District (CDD)

370 OakLeaf Village Parkway, Orange Park, FL 32065

904-375-9285; manager@oakleafresidents.com

Memorandum

Date: April 2026
To: Board of Supervisors
From: GMS – OakLeaf Operations Manager

Community:

Special Events

- Report – 2nd Movie in the park, Spring Break, Community Yard Sale, Virtual Egg Hunt, Dive In
- Upcoming – Dive In at MV (2) , Live music poolside at DB, out of school parties

Aquatics

- Lap pool reopening March at MV, all pools open weekends April, alternating schedules in early May
- Swim Team has begun registrations, 4 home meets this year

Amenity Usage

- Total Facilities Usage – 5787
- Average daily usage – 187

Card counts:

DB Owners	87
DB Renters	53
DB Replacements	23
DB Updated	17

Total cards printed: 381 (both districts)

Rentals

- 9 of 31 days rented in March, 3 of 5 weekends rented
- 8 Clubroom rentals, 1 patio rentals
- 18 tours (38 approx. hours)/60 hours used for scheduling, administrative

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 Water fall signage, Update on Amenity entry signage

MAINTENANCE

- Tank fiberglass patching and gelcoat work completed on slide pool tank
- spray ground netting repairs completed
- install pour in place mulch barriers at pool decks
- roof painting at Spray ground completed
- Tank fiberglass patching and gelcoat work completed on lap pool tank
- Pressure washing at pool side gazebos
- Replacement of multiple slings on pool furniture
- coordinate future install of multiple wifi antennas for guest wifi at courts and fc
- inspect and diagnose small vfd (3hp – spray ground), coordinate backup VFD purchase
- Program and Update to 4 door controller at pools to allow “guest pins”
- Replace escutcheon plate at slide pool
- Repair of “sticking” door lock at women’s bathroom
- Repair of multiple planks at sprayground water tower
- Drain and complete Stain treatment at Lap pool – refill pool
- Put out yard sale signage for community wide event, collected signs when completed
- Replace LED light at “duck bridge”
- Replace small lion head fountain motor
- Coordinate repair and inspection of multiple backflow devices (JEA compliance)
- Coordinate inspection of multiple leaks in irrigation system (CCU notifications)
- Touch-up painting on decorative street poles in neighborhood (ongoing)
- Dispose of multiple large electronics equipment (hazardous waste refuse)
- Multiple drop off trips for refuse removal (rosemary hill)
- Audit of access cards – ongoing (to include audit of adult family members in household)
- Cut backing for new and replacement signs – ongoing
- Employee information collection for Florida Department of Labor
- Lake inspections, all lakes inspected monthly – reports kept on file in Ops. Manager office.
- Continual Park inspections and cleaning – reports kept on file.
- Light Inspections completed – Worthington Oaks, Hearthstone, Highland Mill, Piedmont, Stonebrier, Waverly, Litchfield, and Timberfield completed 3/10 Nature’s Hammock, Fall Creek, The Oaks, Cannon’s Point, Pebble Creek, Silver Leaf, Oakbrook, and The Cottages completed 3/21

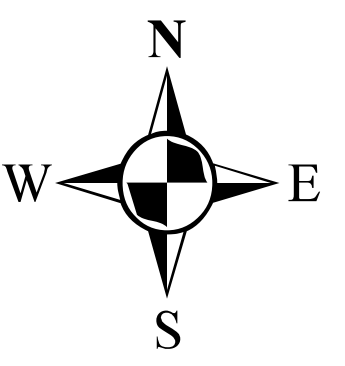
Landscaping

- Major repair made at Parking lot at Multi use fields
- Monthly report for March submitted and filed at Operations office

For questions, comments, or clarification, please contact:

- Jay Soriano, Oakleaf Operations Manager 904-342-1441

jsoriano@gmsnf.com



1 inch = 375 feet

THE HONORABLE ROGER A. SUGGS, CFA, AAS
CLAY COUNTY PROPERTY APPRAISER
State-Certified General Real Estate Appraiser RZ2771

GENERATED BY THE GIS DEPARTMENT 05/29/2013
This graphic representation of ownership does not constitute a
information available for use in the Property Appraisers Office. This
office does not assume responsibility for errors or omissions.

Double Branch CDD 2013 Clay County, Florida



	Boundary
	Parcel Line Work
	930000.00
	930001.00
	930002.00
	930372.01
	930372.02
	930372.03
	930372.04
	930373.00
	930373.01
	930373.02
	930373.03
	930373.04
	930373.05
	930373.06
	930373.11
	930373.21
	930374.01
	930374.10
	930375.01
	930375.10
	930400.01