

# *Double Branch*

*Community Development District*

*Approved Budget  
FY 2027*

*Presented by:*



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# Double Branch

## Community Development District

### Approved Budget General Fund

Description	Adopted Budget FY 2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Budget FY 2027
<b>REVENUES:</b>					
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
<b>TOTAL REVENUES</b>	<b>\$ 188,626</b>	<b>\$ 184,475</b>	<b>\$ 3,806</b>	<b>\$ 188,281</b>	<b>\$ 200,202</b>
<b>EXPENDITURES:</b>					
<b>Administrative</b>					
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
<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 188,626</b>	<b>\$ 115,843</b>	<b>\$ 67,683</b>	<b>\$ 183,525</b>	<b>\$ 200,202</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 188,626</b>	<b>\$ 115,843</b>	<b>\$ 67,683</b>	<b>\$ 183,525</b>	<b>\$ 200,202</b>
<b>Other Sources/(Uses)</b>					
Interfund Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ -</b>	<b>\$ 68,633</b>	<b>\$ (63,877)</b>	<b>\$ 4,755</b>	<b>\$ -</b>

**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.

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

**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**

<b>Expenditures - Administrative (continued)</b>
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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**  
**Approved Budget**  
**Recreation Fund**

Description	Adopted Budget FY 2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Budget FY 2027
<b>REVENUES:</b>					
Special Assessments - Tax Roll	\$ 2,118,723	\$ 2,086,404	\$ 32,283	\$ 2,118,688	\$ 2,106,083
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
<b>TOTAL REVENUES</b>	<b>\$ 2,188,723</b>	<b>\$ 2,146,118</b>	<b>\$ 53,283</b>	<b>\$ 2,199,401</b>	<b>\$ 2,176,083</b>
<b>EXPENDITURES:</b>					
<b>Administrative</b>					
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
<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 378,730</b>	<b>\$ 237,479</b>	<b>\$ 104,930</b>	<b>\$ 342,409</b>	<b>\$ 354,689</b>
<b>Operations &amp; Maintenance</b>					
<b>Maintenance</b>					
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	297,126
<b>TOTAL MAINTENANCE</b>	<b>\$ 1,214,681</b>	<b>\$ 490,239</b>	<b>\$ 743,060</b>	<b>\$ 1,233,299</b>	<b>\$ 1,190,630</b>
<b>Recreation Facility</b>					
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
<b>TOTAL RECREATION FACILITY</b>	<b>\$ 595,312</b>	<b>\$ 284,455</b>	<b>\$ 320,822</b>	<b>\$ 605,276</b>	<b>\$ 630,763</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 2,188,723</b>	<b>\$ 1,012,173</b>	<b>\$ 1,168,812</b>	<b>\$ 2,180,984</b>	<b>\$ 2,176,083</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ -</b>	<b>\$ 1,133,945</b>	<b>\$(1,115,528)</b>	<b>\$ 18,417</b>	<b>\$ -</b>

**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
<b>Total</b>	<b>\$ 1,625</b>

**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
	<b>Total</b>	<b>\$ 1,543</b>	<b>\$ 18,520</b>

**Double Branch**  
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**Fiscal Year 2027**

<b>Expenditures – Maintenance Common Area (continued)</b>
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**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
	<b>Total</b>	<b>\$ 2,470</b>	<b>\$ 29,640</b>

**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
	<b>Total</b>	<b>\$ 3,650</b>	<b>\$ 43,800</b>

**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

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**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
<b>Total</b>	<b>\$ 2,583</b>	<b>\$ 31,000</b>

**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
<b>Total</b>	<b>\$ 700</b>	<b>\$ 8,400</b>

**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
	<b>Total</b>	<b>\$ 3,050</b>	<b>\$ 36,600</b>

**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
<b>Total</b>	<b>\$ 1,050</b>	<b>\$ 12,600</b>

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

<b>Expenditures – Recreation Facility (continued)</b>
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**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
<b>Total</b>	<b>\$ 3,600</b>	<b>\$ 43,200</b>

**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
	<b>Total JEA</b>	<b>\$ 1,700</b>	<b>\$ 20,400</b>
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
	<b>Total CCUA</b>	<b>\$ 2,490</b>	<b>\$ 29,880</b>
	Contingency	100	1,200
	<b>Total</b>	<b>\$ 4,290</b>	<b>\$ 51,480</b>

**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
<b>Total</b>	<b>\$ 10,000</b>

**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.

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**Community Development District**  
**Budget Narrative Recreation Fund**  
**Fiscal Year 2027**

<b>Expenditures – Recreation Facility (continued)</b>
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**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.

<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
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

### Approved 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	Approved Budget FY 2027
<b>REVENUES:</b>					
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 <sup>(1)</sup>	983,859	1,000,566	-	1,000,566	1,088,216
<b>TOTAL REVENUES</b>	<b>\$ 2,970,601</b>	<b>\$ 2,997,572</b>	<b>\$ 44,894</b>	<b>\$ 3,042,466</b>	<b>\$ 3,060,103</b>
<b>EXPENDITURES:</b>					
<b>Series 2013A-1</b>					
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
<b>Series 2013A-2</b>					
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
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,954,250</b>	<b>\$ 309,625</b>	<b>\$ 1,644,625</b>	<b>\$ 1,954,250</b>	<b>\$ 1,957,313</b>
<b>Other Sources/(Uses)</b>					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,954,250</b>	<b>\$ 309,625</b>	<b>\$ 1,644,625</b>	<b>\$ 1,954,250</b>	<b>\$ 1,957,313</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 1,016,351</b>	<b>\$ 2,687,947</b>	<b>\$(1,599,731)</b>	<b>\$ 1,088,216</b>	<b>\$ 1,102,791</b>

<sup>(1)</sup> 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
<b>Total</b>			<b>\$ 11,790,000</b>	<b>\$ 2,337,906</b>	<b>\$ 14,127,906</b>

**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
<b>Total</b>			<b>\$ 1,215,000</b>	<b>\$ 335,800</b>	<b>\$ 1,550,800</b>

**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	<b>\$1,003.35</b>	\$1,003.35	<b>\$0.00</b>	<b>0%</b>	<b>\$877.91</b>	\$877.91	<b>\$0.00</b>
Multi-Family	276	276	<b>\$733.45</b>	\$733.45	<b>\$0.00</b>	<b>0%</b>	<b>\$605.49</b>	\$605.49	<b>\$0.00</b>
Village Center Retail	8000	0	<b>\$1.47</b>	\$1.47	<b>\$0.00</b>	<b>0%</b>	<b>\$0.00</b>	\$0.00	<b>\$0.00</b>
Village Center Office	35000	0	<b>\$0.66</b>	\$0.66	<b>\$0.00</b>	<b>0%</b>	<b>\$0.00</b>	\$0.00	<b>\$0.00</b>
<b>Total</b>	<b>45481</b>	<b>2463</b>							

**Double Branch**  
**Community Development District**  
**Approved Budget**  
**Capital Reserve Fund**

Description	Adopted Budget FY 2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Budget FY 2027
<b>REVENUES:</b>					
Interest Income	\$ 10,000	\$ 35,912	\$ 15,000	\$ 50,912	\$ 10,000
Transfer In - Capital Reserve	360,024	-	360,024	360,024	297,126
Transfer In - Multiuse Field	-	-	-	-	20,000
Carry Forward Balance	1,755,699	1,732,233	-	1,732,233	1,943,169
<b>TOTAL REVENUES</b>	<b>\$ 2,125,723</b>	<b>\$ 1,768,145</b>	<b>\$ 375,024</b>	<b>\$ 2,143,169</b>	<b>\$ 2,270,296</b>
<b>EXPENDITURES:</b>					
<b>Capital Outlay</b>					
Repairs & Replacements	\$ 250,000	\$ 111,865	\$ 88,135	\$ 200,000	\$ 250,000
Multiuse Field	-	-	-	-	20,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 250,000</b>	<b>\$ 111,865</b>	<b>\$ 88,135</b>	<b>\$ 200,000</b>	<b>\$ 270,000</b>
<b>Other Sources/(Uses)</b>					
Transfer in/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 250,000</b>	<b>\$ 111,865</b>	<b>\$ 88,135</b>	<b>\$ 200,000</b>	<b>\$ 270,000</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 1,875,723</b>	<b>\$ 1,656,280</b>	<b>\$ 286,889</b>	<b>\$ 1,943,169</b>	<b>\$ 2,000,296</b>

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

<b>Allocation of Operating Reserves</b>	
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
<b>Total Estimated Operating Funds Available - 9/30/2026</b>	<b><u>\$ 1,137,535</u></b>

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	297,126
Total Funding FY 2026	<u>\$ 327,126</u>
Capital Reserve Estimated Expenditure - 9/30/27	<u>\$ (270,000)</u>
Total Estimate Reserve Fund Balances - 9/30/27	<u>\$ 2,000,296</u>