

DOUBLE BRANCH
Community Development District

JUNE 8, 2026

AGENDA

Double Branch Community Development District

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

June 1, 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, June 8, 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 May 11, 2026 Meeting
 - B. Financial Statements
 - C. Assessment Receipts Schedule
 - D. Check Register
- IV. Consideration of Resolution 2026-03, Approving the Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing Date
- V. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager – Reminder of Ethics Training and Upcoming General Election
 - D. Operations Manager
 1. Memorandum

2. Discussion of Landscape Contract

VI. Audience Comments (limited to three minutes) / Supervisors' Requests

VII. Next Scheduled Meeting – July 13, 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, **May 11, 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
Jay Soriano	GMS
Jennifer Stanton	S3 Security
Chalon Suchsland	VerdeGo
Mike Williams	District Engineer

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.

SECOND ORDER OF BUSINESS

Audience Comments (Limited to three minutes)

Ms. Giles stated there were no members of the public present other than staff so if it is alright, we will move onto item three.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

A. Minutes of the April 13, 2026 Meeting

Ms. Giles stated item three is on page 7. The first item is your minutes of the April 13, 2026 meeting. Unless there are any comments or corrections, I just look for a motion to approve.

On MOTION by Mr. Thomas, seconded by Vice Chair Horton, all in favor, the Minutes of the April 13, 2026 Board of Supervisors Meeting, were approved.

B. Financial Statements

C. Assessment Receipts Schedule

D. Check Register

Ms. Giles stated on page 28 are the financial statements as of March 31, 2026 and it is followed by your assessment receipt schedule showing we are 96% collected. Right behind it is your check run summary for the month of April. It is in the amount of \$147,029.93. Unless there are any comments or questions about the check register, I am just looking for a motion to approve it.

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

FOURTH ORDER OF BUSINESS

Discussion of the Fiscal Year 2027 Budget

Ms. Giles stated there is nothing on your iPad, it's just on the agenda itself, its discussion of the fiscal year 2027 budget. We have it here on the agenda to allow the Board to provide any guidance to the staff or have any type of discussion about the 2027 budget. Any Board discussion or Jay, anything you want to point out?

Mr. Soriano stated the last couple of months we have mentioned this so if there is anything you wanted to add or do differently than has been in past budgets, that was really it. We will be working on that this next month if there's anything you think of last minute just come to me.

Ms. Giles stated the only thing I will add to that is some of the lines will go up and some will go down. One that you are going to see on the budget is the engineer's line is going to go up considerably and that is because there are numerous reports that could be required for the District. One that you are used to every year is your annual Engineers Report, that is every year that we see

that. Then there is a public facilities report that is due every seven years. We are not in the cycle for that. There is a pond bank inspection report which is every two years. Then in 2022, most of you were here and may recall the stormwater and waste 20-year analysis report and that is due every five years. So, in 2027 we will have to do the pond bank inspection report and that five-year report so those two are included in the engineer's budget line. I just wanted to point that out because you are going to see that line is going to go up to cover those two additional reports in 2027. Jay and I will work with your accountant with all the agreements and known vendors and different pricing that we have. Anything from the Board?

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Eckert stated good afternoon, I have nothing to report but happy to answer any questions.

B. District Engineer

Mr. Williams stated I have nothing at this time, thank you.

C. District Manager

1. Report on the Number of Registered Voters (4,760)

2. Remind of Upcoming General Election

Ms. Giles stated on page 192 you will see a letter from the Clay County Supervisor of Elections office. Florida statute chapter 190 requires us to provide the number of registered voters in the community. As of April 15, 2026 there are 4,760 registered voters in the District. Last year Cindy, there were 5,160. It is page 192. On page 194 just behind that is the notice as a reminder of the qualifying period, it's from noon on June 8th to noon on June 12th and that is seat 2 and seat 4. If you all have any questions, just let me know and I will try to help.

Mr. Thomas stated yes, it's not a question, but I did talk to Kayla and she said the early starts May 26th. So, there's a two-week period before that, that you can go and file the paperwork.

Ms. Giles stated okay May 26th, good to know.

3. Reminder of Form 1 and Ethics Training

Ms. Giles stated the next thing is a reminder to complete your Form 1 by July 1st. A couple of you have done that already. Just go to the Commission on Ethics website login and click on file your Form 1. It should be easy enough. If you get to the second tab, hit the green button.

Vice Chair Horton stated I just did the Form 1 this past week. I was looking for that little green tab at the beginning but you don't really see it until you get to a page that has a bunch of stuff on there. If anybody is looking for that green tab to start off with, it is not there.

Ms. Giles stated it should be on the second tab. Just look for that.

Vice Chair Horton stated I know what tab it is but it's not as you go down the report where there are usually some things to fill in, and then you'll see a little green tab so click on that and it will fill it in for you. I kept on looking for the green tab at the beginning because I thought that is what would happen but that is not the way it works.

Ms. Giles stated you guys have until July 1st so a little more time on that. Then your ethics training is due by December 31st so a lot more time on that. Just every once in a while, I would like to remind the Boards that these meetings are open to the public. Anyone can attend these meetings. They don't have to be a resident of the District but they can attend it. Every once in a while, you will see someone recording. It is a little bit uncomfortable sometimes or catches you off guard but it is fine. It is a public meeting. Jay, anything to add to that?

Mr. Soriano stated I do not.

D. Operations Manager - Memorandum

Ms. Giles stated Jay's report starts on page 196.

Mr. Soriano stated we have just had a couple of neighborhood events. I apologize in efforts for movies at Middle Village, but the last two movies were actually at your facilities. They have their next dive in and that is in another week. We did have our live music at pools Friday night. Everything worked out. At first I was a little concerned, I thought we were going to get rained out again but the weather ended up being good. Because of check ins, there were a couple people that showed up that were families using the other pool, even though we try to discourage it. But throughout the night there was probably about 50 to 60 different residents that came in to enjoy the music. It was nice and quiet and low key and everybody really seemed to enjoy themselves. This year we did set up twice as many of those events. Last year there was just one at each side. These are more adult oriented. We don't really kick the families out. You may have seen emails.

We try to discourage the families to head over to phase two if the event is at Double Branch or vice versa. When our next one comes up, we'll ask the families to go over to your side while they do their thing here. Because we don't do a lot of those events for the adults only so we try to discourage the kids. But we just kind of set it up to where the kids could be at one side of the pool deck and the adults had that lap pool area. That area was just for them. And same thing when we do it here. We do have a way to separate it out so the kids will be away, but we want to try to have this event to serve the adults. You guys will actually have twice as many this year, so two events on your side and two events at the Middle Village side. Hopefully we will have good weather for all of them. I did that so just in case we get rained out, we don't miss as much. Now we do have our first two set up. These are the two guys that we had last year and they are the guy with a guitar, more acoustical style. But the other two, we are trying to confirm our band to the pool. We did have a band here last year. They had five people in the band. It does allow them to do a little more mix of music. A guy with guitar kind of lends himself to just certain styles. But to get a little more mix for everybody asking for different things, those bands will work a little better. It just ends up being a little more expensive when you have six, seven, eight people out there and you have to pay for everyone. Hopefully that will work out though and like I said, you will get another one. I believe the next one for you guys is set up in August, so the end of the year. We'll have one in June for this side and then kind of jump back for July is about the other month that we try to limit the meat of the District run events just because it gets so busy in the pools. We don't do a lot of those. And then moving on, you will see our numbers are starting to tick up for rental times and then also how many cards we're making. That's just natural as we get closer to summer, people come in. It doesn't matter if they moved in October, November, or December, they're getting the cards now because now the pool is open and available. Our schedule is on that alternating schedule. So the pools, if you look outside this facility is shut down. Your side is open Monday and Wednesday and you guys are closed on Tuesdays and Thursdays. This side is open and then Friday, Saturday, Sunday, both facilities are open those three days. By the time we get to that Memorial Day weekend, everything is full gas for the rest of the summer. And then we kind of wind down the same way. We go to that alternating schedule once the kids go back to school and then eventually get to weekends only. And, we've been doing this for many, many years now so everybody has gotten pretty used to it. I don't have as many issues this year, or at least I haven't had as many issues so far with people bringing in the families or anything like that at the wrong time. I've had

one complainer so far and that was it. I think people have kind of gotten used to it. It has only taken twenty something years of doing things the same way.

Vice Chair Horton stated I would just like to say that just looking around, the pools look great right now.

Mr. Soriano stated thank you.

Vice Chair Horton stated the slide looks really good. The water tower and stuff like that, painted like that, you can still see some rust around the edges of it. Evidently, it's been there for a while, but overall, it looks really good though.

Mr. Soriano stated thank you. We have been installing more of the equipment we bought in the last few years so everything is going to be District owned. We don't rely on those other companies to provide their equipment. It does make it a little easier. We have more control and that's good because a lot of the pool cleaning is your in-house employees. We do have a direct employee that does the vacuuming and backwashing and then our lifeguards do a lot of the brushing and cleaning out of the pool. It's helpful when we have better control. And not only that, but I'm hoping that, that helps with us to be able to control cost of chemicals too as we go along. Then we will eventually be able to switch to some of that other equipment we're looking at too. Still working on salt. But right now, we have actually installed enzyme feeders which is new this year. Enzymes, if you want to think about these things, kind of like degreasers that go into the pool, they help with breaking down body oils and suntan lotions and things like that. It actually makes it easier to clean. We didn't have this in the past, now we do and it makes it easier on the backwash.

Vice Chair Horton stated that's also new?

Mr. Soriano stated yes, you started buying little feeders which are not real expensive. The enzymes themselves are the expensive part. For a little 35-gallon tub, it does cost about \$900, but it lasts a couple months and this will as it drips in slowly with the feeders, it does allow you to not only keep the place cleaner but helps you to balance chemical cost too. What happens a lot of times, especially with the contract we had in the past, we still have it, but we're using a lot of our own equipment is the company provides us with an unlimited amount of chlorine. They don't care whether the chlorine is super high or not. They're just bringing it in and we get one charge. If we can actually control that usage a little better and get away from that contract, that's all inclusive and control the cost per gallon, we'll be able to step away. Whether we go to somebody else or we

negotiate gallon purchase from them. We will be able to control that cost a little more rather than just paying that high monthly cost because they expect to provide 800 gallons every month, even in the winter even though we don't use, we barely go through 100 gallons so but you get charged the same. So using this stuff will help not only to make it look nicer and be cleaner, but will also help you control that chemical usage.

Vice Chair Horton stated so you can scale it down how much, instead of 800 gallons you get like 400 gallons or something.

Mr. Soriano stated depending on which pool. Yeah, we'll be able to cut that summer. I would probably say this summer I'm looking to be closer to about 70 or 80%. But I'll get down to about half once I can really get a good handle on the control. Some of this we just installed this year and we did it after you saw a lot of the filter grids I know you pointed out we changed. Those are our yearly things to get ready for the pool. But then we put on some of this equipment. It's been great so far. That's what I'm looking forward to. By next year I'll have a real good handle on exactly how many gallons of acid you guys use, how many gallons of chlorine you guys use and that helps with controlling cost.

I do have a couple items for you guys. Just updates and great pictures. If you noticed, we did finally get all of our bricks on the monument. This was just finished last week. He did take his time and he sent me a text, but he hasn't sent me the invoice yet so we haven't finalized paying for it yet. But I did respond to him. I really wanted to say give me about two months. This did take a long time, but we have all of our bricks all the way up. I am going to talk to him. I did get up there and look at it and there is a little gap under the flashing here that I would like for him to fill with some kind of caulk so that we don't get water behind the brick so we don't have any issues with anything cracking or peeling or anything like that. He finally finished everything. I can get to painting these bases here. We painted the bowls, but we didn't do the bases yet so I want to get to that and Chalon has put in some new plants. Some of the plants were damaged by the freeze this last year, but everything is starting to grow and look good and come back so that is finished. For the waterfalls up front, I mentioned at the last meeting, this was going to be a new vendor. We hadn't worked with them before, so it took about two weeks. But I did get the contract set up so we can do ordering for all our purchases. Hopefully we will get that going now that the account is actually set up.

Vice Chair Horton asked are you going to paint the base about the same color it is.

Mr. Soriano stated it's actually going to be a sand, a yellowish color. It will be a smooth. It's not really smooth. It's a sand paint. But it's just one paint job so you won't see these little seams everywhere. Individual blocks and everything will be covered. But it is the same type of material that would be on, like, basketball courts or hard test. It's a sand paint.

Vice Chair Horton stated I was just curious. It looks good!

Mr. Soriano stated yeah once the base is done and the plants really grow out there; it will look good. We don't have these lights on that are in the bowls. We have the lights on so if you've been by at night, the lights down at the bottom they shine up. But there's actually lights in these bowls too. They're just not on at the moment. They're made to shine up in a taller plant and these plants were actually taller when we put them in. But then the freeze knocked them down. So, as they grow up, we'll be able to turn that on and really give it some nighttime detail too. I think it's going to look really good. We have updated this. We're going to be working on the waterfall signage and then I have a new sign that's going to go up. It's not going to cost you guys a lot because we're reusing the Oakleaf letters. The big silver ones we had. They are going to go on the bridge. So, when you drive by you see the fountain behind it. Right now, you just see the bridge. Usually, our vines hang down from the side. Those Oakleaf letters that we pulled off are actually now going to go on there. That bridge will say Oakleaf on it in those big silver letters. I don't really have a rendering. I will try to make something to send to you guys by email but other than labor for my maintenance guys, that's all stuff that we own. We kept those letters when we pulled them off.

Vice Chair Horton noted that's the bridge you talk about close to the rec center.

Mr. Soriano stated yes, the duck bridge.

Vice Chair Horton stated yeah.

Mr. Soriano stated we don't have it in yet but the Lake Doctors did have one I could borrow just so you could see that one spreads out a little bit. This was after a fresh clean on that fountain. But that's a little different than what you see now. Right now, it just kind of comes up and spreads out. This is the one that we're purchasing. The real expensive nozzle that changes the shape of the outflow. But with the signage, we're doing a waterfall. We did the entry monument. There used to be a four-way fountain and then over here we've also updated some signage. I did want to bring to you guys an update on some other signs. This is one of the proposals you have in front of you. This is the sign they did here and this is the entrance sign out front. Do not mind the utility stub

up that's there. I'm not allowed to get rid of it. I'm going to try to hide it with some plantings. Maybe cut it down, but AT&T won't let me get rid of that thing. But this is their new sign. They got rid of their sign and updated the one out here at the front. So, you've seen it pulling in and pulling out. This is a sandblasted sign here. This was what I was looking at to update your current signs. Now, these are for the rendering. It's not actually how good they look. They are very faded. We do go out and paint, but it doesn't take long for them after the original paint has worn, the paint we put on can't start to fade again within a year. They are looking a little rough too. If you paid attention to our yellow signage throughout the neighborhood. The biggest issue is that we allot these. She did go out and count them up. This right here was six grand. That is about market price. I will get you guys all the proposals just to prepare. But when I did this one, she was not well within market and this worked out really well. She did a great job. But when you take that pricing, this is the design of what you guys actually have right now. The routed letters going inward. This is not like that. These letters are outward. They're actually raised. You can clean a little easier and you can touch up paint a little better. But when she went out and counted them all up, you have those 14 signs. Even with her low rate, if you were to do them all at once that is a very high number \$59,262. I did talk to her about this. I let her know we have a lot of signs throughout the neighborhood. I did speak to Middle Village about this because if you guys did any work to update your signs, their yellow signs out on this side too. But they only have a few of them. They have Deer View, Hamilton, Glenn, Whitfield. That's really the only ones they have true responsibility for. The sub associations take care of theirs. Even when they match, they take care of their own. Kind of like cottages for you guys. The Cottages would take care of their own sign. So, the sub associations have all theirs. They only have a few. You guys have a big amount here. So, I did talk to her about if this was something we wanted to look at, would she honor pricing and allow us to break it up? And she did agree to that. So the sandblasted, which is the more expensive design, the one I just showed you, compared to the CNC routed design, which is a little more like what you have at the sandblasted style, they are \$4,213 a piece. She would honor that if you guys wanted to do, say, two at a time or three at a time, and then come back six or seven months later and do another two at a time. That is actually what I would suggest if you guys wanted to start updating these signs. In our capital, the way these signs work, you didn't put a big chunk of like \$59,000 to replace all your signs. You put a few thousand dollars in there over the years each year to kind of do what I'm doing now, paint, work on the bricks, fix some iron framing, things like that, but not

large chunks. It's still going to add up to be about the same. What this would do would allow us to step back on some of the maintenance on some of those items. If I'm not repainting some of the signs all the time either, and they look good. So I did want to bring this to you. It is not needed. It is not a priority if you guys don't agree. I have had a lot of compliments on the signs that you guys have redone to this point, like the letters up front and in the fountain. Like I said, the entry sign here so I did want to bring this in. And we do have one for this.

Vice Chair Horton stated why can't we do the ones like on Village Parkway out there?

Mr. Soriano stated that's actually what I would do. I would do the high kind of priority or high visibility first, and then you would get around to those other ones. So even then, once I broke down, so Oakleaf Village Parkway and then Plantation Oaks as you come this way. That one at the intersection by the elementary school, very high visibility and everybody sees that sign. I would do that. Then as you go down, you have the ones for Silver Bluff and Cannons Point and the Oaks. Those are also signs that have multiple neighborhoods on it so you have multiple directions where some of the ones that are just one neighborhood would be kind of lower in the priority list and last in line. But that's how I would look at it if you guys wanted to do just two or three at a time, I would have that priority list. If you guys wanted to decide on that list, that's fine. That's the way I would do it. It would go down to the Oakleaf Village Parkway and cross Plantation Oaks and then we can slowly start picking apart those other signs and replacing those. This would be something that would take probably four or five years.

Vice Chair Horton stated how is the sign's going to look.

Mr. Soriano stated it's going to look like this one.

Vice Chair Horton stated so roughly like this one.

Mr. Soriano stated yep. So, it will have the same. So, this sign here is going to go inside to frame. These are made just as yellow with a green kind of trim line. Those just come out of that black frame. That black frame stays there. So, this would be made in dimensions to slide right inside that frame basically. She would do all the work. That pricing is with the labor removing the old sign, making the signs double sided and then mounting everything.

Vice Chair Horton stated you keep the frame metal. That's a metal frame, right?

Mr. Soriano stated yeah.

Vice Chair Horton stated you keep that and slide this other one in.

Mr. Soriano stated yes.

Ms. Nelsen stated those metal frames seem fine. Like they don't need to be repainted?

Mr. Soriano stated I would probably take the opportunity when she pulls them out to grind them down or sand them down and make them smoother. We use a black epoxy. About the only thing you can do better than what we're doing now with the black epoxy is to take them off and powder coat. It would be gone. Even if I coordinated to where they could do it in say one week or 10 days that sign would have to be gone for that whole time because then there would be no frame. But the black epoxy has worked out really well the last couple years before we have to go back. The only thing is you have to sand it down so not to get build up, this bumpiness. In some of them you can't see when they don't do the greatest job of touching up and they are bumpy. But that epoxy hardens. It's a two-part paint. It hardens really tough. I would recommend the powder coat. It would be nicer and would allow me to get rid of the maintenance on that side. But really going out and painting the black is not hard. It's when we have to do the little letters and the leaf and all of that.

Vice Chair Horton stated it would probably be a lot more expensive to get the powder coating.

Mr. Soriano stated yes.

Vice Chair Horton stated I know there's a company around here that does that. I have seen people posting about things they've done.

Mr. Soriano stated well we have a pretty good. I mean I can always start shopping or whatever. But we do have a couple of good powder companies or powder coat companies because we do the older playground equipment. That's what we do. When we take it down, some of it gets recoated. Our pool chairs, the older ones, that's what we did. So, we have used a couple of powder coating companies that give us some great pricing. But like I said, you would have to take that sign down and it would be down for a while. I promise we'll hear it. Even if we warn people. We will hear if it's gone and then heaven forbid the powder coating took too long. So I would probably just recommend the recoating while it's out of the frame. We'll go up and recoat and do all the black.

Ms. Ambrosio asked is the color in like the new ones, the HDU?

Mr. Soriano stated what do you mean is the coloring.

Ms. Ambrosio stated well like this one, this is what you have now.

Mr. Soriano stated yeah.

Ms. Ambrosio stated and you have to go through and paint. But on the outside, is it in the material that they make it out of?

Mr. Soriano stated no. The reason the letters are cut in right. So that's the CNC. It's this big router machine. So, the piece of wood or foam in this case goes in, PVC type foam, the drill bit actually cuts it out in that same design and then they paint in that letter there. So that's what we do. So we go back out.

Ms. Ambrosio stated right now. Yeah, but the new one would be raised.

Mr. Soriano stated the new one will be raised. I probably should have gotten a picture where you could kind of see the profile from the side. But when you pull out, if you look at this one, all this other material, the yellow is actually cut away. So, the machine uses a computer to leave the letters there, it really cuts all around it, which makes the letter raised up away from the material. So the leaf will be easier to update and touch up. The lettering will be the same way. We do have to clean that yellow portion. It's easy to do a soft wash on them. Not a high-pressure type wash, a soft wash.

Vice Chair Horton stated the material of the actual sign is different.

Mr. Soriano stated this right here is actually a lighter foam. So, this sign is actually a little lighter than yours. Some of those big signs that you have out there that have multiple neighbors, those things are heavy. We've had to pull those off and rebuild them before. When we rebuild them, we coat them with fiberglass and then have to have them cut out. I think we did that to not the Silver Bluff on Plantation Oaks. It was the one on Oakleaf Village Parkway. You remember a few years ago we had a car kind of Dukes of Hazard into it and took out the middle of the sign. That one we had to recoat with fiberglass just to be able to flatten it out and get the letters cut back into it. That is the other part besides the painting on the maintenance. When you guys do lose a sign because of car accidents, it's actually hard to get these up there. There's not a lot of sign companies out there that have the ability to match the shape and width of that cutout because of the CNC router. They have to have that specific drill bit. So, it kind of stuck me with just Giglio ended up buying another one. They were one of the companies that did the signs originally 20 some years ago. So, I'm also limited by vendors with these signs right now where this style is sandblasted. If we get a kind of a standard CNC cut, then we're more likely to find a vendor later that can redo them if we had an accident. That would be something that I would look

at. This has been the trendy design the last five years so there are a lot of companies that do this sandblasted style.

Ms. Giles stated so Jay, what are you looking for tonight from the Board?

Mr. Soriano stated really this was for them if they want to continue on updating some of their signs. Like I said, this isn't a priority. It's not something we said we were going to do this year. You do have the money. We're updating other signs. So, something I looked at bringing to you guys. If you want to hold off and maybe approach it later, it's something we can do too.

Ms. Giles stated or did you also say over five years?

Mr. Soriano stated yeah, so right now I definitely wouldn't. We do have the money, but I definitely wouldn't throw out 50 some thousand dollars right now. We're going to talk about a bigger expense later with our soccer fields. You only gave me so much money this year. The soccer fields to me are the higher priority right now. We can afford both, but I'm also not trying to spend all the money in your bank account. You know me, I'm more of the penny pincher. I would break this up where we only did two or three signs right now and then come back in six or seven months bring it back to you kind of like we did with the playgrounds. Hey, do you guys want to do the next two signs and so forth?

Vice Chair Horton stated so it's roughly \$4,000 a sign.

Mr. Soriano stated yeah roughly \$4,213. She's got it written out there. And we would do an agreement to be able to break down and do those two or three at a time.

Vice Chair Horton asked where did you get that number at?

Mr. Soriano stated I just took the 59,262 and divided that by her 14 count.

Vice Chair Horton stated gotcha.

Ms. Giles stated Andre, was there something.

Mr. Lanier stated no. I mean, I think the signs would probably look good, but I'm just leery of pushing it for this year just because of the soccer fields. I'm a little concerned there.

Mr. Soriano stated we can also table this. Like I said, I bring it to you guys have the proposal now. If there's more you guys that have concerns, you can go around and kind of look at the signs we have now and we can discuss it whether its next meeting or a couple of months down the road of bringing it back. Like I said, this is not something you guys said let's do now. We didn't really have a plan. It was just one of the things I looked at with the fact that we have been updating some of these other signs and they do look good.

Ms. Nelsen stated can you put it back on next month's agenda?

Mr. Soriano stated yeah, so sounds like we want to table this for now.

Vice Chair Horton stated yes.

Mr. Soriano stated alright, so then with that one, that was the signage and signage updates. So next is the soccer field. You also have a proposal for that. I had mentioned the pricing. This actually is the same number. Well, no, not the same. Those are \$100 cheaper. I did get the proposal from Pat's that I told you about before and then I asked Chalon to go back and look at the amounts that they do under contract. What we needed out there to get me a proposal for one acre worth of resodding. The sodding is definitely more expensive. But as I mentioned before, if we can't find somebody to sprig, this is your next way to go. One acre for both of them is right around \$54,000. Like I said, Chalon's got fifty-three nine there, not even 100 bucks. Even if she was 100 bucks over, that's our contract coming out the of first day with our contract companies on their post. But that's going to be your market right there. So that is a good price. I talked to Chalon about the same thing that Pats had offered is how you guys want to break this down. You don't have to do the full acre. Let's look at the fields right now. I did go out kind of markup areas and measured them out and we are this one. So, these are some of your bad areas. This is the area we've been talking about all year. This right here would be the pool, the fieldhouse. So this is where the older kids were playing and that field has been in that position now for six years. I went back through Google Earth the last time and it seems to have changed by different goals being out there, different size goals. That older kid's field has been six years and that's what's caused a big amount of this problem. This image is actually two years old. It looks worse right now. When you go out there some of these areas are almost completely bare here. These fields are starting to wear away. We have a couple odd spots where I don't know, it's maybe practice. They're just odd. It's not in the middle of a field, but it's an area that's worn away. This area here, if you add all these spaces. I did go on the property appraiser's website. They have a measuring tool for me and then what I could wheel out to try to get an average square foot. If we were to do this entire area that's in red, this would be one acre. You break down what I think are the worst spots. That is this one here, these are where you actually have holes. So, you have one goal right here and that's a hole and same thing a hole here. These are large holes. When we break it down this way, this is more of about a third to a half an acre. So, that's where I talked to Chalon about taking that price and doing the same thing. You don't have to do an acre. You can do half an acre, 25,000 or a quarter acre how you want. This is

still a lot more expensive than sprigging. Since sprigging we did \$20k sometimes less for a three-acre amount. So I'm trying to figure out ways that we can still spend that money but get our problems taken care of. So if we do this adjusted amount, that is closer to \$20,000.

Mr. Thomas stated are there advantages or disadvantages of breaking it up? Because I'm at the point now, let's just go ahead and get the majority of it done.

Mr. Soriano stated your disadvantage is they're going to do all of the tear away and planting the sod and grading it. But the areas in between are going to be what's left. We can't do that whole work of grading the whole field and doing these little five little spots. At the same time even with the red that's one acre, you are still going to have this area difference in between. You're just breaking it down a little more.

Mr. Thomas stated well if we just go back to the first picture.

Mr. Soriano stated so the red. This one?

Mr. Thomas stated yep.

Mr. Soriano stated that's about one acre so that's the 54.

Ms. Nelsen stated how to keep people off of it.

Mr. Soriano stated yeah so that is your other problem. Soccer is coming to an end and so officially, I guess the games kind of ended this weekend for the little kids on the rec side. Your travel team is there. They have moved the older kids out. So, they found another field that they're doing the older kids, more competitive side.

Mr. Thomas stated yeah, they're down at the Catholic church.

Mr. Soriano stated we still have some travel team side here and then of course practice. So you got your coaches that are parents that are residents here so they want practice here. If they try to move them and Sporting Jack says, hey you got this field, you're going to have some that want to practice here. That's the same problem here. This is a close spot.

Vice Chair Horton asked if there is a budget line in there for maintaining the soccer fields?

Mr. Soriano stated we do; we have 20,000 that we expect to spend every year.

Ms. Nelsen stated and we didn't spend any last year.

Mr. Soriano stated we didn't spend, yep.

Ms. Nelsen stated and did we, like the year before?

Mr. Soriano stated it has been five years. I have mentioned this for a couple of years that I didn't mind doing a couple years. But we really should get back to that rotation where we did,

whether it's 1 acre, 2 acres, 3 acres, of rebuilding so that you never get this point where everything seems like it's bad. That's where we were at quite a few years ago. We started the sprigging part. We did it in three sections. If we wait too long, it just looks rough and it gives everybody more to complain about. When you just have one field, it's a little different. We can close that off. But, yeah, so it was 20 grand, so that would be a concern. We're going to stay in the sodding path. I'm still trying to figure out a way to get back to sprigging. The sodding is much quicker, but sprigging is natural, and golf courses, things like that is a typical service. It's just hard. We don't have that here. We don't have a lot of commercial companies that do that here. As you get to Central Florida and South, they do that more often. So that's a big price change, though we would have to adjust that if you guys were expecting to spend 50 grand every year.

Ms. Nelsen stated what's the total acreage.

Mr. Soriano stated nine acres.

Mr. Thomas stated so why couldn't we maybe not do the whole acre. Why couldn't we just basically, you see where you have this line right here, just go straight across.

Mr. Soriano stated so you're talking about.

Mr. Thomas stated that's almost at the halfway point. That would address that big hole, that whole field and this corner field and a little bit of that field. You see what I'm saying? Like kind of third, third and third going long ways.

Ms. Nelsen stated can you move the cursor on what he's talking about?

Mr. Soriano stated yeah. No matter how you split it up, whether we go long ways this way, when you're talking about it, even if we did a third. Your biggest downfall is the price. A third is three acres and now we're talking \$150,000. Your price here is \$54,000 is for one acre. If you do a third of that, that multi-use field, no matter which direction we run it, if you want to break it up like we did. We did that with the spring. That's the line followed for the spring. Three acres at a time was \$20,000. This is one acre, \$54,000. If we break it up to three acres, that's \$150,000.

Ms. Nelsen stated so does Bermuda spread once you plant it or once you sod.

Ms. Suchsland stated it can but right now the fields are in such disarray and I don't know if Pats Nursery is going to do what our guy will do. We use Garrett Sod who does the Jaguars practice fields and multi sports fields. They will come in and laser level everything and start from scratch and bring in what they need to level them up to where you don't have these dips and holes

and whatever. Then they will roll it afterwards perpendicular and horizontal so that it's ready to go.

Mr. Thomas asked will they have to aerate it because that soil is so packed out there.

Ms. Suchsland stated that's in your contract.

Mr. Thomas stated okay.

Ms. Suchsland stated so we would aerate before this got started.

Mr. Lanier asked what kind of grass is up there now?

Ms. Suchsland stated Bermuda.

Mr. Lanier stated it's the same.

Ms. Suchsland stated it's a 417. We actually proposed a 419 which is a little bit better. It's hardier. Let's just say it's hardier. It's a newer sports grass.

Mr. Lanier stated that's not quite 420, but.

Ms. Suchsland stated apples to apples.

Mr. Thomas stated let's just say that we repair the big guy, including one of those holes up there. Do we have fencing to put around it? Because I think I'm with this guy and we just did all of this and now they're out there riding it and we have all this. How do we quarantine that off? Because I know that's going to cost money, too.

Mr. Soriano stated not unless you do a smaller area. Do we have a real good way of blocking this field off? We do something like this here where you're spreading out to the different fields. We still pretty much have to shut down the whole field. It's going to be hard to get out there and section off where those three circles are and those six long fields. That gives residents lots of area to play there. There's still a lot of area since that adds up to an acre. There's still about eight other acres. They're just spread all out. It's going to be hard to do that. The only way you can get a real good closure on it is the way we did it before. When we did have a third, we were able to run that snow fencing around and we blocked off a third at a time.

Mr. Thomas stated yeah.

Mr. Soriano stated but that's going to limit you. Like I said, right now you have some bad areas that are down there, less. Most of it is up here. When you come in on busy days for practice, this is where everybody kind of was on this side. Our resident's kind of play down here. Your worst area is up here. Like I said, this is by far the worst field. The whole field.

Mr. Thomas stated yeah, it is.

Mr. Soriano stated but yeah breaking up would be harder for control. Now, that is a good part about sod. For the sprigging, we had to have a long period to have that growing time. With sod, the grass will be out there. We are going to water it a lot to make sure it roots. But it's going to be out there like that's growing grass. If they're playing on it, we're doing organized game. That's it. That's going to pull up. They're put out there like the tires, so we don't want that. But it's out there and it's grabbing and taking root. So somebody walking across it isn't going to be concerning. But with sprigging, we didn't want them walking out there. It was mud until that stuff really rooted.

Ms. Nelsen stated how long do you think we will need to be off of it?

Ms. Suchsland stated I would say at least a good four to six weeks.

Mr. Lanier stated time to make something.

Ms. Nelsen stated it is long overdue.

Mr. Thomas stated we have been saving it up.

Ms. Nelsen stated and every time we wait and wait and wait and then this is what happens because we wait, wait and wait.

Mr. Thomas stated and it gets worse and worse.

Ms. Nelsen stated yeah and then you have to spend the money for the correction.

Vice Chair Horton stated keeping in mind it's not a soccer field; it's a multipurpose field.

Ms. Nelsen stated right.

Vice Chair Horton stated we just let them play soccer out there and that's what most of them turned into. Have you thought about fencing the fields off, something like that? Like the field with that one big long rectangle one there you're talking about. Can you fence that off where people can't get in there?

Mr. Soriano stated yeah, I still have all the stakes. When we did the sprigging we kept all the stakes.

Vice Chair Horton stated now let's talk about a permanent fence.

Mr. Soriano stated oh, a permanent? We haven't thought about that before. We could.

Vice Chair Horton stated it would keep people off of it.

Mr. Soriano stated your biggest problem is if you put a fence now and we've already found this. We've got so many valve boxes in there that allow Chalon to change how the irrigation goes on and off and we did that as part of the sprigging process too, so that we can keep to a certain

side. If you start putting fences in there, you do limit how they're going to rotate their fields, if you do a permanent fence.

Vice Chair Horton stated put a fence in there that nobody else is going to use it for like games is what I was thinking, just a thought. Seems like a no-win situation. We're going to put tons of money on that thing. No matter how you do, if you do a little bit every year, do it all over five years or whatever. It's putting a ton of money in that.

Ms. Nelsen stated yes.

Mr. Soriano stated this was actually another reason for looking at breaking it up is that we can spend 20 to 30. If you wanted to spend the full acre and do a lot more like we're showing in this red, we do have now this year it's going to improve a lot. But we do have this next year to continue to look. I will get with Chalon. Continue to look so that we can get back to something like sprigging. You're never going to get away from the fact that sprigging is cheaper. That's just the way it is. I mean, even in Georgia, I looked at lots of golf courses that get in. That is the route that they go. They do not sod. But we have had somebody that feels comfortable even if I had Chalon overseeing another vendor, they got to be able to be comfortable in a longer process because it's growing. It is not like sod. You throw it down and we just make sure it's watered and people stay off of it until it roots. There is a more of an install to it, but you are talking third quarter or even less of the price.

Mr. Thomas stated what would be the turnaround time? Let's just say we approve something tonight. When would you start?

Ms. Suchsland stated within two to three weeks.

Mr. Soriano stated this is actually a really good time. I wish we had more rain. I would help guarantee it that we can use so St. John's won't get on us about watering because this is a high dollar install so we do have that exemption. They don't want us to spend 50 grand and 30,000 of it dies. So they do allow us to water, but we got a little water this last week. So we are getting into that time where we have heat and we have ability to water. This is a good time of year to get it done. If she can get a quick turnaround, we have a little better chance of growing in. That means I got to make sure that we can coordinate timing. Soccer is going to be off. Even those extra players, they got to be done to find someplace else to go. And also, i9 so they have a couple weeks left. They got to finish soccer and they got to get out and they got to be gone for a while.

Mr. Thomas stated so what would we get for half of this instead of the 53? What would we get for 24?

Mr. Soriano stated that was the adjusted one, so this was more.

Mr. Thomas stated so that's all it is. That is not even worth it. Sorry, I'm out there every weekend.

Mr. Lanier stated do you think it'd be worth putting up signs just to say, new grass, please keep off.

Mr. Thomas stated we're going to talk about other things later.

Mr. Soriano stated I can still. If you were to do this right here, the adjustment side, this I would be able to. That's what we did with the snow fencing. It was actually a little bit smaller. It was a third. And then we did a third with the cursor this way. We had enough snow fencing to fence in three. I would buy some more of that orange material. We have all the stakes and everything that go out, so we can put that up. If you're doing this right here, I can fence in that with the snow fencing. Same thing we'll do that or Chalon looks at us and says this area here actually needs better over here. We will fence in those areas that we sod if we're doing the small amount.

Vice Chair Horton stated if I remember correctly, it didn't keep people out.

Mr. Soriano stated not 100% no.

Vice Chair Horton stated the fence got torn down.

Mr. Soriano stated not short of anything like a permanent fence could do. We had the one set of teens that they didn't even jump the fence. The one time they covered up our sprinklers so that they didn't have to worry about getting sprayed or sprinkled over because they were playing next to where we were trying to water. We have to have that water when you do that, you have to water it constantly.

Vice Chair Horton stated that's the other thing that bothers me is these soccer people. I don't see any of them here, do you?

Mr. Thomas stated I'll be bringing that up later as well.

Vice Chair Horton stated they can't bother paying their dues on time for whatever reason. They can't clean up after themselves.

Mr. Soriano stated that was going to be part of another discussion. I actually think we do need to increase price for both of them, soccer and I9 just because we are getting bigger. They're both showing they're getting bigger. Soccer is a big company now. Sporting Jacks has professional

soccer teams and they have fields all over like this that they actually help to pay for the whole thing. They don't just do \$10 a player.

Vice Chair Horton stated I'm all for it, but I want some investment from the soccer people. Show me that you're interested in this. At least pay your dues on time. If the money is there sitting in the bank, you can't bother to pay it. I don't understand that part. They can't pick up after themselves. To me, that would be a good citizenship thing to do after the games, go around, police the area. Simple things like that and maybe show up at a meeting when we're going to discuss some of these things. Maybe they have some good ideas. Again, I'm all for it.

Ms. Nelsen stated how much have we received from soccer?

Mr. Soriano stated the highest payment I've received from soccer I think was almost \$8,000. That was for a couple seasons. We actually do get paid better by I9. They have gotten bigger and quicker. But when you add it all up, we're pulling in somewhere around \$12,000 a year from sports. And we had that line item to spend out \$20,000 every year. We had the line set up to match 20 in, 20 out. We just don't bring in that much money.

Vice Chair Horton stated I really think doing the sections like we did the last time. To me that would be the better way of doing it.

Mr. Soriano stated I think that's what Scott was saying to break it up like that. Unless we do, I mean we could. You're talking nine acres; it's still a lot. But say you just did two acres next to each other; it's still going to be \$108,000. It is just a big expense. Would be easier to fence in.

Vice Chair Horton stated yeah.

Mr. Lanier stated and you go back to the first picture. So that's \$53,000 right there.

Mr. Soriano stated this is about an acre. It was actually like when I did the property appraisal, something like 2980. These were what I thought were some of the worst spots. Scott, I know if you go out there you might know this.

Mr. Thomas stated I agree 1000% with your assessment. What I was going to bring up later is Tom, I did talk to the new soccer people. We had a parent meeting for about an hour and a half and I just randomly just brought up, hey, what are you guys going to do about the field? Then the normal, oh, we're 100% committed. We're going to meet with Jay and we're going to meet with HOA. So then I introduced myself, I didn't overstep my bounds Mr. Lawyer man and just said, hey, we would love to meet you guys because you are out here. We think it would be a good idea for you to come to the next meeting on May 11th. There they are right there. I just talked to them.

I said and I'll be very upfront and frank about you. I said the past organizations, they don't pay their bill and the fields are the way th't they are. And if you say that you want to have a Davis Park or Patton Park or any other local soccer complexes, first of all, this is a multipurpose field. But however, if you want that same kind of quality, we will work with you. But you need to follow through on your end. Oh, I promise you we're going to follow on our end. I guess I'm just at the point that they're absolutely horrible as a parent and as a resident. I hear it from visiting people who come out and play competitive, these fields are horrible, blah, blah, blah. And right now, if it's \$53,000, I'm willing to spend it right now. That's just kind of where I'm at.

Ms. Nelsen stated if we can bring in 12 and we're going to budget 20, then we could do a half-acre every year if we had to. But we need to do it instead of just sitting on the money.

Mr. Thomas stated do we jump start the first year?

Ms. Nelsen stated yeah, I think we do. How do you feel about breaking it up versus doing a solid acre altogether?

Ms. Suchsland stated it's going to be easier to do a solid acre for sure. But it's your guys decision. We will work with whatever. I definitely agree with Jay's mapping here. And I think if you go straight down like on the side well at the top and then that one section and that one section at the very corner of both the ponds, we just did that last year with your contraction lets already.

Mr. Thomas stated it's already torn up.

Ms. Suchsland stated it's obliterated.

Mr. Thomas stated those are usually your U8 and U10 boys and girls that play, they're still little.

Ms. Suchsland stated they don't move the goals. But yeah, those would definitely be my priority spots. If you did break it, that would be, I think pretty simple to do.

Ms. Nelsen stated what if we skip the three circles and just do straight lines and then straight lines along those three and then that's filled the center.

Mr. Soriano stated you can.

Ms. Nelsen stated these are actually just for fencing off is what I am thinking.

Mr. Soriano stated well yeah because that would be easier. But these are actually fields already set up. The unfortunate part is if we do it that way, they're going to want to play at separate fields and those are nice. Rotate again because that's going to be the nice grass. But yeah, that

would make it easier because then we can kind of close the whole field. The other problem is to do one acre and have it together. It would be this corner.

Ms. Nelsen stated yeah.

Mr. Soriano stated so you would get most of this big field, but you have some grass that's around there. Unless we broke it up somehow, there's no way to get a full field and the surrounding area even in one solid acre. So we do have to do something to break it up. But we could get rid of the little circles and focus on these field areas. It does make it easier to cut a fence in.

Mr. Thomas stated I agree with Cindy. Maybe that little circle in the bottom right-hand corner down by the volleyball court, add that to that big field and widen it. From my perspective, that's just from keeper box to keeper box.

Mr. Soriano stated yeah just outside of it.

Mr. Thomas stated I would rather, if we're going to do something, go ahead and do the whole dadgum field.

Mr. Soriano stated well you would take out some of these areas then unless you want to do more than an acre. That's the biggest one. But yeah, when I went out. So, this is from about a year ago, probably about a year and a half ago, this picture. It is definitely worse. This big round area is the worst here. Then you do have mid field that is pretty rough. This side's better, but it's definitely worse than this image right here. So, you could do this entire field and widen it so that, that has a good feel. But like I said, what you're going to end up doing is they're going to have the goals there next year.

Mr. Thomas stated no, no, I said we will not have the big kids' field there.

Mr. Lanier stated I think that's wide enough there. You can do too long, can't we?

Mr. Thomas stated and you can do all the little kids right there.

Mr. Lanier stated yeah.

Ms. Nelsen stated like three across, right?

Mr. Soriano stated they would have to stay in this orientation here because then we're not by the parking lot.

Mr. Thomas stated but the little kids can do. They don't go far in the circles. They could just go this way and then just say, hey, no, it's, it's not happening.

Mr. Lanier stated then your big field's going to be down there where it used to be down there and there's only just that one little bad spot down there.

Mr. Soriano stated we can definitely widen this. You actually see where the field goes? That's the line. So, you're going to widen this. That means we're going to drop out some of these other areas here. This is a big field. Not quite a full acre for one field, but it's close.

Mr. Thomas stated start there and work our way. So then how do we add that contractually, when they come out and say, okay, this is where we want the fields. Now it's not up to you where you put the fields, but this is where we want the fields.

Ms. Nelsen stated that's going to be tough.

Mr. Lanier stated well yeah, it is our fields, but

Ms. Nelsen stated yeah, that's the hard part.

Mr. Soriano stated it's a little tough. I mean, I may have to work with him, but I mean, originally, years ago, I had an actual scale drawing that I gave to them with different fields that they had. It made it easy kind of for them to move them around and kind of show me where they wanted their fields. I think they need to get back to that. But then I would have to be oversight enforcement.

Mr. Thomas stated that's also technically three companies ago because it was Oakleaf soccer then it was Florida Elite. And these new guys come in and obviously have not reached out and had a meeting with you yet.

Mr. Soriano stated Kate really did well working, but she was also handtied.

Mr. Thomas stated she is now at another facility. Now we're supposed to have two new guys out here at this facility now.

Mr. Thomas stated hey, Mike, can we enforce that? How does that work?

Mr. Eckert stated well our agreement should be terminable if we want to terminate it. And that's how we do it, is we say, look we have to make sure that we're not coming out of pocket for this and it's in the right place. It's our property, so we can dictate how it's used.

Mr. Thomas stated okay.

Mr. Soriano stated so really, just us. Some of it may be extra time for me to work with whoever that operations person is, make sure that they're moving these fields properly. If we just sodded that one, then, yeah maybe we want certain age groups on those and things like that. But and like I said it's just a little more time for me. But that's what we're going to do to break this up, because we're not doing three acres at a time.

Mr. Thomas stated I technically have to.

Ms. Ambrosio stated Jay, is this the one that you drew up, or is this Kate's?

Mr. Soriano stated no, that's Kate's.

Ms. Ambrosio stated it's her field pack.

Mr. Thomas stated I doubt I still have that copy.

Ms. Suchsland stated this is your bathrooms here. So you're looking at this and then some of these circles depending on square footage wise, I might be able to do one of them with the contractual part.

Mr. Thomas stated yeah. But I don't know if it was before you guys were here, this midfield used to be down there.

Mr. Soriano stated yeah.

Mr. Thomas stated they would go back and forth. One year would be here, one year would be here. Right but that hasn't been done and now I9, most of their fields are down there where that bottom circle is next to the volleyball court. The majority of I9 is right in there. They play in that like that L right there. That is the majority of their games is in that L.

Ms. Suchsland stated up here.

Mr. Thomas stated yes. A lot of their games are there, and some of their games are random in between the two big trees right there.

Ms. Suchsland stated okay.

Mr. Thomas stated whereas the big field, the big kids' soccer is always in the back of that big tree.

Mr. Lanier stated the only complaint they had is that tree, the line runs right underneath it. If the ball is up in the air, it does have a chance to hit it, but it's just like, hey, suck it up.

Ms. Suchsland stated yeah, we're not taking out trees now.

Mr. Thomas stated yeah that would be mowing. And that's what we used to tell them. It's just like, hey, just call the ball ahead and go from there.

Ms. Ambrosio stated is there a way you can set up a rotation? You make your plan and say January, February this is where the big field is. In March, it goes here. Like just when it rotates like that, does that help?

Mr. Thomas stated if we did it by season.

Ms. Ambrosio stated only season.

Mr. Soriano stated yeah, the rec side has two seasons. The travel teams are there all year round. But that one's actually easier to move. There's less of them, less players than on the rec side. The rec side we have two seasons and I9 actually has three seasons. So, it's a little tougher. I have to be able to work with both groups.

Mr. Lanier stated but according to them, they are renting from the Catholic Church down here. Sorry, I don't know which one. That's where the older kids are. They did say at the parent meeting that they are also trying to get a hold of the schools to move practices over to the schools as well. It sounds like they have a plan in place but has not shared it with us yet.

Mr. Soriano asked which school?

Mr. Thomas stated across the street. The Poe.

Mr. Soriano stated I was just making sure because the high school constantly asks to use our fields because I guess their fields are horrible.

Mr. Soriano stated why would you leave one set of fields? The high school coaches constantly ask to use our facilities.

Mr. Thomas stated I think either way, I would like to make a motion to go ahead and approve the one acre. I would like the motion to go ahead and approve this proposal right here.

Mr. Lanier stated while making the decision we have to think but maybe we draw those red lines just a little bit.

Mr. Soriano stated if you can make that part of your motion, it would be focusing on the large field and we're doing the entire field, as much as the entire field and then whatever we can do after that in an order of priority. So, me and Chalon, we can go out there and look at it because there may be some areas that look bad now. It may just be watering, too. All the grass is a little rough out there. We are kind of getting back to where we're getting some more growth. But if there's a combination, not just watering, but the amount of wear and tear from their cleats, things like. We can see that in the dirt. So you can tell me. Yeah, at this point, I would definitely be more concerned with this area compared to this area. But we've only got maybe a tenth of an acre left because everything else went to this big area here.

Mr. Thomas stated right.

Mr. Soriano stated we have to find that in here. And we have some, it's very minimal comparatives, but we do have some contractual amount. So that's outside of the \$54,000 that her

and I can squeeze in here someplace to wherever we think we can get the best use after we do this whole field.

Mr. Thomas stated and then maybe when you're walking use your discretion also with what could we actually snow fence it off or whatever?

Mr. Soriano stated it will make it easier because this big one, I will be able to do this. This is a big area, one acre still. I'll be able to fence that off and then it will just be some little areas beyond that that we can get done that will be easier to fence off.

Mr. Lanier stated yeah and even if we have to make a cutesy little sign, let me grow whatever. He stated I will second the motion.

Ms. Giles asked for any discussion? All in favor say I. Tom, did I hear your aye?

Vice Chair Horton stated I missed the conversation.

Mr. Thomas stated I just made a proposal just to go ahead and move forward with this.

Mr. Soriano stated the focus is going to be on this entire field. Not just the area I thought was bad, but this entire Holder kids field and then whatever's left over, we will go through and try to prioritize whatever's left.

Mr. Lanier stated but then contractually say this is where we want these fields, as opposed to them really taking charge of where they want to put the fields.

Mr. Soriano stated well that would be on the operation side.

Mr. Soriano stated this is really just for the purpose of the acre.

Vice Chair Horton stated I want to make sure they jump start it and what chunk of it.

Mr. Soriano stated that's still a big chunk. That was more than what I really wanted to do. I was looking to do more like half an acre or something. You're doing a big chunk.

Vice Chair Horton stated yeah did a chunk and then we could look at it and say, was it worth it?

Ms. Nelsen stated yeah, I agree.

Vice Chair Horton stated was it worth it? If it is, then maybe next year we can do another chunk.

Mr. Soriano stated so you're saying you want more than an acre then?

Vice Chair Horton stated yeah, three.

Mr. Soriano stated I think we already have one motion.

Ms. Giles stated there's a motion. There's a second. I have four ayes to do the one acre.

Mr. Lanier stated but you want to explore maybe two acres.

Ms. Giles stated Scott, are you wanting to withdraw your motion?

Mr. Thomas stated I can temporarily withdraw my motion.

Ms. Giles stated Mike, can we allow Scott to temporarily withdraw his motion since one Supervisor was out of the room during the discussion?

Mr. Eckert stated okay.

Ms. Giles stated alright.

Vice Chair Horton stated it just seems like if you piecemeal it too much, if you just go at uneven chunks, it will be hard to match it all up.

Ms. Giles stated Jay, do they have this in the budget?

Mr. Soriano stated yeah, so we will start to eating away at that good amount, but it's not written in the budget this way. It's going to come out of capital. But we did plan on that \$20,000 each year for the springing amount. We based that 20 on the highest year we had for springing. And we haven't done that at all in five years, so that would match \$100,000 there.

Ms. Nelsen asked have we spent that money anywhere else.

Mr. Soriano stated the biggest project we had for you guys was actually the slide work.

Ms. Giles stated Jay I see their capital reserve fund on page 37 of the financials, PDF page 37.

Vice Chair Horton stated maybe VerdeGo can cut us a little bit of slack.

Ms. Nelsen stated I think she did already.

Vice Chair Horton stated 3 acres. Twice 1 acre. Is that a possibility?

Mr. Thomas stated so the 2 acres, can you kind of maybe take your little cursor and see what we could we get done in two acres? If all that can get done in one acre, how much more can we get in another acre, so two acres?

Mr. Soriano stated I should be a little longer to measure out.

Mr. Thomas stated I'm just saying theoretically we could get a whole lot more done.

Ms. Giles stated PDF 37.

Mr. Thomas stated instead of maybe going to all three. So step two would be \$100,000. Step three, the whole three acres would be 150.

Mr. Soriano stated if you did two acres and we're doing it; the big field is one concern. What I would actually recommend then is to stay along this line and just move as much of that next acre down here.

Ms. Suchsland stated do like the L, is that what you're saying? The outer?

Mr. Soriano stated well I would want that. So even though it's just these two big circles, the biggest problem is that this is your high visibility area too. Right now, a lot of your kids when they're doing practice, they're out here. So, I would do this full field and then I would keep the acre next to it somehow wherever we're at when we go back here, that way we can get the most out of not just for their playing area, but also the way it looks. The two areas you see the most are when you're coming in this direction and when you're coming in from right here.

Mr. Thomas stated then the third acre would be all the way down there at the bottom where the volleyball court is.

Mr. Soriano stated this is a big field so it depends on what you want to do. It has to run this way because of this tree here.

Vice Chair Horton stated most of it's in good shape there.

Mr. Thomas stated yeah, that down there.

Vice Chair Horton stated yeah, the top right is what needs to be done.

Mr. Soriano stated I mean that's your full fund right now.

Mr. Thomas stated the full fund is. What is that?

Mr. Soriano stated 1.6. You guys have a lot of money. The biggest single project that we've done in the last couple of years was the slide, 57, I think. We do have some projects. We do our playgrounds. We have a pool fix here and there that costs \$10,000. Nothing really huge.

Mr. Thomas stated I guess the thing is this is a central location where everybody's gathering and this really does look like junk.

Ms. Nelsen stated don't you also have a proposal for a playground?

Mr. Soriano stated yeah.

Ms. Nelsen stated how much is that?

Mr. Soriano stated well compared to your \$100,000 discussion here, we're talking about \$19,000. But it still does add up.

Ms. Nelsen stated it does.

Mr. Soriano stated and that's something we're still doing every year. You guys have gotten down to now out of all your playgrounds, so other than the ones that are in the amenity center that we rebuilt this last year, we put new platforms on and things like that, new interlocking steps. You only have three playgrounds out there that are left.

Ms. Nelsen stated okay.

Mr. Soriano stated this would be the one that I think is worse, The Piedmont or Stonebrier. Park to me is the next. That's pretty bad. So that's where I would go with it. Then you have Fall Creek. And yes this is all that's out there after that.

Vice Chair Horton stated what we going to do, a minimum of two acres?

Mr. Soriano stated this is your discussion. I'm the cheap guy. That's a lot of money. It's \$108,000 bucks.

Mr. Thomas stated \$107,800 because Chalon gave us \$100 discount. So, two acres seems that we would be addressing the majority of the hot spots, if you will.

Mr. Lanier stated the problem is it keeping off right the hot spots. If we do two acres going this way, I think we could mark that off. If we do anything else we're going to have to piecemeal trying to keep people off of it. One acre I think makes it easy, two acres probably a little tougher. But it does pull into that, hey, this is the first look of what's happening. Then if we decide to do a third acre next year, maybe two next year, whatever, then maybe the backside, I think again that would be easier if we put them together to mark it off and hopefully keep people out.

Mr. Soriano stated just to keep this in mind whether it's one acre or two acres, I'm not giving up on that sprigging plan though. So that is good work. We just have to coordinate different timing, soccer and I9 is a lot for longer. It is one that comes out looking really good and it is a third to a quarter of the price, even less. We can get a lot more work done over the two- or three-year rotation that you do this.

Ms. Nelsen stated but we haven't been able to do that in the past three years.

Mr. Soriano stated well, this is the first year we have tried and looked around. I haven't spent much more time. I went to Chalon and their company just doesn't do that. So outside of hiring another outside vendor to do something like that here, which is also hard because there's not a lot of vendors in this area. So, it wasn't like I could just go to somebody like Brightview who is real close by, they don't do that either. They would have to pull in somebody else as a sub so that's

where if they can work on it. I will work on Chalon and her group this next year to try to figure out a way but that is a more cost-effective way to handle 9 acres long term.

Vice Chair Horton stated did we do three acres at a time last time?

Mr. Soriano stated yeah, I think that's the hard part. Trying to look at something like we did last time. We were talking 150 some thousand dollars, 2/3 of that, 100,000 like we're doing now and it may be a big difference.

Mr. Thomas stated maybe this as a band aid for a year until we maybe get some sprigging.

Vice Chair Horton stated maybe just do that top corner right there. It's got that big field on it. The two little spots, just do a square that way.

Mr. Soriano stated two acres worth that way?

Vice Chair Horton stated yeah. If there's any real bad spots in there, just fill them in or something. It's going to be difficult to keep people out of there. If you've got one big square like that, to me, it would be easier to block it off to see what you've done and see if it's worth it.

Mr. Lanier stated so then two acres would be.

Vice Chair Horton stated what would that roughly be at that corner up there? The big field there and the two little spots.

Mr. Thomas stated it doesn't have to go all the way past that top red line.

Mr. Lanier stated yeah because some of that's like where the parents sit.

Mr. Thomas stated where the parents sit. It kind of dips down a little bit and you don't want to get too close.

Mr. Lanier stated hey look, there's Scott.

Mr. Thomas stated there I am. I was waving that day. I was like, hey.

Mr. Soriano stated this doesn't quite go into those.

Mr. Thomas stated because that actually comes out pretty far from those trees.

Mr. Soriano stated so that's one and a half acres there and then we want to get these. This little area here. You can see even on this image, which is not up to date, where it starts to wear away here. These are where I have those two. So, we should be able to get two acres to spread out from this full field and then those two circles that I had there will just come out. Try to keep it in a more of a straight line out here in front of the field house.

Vice Chair Horton stated let's do that.

Mr. Thomas stated so almost to that tree. At least to where that goal is okay.

Mr. Soriano stated so two acres still hitting pretty much it's the full older kid's field. We're just not going to use a border right now. We'll come over a little bit, and then we're going to go out to the front of the field house as much as we can.

Mr. Thomas stated and then the contractual lease stuff, you can just focus on the other hot spots.

Mr. Soriano stated yeah, we'll find some spots and throw that down. Like I said, it's good to have but it's nothing compared to an acre or two.

Vice Chair Horton stated I'm sure Chalon again will give us some kind of break on 2 acres instead of one.

Vice Chair Horton stated have you got all the equipment.

Mr. Thomas stated instead of 100 it would be \$200.

Vice Chair Horton stated did you get a quote from Pats?

Mr. Soriano stated I did. So that's what this was based on. And that's about market price for this for a pallet. She is doing all the extra work to labor. So, Pat's was at 54,000, the 53,900 still about the same. But then labor is a concern, too. Not just grading and throwing down the new sod, but then the rolling work and things like that. Then Chalon's group's already here, so that's the nice part. Timing the fertilization and irrigation is important where if you have an outside vendor like that, that's hard to do, and they may not want to handle that. They're going to look to our contracted landscaper. So as long as it was close in price, that's where I was looking. I would rather stay with VerdeGo.

Vice Chair Horton stated let's do that.

Ms. Giles stated Jay, are we just for the motion before they make it, are we just going to assume the price will double?

Mr. Soriano stated if the motion was for two acres.

Ms. Giles stated yeah, they didn't make a motion yet. There's just discussion.

Mr. Soriano stated oh.

Ms. Giles stated we didn't get that far.

Mr. Thomas stated so it's 53,900 times two.

Mr. Soriano stated my hard part is I was trying to twist her arm to allow us to go down a half-acre or so. That's what they were worried about before. So now you guys going up. I'm sure they're happy with that.

Ms. Giles stated so Scott, do you have the total.

Mr. Thomas stated yeah, I guess it would be 107,800 (53,900 x2) NTE \$108k.

On MOTION by Mr. Thomas seconded by Vice Chair Horton, with all in favor, the VerdeGo Proposal for 2 Acres of work NTE \$108k for the VerdeGo Invoice in front of the Board, was approved 5-0.

Ms. Giles asked Jay, anything else?

Mr. Soriano stated yes, the playground. I don't have proposals for you. I did get pricing. I am looking to replace the Piedmont, Stonebrier Park. Their playground will be the next in line. It wouldn't be something we install in the next month or two, because one, we know it usually takes a few months for these things to get to me. So, by the end of the summer, as it's getting cooler right now, we're kind of band-aiding repairs over there. But that is the one that I want to replace next. I did get a couple different footprints from our playground company and they all do go along the lines of what we put out in places already and almost all of them are under the 19,000 mark. One was like 18, one was like 18,400 or 18,500, but they're all under 19 and that's about what we've spent on all of the structures the last couple years. The most expensive one was the one we put in Worthington and I think that was 24. So all three of these are 19. Middle Village is actually going to be replacing their Whitfield playground next. They approved that tonight. If you guys approve yours, I'm hoping I can actually get a deal on these. They were based at 18 something. If I'm buying two of them, hopefully they can give me better pricing and of course I'll save money on shipping too. They would ship them together. So that can add up to about \$500 to \$1,000 for shipping on these big things. I am looking for you guys to discuss and then throw out approval for purchase of your next playground NTE \$19k.

Vice Chair Horton stated is this the same one that we got for Wilmington Oaks or whatever?

Mr. Soriano stated no, they're not the same.

Vice Chair Horton stated the one off the roundabout there, right down the road.

Mr. Soriano stated the first roundabout is Worthington. That is the last one we did in the other direction.

Ms. Ambrosio stated yeah, Worthington Oaks. That's the biggest one. So, these are not the same as that. These are a little smaller. That is the largest one. That was Ellie the elephant.

Vice Chair Horton stated which one was the \$24K one?

Mr. Soriano stated that's Ellie the elephant. That's at Worthington.

Vice Chair Horton stated why don't we put the same one in all of them so that if we can piecemeal parts and stuff like that, it would be a lot easier to do.

Mr. Soriano state that one was different. That one's actually got bigger posts. Almost all the ones we've done so far will as you're saying piecemeal, they'll go together with all of these. So, it doesn't matter that they're different. These all kind of match. Ellie's posts are a little bit bigger. There's a 1-inch difference. But all the slides and everything do work. The platforms, they are all from the same company. So, they all do interchange. It's just these upright posts. That one was a large one and the only downfall with that one. I don't know, it would be the same now, but that was also the one that took the longest to get. I don't know if manufacturing was a problem at that time, but that one took a good I think it was like eight months, seven months for us to get that thing in.

Vice Chair Horton stated so the one you recommended costs how much?

Mr. Soriano stated all three of these. So one's called Cooper's Neck, and they all fall along the same lines as some of the ones we put in. Oh, no, we do have two, I think the one in Nature's Hammock and the one at Cannon's Point I think are the same. But those are the only two matching that we have. But all of them have been different and little differences about them. It's not the color. The color, I can get any color combination. It's just where one slide is compared to the other. If one has one roof, or in this case, almost all of these had two roofs. That's all that's really different. All three of these, they're like I said, they're really close in price. One is 18,100, ones 18,400 and ones 18,500 so I would say a NTE at \$19k hoping that, like I said, I can get a better pricing since I'm buying two, one for Middle Village and one for you guys.

Ms. Nelsen stated okay, I'll make the motion NTE \$19k.

On MOTION by Ms. Nelsen, seconded by Ms. Ambrosio, with all in favor, NTE \$19k for Playground Equipment for Stonebrier, was approved 5-0.

SIXTH ORDER OF BUSINESS

Audience Comments (Limited to three minutes) / Supervisor Requests

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

Ms. Ambrosio stated I have nothing.

Ms. Nelsen stated I'm good.

Mr. Thomas stated I sat down for an hour and a half out there and trying to figure out how to maintain these fields. I'm going to propose a couple things to the Board. I did already talk to Jay. We want and communicated with the JFC or whatever it is now that's out here that we have to keep all these E bikes off of the fields. That we get us a bike rack and they can hook them up. They have to come through communication through not only the coaches. The guy said that's easy. He can tell all the coaches, make sure your players don't have the E bikes or any of the bikes on the field. But it would be nice to have a place to lock them up and not on our new guard railing and our beautiful landscaping around our clubhouse. I did talk to Jay about dead areas underneath and maybe just getting a couple or some railroad ties or something to tie them up. But I'm also at the point now if these bikes go out there and we do catch them; I want to start charging them for how much it is to replace the sod. I don't know if we need to add that into the policy as well. But the other thing is catching them. I was going to ask S3 during those high soccer times when their practices are out there. I was out there for over an hour and a half and I saw nobody walking, saw nothing. And that was one of the biggest complaints. I guess we used to at one point had QR codes or something that said hey, you need to get a hold of a security guard or something like that. So bring him to the Board. If Jay says he already has some little signs that way a resident can contact security. I understand it goes through dispatch first and then the dispatcher will call the person on duty. I think that was the biggest parent concern out there was lack of communication. Like, how do I get a hold of like a without having to call the Clay County Sheriffs or how do we get a hold of our local people so in better communication. And then maybe when soccer season starts up again, maybe even looking at it, a few hours shift of actually having an extra guard come on part time just to help cover when all of these kids and all these practices are going on. Because if it's too much for just one guard, then maybe we need to get another guard temporarily.

Mr. Thomas stated my idea number one is a bike rack. I don't know if Jay's got one laying around somewhere, probably does. Probably buried in this backyard or something. And then if it

was okay, just coordinate with Chalon if we can just pick an area. But is there a liability thing that's worth providing the bike rack or anything like that?

Mr. Soriano stated no, that's normal for a recreational facility. I can add not just one, but I mean, those are much smaller than anything else we did tonight. So, I can add those in one or two spots. It does help kind of defend when somebody says, oh, I don't have anywhere to put it. Yeah, we have quite a few bike racks now. But yeah, like I said, that does take away that argument.

Vice Chair Horton stated on the positive side, I look at all the security reports and I did not see anybody out there with bikes this past month. I don't know if that's an indicator that it's getting better or not but I also noticed that the second green over there by Eagle Landing, they were out there and they tore up the whole green up there. It's not just our problem. I'm sure it must be over here on occasions. In fact, the last meeting when I left and I wish I had said something, there was a group of them down here with their bikes and scooters and things. I almost stopped and talked to them, but later on I regretted not doing anything. Maybe just to let them know that. But you can't do that you know.

Mr. Soriano stated that one I'll point out too. It has gotten out that security guards are out there. There's going to be times where it seems like it is hard to find. They are definitely making the rounds and we've had other people that have seen them out and see them yelling at the kids on their E bikes. I still get one or two complaints this last month from somebody telling me I almost got hit by a kid on an E-bike. I know it happened. But the other, the hard part is getting the help from CCSO and even then, when it's bad getting support from them. We had a 15- or 20-minute conversation in the meeting before this from your sister District where we did have an issue. It wasn't e-bikes, but it was another issue where I had to deal with the same thing. I'm going to have to call CCSO because they refused to trespass somebody over a situation that they were even obviously seen trespassing because they were a resident. We have some issues that both Districts still have to work on CCSO with to try to get their support. It doesn't really matter how much our security guards out there if we can't do anything in the end.

Vice Chair Horton stated that's pretty inconsistent because the last time the deputy chased a guy down to his house and gave him a trespass. It's very inconsistent of what they will and will not do.

Mr. Soriano stated I think it has more to do with that understanding of what they're allowed to do. There are a lot of officers, when I get the sergeants and all those that they know they're good with it, it's getting out the word to people that are on deed and things like that, and that one's harder.

Mr. Thomas stated so then the next thing is if our security or they do, then I would like to maybe have something on the book say if they tore up this amount of things, this is what you're going to owe us now. I don't know how we can put that into the policy or if that's just going after them monetarily. Those girls had to replace that slide why not just go ahead and start replacing sod?

Mr. Soriano stated that one may be a little different. Mike, I'll let you take this. I'm going to decline, but the slide was more obvious. Where sod I would have to have a way to prove it. Mike, I know we can do things for damages. I know we can't fine anyone, but how do you think we could do sod if we're catching kids on E bikes?

Mr. Eckert stated well right now it's a provision in our policy that if you damage District property, that we have the right to seek reimbursement from you and cut off your amenity access until it's paid. Then also there's an administrative fine that they can be charged to reimburse for the administrative cost of dealing with the suspension as well. I think it's in our policies already. It probably wouldn't hurt to look at it and beef it up to say this includes damage to turf from riding vehicles in areas where vehicles are not allowed. That would not be a bad thing to add, but I think we've got something in there already.

Mr. Thomas stated what I'm really trying to do is close those language loopholes. I think we've done a good job of closing those language loopholes when it comes to the E bikes. I just want to just start closing as much as I can that way it's just cut and dry. You did it. You're paying for it.

Mr. Lanier stated how are other communities dealing with this, Mike?

Mr. Eckert stated we are enforcing the language we have that says that if you damage District property. I would say that we haven't had it to the extent that you all are talking about in the pictures that I've seen at other communities. Usually where we're having it more is in parking lots and things of that nature rather than in the open fields.

Mr. Thomas stated thank you. Then communication would be good so maybe put some stuff in the newsletter and also, I'm a resident, I see an issue. How do I get a hold of our security? Here's a barcode or whatever QR code and that gives you the dispatch and then they will let the

onsite person know because it's just one person. That's a big field. I mean they can't be everywhere at once.

Mr. Soriano stated that one might be a little tougher. I know we had the dispatch number; we have that to use. One of the biggest problems it creates and we had this before we actually stopped giving it out because of people abusing it. I did have a lady that lives right off Stallion, which is one of those cul-de-sacs that oversees the fields and she would call at all times for kids at the table there on the sidewalk. It was a little different. It wasn't using a right to get to those. As she's sitting in her house and complaining about things she thinks she sees going on just to get security guards going there. That's not what we should be doing with that. But then it also creates a problem of when there's no officers here. We don't have the way to communicate that without kind of openly sharing when officers are here and when they're not. That makes that part harder because then they could be calling and they're not going to get response.

Mr. Thomas stated why not call in our local, S3 calling them directly. I mean if they need CCSO to handle the non-emergency number.

Mr. Soriano stated even if they're calling S3, I would have to share when they're here is what I'm saying.

Mr. Thomas stated oh, okay.

Mr. Soriano stated that one's kind of the hard part of why we took the dispatch back away. We used to have this number for people to call. It goes to their dispatch and then they would call out to the officer here. But then that creates problems. They call, the officer's not here and they're getting upset because nobody's responding to them. So that one I might need to figure out a different way, but even then. So now we're getting to the point where there's always some staff people around. You have a fitness center which nobody should be on property. The fitness center is not open because that runs from 6 in the morning until 10 at night. Outside of that, nobody should be in the fitness center. And now we'll pretty much have people at the desk and the pools all the time. So, they have somebody they can go to in staff there. If for some reason myself, Wanda, or Lisa, are not in the offices, there are those staff people right up front that can get a hold of the security too when there's an issue. That also gives us the heads up, hey something's going on because we're the ones that make all those reports.

Mr. Thomas stated can we send that out as a reminder? Summer's coming up, if you're out and about see something and say something.

Ms. Giles stated Tom anything?

Vice Chair Horton stated Jay, have you looked into getting some clay sand to put on our beaches that we have around the lakes now?

Mr. Soriano stated see those little palm trees right down there in the bottom.

Mr. Thomas stated we could rent out little hammock cabanas and stuff.

Vice Chair Horton stated I don't really have anything new.

Ms. Giles stated Andre?

Mr. Lanier stated Chalon, great work with the flowers and the plants.

Ms. Suchsland stated thank you.

Mr. Lanier stated I was going to say S3. It seems like some things have been stepped up. I haven't seen as many bikes around the fields. I haven't seen it personally nor I've gotten complaints about it like we have. So please keep that up and just look for ways that we can improve that as well. Thank you.

SEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – June 8, 2026 @ 4:00 p.m. at the Plantation Oaks Amenity Center

Ms. Giles stated the next meeting is scheduled for June 8, 2026 at 4:00 p.m. here at the same location. It is your proposed budget meeting.

EIGHTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Ms. Nelsen 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
April 30, 2026



Double Branch
Community Development District
Combined Balance Sheet
April 30, 2026

	General Fund	Recreation Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:						
<u>Cash:</u>						
Operating Account	\$ 43,132	\$ 90,841	\$ -	\$ 62,607	\$ -	\$ 196,580
<u>Investments:</u>						
State Board of Administration (SBA)	385	107,063	-	1,596,712	-	1,704,160
Custody Account-General Fund Excess	158,411	1,959,386	-	85	-	2,117,882
<u>Series 2013 A-1</u>						
Reserve	-	-	868,806	-	-	868,806
Revenue	-	-	2,682,529	-	-	2,682,529
Prepayment	-	-	5,418	-	-	5,418
<u>Series 2013 A-2</u>						
Reserve	-	-	95,634	-	-	95,634
Prepaid Expenses	600	-	-	-	-	600
Deposits	-	4,583	-	-	-	4,583
Total Assets	\$ 202,528	\$ 2,161,873	\$ 3,652,387	\$ 1,659,405	\$ -	\$ 7,676,193
Liabilities:						
Accounts Payable	\$ 3,304	\$ 27,881	\$ -	\$ 3,125	\$ -	\$ 34,310
Accrued Expenditures	-	16,276	-	-	-	16,276
Total Liabilities	\$ 3,304	\$ 44,156	\$ -	\$ 3,125	\$ -	\$ 50,586
Fund Balance:						
Nonspendable:						
Prepaid Items	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ 600
Deposits	-	4,583	-	-	-	4,583
Restricted for:						
Debt Service - Series	-	-	3,652,387	-	-	3,652,387
Assigned for:						
Capital Reserve Fund	-	-	-	1,656,280	-	1,656,280
Unassigned	198,624	2,113,133	-	-	-	2,311,757
Total Fund Balances	\$ 199,224	\$ 2,117,716	\$ 3,652,387	\$ 1,656,280	\$ -	\$ 7,625,607
Total Liabilities & Fund Balance	\$ 202,528	\$ 2,161,873	\$ 3,652,387	\$ 1,659,405	\$ -	\$ 7,676,193

Double Branch

Community Development District General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 184,126	\$ 184,126	\$ 181,317	\$ (2,809)
Interest Income	4,500	2,625	3,158	533
Total Revenues	\$ 188,626	\$ 186,751	\$ 184,475	\$ (2,276)
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 7,000	\$ 7,000	\$ -
FICA Expense	918	536	536	-
Engineering	5,000	5,000	7,169	(2,169)
Arbitrage	700	700	700	-
Dissemination	1,888	1,101	1,101	(0)
Assessment Roll	9,688	9,688	9,688	0
Attorney	42,000	24,500	12,637	11,863
Annual Audit	5,600	5,600	5,700	(100)
Trustee Fees	8,900	8,900	11,678	(2,778)
Management Fees	76,509	44,630	44,630	(0)
Information Technology	2,527	1,474	1,474	0
Telephone	600	350	188	162
Postage	2,000	1,167	153	1,014
Printing	2,500	1,458	412	1,046
Insurance	11,552	10,268	10,268	-
Legal Advertising	2,800	1,633	610	1,023
Office Supplies	200	117	4	113
Website Compliance	2,949	1,721	1,720	0
Dues, Licenses & Subscriptions	175	175	175	-
Other Current Charges	120	70	-	70
Total General & Administrative Expenditures	\$ 188,626	\$ 126,088	\$ 115,843	\$ 10,245
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 60,664	\$ 68,633	\$ (12,521)
Net Change in Fund Balance	\$ -	\$ 60,664	\$ 68,633	\$ (12,521)
Fund Balance - Beginning	\$ -		\$ 130,591	
Fund Balance - Ending	\$ -		\$ 199,224	

Double Branch
Community Development District
Recreation Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 2,118,723	\$ 2,118,723	\$ 2,086,404	\$ (32,318)
Interest Income	25,000	25,000	30,100	5,100
Amenities Revenue/Miscellaneous	25,000	14,583	18,613	4,030
Sports Revenue	20,000	11,667	11,000	(667)
Total Revenues	\$ 2,188,723	\$ 2,169,973	\$ 2,146,118	\$ (23,855)
Expenditures:				
<i>Administrative:</i>				
Management Fees - On Site Staff	\$ 245,615	\$ 143,275	\$ 143,275	\$ (0)
Insurance	127,990	91,669	91,669	-
Other Current Charges	3,500	2,042	1,897	145
Permit Fees	1,625	948	638	310
Subtotal Administrative	\$ 378,730	\$ 237,934	\$ 237,479	\$ 455
<i>Maintenance:</i>				
Security	\$ 111,280	\$ 64,913	\$ 66,721	\$ (1,807)
Security - Clay County Off-Duty Sheriff	47,304	27,594	17,104	10,490
Water - Irrigation	17,000	9,917	9,268	648
Irrigation Maintenance	5,000	5,000	18,618	(13,618)
Streetlighting	29,640	17,290	16,562	728
Electric	43,800	25,550	22,470	3,080
Landscape Maintenance	487,134	284,161	284,161	0
Common Area Maintenance	82,500	48,125	36,944	11,181
Lake Maintenance	31,000	18,083	18,390	(307)
Capital Reserve Funding	360,024	-	-	-
Subtotal Maintenance	\$ 1,214,681	\$ 500,633	\$ 490,239	\$ 10,394

Double Branch
Community Development District
Recreation Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<i>Recreation Facility:</i>				
Amenity Staff	\$ 165,840	\$ 96,740	\$ 70,978	\$ 25,762
Refuse Services	20,000	11,667	16,442	(4,776)
Telephone	8,400	4,900	3,657	1,243
Electric	34,800	20,300	18,637	1,663
Cable	11,280	6,580	6,821	(241)
Pool Maintenance	43,200	25,200	24,607	593
Water / Sewer/Reclaim	53,280	31,080	30,409	671
Facility Maintenance-General	82,500	48,125	37,816	10,309
Facility Maintenance-Preventative	10,000	5,833	2,265	3,568
Facility Maintenance - Contingency	45,000	26,250	20,886	5,364
Lighting Repairs	10,500	6,125	3,082	3,043
Special Events	10,700	6,242	3,181	3,060
Office Supplies & Equipment	1,400	817	658	159
Janitorial	74,412	43,407	43,456	(49)
Recreation Passes	4,000	2,333	1,559	774
Multiuse Field	20,000	11,667	-	11,667
Subtotal Recreation Facility	\$ 595,312	\$ 347,265	\$ 284,455	\$ 62,811
Total Expenditures	\$ 2,188,723	\$ 1,085,832	\$ 1,012,173	\$ 73,660
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 1,084,140	\$ 1,133,945	\$ (97,515)
Net Change in Fund Balance	\$ -	\$ 1,084,140	\$ 1,133,945	\$ (97,515)
Fund Balance - Beginning	\$ -		\$ 983,772	
Fund Balance - Ending	\$ -		\$ 2,117,716	

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 April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,976,742	\$ 1,976,742	\$ 1,931,984	\$ (44,758)
Special Assessments - Prepayments	-	-	5,148	5,148
Interest Income	10,000	10,000	59,874	49,874
Total Revenues	\$ 1,986,742	\$ 1,986,742	\$ 1,997,006	\$ 10,264
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	\$ 1,677,117	\$ 1,687,381	\$ 10,264
Net Change in Fund Balance	\$ 32,492	\$ 1,677,117	\$ 1,687,381	\$ 10,264
Fund Balance - Beginning	\$ 983,859		\$ 1,965,006	
Fund Balance - Ending	\$ 1,016,351		\$ 3,652,387	

Double Branch
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues				
Transfer In from Recreation Fund	360,024	-	-	-
Interest	10,000	10,000	35,912	25,912
Total Revenues	\$ 370,024	\$ 10,000	\$ 35,912	\$ 25,912
Expenditures:				
Repairs & Replacements	\$ 250,000	\$ 145,833	\$ 111,865	\$ 33,968
Total Expenditures	\$ 250,000	\$ 145,833	\$ 111,865	\$ 33,968
Excess (Deficiency) of Revenues over Expenditures	\$ 120,024		\$ (75,953)	
Net Change in Fund Balance	\$ 120,024		\$ (75,953)	
Fund Balance - Beginning	\$ 1,755,699		\$ 1,732,233	
Fund Balance - Ending	\$ 1,875,723		\$ 1,656,280	

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
7	03/06/26	24,298.77	2,280.45	26,240.93	52,820.15
8	04/16/26	36,742.76	3,448.32	39,679.54	79,870.62
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
TOTAL TAX ROLL RECEIPTS		1,931,984.17	181,317.38	2,086,404.35	4,199,705.89

PERCENT COLLECTED	DEBT	O&M GF	O&M RF	TOTAL
TOTAL PERCENT COLLECTED	98.48%	98.48%	98.48%	98.48%

D.

Double Branch

Community Development District

Check Run Summary

May 31, 2026

Fund	Date	Check No.	Amount
General Fund			
Accounts Payable	5/8/26	1917-1918	\$ 712.50
	5/18/26	1919	7,192.32
	5/22/26	1920-1921	2,654.48
		Sub-Total	\$ 10,559.30
Recreation Fund			
Accounts Payable	5/8/26	7976-7979	\$ 55,672.50
	5/18/26	7980-7984	30,476.42
	5/22/26	7985-7992	29,969.85
		Sub-Total	\$ 116,118.77
Capital Reserve Fund			
Accounts Payable	5/8/26	482	\$ 3,125.00
	5/18/26	483-485	2,662.36
	5/22/26	486-489	11,648.01
		Sub-Total	\$ 17,435.37
Total			\$ 144,113.44

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #	
5/08/26	00111	4/30/26	26-00158	202604	310	51300	48000		JACKSONVILLE DAILY RECORD	*	76.25	76.25	001917	

5/08/26	00116	5/06/26	195065	202604	310	51300	31100		MATTHEWS DESIGN GROUP LLC	*	636.25	636.25	001918	

5/18/26	00035	5/01/26	2593	202605	310	51300	34000		GOVERNMENTAL MANAGEMENT SERVICES	*	6,375.75	7,192.32	001919	
		5/01/26	2593	202605	310	51300	52000		MAY MANAGEMENT FEES	*	245.75			
		5/01/26	2593	202605	310	51300	35100		MAY WEBSITE ADMIN	*	210.58			
		5/01/26	2593	202605	310	51300	31300		MAY INFO TECH	*	157.33			
		5/01/26	2593	202605	310	51300	51000		MAY DISSEM AGENT SRVCS	*	.93			
		5/01/26	2593	202605	310	51300	42000		OFFICE SUPPLIES	*	56.66			
		5/01/26	2593	202605	310	51300	42500		POSTAGE	*	108.00			
		5/01/26	2593	202605	310	51300	41000		COPIES	*	37.32			
									TELEPHONE	*				

5/22/26	00111	5/14/26	26-00183	202605	310	51300	48000		JACKSONVILLE DAILY RECORD	*	62.50	62.50	001920	

5/22/26	00113	5/14/26	3745791	202604	310	51300	31500		KUTAK ROCK LLP	*	2,591.98	2,591.98	001921	

											TOTAL FOR BANK A	10,559.30		
											TOTAL FOR REGISTER	10,559.30		

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

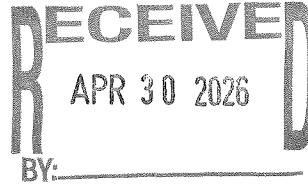
P.O. Box 2177
Jacksonville, FL 32203
(904) 356-2466

INVOICE

April 30, 2026

Date

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



Serial #	26-00158C	PO/File #		\$76.25
	Notice of Meeting of the Board of Supervisors			Payment Due
	Double Branch Community Development District			\$76.25
				Publication Fee
Case Number				Amount Paid
Publication Dates	4/30			
County	Clay			

*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 # 26-00158C 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 meet on **Monday, May 11, 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
Apr. 30 00 (26-00158C)

Project Manager Michael Williams

Governmental Management Services
Marilee Giles
475 West Town Place STE 114
St. Augustine, FL 32092

Matthews | **DCCM**

Engineering - Architecture - Planning - Surveying

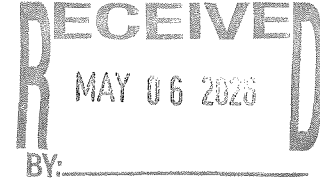
May 06, 2026

Invoice # 195065

Project 0000021873.0000 24015.00 - 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 Michael Williams if you have any questions or concerns regarding your project.

For billing inquiries, please contact our Accounting Department.

Professional Services through April 30, 2026

Phase 0001 Engineering Services

	Hours	Rate	Amount	
Division Lead	1.75	275.00	481.25	
Sr. Project Manager 1	.50	260.00	130.00	
Project Coordinator 2	.25	100.00	25.00	
Total Labor				636.25
				Total Due: 636.25

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	636.25	27,045.00	27,681.25
Expense	0.00	216.74	216.74
Unit	0.00	29.12	29.12
Interest	0.00	5.18	5.18
Totals	636.25	27,296.04	27,932.29

Governmental Management Services, LLC

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

Invoice

Invoice #: 2593

Invoice Date: 5/1/26

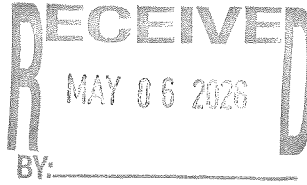
Due Date: 5/1/26

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 - May 2026		6,375.75	6,375.75
Website Administration - May 2026		245.75	245.75
Information Technology - May 2026		210.58	210.58
Dissemination Agent Services - May 2026		157.33	157.33
Office Supplies		0.93	0.93
Postage		56.66	56.66
Copies		108.00	108.00
Telephone		37.32	37.32
Total			\$7,192.32
Payments/Credits			\$0.00
Balance Due			\$7,192.32

Jacksonville Daily Record

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DAILY RECORD & OBSERVER, LLC

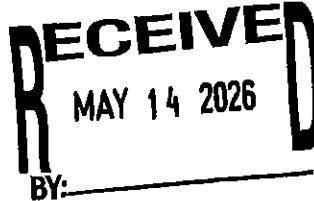
P.O. Box 2177
Jacksonville, FL 32203
(904) 356-2466

INVOICE

May 14, 2026

Date

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



Serial #	26-00183C	PO/File #		\$62.50
				Payment Due
	Notice of Qualifying Period for Candidates for the Board of Supervisors			
	Double Branch Community Development District			\$62.50
				Publication Fee
Case Number				Amount Paid
Publication Dates	5/14			
County	Clay			

*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 # 26-00183C 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.

**NOTICE OF QUALIFYING
PERIOD FOR CANDIDATES
FOR THE BOARD OF
SUPERVISORS OF THE
DOUBLE BRANCH
COMMUNITY**

DEVELOPMENT DISTRICT
Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Double Branch Community Development District ("District") will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Clay County Supervisor of Elections located at 500 North Orange Avenue, Green Cove Springs, Florida 32043, Phone: (904) 269-6350. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a "qualified elector" of the District, as defined in Section 190.003, *Florida Statutes*. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Clay County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Double Branch Community Development District has two (2) seats up for election, specifically seats 2 and 4. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Clay County Supervisor of Elections.

May 14 00 (26-00183C)

KUTAK ROCK LLP

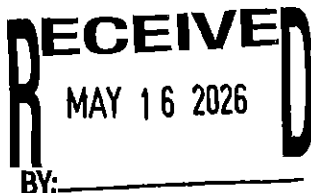
TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

May 14, 2026



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



Reference: Invoice No. 3745791

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. 3745791
5323-1

Re: General

For Professional Legal Services Rendered

03/21/26	L. Whelan	0.30	120.00	Monitor legislative process relating to matters impacting special districts
04/06/26	M. Eckert	1.10	445.50	Review draft minutes and provide comments
04/09/26	J. Daly	0.40	80.00	Coordinate response to auditor letter
04/09/26	M. Eckert	0.10	40.50	Respond to auditor request
04/09/26	K. Haber	0.40	114.00	Prepare April board meeting agenda memorandum
04/12/26	M. Eckert	0.50	202.50	Prepare for and travel to board meeting
04/13/26	M. Eckert	2.80	1,134.00	Prepare for, travel to and attend Board meeting; return travel; meeting follow up
04/20/26	M. Eckert	0.10	40.50	Follow up from board meeting
04/23/26	K. Haber	0.40	114.00	Prepare budget approval resolutions; correspond with Giles regarding same
04/29/26	M. Eckert	0.60	243.00	Research VerdeGo contract and prior RFP; confer with Soriano; prepare for and attend agenda call

KUTAK ROCK LLP

Double Branch CDD
May 14, 2026
Client Matter No. 5323-1
Invoice No. 3745791
Page 2

TOTAL HOURS	6.70	
TOTAL FOR SERVICES RENDERED		\$2,534.00
DISBURSEMENTS		
Meals	11.00	
Travel Expenses	46.98	
TOTAL DISBURSEMENTS		<u>57.98</u>
TOTAL CURRENT AMOUNT DUE		<u>\$2,591.98</u>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/08/26	00024	5/01/26	368528B	202605	320	57200	46800		MAY LAKE MAINTENANCE THE LAKE DOCTORS, INC.	*	2,170.00	2,170.00	007976
5/08/26	00186	5/01/26	13129563	202605	320	57200	46300		MAY POOL CHEMICALS POOLSURE	*	3,572.32	3,572.32	007977
5/08/26	00839	5/01/26	11859	202605	320	57200	34500		MAY SECURITY SERVICES SECURITY DEVELOPMENT GROUP LLC	*	9,335.70	9,335.70	007978
5/08/26	00672	5/01/26	28422	202605	320	57200	46200		MAY LANDSCAPE MAINTENANCE VERDEGO LLC	*	40,594.48	40,594.48	007979
5/18/26	01161	5/11/26	05112026	202605	300	36900	10300		DEPOSIT REFUND CAMERON CASTILLO	*	100.00	100.00	007980
5/18/26	00092	5/01/26	2594	202605	310	51300	34000		MAY FACILITY MANAGEMENT	*	20,467.92		
		5/06/26	2595	202605	300	36900	10300		5/02 FACILITY EVENT STAFF GOVERNMENTAL MANAGEMENT SERVICES	*	452.50	20,920.42	007981
5/18/26	00647	5/06/26	151032	202605	320	57200	46610		ANNUAL FIRE TEST/INSPECT JSC SYSTEMS	*	1,085.00	1,085.00	007982
5/18/26	00024	4/01/26	359648B	202604	320	57200	46800		APR LAKE MAINTENANCE THE LAKE DOCTORS, INC.	*	2,170.00	2,170.00	007983
5/18/26	00297	5/01/26	394	202605	320	57200	61000		MAY JANITORIAL SERVICES RIVERSIDE MANAGEMENT SERVICES, INC	*	6,201.00	6,201.00	007984
5/22/26	01070	2/27/26	277355	202602	320	57200	46610		FEB PREVENTATIVE MAINT ALLWAYS IMPROVING LLC	*	335.00	335.00	007985
5/22/26	00092	5/14/26	2596	202604	320	57200	46600		APR FACILITY MAINTENANCE	*	4,900.30		
		5/14/26	2596	202604	320	57200	46620		APR FAC MAINT CONTINGENCY	*	2,700.30		

DBBR DOUBLE BRANCH TLEE

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		5/14/26 2596	202604 320-57200-46630		*	502.00	
			APR LIGHTING REPAIRS				
		5/14/26 2596	202604 320-57200-46400		*	4,900.00	
			APR COMMON AREA MAINT				
							GOVERNMENTAL MANAGEMENT SERVICES
						13,002.60	007986
5/22/26	00092	5/19/26 2600	202605 300-36900-10300		*	506.25	
			MAY FACILITY STAFF EVENT				
							GOVERNMENTAL MANAGEMENT SERVICES
						506.25	007987
5/22/26	01057	5/18/26 05182026	202605 300-36900-10300		*	100.00	
			DEPOSIT REFUND				
							HELEN BALANOBA
						100.00	007988
5/22/26	01162	5/18/26 05182026	202605 300-36900-10300		*	100.00	
			DEPOSIT REFUND				
							MELINDA TORRES
						100.00	007989
5/22/26	01163	5/18/26 05182026	202605 300-36900-10300		*	100.00	
			DEPOSIT REFUND				
							MICHAEL EDWARDS
						100.00	007990
5/22/26	00648	5/15/26 3915	202605 320-57200-35100		*	3,453.00	
			10HP DELUXE CTRL BOX/TANK				
							TYLER SCHELLPEPER
						3,453.00	007991
5/22/26	00672	3/18/26 27508	202603 320-57200-35100		*	12,373.00	
			MAINLINE SOCCER PARK LOT				
							VERDEGO LLC
						12,373.00	007992
						TOTAL FOR BANK B	116,118.77
						TOTAL FOR REGISTER	116,118.77

DBBR DOUBLE BRANCH TLEE



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

Invoice

Date
Invoice#

5/1/2026
131295634981

Terms	Net 20
Due Date	5/21/2026
PO #	

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

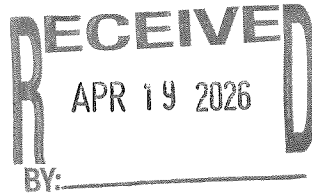
Ship To
Oak Leaf Plantation/ Double Branch 370 Oakleaf Village Parkway Orange Park FL 32065

OUR REMITTANCE ADDRESS HAS CHANGED. Physical payments will only be received at 1707 Townhurst Dr, Houston, TX 77043. Payments sent to any other address may experience delays. 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](#)



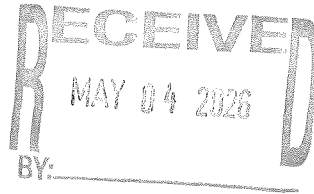
131295634981



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

INVOICE

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



INVOICE # 11859
DATE 05/01/2026
DUE DATE 05/31/2026
TERMS End of the month

SERVICE MONTH
May

APPROVED

Code to:

Double Branch Security

2-320-572-345

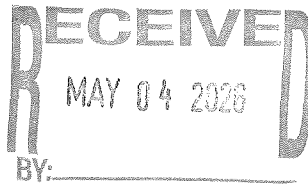
AMOUNT
9,335.70

9,335.70

0.00

9,335.70

\$9,335.70



Invoice

Invoice #: 28422

Date: 05/01/26

Customer PO:

DUE DATE: 05/31/2026

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
#25147 - Standard Maintenance Contract 2026 May 2026	\$40,594.48

Invoice Notes:

Thank you for your business!	AMOUNT DUE THIS INVOICE	\$40,594.48
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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

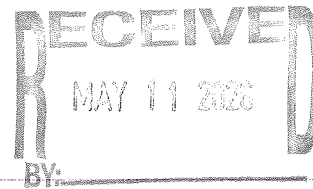
Credit card convenience fee of 3% will be applied to all transactions

Code to:

Double Branch Repair and Replacement

034.600.538.621

From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: DBCDD refund of deposit request - CAMERON CASTILLO
Date: May 11, 2026 at 11:37 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 – OV PATIO (SATURDAY) 1:00 P.M. to 5:00 P.M. (ET 1:30pm-4:30pm)
 - DATE OF VENUE – MAY 9, 2026
 - RESIDENT – **CAMERON CASTILLO**
 - ADDRESS – 867 SONGBIRD DRIVE, **ORANGE PARK, FL 32065**
 - AMOUNT OF REFUND - \$100.00
 - BOOKING FEE/DEPOSIT was via VISA(3356):
 - DATED: 4/27/26
 - APPROVAL CODE: 133282
 - AMOUNT: 100.00

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

Thank you.

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.

Governmental Management Services, LLC

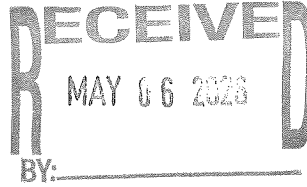
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 2595
Invoice Date: 5/6/26
Due Date: 5/6/26
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 May 2, 2026 2.300.369.103	18.1	25.00	452.50

Total \$452.50

Payments/Credits \$0.00

Balance Due \$452.50

5/6/26
[Signature]

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>
18.1	Facility Event Staff	\$ 25.00	\$ 452.50

Covers Period End: May 2, 2026

Amenities Revenue # 2,300.369.103



4237 Salisbury Rd Suite 200
 Jacksonville, FL 32216
 (904) 737-3512

INVOICE

Invoice Date	Invoice #
5/6/2026	151032

Customer PO #

Remit Payments To:
 P.O. Box 551629
 Jacksonville, FL 32255

Bill To: OA003
 Double Branch Systems
 Middle Village
 370 Oak Leaf Village Pkwy
 Orange Park, FL 32065

Site of Service/Delivery:
 Oakleaf Plantation-Fitness Ctr
 Test and Inspection-FA
 382 Oakleaf Village Pkwy
 Orange Park, FL 32065

RECEIVED

MAY 08 2026

BY: _____

JSC Job #	Terms	Date Shipped	Ship Via
JSVT-148	Due Upon Receipt	05/06/2026	

Quantity	Item / Description	Unit Price	Amount
1.00	Annual Fire Alarm Test and Inspection for 2026	1,085.00	1,085.00
<p>Code to:</p> <p>2-330-572-4661</p> <p>Double Branch Preventative contracts</p>			

Sub-Total	1,085.00
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Tax	0.00
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Total Invoice Amount	1,085.00
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Conditions of Sale

JSC Systems, Inc. (JSC) shall have the title to and the right to possession of the equipment until the receipt of total payment. All accounts are payable in Duval County, Florida. Failure to pay the amount due shall constitute a default and JSC may repossess the equipment without notice. Purchaser agrees to pay JSC's cost and expense of collection and/or repossession, including the maximum attorney's fees permitted by law.

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

Invoice

Invoice #: 394
Invoice Date: 5/1/2026
Due Date: 5/1/2026
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 - May 2026		6,201.00	6,201.00

RECEIVED
MAY 06 2026
BY: _____

Alison Moring
5-6-26

Total \$6,201.00

Payments/Credits \$0.00

Balance Due \$6,201.00

INVOICE

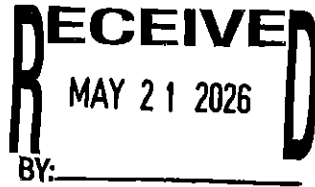
Allways Improving LLC dba
Fitness Pro
1400 Village Square Blvd #3-293
Tallahassee, FL 32312

tracy@wearefitnesspro.com
+1 (850) 523-8882
www.wearefitnesspro.com



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

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



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

Invoice details

Invoice no.: 277355
Terms: Net 15
Invoice date: 02/27/2026
Due date: 03/14/2026

Code to:

Double Branch Facility Maintenance - Preventative 2-320-572-4661

#	Product or service	SKU	Description	Qty	Rate	Amount
1.			SERVICE REQUEST 46165 - FEBRUARY PREVENTATIVE MAINTENANCE			
2.	PM		Preventative Maintenance: Cleaned, Lubed, Callbrated, Inspected and Tested. - Double Branch	1	\$335.00	\$335.00
			SERVICES PERFORMED 1. Tech checked/updated all equipment in BF. 2. Lubed and dusted all guide rods, weight stacks, and adjustment knobs. 3. Inspected 17x Strength Units and 3x bench. Inspected all pulleys, cables, attachments, connections, pads, adjustments, and weight stacks. SEE BELOW 4. Inspected 2x Rowers, 1x Sklærg, 2x Recumbent Bike, 1x Arc Trainer, 1x elliptical, and 2x Stairmaster. Checked all pedals, sensors, cup holders, fans, handles, adjustments, buttons and general function. SEE BELOW 5. Inspected 3x treadmills. Checked belt and deck tightness and wear, checked strength and function of motor, checked Incline functions, HR sensors, controls, general function. Dusted/Vacuumed for debris around belt and under hoods around motor			

and electrical components. SEE
BELOW

ISSUES FOUND

1. Life Fitness Treadmill INTD sn:
HHT133096(HCT114355) front roller
squeaking. SEE 45585
2. Stairmaster SM5285L19430120
Should replace power supply. SEE
45585
3. Stairmaster Stairclimber
SM5285L19450112 SEE 44724
4. Bicep Arm Curl 144275 Should
replace arm pad and arm pad cover.
SEE PREVIOUS PM
5. Magnum Hip Abductor/Adductor sn:
144200 2x thigh pad SEE PREVIOUS
PM
6. Magnum Decline/Sit up Bench sn:
143738 roller pads SEE PREVIOUS PM
7. ALL OTHER UNITS TEST CORRECT

Total

\$335.00

Overdue

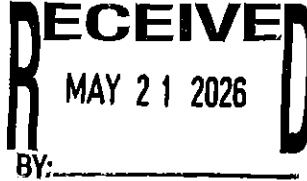
03/14/2026

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

Invoice

Invoice #: 2596
 Invoice Date: 5/14/26
 Due Date: 5/14/26
 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 April 1 - April 30, 2026	324.72	40.00	12,988.80
Facility Maintenance Mileage April 1 - April 30, 2026	31	0.445	13.80
Code to:			
Double Branch Facility Maintenance			
2.320.572.46600 (\$4,900.30)			
Double Branch Facility Maintenance Contingency			
2.320.572.46620 (\$2,700.30)			
Double Branch Lighting Repairs			
2.320.572.46630 (\$502.00)			
Double Branch Common Area Maintenance			
2.320.572.46400 (\$4,900.00)			

Total	\$13,002.60
Payments/Credits	\$0.00
Balance Due	\$13,002.60

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/1/26	7.78	T.C.	Acid washed lap, repaired some cracked tiles around lap pool, picked up supplies
4/1/26	8.12	J.K.	Acid washed and pressure washed lap pool, used shop vac to remove debris, kept pump filled and pumping
4/1/26	8.05	C.W.	Pressure washed pool and sprayed acid
4/1/26	8	A.O.	Removed debris from all common areas
4/2/26	4	T.C.	Painted roof on spray feature, repair netting on bottom of spray feature, picked up supplies
4/2/26	7.93	C.W.	Repairs on splash pool, moved equipment into shop, painted roof of splash pool yellow, swept out debris of splash pool
4/2/26	8	A.O.	Removed debris from all common areas
4/3/26	6	T.C.	Working on netting under spray feature, removed broken bucket from splash pool feature
4/3/26	7.85	J.K.	Take down yellow bucket from water tower in splash pool, worked on replacing weathering rods and rattle rope on spray ground, clean up debris and tools clean out guard shack, filled chlorine jugs
4/3/26	4.02	C.W.	Splash pool repairs
4/3/26	8	A.O.	Removed debris from all common areas
4/6/26	5.78	T.C.	Replaced stainless bars and netting under spray feature, pressure washed gazebo, replace caps on hand rail in pool, filled in washout under fence on pool deck
4/6/26	7.97	J.K.	Cleaned out shop, organized tools and decluttered, worked on splash pool, re-tie net, dug under and around damaged pipe, cleaned out guard shack, fill in where to work on pool deck
4/6/26	8	C.W.	Pressure washed gazebo, fixed pool rail covers, cleaned up shop
4/6/26	8	A.O.	Removed debris from all common areas and lakes
4/7/26	8	A.O.	Removed debris from all common areas, at fitness center organized shed
4/8/26	8	A.O.	Removed debris from all common areas
4/9/26	4	T.C.	Repair fence by basketball courts vandallism from kids, picked up supplies
4/9/26	8	A.O.	Removed debris from all common areas, assisted with repair of broken fence
4/10/26	4	T.C.	Set up movie night, pool maintenance
4/10/26	8	A.O.	Removed debris from all common areas, assisted with set up of movie screen
4/13/26	8	A.O.	Removed debris from all common areas and lakes
4/14/26	8	A.O.	Removed debris from all common areas
4/15/26	8	A.O.	Removed debris from all common areas and lakes, cleaned up dumpster area
4/16/26	4	T.C.	Worked on installing stainless bars for netting under spray feature, installed new soap dispenser in women's restroom by office, pool maintenance
4/16/26	8.03	J.K.	Put chlorine in lap pool, work on replacing old poles on splash ground, cleaned debris and tools, blew debris off around splash pool
4/17/26	3.91	T.C.	Finished up replacing mounting bars under spray feature, installed new soap dispenser, pool maintenance, refilled fountain in front of office
4/17/26	8.02	J.K.	Finish replacing poles and tying down nets on bottom of spray ground, put in and replaced soap dispenser, put out for accent tower back up, cleaned tools and debris, blew off splash pool
4/17/26	8	A.O.	Removed debris from all common areas
4/20/26	8	A.O.	Removed debris from all common areas
4/21/26	8	A.O.	Removed debris from all common area, blew leaves and debris off courts and walkways
4/22/26	8	A.O.	Removed debris from all common areas, check and changed all trash receptacles
4/23/26	4.27	T.C.	Replaced basketball nets, replaced S hooks on lane lines in lap pool, cleaned out shop, picked up supplies
4/23/26	3	C.W.	Put up nets on basketball courts, took out trash from shop and moved pallets
4/23/26	8	A.O.	Removed debris from all common areas
4/24/26	4.21	T.C.	Cleaned out little shop and organizing stuff on the shelves, removed broken pallets and old buckets, repair split rail fence by side parking lot
4/24/26	8	C.W.	Cleaned out shop, replaced lids on pool deck, filled chlorine in guard shack, took pallets to pile, took out shop trash and debris, cleaned back shop, took out extra concrete, filled hole at dog park
4/24/26	8	A.O.	Removed debris from all common areas, check and changed all trash receptacles
4/27/26	3	C.W.	Cut letters in back of shop, tried to take apart pool motor
4/27/26	8	A.O.	Removed debris from all common areas
4/28/26	3.91	T.C.	Took old pool motor apart for scrap, restarted waterfall at entrance
4/28/26	7.9	C.W.	Put out signs on pond banks, took apart motor for pool, moved around shop line pallets and concrete
4/28/26	8	A.O.	Removed debris from all common area, blew leaves and debris off courts and walkways
4/29/26	4.01	T.C.	Put out bins around ponds, loaded up trailer with scrap to dispose of
4/29/26	2	C.W.	Loaded pool motor to trailer, moved extras to back
4/29/26	8	A.O.	Removed debris from all common areas, check and changed all trash receptacles

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/30/26	3.99	T.C.	Cleaned out little shop and organized items, put out signs by ponds
4/30/26	4.97	C.W.	Moved items around shop and outside, moved poles to trailer
4/30/26	8	A.O.	Removed debris from all common areas and lakes, cleaned up dumpster area

TOTAL 324.72

MILES 31

*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.446

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

Invoice

Invoice #: 2600
Invoice Date: 5/19/26
Due Date: 5/19/26
Case:
P.O. Number:

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

RECEIVED
MAY 20 2026
BY: _____

Description	Hours/Qty	Rate	Amount
Facility Event Staff through May 16, 2026 2.300.369.103	20.25	25.00	506.25
Total			\$506.25
Payments/Credits			\$0.00
Balance Due			\$506.25

5/19/26
OR

Governmental Management Services, LLC

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

Double Branch CDD

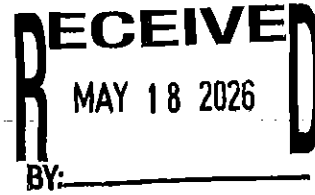
Facility Event Staff Service Hours

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
20.25	Facility Event Staff	\$ 25.00	\$ 506.25

Covers Period End: May 16, 2026

Amenities Revenue # 2.300.369.103

From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: DBCDD refund of deposit request - HELEN BALANOBA
Date: May 18, 2026 at 5:39 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 – OV PATIO (SUNDAY) 10:00 A.M. to 2:00 P.M. (ET 10:30am-1:30pm)
 - DATE OF VENUE – MAY 17, 2026
 - RESIDENT – **HELEN BALANOBA**
 - ADDRESS – 1867 OAKCHIME DRIVE, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND - \$100.00 - **PLEASE CONFIRM THIS CHECK HAS CLEARED THE BANK BEFORE PROCESSING THE REFUND - TY**
 - BOOKING FEE/DEPOSIT was via CHECK drawn on NAVY FEDERAL:
 - CHECK# 205
 - DATED: 5/4/26
 - DEPOSITED: 5/5/26
 - 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 **June 15 - 18, 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.

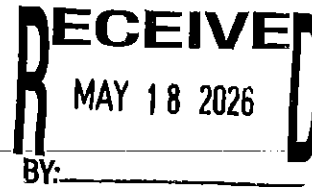
Wanda McReynolds – Community Amenity Coordinator, OakLeaf Plantation
venuerentals@oakleafresidents.com
(904) 770-4661 voice email
(904) 375-9285 ext. 3
www.oakleafresidents.com

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 venuerentals@oakleafresidents.com
Subject: DBCDD refund of deposit request - MELINDA TORRES
Date: May 18, 2026 at 5:43 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) 10:00 A.M. to 2:00 P.M. (ET 10:30am-1:30pm)
 - DATE OF VENUE – MAY 16, 2026
 - RESIDENT – **MELINDA TORRES**
 - ADDRESS – 3979 PEBBLE BROOKE CIRCLE, **ORANGE PARK, FL 32065**
 - AMOUNT OF REFUND - \$100.00
 - BOOKING FEE/DEPOSIT was via VISA (4048):
 - DATED: 3/6/26
 - APPROVAL CODE: 024324
 - 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 **June 15 - 18, 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

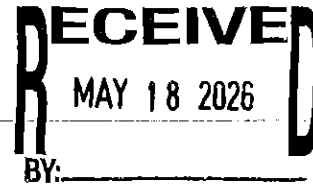
www.oakleafresidents.com

Governmental Management Services

www.OakLeafResidents.com

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From: Oakleaf Venues venuere rentals@oakleafresidents.com
Subject: DBCDD refund of deposit request - MICHAEL EDWARDS
Date: May 18, 2026 at 5:47 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) 7:00 P.M. to 11:00 P.M. (ET 7:30am-10:00pm)
 - DATE OF VENUE – MAY 16, 2026
 - RESIDENT – **MICHAEL EDWARDS**
 - ADDRESS – 3623 WOODVIEW DRIVE, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND - \$100.00
 - BOOKING FEE/DEPOSIT was via VISA (8062):
 - DATED: 3/17/26
 - APPROVAL CODE: 021096
 - 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 **June 15 - 18, 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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INVOICE



FROM Pumps Done Right
6847 Cherokee Ct
Keystone Heights Fla
32656

BILL TO Double Branch
370 OakLeaf Village
Pkwy
Orange Park Fla 32065

SHIP TO 3475 Biltmore Way
Orange Park Fl
32065

INVOICE # 3915
INVOICE DATE 05/15/2026

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
0	5-8-26 Replaced 10hp deluxe control box and BL220 tank. Went to run system and found 3" gatevalve cracked from freeze earlier this year. 5-13-26 replaced 3" gatevalve and repiped discharge of pump. Ran pump, set pressure and tested	0.00	0.00
3.5	Labor	250.00	875.00
1	Parts	2,578.00	2,578.00

RECEIVED
MAY 21 2026
BY: _____

TOTAL \$3,453.00

Code to:
Double Branch Irrigation Repair
2.320.572.35100

TERMS & CONDITIONS
Please call Tyler at (904)-352-9564 for any questions



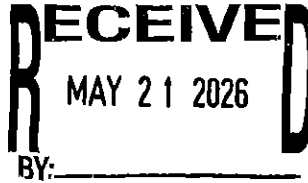
Invoice

Invoice #: 27508

Date: 03/18/26

Customer PO:

DUE DATE: 04/17/2026



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

#27004 - Mainline Repair Soccer Parking Lot March 2024

Double Branch

There was a broken mainline under the parking lot adjacent to the soccer field.

The repair required digging across the parking lot to install sleeves to run new mainline.

This reflects all labor, material and machinery needed to make the repair.

<i>Landscape Enhancement</i>				<i>\$12,373.00</i>
Irrigation Labor (Labor)	48.00	\$60.00		\$2,880.00
1 1/2" pipe (Material)	100.00	\$1.50		\$150.00
6" 90 (Material)	6.00	\$105.00		\$630.00
6" pipe (Material)	80.00	\$16.00		\$1,280.00
8" pipe (Material)	80.00	\$23.00		\$1,840.00
excavator (Equipment)	1.00	\$3,275.00		\$3,275.00
VP-10 (Material)	2.00	\$40.00		\$80.00
wire (Material)	2200.00	\$0.93		\$2,046.00
wire connectors (Material)	48.00	\$4.00		\$192.00

Code to:

Double Branch Irrigation Repair

2.320.572.35100

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$12,373.00

**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

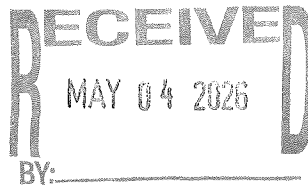
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/08/26	00064	4/28/26 3373	202604 600-53800-62100	CTL/JUNCT BOX-3CAT-FILTER BLUE SOLUTIONS INC	*	3,125.00	3,125.00 000482
5/18/26	00085	5/04/26 1668	202605 600-53800-62100	SODIUM PERCARBONATE-BAGS BLENDMAGIC PRODUCTS LLC	*	749.99	749.99 000483
5/18/26	00086	5/07/26 05072026	202605 600-53800-62100	FIBERGLASS LIGHT POLE ENERGY LIGHT LLC	*	1,798.00	1,798.00 000484
5/18/26	00040	5/06/26 CS227856	202605 600-53800-62100	POOL SUPPLIES SCP DISTRIBUTORS LLC	*	114.37	114.37 000485
5/22/26	00070	5/08/26 277989	202605 600-53800-62100	RPR-DEC PREVENT MAINT ALLWAYS IMPROVING LLC	*	367.03	367.03 000486
5/22/26	00035	5/14/26 2597	202605 600-53800-62100	MAINTENANCE SUPPLIES GOVERNMENTAL MANAGEMENT SERVICES	*	616.98	616.98 000487
5/22/26	00013	5/14/26 514	202605 600-53800-62100	PUT BRICK-ATHLETIC CENTER K&B CONCRETE SERVICE LLC	*	3,500.00	3,500.00 000488
5/22/26	00297	5/15/26 395	202605 600-53800-62100	MAY PRESSURE WASHING SRVC RIVERSIDE MANAGEMENT SERVICES, INC	*	7,164.00	7,164.00 000489
TOTAL FOR BANK C						17,435.37	
TOTAL FOR REGISTER						17,435.37	

DBBR DOUBLE BRANCH TLEE

Blue Solutions Inc
2343 Conciliation Ln
Green Cove Springs, FL
32043-9472 USA
+19044498191
Blue_Solutions@comcast.net
www.bluesolutionspools.com

Invoice

BILL TO
Javier Soriano
Double Branch CDD
370 Village Oaks PKWY
Orange Park, FL 32065



INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
3373	04/28/2026	\$3,125.00	05/01/2026	Due on receipt	

SALES REP
Ryan

DESCRIPTION	QTY	RATE	AMOUNT
repair install controller box junction box wire controller	12	125.00	1,500.00
repair install 3 CAT Systems with supplies	8	125.00	1,000.00
pool filter replace filters in 2 sumps	4	125.00	500.00
repair replace main drain plunger	1	125.00	125.00

BALANCE DUE **\$3,125.00**

Ways to pay



[View and pay](#)

Code to:

Double Branch Repair and Replacement

034.600.538.621

INVOICE

BLENDMAGIC PRODUCTS, LLC
PO Box 220
East Islip, NY 11730

nick@blendmagicproducts.com
+1 (631) 572-3381
www.blendmagicproducts.com



Bill to

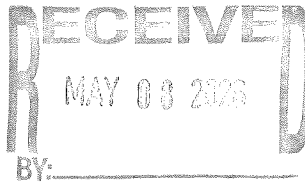
Jay Soriano
Oak Leaf Plantation
370 Oak Leaf Village Parkway
Orange Park, FL 32065

Ship to

Jay Soriano
Oak Leaf Plantation
370 Oak Leaf Village Parkway
Orange Park, FL 32065

Invoice details

Invoice no.: 1668
Terms: Due on receipt
Invoice date: 05/04/2026
Due date: 05/04/2026



#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sodium Percarbonate 10 X 55 lb Bag Pallet		1	\$1,499.99	\$1,499.99

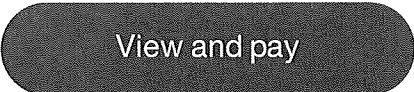
Total

~~\$1,499.99~~

Ways to pay



\$749.99



Code to: 50/50 split

**Double Branch Repair and
Replacement**

034.600.538.621

**Middle Village Repair and
Replacements**

34-600-538-64000



Lightmart
1881 Rose Road
Lake Zurich IL 60047 United States

Sales Order

#SO172813
5/7/2026

Bill To

Jay Soriano
Governmental Management Services, LLC
475 West Town Place
Suite 114
Saint Augustine FL 32092 United States
(904) 562-0249

Ship To

Jay Soriano
Middle Village CDD
370 Oakleaf Village Pkwy
Orange Park FL 32065-4259 United States
(904) 562-0249

TOTAL

\$4,495.00

Payment Method

Terms

Credit Card

PO #

Shipping Method

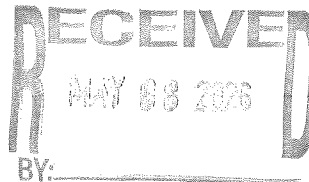
Net 30

Gateway Distribution -
Freight

QTY	Item	Options	Rate	Amount
5	QS15F7RTDB-TC-BLK 15 Foot Above Grade Round Tapered Direct Burial Fiberglass Light Pole - Quick Ship, Black Finish --- Top Cap ---		\$998.00	\$4,990.00
5	Discount 10% discount applied for returning customer - thank you for coming back!		(\$99.00)	(\$495.00)
1	FSH Free Shipping on 4 or more poles		\$0.00	\$0.00

NOTE

Middle Village CDD



Subtotal	\$4,495.00
Tax Total (%)	\$0.00
Total	\$4,495.00

DELIVERY INFORMATION: Lightmart and its freight carriers do not unload products. Unloading is the sole responsibility of the recipient and/or customer and recipient and/or customer is required to provide all necessary equipment and/or manpower at the time of delivery.

DELIVERY CLAIMS: Claims must be made within 7 days of delivery to avoid claim denial. Please make sure all items are received in good condition and that there is no concealed damage prior to signing for the delivery. Notation of damage must be made on the carrier's delivery document.

RETURNS: New products with their packaging intact may be returned at customer's expense only if you notify us in writing within 14 days of receipt of product and you obtain a Return Authorization number. A minimum restocking fee of 25% will apply to all returns. All poles, brackets, and custom or built-to-order products are **NON-RETURNABLE** and **NON-REFUNDABLE**.

Code to: split

Double Branch Repair and Replacement

034.600.538.621 (\$1,798.00)

Middle Village Repair and Replacements

34-600-538-64000 (\$2,697.00)



SO172813



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 #	CS227856
ORDER #	CS238239
DATE	05/06/26
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 PRIORITY PICK	WRITTEN BY LARRY HORNE(194)	ORDER DATE 05/06/26
CUSTOMER RELEASE NUMBER	FREIGHT TERMS 02 IN/OUTBOUND	PAYMENT TERMS NET 30 DAYS	DUE DATE 06/05/26
JOB / SHIP-TO NAME OAKLEAF VILLAGE PKWY	PURCHASING AGENT	CONTACT JAY SORIANO	PHONE 904-342-1441

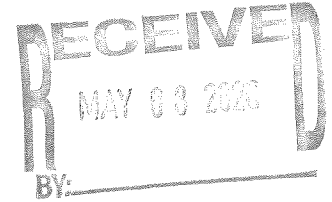
LN#	PRODUCT	HM	DESCRIPTION	U/M	OPEN	PCK-QTY	SHQ-QTY	B/O	PRICE	EXTENSION
1	TAY-45-1002		R-0001-C 12/BX 2OZ #1 DPD REAGENT	EA R01-C	2	2	2	0	11.71	23.42
2	TAY-45-1003		R-0002-C 12/BX 2OZ #2 DPD REAGENT	EA R01-C	2	2	2	0	11.72	23.44
3	TAY-45-1019		R-0004-C 12/BX 2OZ PH INDICATOR SOLUTION	EA R01-C	2	2	2	0	8.48	16.96
4	TAY-45-1099		9191 .75OZ CALIBRATED BOTTLE W/ DISPENSER CAP F/ CYA TEST	EA R01-B	2	2	2	0	3.86	7.72
	ALT-9191									
5	HPP-201-2018		HH1506 STANDARD DEBRIS BAG	EA B-10-B	2	2	2	0	39.30	78.60
6	HPP-201-2045		HH1510 WHITE VOLCANO ULTRA FINE BAG	EA A-01-D	2	2	2	0	39.30	78.60

Code to: 50/50 split

Double Branch Repair and Replacement
034.600.538.621

Middle Village Repair and Replacements

34-600-538-64000



\$114.37

___ PLACARDS SUPPLIED-YES ___ NO ___ REFUSED ___

MERCHANDISE TOTAL	DISCOUNTS	MISC CHARGES	SALES TAX	INBOUND FREIGHT	OUTBOUND FREIGHT	DEPOSIT AMOUNT	DEPOSIT APPLIED	INVOICE TOTAL
228.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	228.74

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#: CS227856 Invoice Date: 05/06/26 Invoice Amount: \$228.74

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

INVOICE

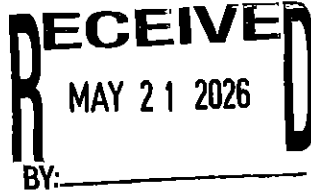
Allways Improving LLC dba
Fitness Pro
1400 Village Square Blvd #3-293
Tallahassee, FL 32312

tracy@wearefitnesspro.com
+1 (850) 523-8882
www.wearefitnesspro.com



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

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



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

Invoice details

Invoice no.: 277989
Terms: Net 15
Invoice date: 05/08/2026
Due date: 05/23/2026

Code to:

Double Branch Repair/Replacement

34.600.53800.6200

#	Product or service	SKU	Description	Qty	Rate	Amount
1.			SERVICE REQUEST 47118 - REPAIRS IDENTIFIED DURING DECEMBER PREVENTATIVE MAINTENANCE (STAIRMASTER)			
2.	1. CS Return Labor with Contract/Purchase		Estimated Labor - Tech replaced power cord. Unit functions but bearings are breaking down and loud. Awaiting approval to replace stair tread bearing.	1	\$95.00	\$95.00
3.	2a. Parts		Parts for Repair: POWER SUPPLY, 90-260VAC/12VDC 5A MIN	1	\$179.02	\$179.02
4.	2a. Parts		Parts for Repair: ADAPTOR, CORD LINE, NEMA 5-15	1	\$71.56	\$71.56
5.	2b. Shipping/ Handling		Shipping and Handling Estimate:	1	\$21.45	\$21.45
6.			Service Request Details/Notes: 2. Stairmaster SM5285L19430120 customer reported power and motor control fault, tech could not recreate fault. tech found power supply cable loose and possibly causing intermittent power issues and fault codes. Should replace power supply.			

Total

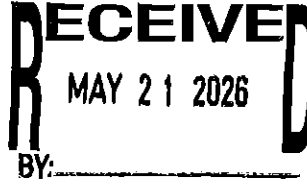
\$367.03

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

Invoice

Invoice #: 2597
Invoice Date: 5/14/26
Due Date: 5/14/26
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		616.98	616.98
Code to: Double Branch Repair/Replacement 34.600.53800.6200			
Total			\$616.98
Payments/Credits			\$0.00
Balance Due			\$616.98

MAINTENANCE BILLABLE PURCHASES

Period Ending 5/05/26

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
DB				
DOUBLE BRANCH				
OAKLEAF	4/9/26	10x1-3/16 Anchors	11.28	T.C.
	4/9/26	10pc Oscillating Blade Assortment	20.11	T.C.
	4/9/26	#6x5/8 Screws 25pc	6.00	T.C.
	4/9/26	Shockwave 12" Mag Bit Holder	6.30	T.C.
	4/9/26	3/8x12 Blt 1 pc	10.34	T.C.
	4/16/26	Pine Sol	25.84	T.C.
	4/16/26	Bleach	11.18	T.C.
	4/20/26	QEP Tile File	11.49	J.S.
	4/20/26	JB Weld Epoxy	4.01	J.S.
	4/23/26	7 Day Outdoor WiFi Timer (2)	122.71	J.S.
	4/23/26	3" S Hook (4)	20.01	T.C.
	4/29/26	9 Gal Clear Toughlote (2)	29.85	J.S.
	4/29/26	18 Qt Stacker Box (2)	22.95	J.S.
	4/29/26	Ryobi 40v Leaf Blower	110.54	J.S.
	4/29/26	6.5 Qt Black Tough Tote (3)	10.28	J.S.
	4/29/26	1/2x24x4 PVC Veranda Sheet	22.97	T.C.
	4/29/26	Pelican Liners	2.74	T.C.
	4/29/26	Avanti Pro 4-1/2 Carbide Wheel	6.31	T.C.
	4/29/26	4x3/8 Shedless Knif 6pk	13.04	T.C.
	4/29/26	Pinesol	25.84	T.C.
	4/30/26	Gas for Equipment	75.00	T.C.
	5/4/26	Painters Touch Gloss Green (2)	16.05	T.C.
	5/4/26	Slops Rust Gloss Green (2)	16.05	T.C.
	5/4/26	Bondo Original Filler	10.34	T.C.
	5/4/26	Anvil Stiff Scraper 3IN	5.74	T.C.
		TOTAL	<u>\$616.98</u>	

K&B Concrete Service LLC
 217 Pamela Street, Interlachen, Florida
 Lic#17000236386 Ins#172322-78495894-17
 Phone# (850)370-0560
 Email-ksuggs1970@gmail.com

Quote / Invoice

Date	Invoice#
5/14/26	514

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

RECEIVED

MAY 21 2026

BY: _____

P.O. No.	Terms	Project
	Due on receipt	

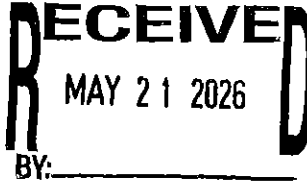
Description	Qty	Rate	Amount
Putting up brick on pier at "Athletic Center" Labor, quick set mortar, and type M mortar to fill joints. total:\$3500.00 Code to: Double Branch Repair/Replacement 34.600.53800.6200			\$3500.00
		Total	\$3,500.00
		Payments/Credits	\$0.00

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

Invoice

Invoice #: 395
Invoice Date: 5/15/2026
Due Date: 5/15/2026
Case:
P.O. Number:

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



Description	Hours/Qty	Rate	Amount
Pressure Washing Services - May 2026 Pressure washed lattice-top fence on main road.		7,164.00	7,164.00

Code to:

Double Branch Repair/Replacement
34.600.53800.6200

Total \$7,164.00

Payments/Credits \$0.00

Balance Due \$7,164.00

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

Service Detail

Bill To: Double Branch CDD

Invoice Date: 6/14/26

Due Date: Upon Receipt

Amount Due: \$ 7,164.00

<u>Date</u>	<u>Description</u>	<u>Amount</u>
	Pressure washed lattice top fence on main road	\$7,164.00

Hot Water and Chemical Treatment to remove dirt, mildew, and algae.

TOTAL AMOUNT DUE: **\$7,164.00**

Should you have any questions, please contact Rich Gray @ (804) 759-8880
or rgray@msnf.com

Remit Payment

FOURTH ORDER OF BUSINESS

RESOLUTION 2026-03
[FY 2027 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DOUBLE BRANCH COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Double Branch Community Development District (“**District**”) prior to June 15, 2026, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DOUBLE BRANCH COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: August 10, 2026
TIME: 6:00 PM
LOCATION: Plantation Oaks Amenity Center
845 Oakleaf Plantation Parkway
Orange Park, Florida 32065

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, Florida Statutes.

4. **SEVERABILITY; EFFECTIVE DATE.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 8TH DAY OF JUNE, 2026.

ATTEST:

DOUBLE BRANCH COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A

Proposed Budget

Double Branch

Community Development District

*Proposed Budget
FY 2027*

Presented by:



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2-3	<u>Narratives</u>
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13	<u>Assessment Allocation</u>
14	<u>Capital Reserve Fund</u>
15	<u>Exhibit A</u>

Double Branch

Community Development District

Proposed Budget General Fund

Description	Adopted Budget FY 2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessments - Tax Roll	\$ 184,126	\$ 181,317	\$ 2,806	\$ 184,123	\$ 196,702
Interest income	4,500	3,158	1,000	4,158	3,500
TOTAL REVENUES	\$ 188,626	\$ 184,475	\$ 3,806	\$ 188,281	\$ 200,202
EXPENDITURES:					
Administrative					
Supervisor Fees	\$ 12,000	\$ 7,000	\$ 5,000	\$ 12,000	\$ 12,000
FICA Expense	918	536	383	918	918
Engineering	5,000	7,169	5,500	12,669	13,000
Arbitrage Rebate	700	700	-	700	700
Dissemination	1,888	1,101	786	1,888	2,020
Assessment Roll Administration	9,688	9,688	-	9,688	10,270
Attorney	42,000	12,637	15,000	27,637	37,000
Annual Audit	5,600	5,700	-	5,700	5,700
Trustee Fees	8,900	11,678	-	11,678	12,000
Management Fees	76,509	44,630	31,878	76,509	81,099
Information Technology	2,527	1,474	1,053	2,527	2,679
Telephone	600	188	412	600	600
Postage	2,000	153	1,847	2,000	2,000
Printing	2,500	412	2,088	2,500	2,500
Insurance General Liability	11,552	10,268	-	10,268	11,295
Legal Advertising	2,800	610	2,190	2,800	2,800
Office Supplies	200	4	196	200	200
Website Maintenance	2,949	1,720	1,229	2,949	3,126
Dues, Licenses & Subscriptions	175	175	-	175	175
Other Current Charges	120	-	120	120	120
TOTAL ADMINISTRATIVE	\$ 188,626	\$ 115,843	\$ 67,683	\$ 183,525	\$ 200,202
TOTAL EXPENDITURES	\$ 188,626	\$ 115,843	\$ 67,683	\$ 183,525	\$ 200,202
Other Sources/(Uses)					
Interfund Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 68,633	\$ (63,877)	\$ 4,755	\$ -

Double Branch
Community Development District
Budget Narrative General Fund
Fiscal Year 2027

REVENUES

Special Assessments - Tax Roll

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

Interest

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

Expenditures - Administrative

Supervisors Fees

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

FICA Taxes

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

Engineering

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

Arbitrage Rebate

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

Dissemination Agent

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

Vendor	Description	Monthly	Annual
GMS	Dissemination Agent	\$ 160	\$ 1,920
Disclosure Services	Revised Amortization Schedules		100
	Total		\$ 2,020

Assessment Roll Administration

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

Attorney

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

Annual Audit

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

Trustee Fees

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

Double Branch
Community Development District
Budget Narrative General Fund
Fiscal Year 2027

Expenditures - Administrative (continued)
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Management Fees

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

Information Technology

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

Telephone

Internet and Wi-Fi service for Office.

Postage

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

Printing

Costs associated with the printing and reproduction of agenda packages, financial reports, and other District materials.

Insurance General Liability

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

Legal Advertising

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

Office Supplies

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

Website Maintenance

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

Dues, Licenses & Subscriptions

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

Other Current Charges

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

Double Branch
Community Development District
Proposed Budget
Recreation Fund

Description	Adopted Budget FY 2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessments - Tax Roll	\$ 2,118,723	\$ 2,086,404	\$ 32,283	\$ 2,118,688	\$ 2,088,306
Interest income	25,000	30,100	5,000	35,100	25,000
Amenities Revenue/Miscellaneous	25,000	18,613	8,000	26,613	25,000
Sports Revenue	20,000	11,000	8,000	19,000	20,000
TOTAL REVENUES	\$ 2,188,723	\$ 2,146,118	\$ 53,283	\$ 2,199,401	\$ 2,158,306
EXPENDITURES:					
Administrative					
Management Fees - On Site Staff	\$ 245,615	\$ 143,275	\$ 102,339	\$ 245,615	\$ 257,895
Insurance	127,990	91,669	-	91,669	91,669
Other Current Charges	3,500	1,897	1,603	3,500	3,500
Permit Fees	1,625	638	987	1,625	1,625
TOTAL ADMINISTRATIVE	\$ 378,730	\$ 237,479	\$ 104,930	\$ 342,409	\$ 354,689
Operations & Maintenance					
Maintenance					
Security	\$ 111,280	\$ 66,721	\$ 44,559	\$ 111,280	\$ 115,731
Security - Clay County Off-Duty Sheriff	47,304	17,104	30,200	47,304	50,615
Water - Irrigation	17,000	9,268	7,731	17,000	18,520
Irrigation Maintenance	5,000	18,618	5,000	23,618	15,000
Streetlighting	29,640	16,562	13,078	29,640	29,640
Electric	43,800	22,470	21,330	43,800	43,800
Landscape Maintenance	487,134	284,161	202,972	487,134	501,748
Common Area Maintenance	82,500	36,944	45,556	82,500	87,450
Lake Maintenance	31,000	18,390	12,610	31,000	31,000
Capital Reserve	360,024	-	360,024	360,024	279,350
TOTAL MAINTENANCE	\$ 1,214,681	\$ 490,239	\$ 743,060	\$ 1,233,299	\$ 1,172,854
Recreation Facility					
Amenity Staff	\$ 165,840	\$ 70,978	\$ 94,862	\$ 165,840	\$ 180,000
Refuse Services	20,000	16,442	13,000	29,442	30,000
Telephone	8,400	3,657	4,743	8,400	8,400
Electric	34,800	18,637	16,163	34,800	36,600
Cable	11,280	6,821	4,500	11,321	12,600
Pool Maintenance	43,200	24,607	18,593	43,200	43,200
Water/Sewer/Reclaim	53,280	30,409	22,871	53,280	51,480
Facility Maintenance - General	82,500	37,816	44,684	82,500	87,450
Facility Maintenance - Preventative	10,000	2,265	7,735	10,000	10,000
Facility Maintenance - Contingency	45,000	20,886	24,114	45,000	45,000
Lighting Repairs	10,500	3,082	7,418	10,500	10,500
Special Events	10,700	3,181	8,000	11,181	12,000
Office Supplies & Equipment	1,400	658	742	1,400	1,400
Janitorial	74,412	43,456	30,956	74,412	78,133
Recreation Passes	4,000	1,559	2,441	4,000	4,000
Multiuse Field	20,000	-	20,000	20,000	20,000
TOTAL RECREATION FACILITY	\$ 595,312	\$ 284,455	\$ 320,822	\$ 605,276	\$ 630,763
TOTAL EXPENDITURES	\$ 2,188,723	\$ 1,012,173	\$ 1,168,812	\$ 2,180,984	\$ 2,158,306
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 1,133,945	\$(1,115,528)	\$ 18,417	\$ -

Double Branch
Community Development District
Budget Narrative Recreation Fund
Fiscal Year 2027

REVENUES

Special Assessments - Tax Roll

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

Interest Income

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

Amenities Revenue

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

Sports Revenues

These are estimated fees for programmed sports activities.

Expenditures - Administrative

Management Fees

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

Insurance

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

Other Current Charges

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

Permit Fees

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

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

Expenditures - Maintenance Common Area

Security

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

Description	Monthly	Annual
Security Contract	\$ 9,644	\$ 115,731

Clay County off Duty Security

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

Water - Irrigation

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

Account Number	Description	Monthly	Annual
83744906	2226 Pebblewood LA Apt 1	\$ 90	\$ 1,080
66042924	302 Oakleaf Village Parkway	20	240
61929298	3468 Worthington Oaks Drive Apt 1	20	240
86638010	3570 Silver Bluff Blvd Apt 1	1,300	15,600
60770057	563 Acornridge Lane Apt 1	30	360
	Contingency	83	1,000
	Total	\$ 1,543	\$ 18,520

Double Branch
Community Development District
Budget Narrative Recreation Fund
Fiscal Year 2027

Expenditures – Maintenance Common Area (continued)

Irrigation Maintenance

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

Street Lighting

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

Account Number	Description	Monthly	Annual
7332265	Oakleaf Village Center Outdoor	\$ 220	\$ 2,640
5379615	East Side of Brannanfield	2,200	26,400
	Contingency	50	600
	Total	\$ 2,470	\$ 29,640

Electric

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

Account Number	Description	Monthly	Annual
4995700	370 Oakleaf Village	\$ 1,200	\$ 14,400
4995718	370-1 Oakleaf Village Pkwy	500	6,000
5347943	3926-1 Plantation Oaks Blvd	100	1,200
5715289	1591 Canopy Oaks Dr - Irrigation	120	1,440
5774021	2971 Thorncrest Dr	50	600
6875140	373-1 Oakleaf Village Center	100	1,200
6912612	608-1 Oakleaf Village Pkwy	40	480
6912653	603-2 Oakleaf Village Pkwy	40	480
6912661	602-1 Oakleaf Village Pkwy	40	480
6912687	537-1 Oakleaf Village Pkwy	40	480
6912695	529-1 Oakleaf Village Pkwy	40	480
6912703	3925-1 Plantation Oaks Blvd	40	480
6912729	3860-1 Plantation Oaks Blvd	40	480
6912737	3859-1 Plantation Oaks Blvd	40	480
6912752	3805-1 Plantation Oaks Blvd	40	480
6912760	3800-1 Plantation Oaks Blvd	40	480
6912778	3306-1 Village Oaks Lane	40	480
6912786	465-1 Oakleaf Village Pkwy	40	480
6912810	3801-1 Plantation Oaks Blvd	40	480
6912828	728-1 Bellshire Drive	40	480
6912836	721-1 Bellshire Lane	40	480
6912869	715-1 Wakemount Drive	40	480
6912877	3219-1 Stonebrier Ridge Drive	40	480
6912893	576-1 Wakemount Drive	40	480
6912901	507-1 Millstone Drive	40	480
6912919	498-1 Millstone Drive	40	480
6912927	3442-1 Worthington Oaks Drive	40	480
6912943	309-1 Oakleaf Village Pkwy	40	480
6912950	373-2 Oakleaf Village Pkwy	40	480
9194375	308-1 Oakleaf Village Pkwy	40	480
6912976	358-2 Oakleaf Village Pkwy	40	480
7131527	3206-1 Silver Bluff Blvd	40	480
7332257	3168 Stonebrier Ridge	450	5,400
8684243	571 Oakleaf Village Pkwy	40	480
	Contingency	50	600
	Total	\$ 3,650	\$ 43,800

Landscape Maintenance

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

Description	Monthly	Annual
Contract-Common Area	\$ 41,812	\$ 501,748

Double Branch
Community Development District
Budget Narrative Recreation Fund
Fiscal Year 2027

Expenditures – Maintenance Common Area (continued)

Common Area Maintenance

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

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

Lake Maintenance

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

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

Capital Reserve

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

Expenditures – Recreation Facility

Amenity Staff

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

Refuse Service

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

Telephone

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

Description	Monthly	Annual
AT&T	\$ 650	\$ 7,800
Contingency	50	600
Total	\$ 700	\$ 8,400

Electric

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

Account Number	Description	Monthly	Annual
5217088	370 Oakleaf Village Pkwy	\$ 2,200	\$ 26,400
8763369	382 Oakleaf Village Pkwy	800	9,600
	Contingency	50	600
	Total	\$ 3,050	\$ 36,600

Cable/Internet

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

Description	Monthly	Annual
Facility Center	\$ 450	\$ 5,400
Fitness	550	6,600
Contingency	50	600
Total	\$ 1,050	\$ 12,600

Double Branch
Community Development District
Budget Narrative Recreation Fund
Fiscal Year 2027

Expenditures – Recreation Facility (continued)

Pool Maintenance

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

Description	Monthly	Annual
Pool Maintenance	\$ 3,500	\$ 42,000
Contingency	100	1,200
Total	\$ 3,600	\$ 43,200

Water /Sewer/Reclaim

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

Account Number	Description	Monthly	Annual
76832466	370 Oakleaf Village Parkway - Water	\$ 900	\$ 10,800
76832466	370 Oakleaf Village Parkway - Sewer	450	5,400
80532813	370 Oakleaf Village Parkway - Pool	300	3,600
Fire Sprinkler	371 Oakleaf Village Parkway - Sprinkler	50	600
	Total JEA	\$ 1,700	\$ 20,400
A00010662	566-1 Oakleaf Village Parkway	800	9,600
A00009982	716-1 Wakemont Drive Reclaim	250	3,000
A00011147	3178-1 Wandering Oaks Drive	50	600
A00011148	1505-1 Canopy Oaks Drive R	200	2,400
A00011149	1591-1 Canopy Oaks Drive R	800	9,600
A00011157	3701-1 Thousand Oaks Drive	40	480
A00011158	3713-1 Thousand Oaks Drive	150	1,800
A00011159	1940-1 Woodworth Drive Reclaim	40	480
A00011160	3659-1 Thousand Oaks Drive	40	480
A00011246	603-1 Waterford Oaks Drive	40	480
A00013929	1422-1 Bitterberry Drive Reclaim	40	480
A00013930	1206-1 Bedrock Drive Reclaim	40	480
	Total CCUA	\$ 2,490	\$ 29,880
	Contingency	100	1,200
	Total	\$ 4,290	\$ 51,480

Facility Maintenance – General

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

Facility Maintenance - Preventative

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

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

Facility Maintenance – Contingency

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

Lighting Repairs

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

Special Events

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

Double Branch
Community Development District
Budget Narrative Recreation Fund
Fiscal Year 2027

Expenditures – Recreation Facility (continued)

Office Supplies & Equipment

Represents estimated cost for office supplies for the Amenity Center.

Janitorial Services

The District has contracted with Riverside Management to provide janitorial services to the District.

Description	Monthly	Annual
Janitorial Contract	\$ 6,511	\$ 78,133

Recreation Passes

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

Multiuse Field

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

Double Branch

Community Development District

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

Description	Adopted Budget FY 2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessments - Tax Roll	\$ 1,976,742	\$ 1,931,984	\$ 29,894	\$ 1,961,878	\$ 1,961,888
Special Assessments - Prepayments	-	5,148	-	5,148	-
Interest Earnings	10,000	59,874	15,000	74,874	10,000
Carry Forward Surplus ⁽¹⁾	983,859	1,000,566	-	1,000,566	1,088,216
TOTAL REVENUES	\$ 2,970,601	\$ 2,997,572	\$ 44,894	\$ 3,042,466	\$ 3,060,103
EXPENDITURES:					
Series 2013A-1					
Interest 11/1	\$ 271,388	\$ 271,388	\$ -	\$ 271,388	\$ 246,225
Interest 5/1	271,388	-	271,388	271,388	246,225
Principal 5/1	1,220,000	-	1,220,000	1,220,000	1,270,000
Series 2013A-2					
Interest 11/1	38,238	38,238	-	38,238	34,931
Interest 5/1	38,238	-	38,238	38,238	34,931
Principal 5/1	115,000	-	115,000	115,000	125,000
TOTAL EXPENDITURES	\$ 1,954,250	\$ 309,625	\$ 1,644,625	\$ 1,954,250	\$ 1,957,313
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 1,954,250	\$ 309,625	\$ 1,644,625	\$ 1,954,250	\$ 1,957,313
EXCESS REVENUES (EXPENDITURES)	\$ 1,016,351	\$ 2,687,947	\$(1,599,731)	\$ 1,088,216	\$ 1,102,791

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27
\$ 251,369

Double Branch
Community Development District
AMORTIZATION SCHEDULE

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

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	11,790,000			246,225	
05/01/27	11,790,000	4.125%	1,270,000	246,225	1,762,450
11/01/27	10,520,000			220,031	
05/01/28	10,520,000	4.125%	1,320,000	220,031	1,760,063
11/01/28	9,200,000			192,806	
05/01/29	9,200,000	4.125%	1,380,000	192,806	1,765,613
11/01/29	7,820,000			164,344	
05/01/30	7,820,000	4.125%	1,435,000	164,344	1,763,688
11/01/30	6,385,000			134,747	
05/01/31	6,385,000	4.125%	1,495,000	134,747	1,764,494
11/01/31	4,890,000			103,913	
05/01/32	4,890,000	4.250%	1,560,000	103,913	1,767,825
11/01/32	3,330,000			70,763	
05/01/33	3,330,000	4.250%	1,630,000	70,763	1,771,525
11/01/33	1,700,000			36,125	
05/01/34	1,700,000	4.250%	1,700,000	36,125	1,772,250
Total			\$ 11,790,000	\$ 2,337,906	\$ 14,127,906

Double Branch
Community Development District
AMORTIZATION SCHEDULE

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

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	1,215,000	5.750%		34,931	
05/01/27	1,215,000	5.750%	125,000	34,931	194,863
11/01/27	1,090,000	5.750%		31,338	
05/01/28	1,090,000	5.750%	130,000	31,338	192,675
11/01/28	960,000	5.750%		27,600	
05/01/29	960,000	5.750%	135,000	27,600	190,200
11/01/29	825,000	5.750%		23,719	
05/01/30	825,000	5.750%	145,000	23,719	192,438
11/01/30	680,000	5.750%		19,550	
05/01/31	680,000	5.750%	155,000	19,550	194,100
11/01/31	525,000	5.750%		15,094	
05/01/32	525,000	5.750%	165,000	15,094	195,188
11/01/32	360,000	5.750%		10,350	
05/01/33	360,000	5.750%	175,000	10,350	195,700
11/01/33	185,000	5.750%		5,319	
05/01/34	185,000	5.750%	185,000	5,319	195,638
Total			\$ 1,215,000	\$ 335,800	\$ 1,550,800

Double Branch
Community Development District
Non-Ad Valorem Assessments Comparison
2026-2027

Neighborhood	O&M Units	Bonds 2013 Units	Annual Maintenance Assessments				Annual Debt Assessments		
			FY 2027	FY 2026	Increase/ (decrease)		FY 2027	FY 2026	Increase/ (decrease)
Single Family	2205	2187	\$995.25	\$1,003.35	-\$8.10	-0.81%	\$877.91	\$877.91	\$0.00
Multi-Family	276	276	\$733.45	\$733.45	\$0.00	0.00%	\$605.49	\$605.49	\$0.00
Village Center Retail	8000	0	\$1.42	\$1.47	-\$0.04	-3.00%	\$0.00	\$0.00	\$0.00
Village Center Office	35000	0	\$0.64	\$0.66	-\$0.02	-3.00%	\$0.00	\$0.00	\$0.00
Total	45481	2463							

Double Branch
Community Development District
Proposed Budget
Capital Reserve Fund

Description	Adopted Budget FY 2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Interest Income	\$ 10,000	\$ 35,912	\$ 15,000	\$ 50,912	\$ 10,000
Transfer In - Capital Reserve	360,024	-	360,024	360,024	279,350
Transfer In - Multiuse Field	-	-	-	-	20,000
Carry Forward Balance	1,755,699	1,732,233	-	1,732,233	1,943,169
TOTAL REVENUES	\$ 2,125,723	\$ 1,768,145	\$ 375,024	\$ 2,143,169	\$ 2,252,519
EXPENDITURES:					
Capital Outlay					
Repairs & Replacements	\$ 250,000	\$ 111,865	\$ 88,135	\$ 200,000	\$ 250,000
Multiuse Field	-	-	-	-	20,000
TOTAL EXPENDITURES	\$ 250,000	\$ 111,865	\$ 88,135	\$ 200,000	\$ 270,000
Other Sources/(Uses)					
Transfer in/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 250,000	\$ 111,865	\$ 88,135	\$ 200,000	\$ 270,000
EXCESS REVENUES (EXPENDITURES)	\$ 1,875,723	\$ 1,656,280	\$ 286,889	\$ 1,943,169	\$ 1,982,519

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

Allocation of Operating Reserves	
Estimated Funds Available	
General Fund - Beginning Fund Balance - 10/1/25	\$ 130,591
Recreation Fund - Beginning Fund Balance - 10/1/25	983,772
Estimated General Excess Revenues - Fiscal Year 2026	4,755
Estimated Recreation Excess Revenues- Fiscal Year 2026	18,417
Total Estimated Operating Funds Available - 9/30/2026	<u>\$ 1,137,535</u>

Allocation of Funds Available	
General Fund Operating Reserve - First Quarter Operating Capital	\$ 50,051
Recreation Fund Operating Reserve - First Quarter Operating Capital	469,739
Total Reserve	<u>\$ 519,790</u>
Total Working Capital Surplus	<u>\$ 617,746</u>
Capital Reserve- Beginning Fund Balance - 10/1/25	\$ 1,732,233
Projected Capital Excess Revenues - Fiscal Year 2026	210,936
Total Estimated Reserve Funds Available - 9/30/26	<u>\$ 1,943,169</u>
Interest Earned	\$ 10,000
Recreation Fund Multiuse Field	20,000
Recreation Fund Reserve	279,350
Total Funding FY 2026	<u>\$ 309,350</u>
Capital Reserve Estimated Expenditure - 9/30/27	<u>\$ (270,000)</u>
Total Estimate Reserve Fund Balances - 9/30/27	<u>\$ 1,982,519</u>

FIFTH ORDER OF BUSINESS

D.

1.

Double Branch Community Development District (CDD)

370 OakLeaf Village Parkway, Orange Park, FL 32065

904-375-9285; manager@oakleafresidents.com

Memorandum

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

Community:

Special Events

- Report – Dive In at MV , Memorial day at pools, Out of school parties
- Upcoming – Live music poolside, Dive in (DB)
- Special Events “Marketing”

Aquatics

- summer schedule
- Swim Team has begun, 1st meet, meet schedule online
- Swim lesson/ registrations taking place
- Aqua Aerobics to begin - June

Amenity Usage

- *Total Facilities Usage – 7903*
- *Average daily usage – 255*

Card counts:

DB Owners	90
DB Renters	84
DB Replacements	17
DB Updated	23

Total cards printed: 427 (both districts)

Rentals

- 13 of 31 days rented in May , 3 of 4 weekends rented
- 21 Clubroom rentals, 2 patio rentals
- 30 tours (approx.32 hours)/ 64 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
- Maps and planning for off-season multi-use field repair

MAINTENANCE

- Replacement of multiple slings on pool furniture
- Hang multiple planter brackets at Amenity Center pools
- Diagnose IT problems with Fitness Center Computer
- Preventative maintenance performed on machines at Fitness Center
- Repair/reprogramming of credit card machines at front desks
- Preventative Maintenance on HVAC units at Clubhouse
- Coordinate tune up and oil change for all golf carts
- County inspections and walkthroughs completed on pools
- Coordinate repairs to tubing at Pool chemical areas
- Install new fans at Lifeguard break room
- Coordinate Replacement of plant at pots and baskets at Pool Decks
- Replace accessories/equipment on backboards at pools
- Install new lighting at Lifeguard break room
- Install shelving for dry chemicals at pool building
- 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 5/07 Nature's Hammock, Fall Creek, The Oaks, Cannon's Point, Pebble Creek, Silver Leaf, Oakbrook, and The Cottages completed 5/21

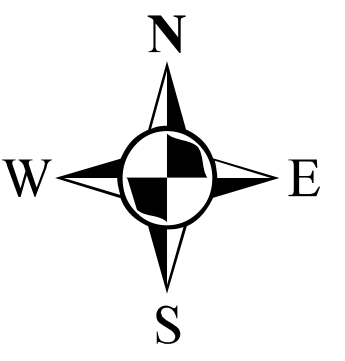
Landscaping

- Monthly report for May 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