DOUBLE BRANCH
Community Development District

AUGUST 10, 2026

AGENDA

Double Branch
Community Development District

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

August 3, 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, August 10, 2026 at 6:00 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 July 13, 2026 Meeting

   B. Financial Statements

   C. Assessment Receipts Schedule

   D. Check Register

IV. Acceptance of the Engagement Letter with Grau & Associates for the Fiscal Year 2026 Audit Report

V. Public Hearings for the Purpose of Adopting the Budget and Imposing Special Assessments for Fiscal Year 2027
   A. Consideration of Resolution 2026-04, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2027

   B. Consideration of Resolution 2026-05, Imposing Special Assessments and Certifying an Assessment Roll

VI. Update on Meter at 3168 Stonebriar

VII. Staff Reports
   A. District Counsel

   B. District Engineer – Acceptance of the Fiscal Year 2025 Engineer's Report (to be provided under separate cover)

   C. District Manager
      1. Discussion of the Fiscal Year 2027 Goals & Objectives

      2. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2027

   D. Operations Manager – Memorandum

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

IX. Next Scheduled Meeting – September 14, 2026 at 4:00 p.m. the Plantation Oaks Amenity Center

X. 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, **July 13, 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 *by phone*	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 *by phone*	District Counsel, Kutak Rock
Jay Soriano	GMS
Pong Lahn *by phone*	
Chalon Suchsland	VerdeGo
Kyle Miller	Sporting Jax Academy
Matt Hollyoak	Sporting Jax Academy

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Giles called the meeting to order at 4:00 p.m. Four Supervisors were present in person constituting a quorum and one Supervisor joined by phone.

SECOND ORDER OF BUSINESS **Audience Comments (Limited to three minutes)**

Ms. Giles stated item two on the agenda is audience comments. Copies of the agenda are on the table for those that wish to follow along. At this time, the Board invites any member of the public in attendance to speak on any item listed on the agenda. There's also a place towards the end of the meeting for comments that are not referencing items on the agenda. If you have a comment, please state your name for the record. And also, as a reminder, this District has adopted Resolution 2013-11, the public's opportunity to be heard. It states individuals wishing to make public comments are limited to three minutes per person. Is there anyone at this time that has public comments for items at the top of the agenda?

THIRD ORDER OF BUSINESS Approval of Consent Agenda

A. Minutes of the June 8, 2026 Meeting

Ms. Giles stated item three on the agenda is approval of the consent agenda items. On page seven is the minutes of the June 8, 2026 meeting. Unless there's any comments or corrections, I just look for a motion to approve it.

On MOTION by Mr. Horton, seconded by Mr. Thomas all in favor, the Minutes of the June 8, 2026 Board of Supervisors Meeting, were approved.

B. Financial Statements

C. Assessment Receipts Schedule

D. Check Register

Ms. Giles stated on page 35 is the financial statements as of May 31, 2026. It's followed by the assessment receipt schedule showing we're 99% collected. And on page 49 is the check register for the month of June in the amount of $151,368.79. Unless there's any comments or corrections for the check register, I just look for a motion to approve it.

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

FOURTH ORDER OF BUSINESS Update on Meter at 3168 Stonebriar

Ms. Giles stated item four on the agenda, Jay, is an update on the meter at 3168 Stonebriar. Any updates on that?

Mr. Soriano stated No. I've talked to both Clay Electric and CUA. Both of them have sent us stuff on updating meters. Some of the meters we don't even pay for anymore. Some of them are on record for back when you first developed the place, but I would like an updated list from them.

But at the moment, I don't have an update. They haven't had me out here. We have a ton of meters that we do actually pay for, but most are shut off that we keep running because we may want to add to them. But I see those running regularly. Not this one. This one was one where we have an abnormal amount in there.

FIFTH ORDER OF BUSINESS **Discussion of the Fiscal Year 2027 Budget**

Ms. Giles stated the next item on the agenda is item five, discussion of FY 2027 approved budget. Your budget adoption is set for the public hearing at August 10, 2026. The budget starts on page 122. But, also on page 136, you can see that side by side comparison of FY 2026 to FY 2027, showing that the budget is flat for the residents. This is on the agenda just to give the Board the opportunity for any discussion before we go into the public hearing. Any comments from the Board? Cindy, anything?

Ms. Nelsen stated I don't have anything.

SIXTH ORDER OF BUSINESS **Ratification of Addendum to Landscape and Irrigation Maintenance Agreement with VerdeGo**

Ms. Giles stated on page 140 is item six, ratification of the addendum to landscape and irrigation maintenance agreement with VerdeGo. This was approved at the last meeting. It also is in line with your budget. Anytime we sign an agreement in between meetings, we just bring it back to the Board for ratification. Unless there's any comments or questions, I just look for a motion to ratify the addendum with VerdeGo.

On MOTION by Mr. Lanier, seconded by Mr. Horton, with all in favor, the Addendum to Landscape and Irrigation Maintenance Agreement with VerdeGo, was ratified.

SEVENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel

Ms. Giles stated item seven on the agenda is staff reports. And we'll start with District counsel.

Mr. Eckert stated yeah, I just a brief legislative report. The bill providing for recall of CDD Supervisors was signed by the governor, so that is effective. Also, the electronic payment request requirement that we have to accept payments online in an electronic form, that was also signed by the governor. But surprisingly enough, the governor did veto the sovereign community limit increases. That shouldn't have an effect on your insurance rates this year, but we do expect to see it coming back next year. That's about it. It's been relatively quiet for our office, but happy to answer any questions.

B. District Engineer – Acceptance of the Fiscal Year 2025 Engineer's Report

Ms. Giles stated next on the agenda is District Engineer. Pong, any updates on the annual engineers report?

Mr. Lahn stated no, we don't have any updates on that.

C. District Manager

Ms. Giles stated District manager, I don't have anything. Go ahead, Tom.

Mr. Horton asked where is the report?

Ms. Giles stated they're working on it, I think. I think Mike Williams was out of office for a week and it's on the schedule in August to be finalized. Is that right, Jay?

Mr. Soriano stated that's what they mentioned in the last meeting.

Ms. Giles stated District manager, I don't have any updates for the Board today.

D. Operations Manager – Memorandum

Ms. Giles stated we'll move on to the operations manager report and it's on page 144.

Mr. Soriano stated we've had a couple of events since I saw you guys last. We are actually moving back to your side this next month with live music and our movie at the pools. We do have one of each left and then we'll start to get into our off season. Kids start school, I believe, the 10th or 11th is the first day. We have our back to school party and that's Sunday right before. We only have a few more weeks left. I mentioned the last couple of meetings that we get a rush at the beginning of the season and we've seen a high number of people at both pools, especially this side. But then after the Fourth of July, it slows down from there. Everybody gets their last minute vacations in. We also have a drop off on things like swim team and even our events. We stay with events in July just because it's usually busy out to the Fourth of July. As we get back into school, our schedule does drop and changes back to that school time schedule where we alternate days and then eventually slow down to where it's just weekends by the time we get to October and then that'll be the end of our season. Moving on, you will see our rentals stay busy and then that's our cards for this month at 632 new cards for the month of people moving in. This summer I got a lot less. I think people realize we are pretty serious about making sure we track everybody who comes in, who's using their cards, who's correctly labeled in the house. I only got a few emails and questions here and there, hoping that I can break or bend rules so that people didn't have to change their IDs from the last house they lived at. But for the most part, I think everybody's got a good understanding of how and why we use that access system. Especially when you saw the amount of people at our pools this summer. Onto the maintenance side, our siding work is complete. If you've been out there, you'll see a big amount of work that was done for the two acres that we talked about last time. But then Chalon is also, you've completed all the extra side working. If you notice there's some patches here and there. That's the contracted amount to that you can already have included in your annual amount. We've used up everything. We are keeping the snow fencing up until soccer is pretty much ready to start so we can get as much good growth out of that as possible.

Mr. Lanier asked are we also hitting in front of the concession stand?

Mr. Soriano stated so that would be extra now. We're pretty much done. We went through and picked out the worst spots. That's a pretty bad spot. But we were looking at those worst spots that we could get to at first. Even with planning with the other company that Chalon brought in, that was the hard part because they like to do straight lines. They did work with us to bend and move around because the hard part about that is when you just stick to the straight lines, we're doing two acres, it also means we dig out some good grass. They did move and bend around areas and get that siding to stretch as far as possible. But at this moment, we're done. Unless we're willing to pay for some extra.

Mr. Thomas asked will it be set in or be ready by August because that’s when practices start.

Mr. Soriano stated it should be. It's rooting pretty good. And with this rain, it should be good.

Mr. Thomas stated if we did anything extra now.

Mr. Soriano stated oh, extra. It depends on our temperature and our growth. We have four weeks.

Mr. Thomas stated push that out until next year.

Mr. Horton stated this is the patches of weed and some of the new sod.

Mr. Soriano stated we haven't started cutting or doing anything yet. You haven't sprayed yet either. I think we were just trying to make sure everything rooted before they go on and do that. But that's where once they start the maintenance side, that'll all get knocked down.

Ms. Suchsland stated all we can do right now is the insecticide to keep it healthy. They did do a light fertilization on it. When the temperature drops down, then we can do the agronomic program for the weeds.

Mr. Thomas asked are you happy with how it’s settling in?

Ms. Suchsland stated yes, I am.

Mr. Thomas stated If you’re happy, I’m happy.

Ms. Suchsland stated Great. I love to hear that you’re happy, Scott.

Mr. Soriano stated just to update, we are finished on the entry signage. If you saw the micro cement, it's basically the same sand paint that we use on the tennis courts. It applies to the bottom of the bases. If you've been by. That column there is completely done. I do have products for lighting that's got to go back up at the waterfall that we finished adding on there. We just haven't been able to get to that because how busy we are in pools and the playgrounds right now for summertime. I just haven't been able to catch up to some of those projects. But you should see those going out soon. And then the discussion of further sign updates was really just to let you guys know, the money that we were setting aside for sprigging that we've now put towards sod instead. I mentioned that last time. We had quite a few years that added up to about $110,000, $120,000. That was set aside on a line. Almost everything that we save every year gets pushed off into capital. I guess this did not. That capital amount I showed you at the last meeting when we voted on spending the $107,000, we were going to take out of capital, that's just going to come out of that line. You want to look at it like found money that's yours. But that wasn't included in the capital already. It was nice that we were able to use that from that sprigging line. With that being said, I did want to bring back a project that I mentioned before, which was the signs. This is an update that I think everybody would appreciate is our old signs. We do update and touch up painting here and there. But as I mentioned, if you want to look at the new signs, we do have a lot of these large yellow signs everywhere. I think this is something you guys should revisit. I know it was set aside because we were talking about spending anywhere from $20,000, $30,000, $40,000 is where it started off and then we spent $107,000 on grass out on the field. We put this to the side, but I do think it's something you guys may want to revisit.

Mr. Lanier asked are the signs in the budget as far as capital?

Mr. Soriano stated yeah. This is something that's in there that a large purchase of the signs wasn't spelled out in your capital improvement plan. That part is a little different. What they did was put in small amounts, like cycles you'd spend every year, so that would be higher than his planning. This wasn't new signs, but we also wouldn't be doing anything like he put aside money for redoing the brick, things like that. I don't know that any of that is needed. That's thousands and thousands of dollars that you spend on just cutting out the mortar and putting new mortar in. It does make it look good when things are really falling apart and crumbling. They're not that old yet.

Mr. Lanier stated you would just do want to order all the signs at one time?

Mr. Soriano stated no. That's really up to you. My original plan when I brought this to you a couple months ago, was to do three at a time, four at a time. But you have a lot of these signs out there.

Mr. Lanier asked it wouldn't be our guys doing it now?

Mr. Soriano stated no, this company is the one that did your, well, they've done a lot of your signs. I suppose the lettering on the big column that you come into the Amenity Center, they did that and they did your big Oakleaf letters on the waterfall. This is the same thing. They've done a good job for us so far, giving us good pricing, so I did stick with them on this.

Mr. Horton asked is it worth our money to do that now? Or I suppose maybe next year.

Mr. Soriano stated you don't have to do it. I don't know that the signs are that bad or I'd say I definitely think this is your next project. I just know it got pushed off because of our priority was the soccer field at the time. Since that money is not coming out of the same capital amount. That's why I'm bringing it back to you.

Mr. Lanier stated I'd like to have it done, but I'm going along your lines of thinking, Tom, that you just put out this expenditure. Maybe it's time to just sit back for a few months at least.

Mr. Soriano stated even if you wanted to wait till the next fiscal year starts in October.

Mr. Lanier stated I would recommend bringing it up then.

Mr. Soriano stated I'll bring it back then. Outside of that, unless there's any questions, that was it for my report.

Mr. Thomas asked so we will bring that back up in October?

Mr. Soriano stated yeah. I do have one issue that I would like to bring to you guys. It's not anything on the maintenance side. It is a disciplinary issue. We did have a gentleman that we trespassed. Actually, one of our few trespasses. We've had one at each side this summer. All in all, I’m pretty happy. As hot as it's been, usually I see more problematic issues when the heat is as high as it's been. This wasn't that bad. This actually is not a bad situation. I'll give you a short version. This gentleman came in and he brought some children with him. He gave us the wrong names. Questioning it, the guards, would think you should know your kids names. He just uses a different name. The paperwork was all done with his official name and this guy's a junior, he calls him by a completely different name. And he didn't think about it, but the guards told him he'll need to fix that at the fitness center. He complained that he has before, and everybody knows him there. He got upset, showed his bad side, decided to cuss a little bit at the staff there and then also told them that he was just going to go in, he didn't care what they said. He went in, took his kids swimming, and the guards did tell him that if he doesn't follow the rules or do what they're asking, they're asking him to leave. If he doesn't want to leave, he's going to have him trespassed. He just continued to cuss and show his angry side and stayed until the cops showed up. And then the cops, he got angry at them also. Not that he doesn't believe that they don't have the right to kick him out but because this was his kid, he's just using the wrong name. And if you look through the paperwork, you can figure out this was his kid. He felt he was in the right, so he got upset at the cops too to where he was yelling and cussing at them. They had no problem trespassing him. In fact, they told me they would have been happy if they could do a little more to him. But we did get that one trespassed, where I've been upset at some others that have been a lot worse and we haven't gotten support from CCSO. This gentleman did get trespassed, but he did contact me because he did believe it was a misunderstanding, mostly on the guard's part. By the end of the conversation, he was apologetic. He did tell me he got irate. He did tell me he cursed at him a bit. He didn't think it was that big of a deal. But choice of words, they weren't as bad of words as some other words, I guess. That's why it wasn't such a big deal. But he was very apologetic and as I mentioned, I could figure it out if I spent a little more time looking through the paperwork and the computer digging through his account. I could have figured it out. The guards don't really look at it, and they don't always have time they have a line standing in front of them. All that information is supposed to be there and if not, you're supposed to get it corrected. He tells me he has told people before, but he didn't really have any record of ever going back over to the fitness center and correcting anything. I did correct it in the system now, so they know his one son does use a different name, but I can figure out the age does match the kid that was in question. But this was really a problem because of the way he reacted and decided to yell and cuss at staff, which we've said many times we don't want down there and then stayed even after the officers told him what could happen. He has been trespassed. This is not something that I chose to take his privileges away. I did explain to him it was a county violation. It is in the county's hands. We can withstand. That's what he's asking for. But I've also let him know you don't have to approach it at all, if you don’t want. This is a county violation now. Two years, he's out. He can apologize and ask whatever he wants, but it's really up to you guys. Just to remind you, in the past, I did let him know we've had other situations somewhat similar to this that we've had the trespass rescinded.

Mr. Horton stated but we’ve never had trespassing by the sheriffs.

Mr. Soriano stated we have rescinded one before.

Mr. Horton stated yeah. I think we need to be careful up here. If we start rescinding them like that, then we'll be talking crying wolf all the time.

Mr. Soriano stated correct.

Mr. Horton stated we really have a situation now that they're going to say, well, it's just them again, you know. I'm okay with just letting it ride the way it is.

Mr. Lanier stated I am as well. Especially since he cussed at staff and there were a bunch of teenagers there. In their statements, they also talked about how he cussed at the cops in front of, again, staff and young people, making a scene just with those who wrote the letters, not just the people that were also around. And all he had to do was just walk a thousand feet and probably could have taken care of it.

Mr. Thomas stated assuming if he was asked politely several times to leave, and then absolutely refused, that's where I draw the line. People are going to talk how they talk. But if you are asked to do something in the professional manner there, we've talked about how our lifeguards and head lifeguards should handle the situations. Then, you absolutely refuse to leave, and then you refuse to leave. When it comes to an officer, that's where I draw the line. I'm just going to leave it as it is. Amy, what do you think?

Ms. Ambrosio stated I agree with what you guys have said, too, after reading all these.

Mr. Lanier stated this only affects his card, not his children.

Mr. Soriano stated correct.

Mr. Lanier stated so his children will still be able to participate.

Mr. Soriano stated he did ask me, is he okay if his wife still brings his kids out. I'll speak to him after this, too, and remind him. He comes to you guys and asks every single one of you. He has that ability. Like I said, this isn't the worst of the situations we've ever seen. This one doesn't bother me that much. But Tom's comment there, years ago when I started, that was one of the first things our off duty sheriff's officers came to me and talked to me about. There was a problem consistently where they would trespass somebody for those type of problems. Basketball court was one of the worst. And what would happen is basically the next meeting, manager would rescind those trespass citations. The officers stopped trespassing people. They felt like they they're getting their toes stepped on. I trust them as a police officer. Really, if they really don't feel like it's warranted, they're not going to do it for me. My problem is a lot of times there's things I can obviously see; you should be doing that job. We've asked you to have them removed and they're not going anywhere. They're sitting there, cussing at staff, yelling. Even at times, you guys have seen it, threatening to staff. So, we need their support. But this was a situation that, had he been calm, it would have been easy, but he did apologize for that.

Ms. Giles asked Cindy, anything to add?

Ms. Nelsen stated no, I'm in agreement.

Ms. Giles asked Jay, anything else?

Mr. Horton stated I did want to point out that he's not here either. If he was concerned about it, he'd be here.

Mr. Soriano stated it is a little different since it's a trespass. If we take his privileges, we're going to actually set him up in a disciplinary hearing where we're going to make sure he needs to be here to almost state his case, apologize in person. And I'll mention that to him. If he wants to come and apologize in person, that may mean a lot more to you guys.

Mr. Horton stated it means something, but I don't think I'll change my opinion of it, but at least it shows he was willing to show up and say, *"I'm sorry."*

Mr. Soriano stated he did tell me.

Mr. Horton stated it's a little too late for that now.

Mr. Soriano stated the end of the phone call; he did tell me he would apologize to the guards. I told him we have to go through this part first to even consider it, but if not, it is a county violation. It actually takes it out of our hands.

Mr. Thomas stated I see you have the clubhouse. Is that the field house?

Mr. Soriano asked what is it that you're asking?

Mr. Thomas stated because I know that everybody just thinks I'm all about soccer just because they read my shirt, but I'm just saying, we're talking four weeks. Are we up and running as far as our facilities, restroom? I don't know if they plan on using the concession stand. How is that actual field house? Is it ready to go?

Mr. Soriano stated the bathrooms are. They're the same condition they are during soccer. They get used a lot more. They are usually vandalized because we have to keep them unlocked for soccer. But outside of that, they're open right now. You go out there right now, I got lots of walkers in the morning, people that use the fields. They go into those bathrooms. Now, the concession stand is different. And that can be part of the contract we do with them. I don't know. Do you guys have a plan on who would run your concessions this year? But because our concessions in the past was run by a family, and she was big in soccer, they did have a tragedy about almost two years. I know she has talked to me about not really doing this anymore. I think you guys need an official part of the program. Whether it's done through the contract or the District handles it. I'm not real excited about, but I think it needs to be done officially. We do need some options for that, but that's not something we deal with anyway. It's been a long time since we've done anything to try to make money or even break even on usage of that part of the facility.

Mr. Thomas stated I'm just saying, is the building ready to go? We don't have any broken things or the fans, and everything is operational.

Mr. Soriano stated fans, yeah.

Mr. Thomas stated fans inside the bathroom.

Mr. Soriano stated oh yeah. The bathrooms are the same way they are all the time.

Mr. Thomas stated oh okay. That's all I have.

EIGHTH ORDER OF BUSINESS **Audience Comments (Limited to three minutes) / Supervisor Requests**

Ms. Giles stated item eight on the agenda is audience comments and Supervisor request. Mr. Vice Chairman, who would you like to go first? The audience or the Supervisors? Tom?

Mr. Horton stated we'll go with the audience.

Mr. Giles stated for the audience, just as a reminder, if you have a comment, if you'll state your name for the record. And a reminder of the three minute rule. Any audience comments? Yes, sir.

Resident (Matt Hollyoak) stated I'm not sure if it's relevant at this point, but I'll go ahead. My name is Matt Hollyoak from the Sporting Jax Soccer Academy. In our last meeting, we had discussed hiring a director of coaching which is setting another full-time position specifically for our Oakleaf campus. We're excited to let you guys know that he started this week and we plan on introducing him at the next meeting. We'll also be doing an introduction to the Oakleaf leadership in one week or so.

Resident (Joseph Diao) stated Hi, my name is Joseph Diao. I am representing the Oakleaf pickleball community. And we just wanted to make sure that everyone understood that we exist. We have quite a few members here and we formed in a relatively short amount of time. We found out about this meeting about two hours ago. We will be a little bit better prepared for our requests and proposals in the next meeting in August. But we just wanted to be on your radar as far as asking for maintenance of pickleball courts, such as the dirt and trees being trimmed, maintenance and resurfacing of the courts and repainting. There are cracks and some people are tripping and getting injured as well as the barrier between the courts, they're falling apart, they're rusting. Some people have been cut, myself included on this. But maybe again I just wanted to let you guys know that we're here and that we will hopefully be more present in future meetings.

Mr. Soriano stated you mentioned cracks. You're talking about on our court side. There are two different types of courts there. We shouldn't have any cracks in the rubberized courts. Those aren't that old. They're only a few years old now.

Resident (Joseph Diao) stated on the dedicated pickleball court, there are some cracks. Again, we just wanted to make it known that we're here and we do have some requests, but I will gladly escort anyone around the courts.

Mr. Horton stated we appreciate you showing up. In the future, if you have any problems out there, you can mention it to Jay and I'm sure he would be willing to take care of it.

Resident (Joseph Diao) stated oh, yeah. This is really, at least for myself, it’s my first time being part of a CDD meeting. I just wanted to put names and faces together. But yeah, absolutely. If that is an avenue for us, we’ll definitely reach out.

Mr. Thomas stated as a resident, you have that right to let him know any maintenance issues, whether it’s on the pickleball court, the multi-purpose field, or any of the common areas. If you see something that needs to be addressed, then just go right there on the website or you can just give him a buzz.

Resident (Joseph Diao) stated okay that sounds great.

Mr. Lanier stated I appreciate you coming up. If you always have some solution as well, that always helps out because we’re not necessarily in that pickleball world all the time. If we get an idea of how to make this work, then that just sometimes makes it a whole lot easier.

Mr. Thomas stated also, keep in mind, a couple of years ago, we sank a lot of money to redo those surfaces. I actually spearheaded that along with Jim to get that up and running. We still have to find a fine balance of spreading out the CDD funds with the other sports organizations that we do have.

Resident (Joseph Diao) stated oh, sure. We’re here to advocate.

Ms. Giles asked any other public comments?

Resident (Bruce Hansen) yeah, I'm Bruce Hansen. Echoing what you just said, what's all that stuff just sitting over there in the corner by the tennis courts?

Mr. Soriano stated there's still a lot of paint we're going to put out on the hard court. That's not rubberized surface or anything like that, just fresh paint.

Resident (Bruce Hansen) stated okay. And that's not what was used for the pickleball courts.

Mr. Soriano stated it is the same type; the paint is the same, the color is going to be the same, but that doesn't have the rubber in it. On the dedicated courts, there was a whole surface that was put down. If you guys had been out here, some of you guys were helpful. And when we got to the painting portion, I had some volunteers that painted. But the surfacing, it was all black. It was just black rubber on that whole thing. That's different. We're not going to do that on the hard courts, but those will get paint. Between those and the basketball court, we still have to paint quite a bit.

Resident (Bruce Hansen) stated okay, but not for pickleball courts?

Mr. Soriano stated you guys do have a pickleball over there. That's just not your dedicated courts. I'm talking about the hard courts.

Resident (Bruce Hansen) stated yeah, I'm talking about that material that's over there. That's not for the pickleball court?

Mr. Soriano stated that's just paint. Yeah. it's pickleball courts, but that's the shared pickleball. That's the paint that goes on that.

Resident (Bruce Hansen) Okay, thank you.

Ms. Giles stated yes, sir.

Resident (Jesse Perez) stated Jesse Perez. This is my first time coming here, just as a resident here at Oakleaf. I wanted to ask you guys about the current irrigation system that we have in place. Obviously, we all, as residents, are in a water shortage. We all have one day a week that we get to water. I noticed just driving around the community that we have our sprinkler system community going every day. And some of those irrigation sprinklers are not even watering the grass that it's supposed to be doing, it's watering my vehicle when it's driving by. We, just as a community, would like to understand what that process is. Obviously we're all in a restriction, and so we're going to get dinged for water, dead grass, and all the things. And so I just want to know what our plan of action is of that. If we're going to have somebody, whoever does our sprinkler system, actually run them and see where they're pointing and make sure that they're pointing where they need to point to keep those things watered. And as well, currently right now it's raining and I didn't know if we have a rain gauge or something that actually shows we're getting rain and we don't need to have that system going. Or is it an automatic time thing every day or every other day? Whatever the system looks like.

Mr. Soriano stated we do. They don't run every day. You can do things like soil sensors or rain gauges. They don't work for so large a space. It's a little different when you're talking about your yard, even two or three yards. But some of our sections might go a quarter mile. It's easy to be dry at one end and watered at the other. Soil gauge, if it shuts it off, stuff might be dying over here when you don't get rain. Now, if they do go every day and you notice that could be an issue, you can always email me saying, I noticed yesterday they're on and they're still on or they came on again today. I think it's not every day. In fact, I think in some areas it’s two days that run.

Ms. Suchsland asked the areas that run everyday is like the soccer field?

Mr. Soriano stated that’s different. Yeah, that's because of the hundred and some thousand dollars you just spent. It does give us a little leeway when it comes to new installations for the amount of money. But in the neighborhood that's a little different. When you notice those problems, you can always email me. As far as directional, they do go around. By the time they get around to one zone, it's end of the month, and they are ready to go do it again. Every time they pop up, if they're pointing in a direction towards a sidewalk and kids are walking, you'll see them get broken really easy. We do have what's called an all-inclusive. These guys are constantly fixing heads. But if you notice that, it's always good to point them out. But that's why you'll see them walking around. They'll turn them on. a lot of times I'll get comments about what time they're running, straight in the middle of the day, which is worse on the water. You're going to lose all your water. But that's actually because that's when our staff is here. They can't get here before six in the morning, so they can't see anything and they can't test all those zones out there. But we have a couple hundred zones in this neighborhood. It's a little different than watering your yard.

Resident (Jesse Perez) asked your saying just email you?

Mr. Soriano stated Yeah, if you see a problem.

Mr. Lanier stated I'll walk around. I'm on Board with it and I'll just take a picture of it and take a picture close to the sign or something that really points what it is. And I'll just send it in to Jay, who passes it on to Chalon and her guys. Definitely would appreciate the communities help and appreciate you bringing it up.

Resident (Jesse Perez) stated we can do that as residents here in the community, but is there a schedule as to when that irrigation company checks that stuff? So, we are not responsible for that.

Mr. Soriano stated you're not responsible for it.

Resident (Jesse Perez) stated you just asked us to take pictures of it.

Mr. Soriano stated yeah that that's not making you responsible for it.

Resident (Jesse Perez) But is there someone that comes out to maintain those sprinklers?

Mr. Soriano stated yeah.

Resident (Jesse Perez) you got landscape that comes out and mows the grass. I don't know about everybody else here.

Mr. Soriano stated it's the same company.

Resident (Jesse Perez) But when they cut the grass, the sprinklers can mess up and ding it, and then I've got to run my sprinklers and see if I've broken one or somebody's broken my sprinkler, so I have to fix it. I'm just curious if we have something that's like once a quarter that they actually check the zones instead of during the day, they check it some other time or something.

Mr. Soriano stated it's always going to be during our operating day check.

Resident (Jesse Perez) Okay.

Mr. Soriano stated that way you guys pay a little less. Our contracts are half a million dollars, a million dollars between the two Districts. The residents pay for service right now for landscaping. If you want to try to do it in the middle of the night, we're going to have to pay a lot more. But, yeah, they do it every month. Basically, like I said, each area will be one week, and then they're on to the next, and then they got to get right back to that. You'll see the irrigation throughout the same time, every day. Just like our landscapers are out, it's the same company.

Resident (Jesse Perez) stated got it.

Mr. Lanier stated some of it too is damage gets done with cars pulling up. You see the trucks up on the grass and they're fishing and that sort of stuff. That does tie into it somewhat. But yeah, like Jay said, it's not a responsibility, but it's just being taken care of.

Mr. Soriano stated yeah. They make reports as they're going through and they fix things. It wouldn't matter if they've fixed something on the second of the month and it's broken on the third, fourth, or fifth, you're not going to see it again until the third, fourth, fifth of the next month that they can get to it. But if you send me something, my information is right on the website. You can send it to me. I might not have enough time, because I'm running around with all the venders, to respond. All I do is basically pass it along. The nice part is I get record of that. I see that Mr. Perez sent something in at the corner of Oakleaf Village Parkway and wanted to put in a claim. Then, that way, if I do see that, say, 45 days later, it shouldn't take that long to get to it, even if we're on that rotation. But don't take that as your responsibility. I respect you guys do it, but we have a lot of space out here and it's helpful if you do.

Resident (Jesse Perez) stated got it. Thanks.

Resident (Sydney Perez) stated I'm Sydney Perez, local resident. My question was just in continuation. Have we gotten any updates from Clay County that indicate that water irrigation restriction is being lifted anytime soon or is it in place indefinitely?

Mr. Soriano stated it's not Clay County that does that. It's St. John's Water Management that does that. We're not there yet. If you notice some of our ponds are coming back up, but we're not back to our normal. Not for the year. The last I checked, we were still about six inches low compared to this time last year, but much better than I think we'd gotten down to, like 11 or 12.

Resident (Sydney Perez) asked so, we still have to just monitor the website and see when it'll be lifted?

Mr. Soriano stated yeah.

Ms. Giles stated yes, ma'am.

Resident (Karen Tenchavez) stated hi, I am Karen Tenchavez. Two things I'd like to bring up about getting trash cans at the pickleball amenity area. There's none out there. We just hang trash bags on the side of the fence. It gets torn after a couple days. It just gets gross. If we can have some designated trash cans out there, that would be great.

Mr. Soriano stated you guys have two trash cans out there.

Resident (Karen Tenchavez) asked by the pickleball courts?

Mr. Soriano stated yeah.

Resident (Karen Tenchavez) stated I was thinking where the entrance is, between the two courts.

Mr. Soriano stated yeah. That's not really an entrance.

Resident (Karen Tenchavez) Okay.

Mr. Soriano stated that was the makeshift entry that everybody liked to use. We cut out the fencing there because everybody liked walking under the trees. Your entries are actually on the gates, and there's trash cans right in front of those gates that you come into. There's actually a third that we keep in the back of the fitness center.

Resident (Karen Tenchavez) asked is there a way to get an extra one put over there because there is a lot of trash that tends to accumulate in that area.

Mr. Soriano stated yeah, I think I got an extra one someplace.

Resident (Karen Tenchavez) Okay. That would be great. Thank you. Then secondly, the water station in the Amenity Center in Phase One is not good at all. The water pressure seems to be low. It's not cool. Trying to refill any type of water bottle, it's very difficult. You have to turn the head, turn it on, it gets on the floor. If there's any way to get something maybe a little more updated that has like water refill for a bottle and maybe better pressure, that would really be appreciated.

Mr. Soriano stated yeah, I'm not sure I'm going to be able to do much about that one. That was the design of that one. I think I told you guys years ago, when they built that cooler for it, since it's on the wall, the cooler is actually upstairs in the attic, it loses pressure after it goes from the lines up to the AC unit that's the attic and then back down. It doesn't really come out the greatest as far as pressure.

Resident (Karen Tenchavez) Yeah. We're talking about this far out.

Mr. Soriano stated yeah, I'm not sure why they designed it like that. It also creates a problem with the cooler. In the summer, it's got to work twice as hard to even try to get to the temperature it's at right now because it's in that attic. Where most, if you notice the ones we have on the walls, like at the pool or over here at the tennis courts, they have the little bottle filler. That whole unit is right there on the wall. It's a little different. Without some major plumbing, I don't know that I'm going to be able to change that one.

Mr. Lanier stated but we can at least take a look at it, so I appreciate it.

Resident (Karen Tenchavez) stated great. Or maybe even adding something outside if it can't be redone, which I understand it might not be cost effective to do that, but maybe you will get another option. I don't know what it would cost to add something additionally outside.

Mr. Lanier stated probably a painted court.

Mr. Soriano stated those nice little bottle fillers that we got, they were about $3,000 just to buy them. It does cost about $6,000 or $7,000 to put in a water fountain.

Ms. Giles asked any other public comments? All right, Supervisors, Amy, Scott?

Ms. Nelsen stated no, I don't have anything.

Ms. Giles stated thanks, Cindy.

Mr. Lanier stated I have nothing at this time.

Ms. Giles asked Tom?

Mr. Horton stated looking at all the security reports, there is nothing unusual last month. That's a good thing, I think. Although, I noticed a lot of, is there anybody from security here?

Ms. Giles stated no.

Mr. Soriano stated I think she had something come up. They emailed me right before the meeting, asked me if it was okay. I'll make sure they do now.

Mr. Horton asked will you pass along to them the reports are a little bit sketchy? If you ask me.

Mr. Soriano stated short on detail or what is it your looking for?

Mr. Horton stated yeah, short on detail.

Mr. Soriano stated no, the reason she got promoted is because she does a better job than some of the rest of them now.

Mr. Horton stated even before she got promoted, she was doing a good job. Just a little more detail would mean something.

Mr. Soriano stated I will speak to them.

Ms. Giles stated thanks, Tom.

Mr. Lanier stated Chalon, thank you for the good work. Pickleball people thank you. Appreciate it. I want you guys to be successful out here. Definitely keep on feeding us ways that we can help supporting. Jaxs, thank you, guys. Definitely appreciate you coming out, keeping us informed. I can't wait to meet the new guy, Rodney, and see how that all works out. But appreciate the audience comments with the residents as well. Thank you for coming. That's all I have.

Ms. Giles stated thank you.

NINTH ORDER OF BUSINESS **Next Scheduled Meeting – August 10, 2026 @ 6:00 p.m. at the Plantation Oaks Amenity Center**

Ms. Giles stated item nine on the agenda is our next scheduled meeting is August 10, 2026 at 6:00 p.m. here at the same location. That's the public hearing for the budget.

TENTH ORDER OF BUSINESS **Adjournment**

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

On MOTION by Mr. Thomas seconded by Vice Chair Horton, with all in favor, the meeting was adjourned.

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Secretary/Assistant Secretary Chairman/Vice Chairman

B.

Double Branch

Community Development District

Unaudited Financial Reporting

June 30, 2026

Double Branch

Community Development District

Combined Balance Sheet

June 30, 2026

	General Fund	Recreation Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:						
Cash:						
Operating Account	$ 22,949	$ 198,028	$ -	$ 101,643	$ -	$ 322,620
Investments:						
State Board of Administration (SBA)	387	107,748	-	1,506,859	-	1,614,994
Custody Account-General Fund Excess	162,781	1,609,072	-	86	-	1,771,939
Series 2013 A-1						
Reserve	-	-	868,806	-	-	868,806
Revenue	-	-	1,090,784	-	-	1,090,784
Prepayment	-	-	10,566	-	-	10,566
Series 2013 A-2						
Reserve	-	-	95,634	-	-	95,634
Prepaid Expenses	600	-	-	-	-	600
Deposits	-	4,583	-	-	-	4,583
Total Assets	**$ 186,718**	**$ 1,919,431**	**$ 2,065,790**	**$ 1,608,587**	**$ -**	**$ 5,780,526**
Liabilities:						
Accounts Payable	$ 2,791	$ 2,383	$ -	$ 2,691	$ -	$ 7,866
Accrued Expenditures	-	17,465	-	-	-	17,465
Total Liabilites	**$ 2,791**	**$ 19,848**	**$ -**	**$ 2,691**	**$ -**	**$ 25,331**
Fund Balance:						
Nonspendable:						
Prepaid Items	$ 600	$ -	$ -	$ -	$ -	$ 600
Deposits	-	4,583	-	-	-	4,583
Restricted for:						
Debt Service - Series	-	-	2,065,790	-	-	2,065,790
Assigned for:						
Capital Reserve Fund	-	-	-	1,605,896	-	1,605,896
Unassigned	183,327	1,894,999	-	-	-	2,078,326
Total Fund Balances	**$ 183,927**	**$ 1,899,582**	**$ 2,065,790**	**$ 1,605,896**	**$ -**	**$ 5,755,195**
Total Liabilities & Fund Balance	$ 186,718	$ 1,919,431	$ 2,065,790	$ 1,608,587	$ -	$ 5,780,526

Double Branch

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 184,126	$ 184,126	$ 184,724	$ 598
Interest Income	4,500	3,375	4,124	749
Total Revenues	**$ 188,626**	**$ 187,501**	**$ 188,848**	**$ 1,347**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 9,000	$ 9,000	$ -
FICA Expense	918	689	689	-
Engineering	5,000	5,000	8,251	(3,251)
Arbitrage	700	700	700	-
Dissemination	1,888	1,416	1,416	-
Assessment Roll	9,688	9,688	9,688	-
Attorney	42,000	31,500	14,645	16,855
Annual Audit	5,600	5,600	5,700	(100)
Trustee Fees	8,900	8,900	11,678	(2,778)
Management Fees	76,509	57,382	57,382	-
Information Technology	2,527	1,895	1,895	-
Telephone	600	450	258	192
Postage	2,000	1,500	224	1,276
Printing	2,500	1,875	578	1,297
Insurance	11,552	10,268	10,268	-
Legal Advertising	2,800	2,100	749	1,351
Office Supplies	200	150	6	144
Website Compliance	2,949	2,212	2,212	-
Dues, Licenses & Subscriptions	175	175	175	-
Other Current Charges	120	90	-	90
Total General & Administrative Expenditures	**$ 188,626**	**$ 150,590**	**$ 135,512**	**$ 15,077**
Excess (Deficiency) of Revenues over Expenditures	$ -	$ 36,912	$ 53,335	$ (13,730)
Net Change in Fund Balance	**$ -**	**$ 36,912**	**$ 53,335**	**$ (13,730)**
Fund Balance - Beginning	$ -		$ 130,591	
Fund Balance - Ending	$ -		$ 183,927	

Double Branch

Community Development District

General Fund

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	$ -	$ 15,749	$ 158,090	$ 1,750	$ -	$ 2,280	$ 3,448	$ 1,232	$ 2,175	$ -	$ -	$ -	$ 184,724
Interest Income	387	253	250	525	595	542	607	490	476	-	-	-	4,124
Total Revenues	**$ 387**	**$ 16,002**	**$ 158,340**	**$ 2,274**	**$ 595**	**$ 2,822**	**$ 4,055**	**$ 1,723**	**$ 2,650**	**$ -**	**$ -**	**$ -**	**$ 188,848**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ -	$ -	$ -	$ 9,000
FICA Expense	77	77	77	77	77	77	77	77	77	-	-	-	689
Engineering	759	585	803	2,636	925	825	636	-	1,083	-	-	-	8,251
Arbitrage	-	-	-	-	-	700	-	-	-	-	-	-	700
Dissemination	157	157	157	157	157	157	157	157	157	-	-	-	1,416
Assessment Roll	9,688	-	-	-	-	-	-	-	-	-	-	-	9,688
Attorney	1,005	1,300	2,982	1,223	1,932	1,604	2,592	2,009	-	-	-	-	14,645
Annual Audit	-	-	-	-	-	-	5,700	-	-	-	-	-	5,700
Trustee Fees	3,409	-	-	-	-	8,269	-	-	-	-	-	-	11,678
Management Fees	6,376	6,376	6,376	6,376	6,376	6,376	6,376	6,376	6,376	-	-	-	57,382
Information Technology	211	211	211	211	211	211	211	211	211	-	-	-	1,895
Telephone	29	14	21	21	25	41	36	37	32	-	-	-	258
Postage	19	13	9	29	54	13	17	57	15	-	-	-	224
Printing	40	46	70	83	62	53	59	108	58	-	-	-	578
Insurance	10,268	-	-	-	-	-	-	-	-	-	-	-	10,268
Legal Advertising	153	76	-	153	76	-	153	139	-	-	-	-	749
Office Supplies	1	1	0	1	0	1	1	1	1	-	-	-	6
Website Compliance	246	246	246	246	246	246	246	246	246	-	-	-	2,212
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Total General & Administrative Expenditures	**$ 33,610**	**$ 10,101**	**$ 11,950**	**$ 12,211**	**$ 11,140**	**$ 19,571**	**$ 17,260**	**$ 10,416**	**$ 9,254**	**$ -**	**$ -**	**$ -**	**$ 135,512**
Excess (Deficiency) of Revenues over Expenditures	$ (33,223)	$ 5,900	$ 146,390	$ (9,937)	$ (10,545)	$ (16,749)	$ (13,204)	$ (8,694)	$ (6,604)	$ -	$ -	$ -	$ 53,335
Net Change in Fund Balance	**$ (33,223)**	**$ 5,900**	**$ 146,390**	**$ (9,937)**	**$ (10,545)**	**$ (16,749)**	**$ (13,204)**	**$ (8,694)**	**$ (6,604)**	**$ -**	**$ -**	**$ -**	**$ 53,335**

Double Branch

Community Development District

Recreation Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 2,118,723	$ 2,118,723	$ 2,125,605	$ 6,882
Interest Income	25,000	25,000	41,270	16,270
Amenities Revenue/Miscellaneous	25,000	18,750	24,500	5,750
Sports Revenue	20,000	15,000	15,575	575
Total Revenues	**$ 2,188,723**	**$ 2,177,473**	**$ 2,206,950**	**$ 29,477**
Expenditures:				
Administrative:				
Management Fees - On Site Staff	$ 245,615	$ 184,211	$ 184,211	$ -
Insurance	127,990	91,669	91,669	-
Other Current Charges	3,500	2,625	2,585	40
Permit Fees	1,625	1,219	1,508	(290)
Subtotal Administrative	**$ 378,730**	**$ 279,724**	**$ 279,973**	**$ (249)**
Maintenance:				
Security	$ 111,280	$ 83,460	$ 84,996	$ (1,536)
Security - Clay County Off-Duty Sheriff	47,304	35,478	17,104	18,374
Water - Irrigation	17,000	12,750	13,087	(337)
Irrigation Maintenance	5,000	5,000	22,071	(17,071)
Streetlighting	29,640	22,230	21,345	885
Electric	43,800	32,850	30,249	2,601
Landscape Maintenance	487,134	365,350	365,350	-
Common Area Maintenance	82,500	61,875	42,465	19,410
Lake Maintenance	31,000	23,250	22,730	520
Capital Reserve Funding	360,024	-	-	-
Subtotal Maintenance	**$ 1,214,681**	**$ 642,243**	**$ 619,398**	**$ 22,845**

Double Branch

Community Development District

Recreation Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Recreation Facility:				
Amenity Staff	$ 165,840	$ 124,380	$ 120,134	$ 4,246
Refuse Services	20,000	20,000	21,796	(1,796)
Telephone	8,400	6,300	4,743	1,557
Electric	34,800	26,100	26,443	(343)
Cable	11,280	8,460	8,845	(385)
Pool Maintenance	43,200	32,400	31,838	562
Water / Sewer/Reclaim	53,280	39,960	40,139	(179)
Facility Maintenance-General	82,500	61,875	43,231	18,644
Facility Maintenance-Preventative	10,000	7,500	3,350	4,150
Facility Maintenance - Contingency	45,000	33,750	23,355	10,395
Lighting Repairs	10,500	7,875	3,582	4,293
Special Events	10,700	8,025	4,834	3,191
Office Supplies & Equipment	1,400	1,050	676	374
Janitorial	74,412	55,809	55,858	(49)
Recreation Passes	4,000	3,000	2,945	55
Multiuse Field	20,000	15,000	-	15,000
Subtotal Recreation Facility	**$ 595,312**	**$ 451,484**	**$ 391,768**	**$ 59,716**
Total Expenditures	**$ 2,188,723**	**$ 1,373,451**	**$ 1,291,139**	**$ 82,312**
Excess (Deficiency) of Revenues over Expenditures	$ -	$ 804,022	$ 915,811	$ (52,834)
Net Change in Fund Balance	**$ -**	**$ 804,022**	**$ 915,811**	**$ (52,834)**
Fund Balance - Beginning	$ -		$ 983,772	
Fund Balance - Ending	$ -		$ 1,899,582	

Double Branch

Community Development District

Recreation Fund

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	$ -	$ 181,225	$ 1,819,127	$ 20,132	$ -	$ 26,241	$ 39,680	$ 14,178	$ 25,023	$ -	$ -	$ -	$ 2,125,605
Interest Income	1,885	1,868	1,954	5,703	6,745	5,939	6,007	5,927	5,243	-	-	-	41,270
Amenities Revenue/Miscellaneous	282	-	1,486	2,008	3,667	3,862	5,991	-	7,204	-	-	-	24,500
Sports Revenue	1,400	7,300	-	1,160	-	-	1,140	1,825	2,750	-	-	-	15,575
Total Revenues	**$ 3,567**	**$ 190,393**	**$ 1,822,567**	**$ 29,003**	**$ 10,412**	**$ 36,042**	**$ 52,817**	**$ 21,930**	**$ 40,220**	**$ -**	**$ -**	**$ -**	**$ 2,206,950**
Expenditures:													
Administrative:													
Management Fees - On Site Staff	$ 20,468	$ 20,468	$ 20,468	$ 20,468	$ 20,468	$ 20,468	$ 20,468	$ 20,468	$ 20,468	$ -	$ -	$ -	$ 184,211
Insurance	91,669	-	-	-	-	-	-	-	-	-	-	-	91,669
Other Current Charges	139	102	440	329	335	277	274	464	224	-	-	-	2,585
Permit Fees	-	-	39	455	-	144	-	-	871	-	-	-	1,508
Subtotal Administrative	**$ 112,276**	**$ 20,570**	**$ 20,947**	**$ 21,252**	**$ 20,803**	**$ 20,889**	**$ 20,742**	**$ 20,932**	**$ 21,563**	**$ -**	**$ -**	**$ -**	**$ 279,973**
Maintenance:													
Security	$ 12,673	$ 9,053	$ 9,223	$ 9,279	$ 8,374	$ 9,279	$ 8,841	$ 9,336	$ 8,940	$ -	$ -	$ -	$ 84,996
Security - Clay County Off-Duty Sheriff	1,800	4,623	3,700	4,443	2,539	-	-	-	-	-	-	-	17,104
Water - Irrigation	1,915	2,033	1,652	816	193	805	1,856	1,743	2,075	-	-	-	13,087
Irrigation Maintenance	-	-	-	-	6,245	-	12,373	3,453	-	-	-	-	22,071
Streetlighting	2,361	2,361	2,361	2,370	2,370	2,370	2,370	2,392	2,392	-	-	-	21,345
Electric	3,290	3,501	3,501	3,556	2,378	2,774	3,471	3,813	3,965	-	-	-	30,249
Landscape Maintenance	40,594	40,594	40,594	40,594	40,594	40,594	40,594	40,594	40,594	-	-	-	365,350
Common Area Maintenance	-	6,875	5,721	9,519	5,005	4,924	4,900	-	5,521	-	-	-	42,465
Lake Maintenance	2,170	2,170	2,170	7,540	-	2,170	2,170	2,170	2,170	-	-	-	22,730
Capital Reserve Funding	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Maintenance	**$ 64,802**	**$ 71,209**	**$ 68,922**	**$ 78,117**	**$ 67,698**	**$ 62,916**	**$ 76,575**	**$ 63,501**	**$ 65,657**	**$ -**	**$ -**	**$ -**	**$ 619,398**

Double Branch

Community Development District

Recreation Fund

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Recreation Facility:													
Amenity Staff	$ 16,622	$ 6,318	$ 6,659	$ 6,087	$ 6,655	$ 6,833	$ 21,804	$ 18,226	$ 30,930	$ -	$ -	$ -	$ 120,134
Refuse Services	2,172	2,172	2,172	2,172	2,585	2,585	2,585	2,585	2,769	-	-	-	21,796
Telephone	376	466	543	631	455	543	644	543	543	-	-	-	4,743
Electric	3,062	2,718	2,718	1,957	2,371	2,573	3,239	3,629	4,177	-	-	-	26,443
Cable	901	904	964	1,013	1,013	1,013	1,013	1,014	1,011	-	-	-	8,845
Pool Maintenance	3,439	3,439	3,439	3,572	3,572	3,572	3,572	3,572	3,659	-	-	-	31,838
Water / Sewer/Reclaim	4,968	3,308	5,340	3,036	3,193	5,225	5,340	5,329	4,400	-	-	-	40,139
Facility Maintenance-General	6,875	-	5,614	10,343	5,160	4,924	4,900	5,415	-	-	-	-	43,231
Facility Maintenance-Preventative	155	335	490	155	-	640	490	1,085	-	-	-	-	3,350
Facility Maintenance - Contingency	-	3,750	2,546	6,105	2,960	2,825	2,700	2,469	-	-	-	-	23,355
Lighting Repairs	-	875	500	500	-	705	502	500	-	-	-	-	3,582
Special Events	-	1,125	485	1,036	-	345	190	845	807	-	-	-	4,834
Office Supplies & Equipment	-	285	-	51	-	-	322	3	15	-	-	-	676
Janitorial	6,201	6,201	6,201	6,201	6,201	6,201	6,250	6,201	6,201	-	-	-	55,858
Recreation Passes	-	1,385	-	174	-	-	-	-	1,386	-	-	-	2,945
Pool Leak Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Multiuse Field	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Recreation Facility	**$ 44,771**	**$ 33,281**	**$ 37,672**	**$ 43,032**	**$ 34,164**	**$ 37,983**	**$ 53,552**	**$ 51,415**	**$ 55,898**	**$ -**	**$ -**	**$ -**	**$ 391,768**
Total Expenditures	**$ 221,850**	**$ 125,060**	**$ 127,540**	**$ 142,402**	**$ 122,665**	**$ 121,788**	**$ 150,868**	**$ 135,849**	**$ 143,118**	**$ -**	**$ -**	**$ -**	**$ 1,291,139**
Excess (Deficiency) of Revenues over Expenditures	$ (218,283)	$ 65,333	$ 1,695,026	$ (113,399)	$ (112,253)	$ (85,746)	$ (98,051)	$ (113,919)	$ (102,898)	$ -	$ -	$ -	$ 915,811
Net Change in Fund Balance	**$ (218,283)**	**$ 65,333**	**$ 1,695,026**	**$ (113,399)**	**$ (112,253)**	**$ (85,746)**	**$ (98,051)**	**$ (113,919)**	**$ (102,898)**	**$ -**	**$ -**	**$ -**	**$ 915,811**

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 June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 1,976,742	$ 1,976,742	$ 1,968,283	$ (8,459)
Special Assessments - Prepayments	-	-	10,296	10,296
Interest Income	10,000	10,000	76,455	66,455
Total Revenues	**$ 1,986,742**	**$ 1,986,742**	**$ 2,055,035**	**$ 68,293**
Expenditures:				
Series 2013 A-1				
Interest 11/1	$ 271,388	$ 271,388	$ 271,388	$ -
Interest 5/1	271,388	271,388	271,388	-
Principal 5/1	1,220,000	1,220,000	1,220,000	-
Series 2013 A-2				
Interest 11/1	38,238	38,238	38,238	-
Interest 5/1	38,238	38,238	38,238	-
Principal 5/1	115,000	115,000	115,000	-
Total Expenditures	**$ 1,954,250**	**$ 1,954,250**	**$ 1,954,250**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 32,492	$ 32,492	$ 100,785	$ 68,293
Net Change in Fund Balance	**$ 32,492**	**$ 32,492**	**$ 100,785**	**$ 68,293**
Fund Balance - Beginning	$ 983,859		$ 1,965,006	
Fund Balance - Ending	$ 1,016,351		$ 2,065,790	

Double Branch

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues				
Transfer In from Recreation Fund	360,024	-	-	-
Interest	10,000	10,000	46,059	36,059
Total Revenues	**$ 370,024**	**$ 10,000**	**$ 46,059**	**$ 36,059**
Expenditures:				
Repairs & Replacements	$ 250,000	$ 187,500	$ 172,396	$ 15,104
Total Expenditures	**$ 250,000**	**$ 187,500**	**$ 172,396**	**$ 15,104**
Excess (Deficiency) of Revenues over Expenditures	**$ 120,024**		**$ (126,337)**	
Net Change in Fund Balance	**$ 120,024**		**$ (126,337)**	
Fund Balance - Beginning	$ 1,755,699		$ 1,732,233	
Fund Balance - Ending	$ 1,875,723		$ 1,605,896	

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		$0
Less: May 1, 2014 (Mandatory)		(860,000)
Less: May 1, 2015 (Mandatory)		(875,000)
Less: May 2, 2016 (Mandatory)		(890,000)
Less: May 2, 2017 (Mandatory)		(910,000)
Less: May 1, 2018 (Mandatory)		(930,000)
Less: May 1, 2019 (Mandatory)		(955,000)
Less: May 1, 2020 (Mandatory)		(980,000)
Less: May 1, 2021 (Mandatory)		(1,015,000)
Less: May 1, 2022 (Mandatory)		(1,045,000)
Less: May 1, 2023 (Mandatory)		(1,085,000)
Less: May 1, 2024 (Mandatory)		(1,125,000)
Less: May 1, 2025 (Mandatory)		(1,170,000)
Less: May 1, 2026 (Mandatory)		(1,220,000)
Current Bonds Outstanding		**$ 11,790,000**

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)
Less: May 1, 2026 (Mandatory)		(115,000)
Current Bonds Outstanding		**$ 1,215,000**

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	11/24/25	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	01/14/26	18,641.77	1,749.54	20,131.78	40,523.09
7	02/11/26	-	-	-	-
8	03/06/26	24,298.77	2,280.45	26,240.93	52,820.15
9	04/14/26	36,742.76	3,448.32	39,679.54	79,870.62
10	05/11/26	13,128.23	1,232.09	14,177.54	28,537.86
11	06/09/26	3,864.19	362.66	4,173.05	8,399.89
TAX CERTIFICATES	06/16/26	19,306.66	1,811.94	20,849.81	41,968.41
		-	-	-	
		-	-	-	
		-	-	-	
TOTAL TAX ROLL RECEIPTS		**1,968,283.25**	**184,724.07**	**2,125,604.75**	**4,278,612.05**

PERCENT COLLECTED	DEBT	O&M GF	O&M RF	TOTAL
TOTAL PERCENT COLLECTED	**100.33%**	**100.33%**	**100.33%**	**100.33%**

D.

Double Branch
Community Development District

Check Run Summary
July 31, 2026

Fund	Date	Check No.		Amount
General Fund				
Accounts Payable	7/6/2026	1925	$	2,008.50
	7/14/2026	1926-1928		8,106.76
	7/31/2026	1929-1930		3,257.50
		Sub-Total	$	13,372.76
Recreation Fund				
Accounts Payable	7/6/2026	8013-8019	$	4,596.42
	7/14/2026	8020-8022		28,114.88
	7/31/2026	8023-8032		63,010.41
		Sub-Total	$	95,721.71
Capital Reserve Fund				
Accounts Payable	7/14/2026	496	$	2,691.10
	7/31/2026	497-500		3,783.85
		Sub-Total	$	6,474.95
Total			$	115,569.42

*** CHECK DATES 07/01/2026 - 07/31/2026 *** DOUBLE BRANCH - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/06/26	00113	6/29/26	3764002	202605	310-51300-31500		*	2,008.50		
			MAY GENERAL SERVICES							
						KUTAK ROCK LLP			2,008.50	001925
7/14/26	00035	7/01/26	2607	202607	310-51300-34000		*	6,375.75		
			JUL MANAGEMENT FEES							
		7/01/26	2607	202607	310-51300-52000		*	245.75		
			JUL WEBSITE ADMIN							
		7/01/26	2607	202607	310-51300-35100		*	210.58		
			JUL INFO TECH							
		7/01/26	2607	202607	310-51300-31300		*	157.33		
			JUL DISSEM AGENT SRVCS							
		7/01/26	2607	202607	310-51300-51000		*	.69		
			OFFICE SUPPLIES							
		7/01/26	2607	202607	310-51300-42000		*	72.19		
			POSTAGE							
		7/01/26	2607	202607	310-51300-42500		*	142.20		
			COPIES							
		7/01/26	2607	202607	310-51300-41000		*	43.52		
			TELEPHONE							
						GOVERNMENTAL MANAGEMENT SERVICES			7,248.01	001926
7/14/26	00111	7/02/26	26-00246	202607	310-51300-48000		*	76.25		
			7/13 NTC OF BOS MTG							
						JACKSONVILLE DAILY RECORD			76.25	001927
7/14/26	00116	7/07/26	195393	202606	310-51300-31100		*	782.50		
			JUN ENGINEERING SERVICES							
						MATTHEWS DESIGN GROUP LLC			782.50	001928
7/31/26	00111	7/16/26	26-00262	202607	310-51300-48000		*	216.50		
			8/10 PUB HEAR/FY27 BUDGET							
						JACKSONVILLE DAILY RECORD			216.50	001929
7/31/26	00113	7/22/26	3778215	202606	310-51300-31500		*	3,041.00		
			JUN GENERAL SERVICES							
						KUTAK ROCK LLP			3,041.00	001930

TOTAL FOR BANK A	13,372.76
TOTAL FOR REGISTER	13,372.76

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

June 29, 2026

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

[redacted]

Reference: Invoice No. 3764002
Client Matter No. 5323-1
Notification Email: eftgroup@kutakrock.com

RECEIVED
JUN 30 2026
BY:

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

Invoice No. 3764002
5323-1

Re: General

For Professional Legal Services Rendered

05/01/26	M. Eckert	0.80	324.00	Review draft minutes and provide comments
05/08/26	K. Haber	0.40	114.00	Prepare May meeting agenda memorandum
05/10/26	M. Eckert	0.20	81.00	Prepare for board meeting
05/11/26	M. Eckert	1.90	769.50	Prepare for and attend board meeting; follow up
05/14/26	M. Eckert	0.10	40.50	Follow up from board meeting
05/14/26	K. Haber	0.70	199.50	Correspond with Soriano and Giles regarding work authorization for multi-purpose field sod; prepare work authorization; respond to Soriano's correspondence
05/15/26	K. Haber	0.20	57.00	Correspond with Soriano regarding work authorization for multi-purpose field sod
05/18/26	K. Haber	0.40	114.00	Prepare notice of budget hearing; correspond with Hogge regarding same
05/19/26	M. Eckert	0.20	81.00	Prepare for and attend agenda call

05/22/26	K. Haber	0.80	228.00	Prepare appropriation and assessment resolutions; correspond with Giles and Hogge regarding same

TOTAL HOURS	5.70	
TOTAL FOR SERVICES RENDERED		$2,008.50
TOTAL CURRENT AMOUNT DUE		$2,008.50

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

Invoice

Invoice #: 2607
Invoice Date: 7/1/26
Due Date: 7/1/26
Case:
P.O. Number:

Bill To:

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

RECEIVED
JUL 06 2026
BY:

Description	Hours/Qty	Rate	Amount
General Fund- Management Fees - July 2026		6,375.75	6,375.75
Website Administration - July 2026		245.75	245.75
Information Technology - July 2026		210.58	210.58
Dissemination Agent Services - July 2026		157.33	157.33
Office Supplies		0.69	0.69
Postage		72.19	72.19
Copies		142.20	142.20
Telephone		43.52	43.52

Total	$7,248.01
Payments/Credits	$0.00
Balance Due	$7,248.01

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

July 2, 2026
Date

RECEIVED
JUL 02 2026
BY:

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

Serial # 26-00246C **PO/File #**

$76.25
Payment Due

Notice of Meeting of the Board of Supervisors

$76.25
Publication Fee

Double Branch Community Development District

Amount Paid

Case Number

Publication Dates 7/2

County Clay

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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, July 13, 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

Jul. 2 00 (26-00246C)

Project Manager Michael Williams

Matthews | DCCM

Engineering - Architecture - Planning - Surveying

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

July 07, 2026
Invoice # 195393

Project 0000021873.0000 24015.00 - Double Branch CDD

RECEIVED
JUL 07 2026
BY:

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

- Coordination
- Follow up and walk through of previous annual report

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 June 30, 2026

Phase 0001 Engineering Services

	Hours	Rate	Amount	
Inspector 2	4.00	180.00	720.00	
CAD Designer III	.25	150.00	37.50	
Project Coordinator 2	.25	100.00	25.00	
Total Labor				**782.50**
			Total Due:	**782.50**

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	782.50	27,981.25	28,763.75
Expense	0.00	216.74	216.74
Unit	0.00	29.12	29.12
Interest	0.00	5.18	5.18
Totals	**782.50**	**28,232.29**	**29,014.79**

Jacksonville Daily Record

A Division of
Daily Record & Observer, LLC

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

INVOICE

July 16, 2026
Date

RECEIVED
JUL 16 2026
BY:

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

Serial # 26-00262C **PO/File #**

$216.50
Payment Due

Notice of Public Hearing to Consider the Adoption of the Fiscal Year 2027 Proposed Budget(s); and Notice of Regular Board of Supervisors' Meeting

$216.50
Publication Fee

Double Branch Community Development District

Amount Paid

Case Number

Publication Dates 7/16,23

County Clay

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DOUBLE BRANCH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("**Board**") of the Double Branch Community Development District ("**District**") will hold a public hearing and regular meeting as follows:

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

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Marilee Giles, c/o Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, FL 32092 ("District Manager's Office"), during normal business hours, or by visiting the District's website at https://doublebranchcdd.com/.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and 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.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

Marilee Giles,
District Manager

Jul. 16/23 00 (26-00262C)

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

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

[redacted]

July 22, 2026

RECEIVED
JUL 23 2026
BY:

Reference: Invoice No. 3778215
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. 3778215
5323-1

Re: General

For Professional Legal Services Rendered

06/01/26	M. Eckert	1.30	526.50	Review draft minutes and provide comments; follow up from board meeting
06/05/26	K. Haber	0.40	114.00	Prepare board meeting agenda memorandum
06/06/26	K. John	0.10	30.50	Research matters pertaining to statutory requirements for public notices resulting from legislative changes
06/08/26	M. Eckert	2.00	810.00	Confer with Giles; review budget and assessments; prepare for and attend board meeting
06/09/26	K. Haber	0.60	171.00	Prepare extension of landscape services agreement; correspond with Soriano and Giles regarding same
06/18/26	M. Eckert	0.20	81.00	Review drainage easement and maintenance responsibility questions

06/20/26	K. Haber	2.70	769.50	Research ownership and maintenance obligations for drainage improvements; correspond with Soriano and provide summary of grantor's and grantee's maintenance obligations
06/22/26	M. Eckert	0.40	162.00	Research responsibility to maintain drainage infrastructure; prepare for election; review supervisor of elections website
06/24/26	M. Eckert	0.10	40.50	Review budget process schedule and status
06/30/26	K. Metin	1.20	336.00	Prepare notice of rulemaking and notice of rule development; prepare resolution setting hearing for the revised rules of procedure; prepare resolution adopting the rules of procedure; prepare revised rules of procedure

TOTAL HOURS	9.00	
TOTAL FOR SERVICES RENDERED		$3,041.00
TOTAL CURRENT AMOUNT DUE		$3,041.00

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/06/26	01170	6/30/26	06302026	202606	300-36900-10300		*	100.00		
			DEPOSIT REFUND							
						ALESSANDRA HERINGTON			100.00	008013
7/06/26	01171	6/24/26	06242026	202606	300-36900-10300		*	100.00		
			DEPOSIT REFUND							
						FALLON MOORE			100.00	008014
7/06/26	00092	6/30/26	2608	202606	300-36900-10300		*	487.50		
			6/27 FACILITY EVENT STAFF							
						GOVERNMENTAL MANAGEMENT SERVICES			487.50	008015
7/06/26	01172	6/30/26	06302026	202606	300-36900-10300		*	50.00		
			DEPOSIT REFUND							
						MAH IRELAND			50.00	008016
7/06/26	00186	7/01/26	13129563	202607	320-57200-46300		*	3,658.92		
			JUL POOL CHEMICALS							
						POOLSURE			3,658.92	008017
7/06/26	01173	6/24/26	06242026	202606	300-36900-10300		*	100.00		
			DEPOSIT REFUND							
						RACHELLE JEAN			100.00	008018
7/06/26	01174	6/30/26	06302026	202606	300-36900-10300		*	100.00		
			DEPOSIT REFUND							
						SHAUNTIRA SHAFFER			100.00	008019
7/14/26	00092	6/30/26	2609	202606	320-57200-41000		*	88.02		
			JUN PHONES							
		6/30/26	2609	202606	320-57200-51000		*	3.00		
			JUN OFFICE SUPPLIES							
		6/30/26	2609	202606	320-57200-49300		*	870.66		
			JUN PERMITS/LICENSES							
		6/30/26	2609	202606	320-57200-49400		*	484.28		
			JUN SPECIAL EVENTS							
						GOVERNMENTAL MANAGEMENT SERVICES			1,445.96	008020
7/14/26	00092	7/01/26	2606	202607	310-51300-34000		*	20,467.92		
			JUL FACILITY MANAGEMENT							
						GOVERNMENTAL MANAGEMENT SERVICES			20,467.92	008021
7/14/26	00297	7/01/26	397	202607	320-57200-61000		*	6,201.00		
			JUL JANITORIAL SERVICES							
						RIVERSIDE MANAGEMENT SERVICES, INC			6,201.00	008022

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/31/26	01175	7/17/26	07172026	202607	300-36900-10300		*	100.00		
			DEPOSIT REFUND							
						ANGELA BATTLES			100.00	008023
7/31/26	01070	6/30/26	278450	202606	320-57200-46610		*	335.00		
			JUN PREVENTATIVE MAINT							
						ALLWAYS IMPROVING LLC			335.00	008024
7/31/26	00092	7/17/26	2612	202606	320-57200-46600		*	6,993.00		
			JUN FACILITY MAINTENANCE							
		7/17/26	2612	202606	320-57200-46620		*	3,750.00		
			JUN FAC MAINT CONTINGENCY							
		7/17/26	2612	202606	320-57200-46630		*	875.00		
			JUN LIGHTING REPAIRS							
		7/17/26	2612	202606	320-57200-46400		*	6,992.93		
			JUN COMMON AREA MAINT							
		7/17/26	2612	202606	320-57200-49400		*	445.00		
			JUN SPECIAL EVENTS							
						GOVERNMENTAL MANAGEMENT SERVICES			19,055.93	008025
7/31/26	00092	7/13/26	2611	202607	300-36900-10300		*	300.00		
			JUL FACILITY EVENT STAFF							
						GOVERNMENTAL MANAGEMENT SERVICES			300.00	008026
7/31/26	01176	7/17/26	07172026	202607	300-36900-10300		*	100.00		
			DEPOSIT REFUND							
						JOSEPH BOUCHARD			100.00	008027
7/31/26	00024	7/01/26	385903B	202607	320-57200-46800		*	2,170.00		
			JUL LAKE MAINTENANCE							
						THE LAKE DOCTORS, INC.			2,170.00	008028
7/31/26	00324	7/08/26	50001	202607	320-57200-46610		*	155.00		
			JUL PEST CONTROL							
						PAULA'S PEST CONTROL, INC			155.00	008029
7/31/26	00682	7/20/26	07202026	202607	300-36900-10300		*	100.00		
			DEPOSIT REFUND							
						ROAN SILVA			100.00	008030
7/31/26	01177	7/17/26	07172026	202607	300-36900-10300		*	100.00		
			DEPOSIT REFUND							
						STEFANIE SANDERS			100.00	008031
7/31/26	00672	7/01/26	29711	202607	320-57200-46200		*	40,594.48		
			JUL LANDSCAPE MAINTENANCE							
						VERDEGO LLC			40,594.48	008032
						TOTAL FOR BANK B		95,721.71		

DBBR DOUBLE BRANCH TLEE

*** CHECK DATES 07/01/2026 - 07/31/2026 *** DOUBLE BRANCH - REC FUND
BANK B RECREATION FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
							TOTAL FOR REGISTER		95,721.71		

From: **Oakleaf Venues** venuerentals@oakleafresidents.com
Subject: DBCDD refund of deposit request - ALESSANDRA HERINGTON
Date: June 30, 2026 at 2:23 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com

RECEIVED
JUN 30 2026
BY:

OV

Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM DBCDD – for the following venue.
  - LOCATION – OV PATIO (SATURDAY) 11:00 A.M. to 3:00 P.M. (ET 12:00-2:00pm)
  - DATE OF VENUE – JUNE 27, 2026
  - RESIDENT – **ALESSANDRA HERINGTON**
  - ADDRESS – 571 WAKEMONT DRIVE, **ORANGE PARK, FL 32065**
  - AMOUNT OF REFUND - $100.00
  - BOOKING FEE/DEPOSIT was via VISA (9124):
    - DATED: 4/7/26
    - APPROVAL CODE: 090465
    - 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 **August 19-21, 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

RECEIVED JUN 24 2026 BY:

OV

From: **Oakleaf Venues** venuerentals@oakleafresidents.com
Subject: DBCDD refund of deposit request - FALLON MOORE
Date: June 24, 2026 at 3:19 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com, Oakleaf Venues venuerentals@oakleafresidents.com

---

Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM DBCDD – for the following venue.
  - LOCATION – OV PATIO (SATURDAY) 11:00 A.M. to 3:00 P.M. (ET 11:30-2:30pm)
  - DATE OF VENUE – JUNE 20, 2026
  - RESIDENT – **FALLON MOORE**
  - ADDRESS – 3194 STONEBRIER DRIVE, **ORANGE PARK, FL 32065**
  - AMOUNT OF REFUND - $100.00
  - BOOKING FEE/DEPOSIT was via VISA (3670):
    - DATED: 6/2/26
    - APPROVAL CODE: 716344
    - 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 **August 19-21, 2026**
Email is the best means of communication when I am out of the office.
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(904) 375-9285 ext. 3
www.oakleafresidents.com

Governmental Management Services

www.OakLeafResidents.com

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

Invoice

Invoice #: 2608
Invoice Date: 6/30/26
Due Date: 6/30/26
Case:
P.O. Number:

Bill To:

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

RECEIVED
JUL 01 2026
BY:

Description	Hours/Qty	Rate	Amount
Facility Event Staff through June 27, 2026 2.300.369.103	19.5	25.00	487.50

Total	$487.50
Payments/Credits	$0.00
Balance Due	$487.50

6/30/26

Governmental Management Services, LLC

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

Double Branch CDD

Facility Event Staff Service Hours

Quantity	Description	Rate	Amount
19.5	Facility Event Staff	$ 25.00	$ 487.50
	Covers Period End: June 27, 2026		
	Amenities Revenue # 2.300.369.103		

From: **Oakleaf Venues** venuerentals@oakleafresidents.com
Subject: DBCDD refund of deposit request - MAH IRELAND
Date: June 30, 2026 at 3:56 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com

RECEIVED
JUN 30 2026
BY:

OV

Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM DBCDD – for the following venue.
  - LOCATION – OVCR aka CLUBROOM (SUNDAY) 4:30 P.M. to 8:30 P.M. (ET 4:45-7:45pm)
  - DATE OF VENUE – JUNE 28, 2026
  - RESIDENT – **MAH IRELAND**
  - ADDRESS – 573 OAKLEAF PLANTATION PARKWAY #212, **ORANGE PARK, FL 32065**
  - AMOUNT OF REFUND - **$50.00** - CHARGED $50.00 for LATE CHECK/OUT and LACK OF CLEANING
  - BOOKING FEE/DEPOSIT was via VISA (4008):
    - DATED: 6/10/26
    - APPROVAL CODE: 040951
    - 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 **August 19-21, 2026**
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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

poolsure
AN AQUASOL COMPANY

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

Invoice

Date 7/1/2026
Invoice# 131295635995

Terms	Net 20
Due Date	7/21/2026
PO #	

Bill To	Ship To
Oakleaf Village/Double Branch 475 West Town Place Ste 114 St Augustine FL 32092	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	$194.78

RECEIVED
JUN 22 2026
BY:

Subtotal	$3,658.92
Tax	$0.00
Total	$3,658.92
Amount Paid/Credit Applied	$0.00
Balance Due	$3,658.92

Click Here to Pay Now

131295635995

From: **Oakleaf Venues** venuerentals@oakleafresidents.com
Subject: DBCDD refund of deposit request - RACHELLE JEAN
Date: June 24, 2026 at 5:01 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com

RECEIVED
JUN 24 2026
BY:

OV

Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM DBCDD – for the following venue.
  - LOCATION – OV PATIO (WEDNESDAY) 12:45 P.M. to 4:45 P.M. (ET 1:30-4:15pm)
  - DATE OF VENUE – JUNE 20, 2026
  - RESIDENT – **RACHELLE JEAN**
  - ADDRESS – 3015 WHISPERING WILLOW WAY, **ORANGE PARK, FL 32065**
  - AMOUNT OF REFUND - $100.00
  - BOOKING FEE/DEPOSIT was via VISA (6353):
    - DATED: 5/29/26
    - APPROVAL CODE: 029912
    - 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 **August 19-21, 2026**
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Please email me or leave a detailed message at 904-770-4661 with the following information: NAME, CONTACT NUMBER, ADDRESS, TYPE OF EVENT, NUMBER OF PARTICIPANTS EXPECTED, DATE OF PREFERENCE and EMAIL ADDRESS. I will respond at my earliest opportunity. Any messages left on the office phone will not be heard until I return to the office; repeat your name and number twice. Messages left on voice email will be heard, however, only emergencies will be addressed until I return to the office. I am typically not on property over the weekends. Since my time on property is divided between two Districts, appointments are recommended.

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

Governmental Management Services

www.OakLeafResidents.com

From: **Oakleaf Venues** venuerentals@oakleafresidents.com
Subject: DBCDD refund of deposit request - SHAUNTIRA SHAFFER
Date: June 30, 2026 at 2:36 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com

OV

RECEIVED
JUN 30 2026
BY:

Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM DBCDD – for the following venue.
  - LOCATION – OV PATIO (SUNDAY) 3:00 P.M. to 7:00 P.M. (ET 4:00-6:30pm)
  - DATE OF VENUE – JUNE 28, 2026
  - RESIDENT – **SHAUNTIRA SHAFFER**
  - ADDRESS – 3610 CRESWICK CIRCLE #D, **ORANGE PARK, FL 32065**
  - AMOUNT OF REFUND - $100.00
  - BOOKING FEE/DEPOSIT was via VISA (2554):
    - DATED: 6/9/26
    - APPROVAL CODE: 643672
    - 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 **August 19-21, 2026**
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Please email me or leave a detailed message at 904-770-4661 with the following information: NAME, CONTACT NUMBER, ADDRESS, TYPE OF EVENT, NUMBER OF PARTICIPANTS EXPECTED, DATE OF PREFERENCE and EMAIL ADDRESS. I will respond at my earliest opportunity. Any messages left on the office phone will not be heard until I return to the office; repeat your name and number twice. Messages left on voice email will be heard, however, only emergencies will be addressed until I return to the office. I am typically not on property over the weekends. Since my time on property is divided between two Districts, appointments are recommended.

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venuerentals@oakleafresidents.com
(904) 770-4661 voice email
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www.oakleafresidents.com

Governmental Management Services

www.OakLeafResidents.com

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

Invoice

Invoice #: 2609
Invoice Date: 6/30/26
Due Date: 6/30/26
Case:
P.O. Number:

Bill To:

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

RECEIVED
JUL 07 2026
BY:

Description	Hours/Qty	Rate	Amount
2.320.572.4100 (DB Phones) -Statement Closing Date 6/25/26		88.02	88.02
2.320.513.49300 (DB Office Supplies) - Statement Closing Date 6/25/26		3.00	3.00
34.600.538.6200 (DB Repair & Replacements) -Statement Closing Date 6/25/26		2,691.10	2,691.10
2.320.572.49300 (DB Permits/Licenses) -Statement Closing Date 6/25/26		870.66	870.66
2.320.572.49400 (DB Special Events) - Statement Closing Date 6/25/26		484.28	484.28

Total	$4,137.06
Payments/Credits	$0.00
Balance Due	~~$4,137.06~~

$1,445.96

Double Branch / Middle Village American Express Charges
GMS Statement Closing Date – June 25, 2026

Purchase Date	Vendor	Amount	Description	GL Account	Middle Village	GL	Double Branch	Total
5/27/2026	At Home Store	322.48	Repair and Replacement	34.600.538.64000	322.48	034.600.538.621		322.48
5/27/2026	1and1ionos	6.00	Office Supplies	2.330.572.51000	3	2.320.572.5100	3	6
5/28/2026	Clay County	870.66	Permits/Licenses	2.310.513.49300	870.66			870.66
5/28/2026	Clay County	870.66	Permits/Licenses			2.320.572.49300	870.66	870.66
5/29/2026	Walmart	122.12	Special Event	2.330.572.49400	61.06	2.320.572.49400	61.06	122.12
5/29/2026	Pizza Hut	132.99	Special Event	2.330.572.49400	66.5	2.320.572.49400	66.49	132.99
5/29/2026	Pizza Hut	125.49	Special Event	2.330.572.49400	62.74	2.320.572.49400	62.75	125.49
5/29/2026	Pizza Hut	101.01	Special Event	2.330.572.49400	50.5	2.320.572.49400	50.51	101.01
5/29/2026	Pizza Hut	127.99	Special Event	2.330.572.49400	63.99	2.320.572.49400	64	127.99
5/29/2026	Pizza Hut	84.99	Special Event	2.330.572.49400	42.49	2.320.572.49400	42.5	84.99
5/29/2026	Publix	19.32	Special Event	2.330.572.49400	9.66	2.320.572.49400	9.66	19.32
5/29/2026	Publix	135.60	Special Event	2.330.572.49400	67.8	2.320.572.49400	67.8	135.6
5/29/2026	Publix	119.01	Special Event	2.330.572.49400	59.5	2.320.572.49400	59.51	119.01
5/30/2026	Florida Pop Up	475.00	Special Event	2.330.572.49400	475			475
5/30/2026	Amazon	171.96	Repair and Replacement	34.600.538.64000	85.98	034.600.538.621	85.98	171.96
5/31/2026	Colorado Time Systems	175.00	Repair and Replacement	34.600.538.64000	175			175
5/31/2026	simplyscapes	9.99	Repair and Replacement	34.600.538.64000	5	034.600.538.621	4.99	9.99
5/31/2026	Amazon	531.15	Repair and Replacement	34.600.538.64000		034.600.538.621	531.15	531.15
5/31/2026	Amazon	181.97	Repair and Replacement	34.600.538.64000	90.98	034.600.538.621	90.99	181.97

Double Branch / Middle Village American Express Charges
GMS Statement Closing Date – June 25, 2026

6/1/2026	Freshwater systems	496.10	Repair and Replacement	34.600.538.64000	248.05	034.600.538.621	248.05	496.1
6/1/2026	FullCircle Padding	117.74	Repair and Replacement	34.600.538.64000		034.600.538.621	117.74	117.74
6/1/2026	AED Superstore	822.23	Repair and Replacement	34.600.538.64000	411.11	034.600.538.621	411.12	822.23
6/2/2026	RingCentral	176.04	Phones	2.330.572.4100	88.02	2.320.572.4100	88.02	176.04
6/4/2026	UPS Store	118.92	Repair and Replacement	34.600.538.64000	59.46	034.600.538.621	59.46	118.92
6/6/2026	Amazon	226.26	Repair and Replacement	34.600.538.64000	113.13	034.600.538.621	113.13	226.26
6/6/2026	Amazon	497.40	Repair and Replacement	34.600.538.64000	248.7	034.600.538.621	248.7	497.4
6/7/2026	simplyscapes	9.99	Repair and Replacement	34.600.538.64000	5	034.600.538.621	4.99	9.99
6/8/2026	1and1ionos	24.00	Repair and Replacement	34.600.538.64000	12	034.600.538.621	12	24
6/14/2026	simplyscapes	9.99	Repair and Replacement	34.600.538.64000	5	034.600.538.621	4.99	9.99
6/16/2026	HeadPenn	985.35	Tennis Maintenance	2.330.572.34400	985.35			985.35
6/18/2026	Walmart	148.64	Repair and Replacement	34.600.538.64000	74.32	034.600.538.621	74.32	148.64
6/21/2026	simplyscapes	9.99	Repair and Replacement	34.600.538.64000	5	034.600.538.621	4.99	9.99
6/23/2026	arkansas flag	185.63	Repair and Replacement	34.600.538.64000	185.63	034.600.538.621		185.63
6/24/2026	Batteries Plus	55.90	Repair and Replacement	34.600.538.64000	27.95	034.600.538.621	27.95	55.9
6/24/2026	advanced auto	224.13	Repair and Replacement	34.600.538.64000	224.13	034.600.538.621		224.13
6/25/2026	Pats nursery	650.55	Repair and Replacement	34.600.538.64000		034.600.538.621	650.55	650.55
6/25/2026	Pats nursery	744.60	Repair and Replacement	34.600.538.64000	744.6	034.600.538.621		744.6

Double Branch / Middle Village American Express Charges
GMS Statement Closing Date – June 25, 2026

Totals by GL

Double Branch: $4,137.06
2.320.572.4100 (DB Phones) – $88.02
2.320.572.5100 (DB Office Supplies) – $3.00
34.600.538.6200 (DB Repair and Replacements) - $2,691.10
2.320.572.49300 (DB Permits/Licenses) – $870.66
2.320.572.49400 (DB Special Events) – $484.28

Middle Village: $5,949.79
2.330.572.4100 (MV Phones) – $88.02
2.310.513.49300 (MV Office Supplies) – $3.00
34.600.538.64000 (MV repair & replacements) – $3,043.52
2.330.572. 49400 (MV Special Events) - $959.24
2.330.572.34400 (MV Tennis Maintenance) - $985.35
2.310.513.49300 (MV Permits/Licenses) - $870.66

Advance Auto Parts

Service is our best part.

Store # 06971

6261 [illegible]

Jacksonville FL 32244 (904) 778-2723

06/24/26 11:55 REG 04 TRN# 3117 Zaylee B.

ITEM	QTY	PRICE	TOTAL
BATTERY-SILVER 1 EA DHS 2040409			
34784	1	$184.99	$184.99
24 MO.FREE REPL 0 MO.PRORATED			
BATTERY FEE			
	1	$1.50	$1.50
CORE - BATTERY-SILVER 1 92040409			
34784	[illegible]	[illegible].00	$22 [illegible]
2 YR FREE [illegible]MENT			
Sub Total			$208.49
T1 Tax @		7.6000%	$15.64
Total			$224.13

$224.13 PURCHASE @ 11:55 AM

AmEx ***********3053 CHIP REA

AUTH 005376 APPROVED REF 697104311702

EMV CARD | MERCH 315489 | TERM 4

Issuer ARQC AE38D6180C046DD6

AID A000000025010801

Order 850953

AED Superstore
1800 US Hwy 51 N
Woodruff, WI 54568

Date Ordered:
5/30/2026
Order Number:
850953

Billing Address
Jay Soriano
GMS LLc
475 W Town Pl
Suite 114
St Augustine, FL 32092-3649 - US
(904)342-1441
jsoriano@gmsnf.com

SHIPPING ADDRESS
Jay Soriano
GMS LLC
370 OAKLEAF VILLAGE PKWY
ORANGE PARK, FL 32065-4259 - US

Shipping Method:
FEDEX - Ground - 1-5 business days (2.40lbs.)
Payment Type:
Online Credit Card

Item ID	ITEMS	PRICE	QTY	TOTAL
8900-0800-01	ZOLL Replacement CPR-D-Padz	$237.00	2	$474.00
8900-0810-01	ZOLL pedi-padz II	$131.00	2	$262.00

X Hi. Need any help?

Discount(s):	$0.00
Taxes:	$57.36
Shipping:	$28.87

TOTAL: $822.23

BatteriesPlus

Batteries Plus Bulbs #485
36 A Blanding Blvd
Orange Park, FL 32073
(904) 375-0485

Receipt

Customer:	Middle Village Community	
Customer #:		8182
Original Order:		P92767826
PO#:		JS 06/24/26

Sale Items

SLA12-8F2	2 @ 27.95	55.90

12V 8AH LEAD
DURA12-8F2
Full Warranty Until 6/24/2027

Item Subtotal	**55.90**
Tax	0.00
Tax Exempt #	85-8012060029C-0
Tax Override	Tax Exempt - Other
Tax Exempt Expire Date	12/31/2023
Total	**55.90**

AMEX	XXXXXXXXXXX3053	55.90

Contactless M/Chip or Visa Smart Card
894576

Sale Amount Received **55.90**

Invoice

Colorado Time Systems
1551 East 11th Street
Loveland, CO 80537

Invoice Number: 2025267-IN
Invoice Date: 6/1/2026

Order Number: 2097662
Order Date: 6/1/2026
Salesperson: PW2
Customer Number: 0020643

Sold To:
OAKLEAF RESIDENTS ASSOCIATION
ATTN: JAY SORIANO
370 OAKLEAF VILLAGE PARKWAY
ORANGE PARK, FL 32065
Confirm To:
JAY SORIANO

Ship To:
MIDDLE VILLAGE CCD
ATTN: JAY SORIANO
370 OAKLEAF VILLAGE PARKWAY
ORANGE PARK, FL 32065

Customer P.O.	Ship VIA	F.O.B.	Terms
ONLINE 8933	BESTWAY	ORIGIN	NET 30 DAYS

Ordered	Quantity Shipped	Back Ordered	Unit	Item Number	Description
1.0000	1.0000	0.0000	EA	M2-25	MICROPHONE- START- PHONE PLUG-

Subtotal	160.00
Less Discount:	0.00
Freight:	15.00
Sales Tax:	0.00
Total Invoice	175.00

Unbilled Amount on Back Order 0.00

PAT'S NURSERY, INC.
7060 HIGHWAY 17
FLEMING ISLAND, FLORIDA 32003
(904) 284-2011

CUSTOMER'S ORDER NO.	PHONE	DATE
	904-562-0249	6-31-26

NAME: Double Branch / Jay Soriano

ADDRESS:

SOLD BY	CASH	C.O.D.	CHARGE	ON ACCT.	MDSE. RETD.	PAID OUT

QTY	DESCRIPTION	PRICE	AMOUNT
2	15g Single Pygmy Palm	124.95	249.90
2	15g Hibiscus Tree	99.00	198.00
¥ 1	7g White Bird Paradise		69.95
¥ 3	Tray Red Coleus	15.95	47.85
1	4g Bone Meal		24.95
2	4g Palm Food	29.95	59.90
	¥ = pulled Palm Bed		
	P/U		
			$650.55
	ANY CLAIMS OF SOD OR PROBLEMS MUST BE REPORTED WITHIN 24 HOURS OF PURCHASE.	TAX	
RECEIVED BY		TOTAL	

All claims and returned goods MUST be accompanied by this bill.

144927

Thank You

PAT'S NURSERY, INC.
7060 HWY 17
FLEMING ISLAND, FL 32003-9117
904 284 2011

Order

144927 Double Branch Community Development District

Cashier: Shari B
25-Jun-2026 3:33:28P

Transaction 68/076

2	Plant 1 ea @ $124.95/ea	$249.90
2	Plant 1 ea @ $99.00/ea	$198.00
1	Plant 1 ea @ $69.95/ea	$69.95
3	Annual Tray 1 ea @ $15.95/ea	$47.85
1	Bone Meal (Large) 1 bg @ $24.95/bg	$24.95
2	Palm Tree Food 20# 1 bg @ $29.95/bg	$59.90
Total		**$650.55**
CREDIT CARD SALE AMEX 3053		$650.55

Retain this copy for statement validation

25-Jun-2026 3:34:48P
$650.55 | Method: CONTACTLESS
AMERICAN EXPRESS XXXXXXXXXXXX3053
VALUED CUSTOMER
Reference ID: 617600735425
Auth ID: 822723
MID: ********5881
AID: A000000025010801
AthNtwkNm: AMEX
SIGNATURE

Any claims of sod or problems must be reported within 24 hours of purchase. Not responsible for damage while loading vehicle

WGR0XSJ85FYH6

Clover ID: XZ1RH82G4GFAA
Payment WGR0XSJ85FYH6

Clover Privacy Policy
https://clover.com/privacy

PIZZA HUT
DELIVERY

****
** FUTURE DATE **
** DUE: 05/29/2026 at 12:45 PM
****

Ticket #00000

Item Count: 10

ENTERED BY
SHANNON
038661 05/27/2026 11:07 AM

JAY
370 OAKLEAF VILLAGE PKWY
JACKSONVILLE FL 32065

904-562-0249
Other xy: A-0

		laRge3topp	10.00
01	1	Large Hand toss Cheese Pepperoni	
		laRge3topp	10.00
02	1	Large Hand toss Cheese Pepperoni	
		laRge3topp	10.00
03	1	Large Hand toss Cheese Pepperoni	
		laRge3topp	10.0
04	1	Large Hand toss Cheese Pepperoni	
		laRge3topp	10.0
05	1	Large Hand toss Cheese Pepperoni	
		laRge3topp	10.0
06	1	Large Hand toss Cheese	
		laRge3topp	10.0
07	1	Large Hand toss Cheese	
		laRge3topp	10.0
08	1	Large Hand toss Cheese	
		laRge3topp	10.0
09	1	Large Hand toss Cheese	
		laRge3topp	10.0
10	1	Large Hand toss Cheese	

Subtotal	100.0
Delivery Charge	5.4
SALES TAX	7.5
Balance Due	112.99

Driver gratuity
not included

ICONIC CHECK
YOUR ORDER WAS CHECKED BY:

PIZZA HUT
DELIVERY

****
** DUE NOW **
** DUE: 05/29/26 at 02:45PM **
****

Ticket # 0028

Item Count: 6

ENTERED BY
SHANNON 05/29/26 02:10PM
038661

JAY
370 OAKLEAF VILLAGE PKWY
JACKSONVILLE FL 32065

(904)562-0249 xy: A-09

01	1	laRge3topp Large Hand toss Cheese	10.00
02	1	laRge3topp Large Hand toss Cheese	10.00
03	1	laRge3topp Large Hand toss Cheese	10.00
04	1	laRge3topp Large Hand toss Cheese Pepperoni	10.00
05	1	laRge3topp Large Hand toss Cheese Pepperoni	10.00
06	1	laRge3topp Large Hand toss Cheese Pepperoni	10.00

Subtotal	60.00
Delivery Charge	5.49
SALES TAX	4.50
Balance Due	69.99

Amt Tendered
Credit Card 69.99

Driver gratuity
not included

ICONIC CHECK
YOUR ORDER WAS CHECKED BY:

amazon.com

Final Details for Order #113-8043542-7058619

Order Placed: May 31, 2026
Amazon.com order number: 113-8043542-7058619
Order Total: $531.15

Business order information
GMS Customer Name: Jay Soriano
GMS Work Order Number: JSO053126
GMS Description: MV and DB special events
GMS Billable (N/F/O): O (Billable through Office)

Shipped on June 1, 2026

Items Ordered	**Price**
2 of: *PURPLE LEAF 9' X 11.5' Patio Umbrella Outdoor Cantilever Rectangle Umbrella Aluminum Offset Umbrella with 360-degree Rotation for Garden Deck Pool Patio, Navy Blue* Sold by and invoiced on behalf of: PURPLELEAFSHOP (seller profile) Condition: New	$240.48

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

Shipping Speed:
Standard Shipping

Item(s) Subtotal:	$480.96
Shipping & Handling:	$39.98
Promotion applied::	-$24.05

Total before tax:	$496.89
Sales Tax:	$34.26

Total for This Shipment:	**$531.15**

Payment information

Payment Method:
American Express I Last digits: 3053

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

Item(s) Subtotal:	$480.96
Shipping & Handling:	$39.98
Promotion applied:	-$24.05

Total before tax:	$496.89
Estimated Tax:	$34.26

Grand Total:	**$531.15**

Credit Card transactions American Express ending in 3053: June 1, 2026: $531.15

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

amazon.com

Final Details for Order #113-0838599-2181835

Order Placed: June 6, 2026
Amazon.com order number: 113-0838599-2181835
Order Total: **$497.40**

Business order information
GMS Customer Name: Jay Soriano
GMS Work Order Number: JSO050626
GMS Description: Oakleaf Access, Annabelle sign
GMS Billable (N/F/O): O (Billable through Office)

Shipped on June 8, 2026

Items Ordered	**Price**
3 of: *Fargo HDP5600 YMCKK Color Ribbon - 84512* Sold by and invoiced on behalf of: AnythingID (seller profile) Seller Credentials: 889 Certification, Registered Small Business Business Price Condition: New	$154.23

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

Shipping Speed:
Economy Shipping

Item(s) Subtotal:	$462.69
Shipping & Handling:	$0.00

Total before tax:	$462.69
Sales Tax:	$34.71

Total for This Shipment:	**$497.40**

Payment Information

Payment Method:
American Express I Last digits: 3053

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

Item(s) Subtotal:	$462.69
Shipping & Handling:	$0.00

Total before tax:	$462.69
Estimated Tax:	$34.71

Grand Total:	**$497.40**

Credit Card transactions American Express ending in 3053: June 8, 2026: $497.40

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

amazon.com

Final Details for Order #113-9084444-0393037

Order Placed: May 31, 2026
Amazon.com order number: 113-9084444-0393037
Order Total: **$181.97**

Business order information
GMS Customer Name: Jay Soriano
GMS Work Order Number: JSO053126
GMS Description: MV and DB special events
GMS Billable (N/F/O): O (Billable through Office)

Shipped on May 31, 2026

Items Ordered	Price
1 of: *The Last Airbender*, *Noah Ringer* Sold by and invoiced on behalf of: Colbert Infinity (seller profile) Condition: New	$6.69

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

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$6.69
Shipping & Handling:	$0.00

Total before tax:	$6.69
Sales Tax:	$0.50

Total for This Shipment:	**$7.19**

Shipped on June 1, 2026

Items Ordered	Price
1 of: *Lemony Snicket's A Series of Unfortunate Events*, *Billy Connolly* Sold by and invoiced on behalf of: QUICK CLIX (seller profile) Seller Credentials: 889 Certification Condition: New	$7.87

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

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$7.87
Shipping & Handling:	$0.00

Total before tax:	$7.87
Sales Tax:	$0.59

Total for This Shipment:	**$8.46**

Shipped on June 1, 2026

Items Ordered	**Price**
1 of: *Concession Express Heavy Duty Printed 6oz Sno Cone Cups-1000 Count* Sold by and invoiced on behalf of: Concession Express (seller profile) Seller Credentials: 889 Certification, Classified Small Business - Gartner Standard Business Price Condition: New	$59.75

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

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$59.75
Shipping & Handling:	$0.00

Total before tax:	$59.75
Sales Tax:	$4.48

Total for This Shipment:	**$64.23**

Shipped on June 2, 2026

Items Ordered	**Price**
1 of: *Kensaker Drafting Chair Tall Office Chair, Ergonomic Standing Desk Chair with Adjustable Foot Ring and Flip-up Armrests, Mesh Computer Chair for Art Studio, 300 LBS, Black* Sold by and invoiced on behalf of: Kensaker (seller profile) Business Price Condition: New	$129.98

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

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$129.98
Shipping & Handling:	$0.00
Your Coupon Savings:	-$40.00

Total before tax:	$89.98
Sales Tax:	$6.75

Total for This Shipment:	**$96.73**

Shipped on June 3, 2026

Items Ordered	**Price**
1 of: *Nacho Libre*, *Hector Jimenez* Sold by and invoiced on behalf of: Amazon.com Condition: New	$4.99

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

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$4.99
Shipping & Handling:	$0.00

Total before tax:	$4.99
Sales Tax:	$0.37

Total for This Shipment:	**$5.36**

Payment Information	
Payment Method: American Express I Last digits: 3053 **Billing address** Jay Soriano 370 OAKLEAF VILLAGE PKWY ORANGE PARK, FL 32065-4259 United States	Item(s) Subtotal: $209.28 Shipping & Handling: $0.00 Promotion applied: -$40.00 ----- Total before tax: $169.28 Estimated Tax: $12.69 ----- **Grand Total: $181.97**
Credit Card transactions	American Express ending in 3053: June 3, 2026: $181.97

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

PIZZA HUT
CARRY_OUT

Ticket # 0048

Item Count: 9

ENTERED BY
JEOVANNA
030661 05/29/26 3:34 PM

JAY
904-562-0249

01	2	Order BreadStx	13.9
		laRge3topp	10.0
02	1	Large Hand toss Cheese	
		laRge3topp	10.0
03	1	Large Hand toss Cheese	
		laRge3topp	10.0
04	1	Large Hand toss Cheese	
		laRge3topp	10.00
05	1	Large Hand toss Cheese Pepperoni	
		laRge3topp	10.0
06	1	Large Hand toss Cheese Pepperoni	
		YY YA	14.9
07	1	Large Hand toss Meat Lvr	
		YY YA	14.9
08	1	Large Hand toss Supreme	

Subtotal	93.96
SALES TAX	7.05
Balance Due	101.0
Amount Tendered	
Credit Card	101.0
Change	0.0

ICONIC CHECK
...ER WAS CHECKED BY:

amazon.com

Final Details for Order #113-5032677-7913859

Order Placed: May 15, 2026
Amazon.com order number: 113-5032677-7913859
Order Total: **$171.96**

Business order information
GMS Customer Name: Jay Soriano
GMS Work Order Number: JSO051526
GMS Description: MVDB
GMS Billable (N/F/O): O (Billable through Office)

Shipped on May 31, 2026

Items Ordered	Price
1 of: *OLIXIS 9ft Patio Umbrella with Tilt and Crank Button & 8 Sturdy Ribs Waterproof, 9 Feet Patio Table Umbrella Perfect for Poolside, Terrace, Beach and Outdoor Restaurant, Brown* Sold by and invoiced on behalf of: Amazon (seller profile) Business Price Condition: New	$39.99

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

Shipping Speed:
Scheduled Consolidated Delivery

Item(s) Subtotal:	$39.99
Shipping & Handling:	$0.00

Total before tax:	$39.99
Sales Tax:	$3.00

Total for This Shipment:	**$42.99**

Shipped on May 31, 2026

Items Ordered	Price
1 of: *OLIXIS 9ft Patio Umbrella with Tilt and Crank Button & 8 Sturdy Ribs Waterproof, 9 Feet Patio Table Umbrella Perfect for Poolside, Terrace, Beach and Outdoor Restaurant, Brown* Sold by and invoiced on behalf of: Amazon (seller profile) Business Price Condition: New	$39.99

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

Shipping Speed:
Scheduled Consolidated Delivery

Item(s) Subtotal:	$39.99
Shipping & Handling:	$0.00

Total before tax:	$39.99
Sales Tax:	$3.00

Total for This Shipment:	**$42.99**

Shipped on June 1, 2026	
Items Ordered	**Price**
1 of: *OLIXIS 9ft Patio Umbrella with Tilt and Crank Button & 8 Sturdy Ribs Waterproof, 9 Feet Patio Table Umbrella Perfect for Poolside, Terrace, Beach and Outdoor Restaurant, Brown*	$39.99
Sold by and invoiced on behalf of: Amazon (seller profile)	
Business Price	
Condition: New	

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

Shipping Speed:
Scheduled Consolidated Delivery

Item(s) Subtotal:	$39.99
Shipping & Handling:	$0.00

Total before tax:	$39.99
Sales Tax:	$3.00

Total for This Shipment:	**$42.99**

Shipped on June 1, 2026	
Items Ordered	**Price**
1 of: *OLIXIS 9ft Patio Umbrella with Tilt and Crank Button & 8 Sturdy Ribs Waterproof, 9 Feet Patio Table Umbrella Perfect for Poolside, Terrace, Beach and Outdoor Restaurant, Brown*	$39.99
Sold by and invoiced on behalf of: Amazon (seller profile)	
Business Price	
Condition: New	

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

Shipping Speed:
Scheduled Consolidated Delivery

Item(s) Subtotal:	$39.99
Shipping & Handling:	$0.00

Total before tax:	$39.99
Sales Tax:	$3.00

Total for This Shipment:	**$42.99**

Payment Information

Payment Method:
American Express I Last digits: 3053

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

Item(s) Subtotal:	$159.96
Shipping & Handling:	$0.00

Total before tax:	$159.96
Estimated Tax:	$12.00

Grand Total:	**$171.96**

Credit Card transactions American Express ending in 3053: June 1, 2026: $171.96

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

Dear Jay Soriano,

Thank you for using the Online Billing and Permitting System. Your payment is currently being processed. Please note that e-check payments are subject to review and may acquire additional fees if collection activity is required. You may also view your online receipt at: www.MyFloridaEHPermit.com.

Payment Submittal Confirmation: QMB5OFHH
Payment Type: American Express
Payment Date: May 28 2026 5:08PM

Payments:

Permit Number	Facility Name	Payment Amount
10-60-00113	Oakleaf Plantation - Play Pool	325.00
10-60-00114	Oakleaf Plantation - Spray Pool	200.00
10-60-00112	Oakleaf Plantation - Lap Pool	325.00

Convenience Fee: 20.66
Total Paid: 870.66

Payment Receipt Confirmation

Your payment was successfully processed.

Transaction Summary

Description	Amount
	$870.66
Total Amount Paid	$870.66

Customer Information

Customer Name	Jay Soriano
Local Reference ID	352025425648485
Receipt Date	5/28/2026
Receipt Time	05:07:54 PM EDT

Payment Information

Payment Type	Credit Card
Credit Card Type	AMEX
Credit Card Number	******3053
Order ID	21939425
Name on Credit Card	Jay Soriano

Billing Information

Billing Address	475 W. Town Pl. Suite 114
Billing City, State	St Augustine, FL
Billing Zip/Postal Code	32092
Country	US
Phone Number	9043421441

This receipt has been emailed to the address below.

Email Address	jsoriano@gmsnf.com

Dear Jay Soriano,

Thank you for using the Online Billing and Permitting System. Your payment is currently being processed. Please note that e-check payments are subject to review and may acquire additional fees if collection activity is required. You may also view your online receipt at: www.MyFloridaEHPermit.com.

Payment Submittal Confirmation: T71BFLBX
Payment Type: American Express
Payment Date: May 28 2026 5:17PM

Payments:

Permit Number	Facility Name	Payment Amount
10-60-00124	Plantation Oaks - Spray Pool	200.00
10-60-1306225	Plantation Oaks - Competition Pool	325.00
10-60-00123	Plantation Oaks - Pool	325.00

Convenience Fee: 20.66
Total Paid: 870.66

Payment Receipt Confirmation

Your payment was successfully processed.

Transaction Summary

Description	Amount
	$870.66
Total Amount Paid	$870.66

Customer Information

Customer Name	Jay Soriano
Local Reference ID	365308225648548
Receipt Date	5/28/2026
Receipt Time	05:17:00 PM EDT

Payment Information

Payment Type	Credit Card
Credit Card Type	AMEX
Credit Card Number	******3053
Order ID	21948677
Name on Credit Card	Jay Soriano

Billing Information

Billing Address	475 W. Town Pl. Suite 114
Billing City, State	St Augustine, FL
Billing Zip/Postal Code	32092
Country	US
Phone Number	9043421441

This receipt has been emailed to the address below.

Email Address	jsoriano@gmsnf.com

Order Information

Your order number is **W234129**. The order was placed on 6/23/2026

Billing Information

Jay Soriano
475 W Town Pl
Orange Park, FL 32092

Order Summary

Payment Method: Credit Card

Shipping Address

GMS LLc
370 OAKLEAF VILLAGE PKWY
orange park, FL 32065

Shipping Method

Ground

Image	Qty	Description	Unit Price	Price
	2	**Sewn Nylon American Flag (5 ft. x 8 ft.)** SKU: US58	$97.87	$195.74
	2	**Yellow/Black Heavy Duty String Pennants** SKU: PENNSP899YB	$44.83	$89.66
	2	**Blue/White String Large Pennants** SKU: PENNSP48H	$34.63	$69.26

Subtotal	$354.66
Shipping	$29.04
Coupon	$70.93
Total	**$312.77**

Questions about your order? Reply to this email or contact customer service at 501-375-7633

FlagandBanner.com 501-375-7633
800 West Ninth Street
Little Rock, Arkansas 72201

Fresh Water Systems.com™

ORDER WEBFWS100679605

Thank you for your purchase!

We're getting your order ready to be shipped. We will notify you when it has been sent.

Order summary

Stenner Pump Cover for Classic Series Adjustable 45 & 85 Pumps × 8 — **$144.00**

Stenner Rain Roof for all Classic Pumps × 19 — **$317.49**

Subtotal	**$461.49**
Shipping	**$0.00**
Taxes	**$34.61**

Total	**$496.10 USD**

Customer information

Shipping address

Jay Soriano
GMS llc
370 Oakleaf Village Parkway
Orange Park FL 3206

Billing address

Jay Soriano
475 West Town Place
St. Augustine FL 32092

Payment

Shipping method

SHIPPING - Economy- 7-10 business days in transit

If you have any questions, reply to this email or contact us at orders@freshwatersystems.com

Invoice #10109020
6/1/2026

Full Circle Padding
P.O. Box 388
253 Mansfield Ave. Unit #3
Norton, MA. 02766

Important Notes about your order:

Thank you for your order from the # 1 manufacturer of replacement padding, cables and parts since 1985... FullCirclePadding.com

Orders containing pads are currently **shipping 6 weeks from date of purchase.**

ORDER CONFIRMATION

Billing Address		Payment Information	
Bill To:	Jay Soriano GMS llc 475 west town place St. Augustine, FL 32092 United States 904-342-1441	Credit Card	
		Card Type:	American Express
		Cardholder:	Jay Soriano
		Card Number:	(not saved)
Email:	jsoriano@gmsnf.com	Expiration:	(not saved)
		Security Code:	(not saved)

Myself

Ship To:	Jay Soriano GMS llc 370 OAKLEAF VILLAGE PKWY ORANGE PARK, FL 32065-4259 United States 904-342-1441 jsoriano@gmsnf.com	Shipping Method:	UPS Ground **$17.02**

Item/Description	Qty	Price	Total
Vinyl Color: Matrix Black (FCP-200) **Brand:** Cybex **Series:** CLASSIC - Model #'s are 4 digits and start with 4 **Model:** Leg Extension 4105, 4106, 4107, 4108 ***Part #:*** CY054C **Seat Wear Cover**	2	$23.59	$47.18
Vinyl Color: Matrix Black (FCP-200) **Brand:** Cybex **Series:** CLASSIC - Model #'s are 4 digits and start with 4 **Model:** Leg Curl Seated 4132 ***Part #:*** CY050C **Seat Wear Cover**	2	$26.77	$53.54

Order Total

Merchandise Subtotal	$100.72
Shipping & Handling	$17.02
Tax	$0.00
Total	$117.74

IONOS

IONOS Inc.
Two Logan Square, 100 N 18th St., Suite 400
Philadelphia, PA 19103
USA

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

Jay Soriano
370 Oakleaf Village Pkwy
Orange Park, FL 32065-4259
UNITED STATES

Invoice:	202062358092
Invoice Date:	05/26/2026
Customer ID:	270980442
Contract ID:	48060001
Help Center:	ionos.com/help
My IONOS:	my.ionos.com/invoices

Your IONOS Personal Consultant:
Milette C
+1 913 258 7841

Invoice

Billing period starting: 05/25/2026

Item	Service	Charges	Usage	Taxable Portion	Total
Contract: 48060001 - IONOS Expert					
1	IONOS Website Builder 05/25/2026-06/24/2026	$6.00 a month	1 mo.	$0.00	$6.00
Net Total					**$6.00**
Net (non-taxable portion)					**$6.00**
Net (taxable portion)					**$0.00**
Tax					**$0.00**
Total amount due					**$6.00**

Please **DO NOT** send cash, check or money order

The total amount due will be charged to your credit card within the next seven days, most likely in the next day or two. Thank you.

Do you have questions regarding this invoice?
Please refer to your Help Center or log in to my.ionos.com for further information.

IONOS

IONOS Inc.
Two Logan Square, 100 N 18th St., Suite 400
Philadelphia, PA 19103
USA

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

Jay Soriano
370 Oakleaf Village Pkwy
Orange Park, FL 32065-4259
UNITED STATES

Invoice:	202062587838
Invoice Date:	06/07/2026
Customer ID:	270980442
Contract ID:	85644648
Help Center:	ionos.com/help
My IONOS:	my.ionos.com/invoices

Your IONOS Personal Consultant:
Milette C
+1 913 258 7841

Invoice

Billing period starting: 06/06/2026

Item	Service	Charges	Usage	Taxable Portion	Total
Contract: 85644648 - IONOS MyWebsite Creator+					
1	Basic Fee 06/06/2026-07/05/2026	$30.00 a month	1 mo.	$0.00	$30.00
2	Special Offer Discount for line-item 1	Special Offer		$0.00	$-6.00
Net Total					**$24.00**
Net (non-taxable portion)					**$24.00**
Net (taxable portion)					**$0.00**
Tax					**$0.00**
Total amount due					**$24.00**

Please **DO NOT** send cash, check or money order

The total amount due will be charged to your credit card within the next seven days, most likely in the next day or two. Thank you.

Do you have questions regarding this invoice?
Please refer to your Help Center or log in to my.ionos.com for further information.

PAT'S NURSERY, INC.
7060 HIGHWAY 17
FLEMING ISLAND, FLORIDA 32003
(904) 284-2011

CUSTOMER'S ORDER NO.	PHONE 904-562-0219	DATE 6-24-26

NAME Middle Village / Jay Soriano

ADDRESS

SOLD BY	CASH	C.O.D.	CHARGE	ON ACCT.	MDSE. RETD.	PAID OUT
			AMEX			

QTY.	DESCRIPTION	PRICE	AMOUNT
3	30g Foxtail Palm (single)	195.00	585.00
5	3g [illegible]	14.95	74.75
1	Lg. Bone Meal		24.95
2	Lg. Bag Palm Food	29.95	59.90
4	Palm Rod		
	Tagged		
	P/U		
	Sm		
			744.60
	ANY CLAIMS OF SOD OR PROBLEMS MUST BE REPORTED WITHIN 24 HOURS OF PURCHASE	TAX	
RECEIVED BY		TOTAL	[illegible]

All claims and returned goods MUST be accompanied by this bill.

144926

Thank You

PAT'S NURSERY, INC.
7060 HWY 17
FLEMING ISLAND, FL 32003-9317
904 284 2011

Order

144926 Double Branch Community Development District - Middle Village

Cashier Shari B
25-Jun-2026 3:30 PM

Transaction 687076

3	Plant	$585.00
	1 ea @ $195.00/ea	
5	Plant	$74.75
	1 ea @ $14.95/ea	
1	Bone Meal (Large)	$24.95
	1 bg @ $24.95/bg	
2	Palm Tree Food 20#	$59.90
	1 bg @ $29.95/bg	

Total	**$744.60**
CREDIT CARD SALE	$744.60

AMEX 3053

Retain this copy for statement validation

25-Jun-2026 3:37 PM
$744.60 | Method: CONTACTLESS
AMERICAN EXPRESS XXXXXXXXXXX3053
Reference ID: 617608535442
Auth ID: 875278
MID: [illegible]5881
AID: A000000025010801
AthNtwkNm: AMEX
SIGNATURE

Any claims of sod or problems must be reported within 24 hours of purchase. Not responsible for damage while loading vehicle.

JR6HDRYKJWR3P

Clover ID: CKERPGC74HE1I
Payment: JR6HDRYKJWR3P

Clover Privacy Policy
https://clover.com/privacy

at home

Orange Park
1919 WELLS RD
ORANGE PARK, FL 32073
United States
904-468-3023

Store: 98 Register: 22
Date: 5/27/26 Time: 3:03 PM
Ticket: 35
Cashier: 750079

Customer: Nanci Soriano

Item	Qty	Price	Amount
Round Modern 34In Planter Off			199.99
197154969182	1	199.99	
Round Modern 34In Planter Off			99.99
197154969182	1	199.99	(100.00)
BOGO POTS & PLANTERS			

Subtotal 299.98
Tax 22.50

Total 322.48

American Express 322.48

Change 0.00

Card No.: XXXXXXXXXXX3063
Trans Time: 05/27/2026 03:04 PM
Trans Token: 1000000007322256
IAD: 06560103A02002
Transaction Type: Sale
Card Type: American Express

INVOICE

Florida Pop-Up LLC
4109 Heatherbrook Pl
Middleburg, FL 32068-4168

Oakleafpopup@gmail.com
+1 (904) 563-1694
https://OakleafPopUp.com

Bill to
Lisa Carter
Middle Village CDD
845 Oakleaf Plantation Pkwy
Orange Park, FL 32065

Invoice details
Invoice no.: 1002
Terms: Due on receipt
Invoice date: 05/28/2026
Due date: 05/29/2026

#	Product or service	Description	Qty	Rate	Amount
1.	**DJ With Games**		1	$475.00	$475.00

Total **$475.00**

Ways to pay

VISA BANK

Poolside Event DJ

Overdue 05/29/2026

View and pay

The UPS Store #7662
1075 OAKLEAF PLANTATION PKWY SUITE
ORANGE PARK, FL   32065-3625
904-413-7340

Date.: 6/4/2026
Time.: 09:09 AM

Terminal....: POS7662B
Employee....: 262916

ITEM NAME	QTY	PRICE	TOTAL
NDA Early AM	1 0	$118.92	$118.92
Tax			$0.00

MNP28HKSE2EZX
Tracking Number - 12A022931545593304

Subtotal	$118.92
Shipping/Other Charges	$0.00
Total tax	$0.00
Total	$118.92
Cards	$118.92

Items Designated NR are NOT eligible
for Returns, Refunds or Exchanges.

PIZZA HUT
DELIVERY

****
** DUE NOW
** DUE: 05/29/26 at 12:45PM **
************************************ **

Ticket # 0001

Item Count: 10

ENTERED BY
VICKI
041907 05/29/26 07:46AM

** NEW CUSTOMER **
Please Confirm Customer Information

JAY
845 OAKLEAF PLANTATION PKWY
MIDDLEBURG FL 32065

(904)562-0246
schooL

xy: A-09

JAY

QD YA
01 1 Large 100.00
Hand toss
Cheese

02 1 Large
Hand toss
Cheese

03 1 Large
Hand toss
Cheese

04 1 Large
Hand toss
Cheese

05 1 Large
Hand toss
Cheese

06 1 Large
Hand toss
Cheese
Pepperoni

07 1 Large
Hand toss
Cheese
Pepperoni

08 1 Large
Hand toss
Cheese
Pepperoni

09 1 Large
Hand toss
Cheese
Pepperoni

10 1 Large
Hand toss
Cheese
Pepperoni

Subtotal	100.00
Delivery Charge	5.49
SALES TAX	0.00
Balance Due	105.49

Amt Tendered
Credit Card 105.49

Driver gratuity
not included

ICONIC CHECK
YOUR ORDER WAS CHECKED BY:

PIZZA HUT
DELIVERY

Ticket # 0032

Item Count: 10

ENTERED BY
HAYLEY
041907 05/29/26 01:40PM

** NEW CUSTOMER **
Please Confirm Customer Information

JAY
845 OAKLEAF PLANTATION PKWY
MIDDLEBURG FL 32065

(904)562-0249
Private home xy: A-09

01	1	laRge3topp Large Hand toss Cheese	10.00
02	1	laRge3topp Large Hand toss Cheese	10.00
03	1	laRge3topp Large Hand toss Cheese	10.00
04	1	laRge3topp Large Hand toss Cheese	10.00
05	1	laRge3topp Large Hand toss Cheese	10.00
06	1	laRge3topp Large Hand toss Cheese Pepperoni	10.00
07	1	laRge3topp Large Hand toss Cheese Pepperoni	10.00
08	1	laRge3topp Large Hand toss Cheese Pepperoni	10.00
09	1	laRge3topp Large Hand toss Cheese Pepperoni	10.00
10	1	laRge3topp Large Hand toss Cheese Pepperoni	10.00

Subtotal	100.00
Delivery Charge	5.49
SALES TAX	7.50
Balance Due	112.99

Amt Tendered
Credit Card 112.99

Driver gratuity
not included

ICONIC CHECK
YOUR ORDER WAS CHECKED BY:

Epic Theatres Inc.
8368 Merchants Way
32222 Jacksonville

Print Date:
5/29/2026 11:02 A

Gift Card

Card:	EPIC Gift Card
Cinema:	Oakleaf
Expiration Date:	7/31/2070
Card Number:	229419892522665

Deposit Cash In For Card
229419892522665

Initial balance:	0.00
Cash In:	25.00
Final balance:	25.00

User: Tiffany smith l   Gift Card 5/29/2026 11:02AM
Positive Cinema 4.5

1/1

Epic Theatres Inc.
8368 Merchants Way
32222 Jacksonville

Print Date:
5/29/2026 11:02 A

Gift Card

Card:	EPIC Gift Card
Cinema:	Oakleaf
Expiration Date:	7/31/2070
Card Number:	18072300500458

Deposit Cash In For Card
18072300500458

Initial balance:	0.00
Cash In:	25.00
Final balance:	25.00

User: Tiffany smith l   Gift Card 5/29/2026 11:02AM
Positive Cinema 4.5

1/1

Publix
Oakleaf Plantation Center
9518 Argyle Forest Blvd
Jacksonville, FL 32222
Store Manager: Brian Todd
904-317-5755

0128 5UR 025 055

ICE 16 LB
3 @ 5.99 17.97 T F

Order Total	17.97
Sales Tax	1.35
Grand Total	19.32
Credit Payment	19.32
Change	0.00

Receipt ID: 0128 5UR 025 055

PRESTO!
Trace #: 022349
Reference #: 1056348948
Acct #: XXXXXXXXXXXX3053
Purchase American Express
Amount: $19.32
Auth #: 836300

CREDIT CARD PURCHASE
A000000025010801 AMERICAN EXPRESS
Entry Method: Cntctless
Mode: Issuer

Your cashier was Brian

05/29/2026 14:49 S0128 R102 5055 C0230

Join the Publix family!
Apply today at apply.publix.jobs.
We're an equal opportunity employer.

Publix Super Markets, Inc.

Publix
Oakleaf Plantation Center
9518 Argyle Forest Blvd
Jacksonville, FL 32222
Store Manager: Brian Todd
904-317-5755

ICE 16 LB		
4 @	5.99	23.96 T F
PUB ED PLATE 10"		6.79 T
PUB ED PLATE 10"		6.79 T
PUB ED PLATE 10"		6.79 T
AMAZON GIFT CARD		30.00
Account #XXXXXXXXXXXX0859		
MASTERCARD VAR GC		50.00
Account #XXXXXXXXXXXX7804		
GIFT CARD SVC FEE		7.95

Order Total	132.28
Sales Tax	3.32
Grand Total	135.60
Credit Payment	135.60
Change	0.00

Receipt ID: 0128 5UR 035 434

PRESTO!
Trace #: 036851
Reference #: 1056316749
Acct #: XXXXXXXXXXXX3053
Purchase American Express
Amount: $135.60
Auth #: 820648

CREDIT CARD PURCHASE
A000000025010801 AMERICAN EXPRESS
Entry Method: Cntctless
Mode: Issuer

Your cashier was Blanca

05/29/2026 11:53 S0128 R103 5434 C0208

Join the Publix family!
Apply today at apply.publix.jobs.
We're an equal opportunity employer.

Publix Super Markets, Inc.

blix
f Commons
antation Parkway
k, FL 32065
: Wes Williams
91-5108
23.96 T F
6.79 T
50.00
XXXXXX8339
5.95
30.00
XXXXXX2590
116.70
2.31
119.01
119.01
ment
0.00
169 5UR 021 437
7
1360251528
XXXXXX3053
can Express
11
PURCHASE
AMERICAN EXPRESS
Cntctless
Issuer
cy
69 R102 1437 C0107
lix family!
ply.publix.jobs.
ortunity employer.
Markets, Inc.

publix

Oak Leaf Commons
1075 Oakleaf Plantation Parkway
Orange Park, FL 32065
Store Manager: Wes Williams
904-291-5108

ICE 16 LB	23.96 T F
4 @ 5.99	
PUB ED PLATE 10"	6.79 T
VISA $50 GC	50.00
Account #XXXXXXXXXXXX8339	
GIFT CARD SVC FEE	5.95
AMAZON GIFT CARD	30.00
Account #XXXXXXXXXXXX2590	
Order Total	116.70
Sales Tax	2.31
Grand Total	119.01
Credit Payment	119.01
Change	0.00

Receipt ID: 1169 5UR 021 437

PRESTO!
Trace #: 022327
Reference #: 1360251528
Acct #: XXXXXXXXXXXX3053
Purchase American Express
Amount: $119.01
Auth #: 843809

CREDIT CARD PURCHASE
AMERICAN EXPRESS
A000000025010801
Entry Method: Cntctless
Mode: Issuer

Your cashier was Nancy

05/29/2026 12:29 S1169 R102 1437 C0107

Join the Publix family!
Apply today at apply.publix.jobs.
We're an equal opportunity employer.

Publix Super Markets, Inc.

RingCentral

Thank you for choosing RingCentral.

Invoice

Account Information		Bill To	Pay To
Account Number:	(904) 770-4650	Jay Soriano	RingCentral, Inc. 20 Davis Dr,
Subscription Name:	RingEX Standard™	Oakleaf Plantation	Belmont, CA 94002, USA
Statement Date:	06/02/2026	475 west town place ste 114	
Paid By:	•••• •••• •••• 8052	St Augustine, FL 32092,	

Statement Summary

Subscription

Charges	Billing frequency	Price per Item
RingEX Standard™ - Subscription Fee	Monthly	$0.00
DigitalLine Unlimited	Monthly	$34.99
Taxes, fees and surcharges		
Federal taxes		
State taxes		
Local taxes		
Compliance and Administrative Cost Recovery Fee		
e911 Service Fee		

Total charges after discounts and prorates:	$134.90
Total Taxes and Fees:	$41.14
Amount charged to credit card:	**$176.04**

Statement Details

Charges and applied credits summary — Charges after discounts and prorates: **$134.90**

Period	Description	Unit Price	Quantity	Amount
06/02/2026-07/01/2026	RingEX Standard™ - Monthly Subscription Fee	$0.00	1	$0.00
06/02/2026-07/01/2026	DigitalLine Unlimited - (904) 342-1441	$34.99	1	$34.99
06/02/2026-07/01/2026	DigitalLine Unlimited - Discount $8.01 off	($8.01)	1	($8.01)
06/02/2026-07/01/2026	DigitalLine Unlimited - (904) 770-4648	$34.99	1	$34.99
06/02/2026-07/01/2026	DigitalLine Unlimited - Discount $8.01 off	($8.01)	1	($8.01)
06/02/2026-07/01/2026	DigitalLine Unlimited - (904) 770-4649	$34.99	1	$34.99
06/02/2026-07/01/2026	DigitalLine Unlimited - Discount $8.01 off	($8.01)	1	($8.01)
06/02/2026-07/01/2026	DigitalLine Unlimited - (904) 770-4661	$34.99	1	$34.99
06/02/2026-07/01/2026	DigitalLine Unlimited - Discount $8.01 off	($8.01)	1	($8.01)
06/02/2026-07/01/2026	DigitalLine Unlimited - (904) 770-4667	$34.99	1	$34.99
06/02/2026-07/01/2026	DigitalLine Unlimited - Discount $8.01 off	($8.01)	1	($8.01)

Receipt

Invoice number YSOPUWFB-0048
Receipt number 2074-4448
Date paid June 7, 2026

SimplyScapes
PO Box 970182
877 E 1200 S
Orem, Utah 84097
United States
support@simplyscapes.com

Bill to
Jay Soriano
370 Oakleaf Village Parkway
Orange Park, Florida 32065
United States
jsoriano@gmsnf.com

$9.99 paid on June 7, 2026

Description	Qty	Unit price	Amount
SimplyScapes Plus Weekly Jun 7–Jun 14, 2026	1	$9.99	$9.99

Subtotal	$9.99
Total	$9.99
Amount paid	**$9.99**

Payment history

Payment method	Date	Amount paid	Receipt number
American Express - 3053	June 7, 2026	$9.99	2074-4448

Receipt

Invoice number YSOPUWFB-0049
Receipt number 2285-7895
Date paid June 14, 2026

SimplyScapes
PO Box 970182
877 E 1200 S
Orem, Utah 84097
United States
support@simplyscapes.com

Bill to
Jay Soriano
370 Oakleaf Village Parkway
Orange Park, Florida 32065
United States
jsoriano@gmsnf.com

$9.99 paid on June 14, 2026

Description	Qty	Unit price	Amount
SimplyScapes Plus Weekly Jun 14–Jun 21, 2026	1	$9.99	$9.99

Subtotal	$9.99
Total	$9.99
Amount paid	**$9.99**

Payment history

Payment method	Date	Amount paid	Receipt number
American Express - 3053	June 14, 2026	$9.99	2285-7895

Receipt

Invoice number	YSOPUWFB-0050
Receipt number	2338-1722
Date paid	June 21, 2026

SimplyScapes
PO Box 970182
877 E 1200 S
Orem, Utah 84097
United States
support@simplyscapes.com

Bill to
Jay Soriano
370 Oakleaf Village Parkway
Orange Park, Florida 32065
United States
jsoriano@gmsnf.com

$9.99 paid on June 21, 2026

Description	Qty	Unit price	Amount
SimplyScapes Plus Weekly Jun 21–Jun 28, 2026	1	$9.99	$9.99

Subtotal	$9.99
Total	$9.99
Amount paid	**$9.99**

Payment history

Payment method	Date	Amount paid	Receipt number
American Express - 3053	June 21, 2026	$9.99	2338-1722

Receipt

Invoice number YSOPUWFB-0047
Receipt number 2097-7031
Date paid May 31, 2026

SimplyScapes
PO Box 970182
877 E 1200 S
Orem, Utah 84097
United States
support@simplyscapes.com

Bill to
Jay Soriano
370 Oakleaf Village Parkway
Orange Park, Florida 32065
United States
jsoriano@gmsnf.com

$9.99 paid on May 31, 2026

Description	Qty	Unit price	Amount
SimplyScapes Plus Weekly May 31–Jun 7, 2026	1	$9.99	$9.99
		Subtotal	$9.99
		Total	$9.99
		Amount paid	**$9.99**

Payment history

Payment method	Date	Amount paid	Receipt number
American Express - 3053	May 31, 2026	$9.99	2097-7031

HEAD® Penn®

Invoice			5193987946
Billing Date 06/15/2026	Ship Date 06/15/2026	Order Date 06/03/2026	Requested Date 06/03/2026
Terms 5% 30 2% 60 NET 61 days			Due Date
Order No. 5103509159	P.O. Number June Balls		Order Entered By: OMS3_CPIC
Salesrep: ELLIS, JEFF Order Placed By: R118			

HEAD/Penn Racquet Sports
306 South 45th Avenue
Phoenix, AZ 85043-3913

Sold-to address

Middle Village CDD
DBA Oakleaf Plantation
475 Town Place West Ste 114
SAINT AUGUSTINE FL 32092

Customer No. 715220

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

Authorization no.:

137931 26061512217761

Material	Description	Size	Quantity	List Price	Discount %	Unit Price	Extended Price
522102	PRO PENN MARATHON REGULAR-DU Item 10 HS Tarrif No.: .. Country of Origin: China		10 CAS	87.12	0.000	87.12	871.20
521920	PENN QST 60 - 12B POLYBAG Item 20 HS Tarrif No.: .. Country of Origin: China		1 CAS	81.90	0.000	81.90	81.90
521930	Penn Control Plus 12B Polyb Item 30 HS Tarrif No.: .. Country of Origin: China		1 CAS	84.12	0.000	84.12	84.12

Total Number of Units 12

Shipping Information
Packing Slip, BOL: 5183820251
Shipping Terms: FOB Origin
Shipment Origin: PHOENIX AZ
Shipped Via: FEDEX Ground PPD
Gross Weight: 140.778 LB 63.857 KG

Box Tracking Number
336473671524717

Total Number of Cartons 6

Items total		1,037.22	USD
CC Discount	5.000 %	51.87-	USD
Final amount		985.35	USD
Charged to your American Express	*****************053	985.35	USD
Balance Due		0.00	USD

We recommend all dealers use our Online Management Platform (OMS).
This site allows you to see current stock of goods, place orders,
track orders, and check invoices 24 hours a day!
To receive your login information please email: **askus@us.head.com**

Please include stub with your payment			
REMIT TO Head USA Inc. P.O. Box 5145 Carol Stream, IL 60197-5145	Middle Village CDD Amount Enclosed $	Customer No. 715220 Invoice 5193987946	For payment by EFT or credit card, please contact the office directly. Thank you.

For questions regarding your order please contact Customer Service (800)289-7366 Option 2

Walmart

WM Supercenter
904-934-6902 Mgr. BRIAN
10000 OMNI DR
JACKSONVILLE FL 32222
ST# 04621 OP# 007608 TE# 14 TR# 00909
****
* TAX EXEMPT SALE *
****
LATCH BOXES 073149922040
3 AT 1 FOR 3.48 10.44 O
CLM 1000T 076501171830 97.00 N
ZH 16.9-35PK 073430004840 F 7.34 N
ZH 16.9-35PK 073430004840 F 7.34 N
Tax ID: 85-8012611046C-7
GOVERNMENT
GOVERNMENT, LOCAL

Single Purchase Exemption
Consumer's Certificate of Exemption
DR-14
Issued Pursuant to Chapter 212,
Florida Status
Certificate Number: 86-8012611046C-7
Expiration Date:
This Certifies that:
DOUBLE BRANCH COMMUNITY DEVELOPMENT
476 W TOWN PL STE 114
ST AUGUSTINE FL 32092
is exempt from the payment of Florida
sales and use tax on real property
rented, transient rental property
rented, tangible personal property
purchased or rented, or services
purchased.
****
* TAX EXEMPT SALE *
****
05/29/26 10:49:43

Walmart

WM SUPERCENTER
904-934-6902 Mgr:BRIAN
10000 OMNI DR
JACKSONVILLE FL 32222
ST# 04621 OP# 005462 TE# 56 TR# 04831
****
* TAX EXEMPT SALE *
****
SITE MERCH 019899053702 95.92 X
2.25RCPT12P 005403463913 12.16 X
2.25RCPT12P 005403463913 12.16 X
BOWLFRSH TBD 007092265562
20 AT 1 FOR 1.42 28.40 X
SUBTOTAL 148.64
REASON: GOVERNMENT (5)

Single Purchase Exemption

WISCONSIN SALES AND USE TAX EXEMPTION
CERTIFICATE
S-211
Purchaser's Business Name:
DOUBLE BRANCH COMMUNITY DEVELOPMENT
475 W TOWN PL STE 114
ST AUGUSTINE
FL 32092
The above purchaser, whose signature appears on the bottom of this form, claims exemption from Wisconsin state, county, baseball or football stadium, and premier resort sales or use tax on the purchase, lease, or rental of tangible personal property or taxable services, as indicated below.
I hereby certify that I am engaged in the business of selling, leasing, or renting:
9112/
GOVERNMENT, LOCAL
General description of property or services purchased (itemize property purchased if single purchase): see above
WALMART SUPERCENTER 4621
10000 OMNI DR
JACKSONVILLE
FL 32222
PROPOSED EXEMPT USE
****
* TAX EXEMPT SALE *
****
06/18/26 09:45:53

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

Invoice

Invoice #: 2606
Invoice Date: 7/1/26
Due Date: 7/1/26
Case:
P.O. Number:

Bill To:

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

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

RECEIVED
JUL 06 2026
BY:

Alison Mossing
7-6-26

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

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

Invoice

Invoice #: 397
Invoice Date: 7/1/2026
Due Date: 7/1/2026
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 - July 2026		6,201.00	6,201.00

RECEIVED
JUL 06 2026
BY:

Alison Mossing
7-6-26

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

From: **Oakleaf Venues** venuerentals@oakleafresidents.com
Subject: DBCDD refund of deposit request - ANGELA BATTLES
Date: July 17, 2026 at 6:27 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com

OV

RECEIVED
JUL 17 2026
BY:

Good evening, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM DBCDD – for the following venue.
  - LOCATION – OVCR aka CLUBROOM (SUNDAY) 4:00 P.M. to 8:00 P.M. (ET 4:30-7:30pm)
  - DATE OF VENUE – JULY 12, 2026
  - RESIDENT – **ANGELA BATTLES**
  - ADDRESS – 4220 PLANTATION OAKS BLVD #1814, **ORANGE PARK, FL 32065**
  - AMOUNT OF REFUND - **$100.00**
  - BOOKING FEE/DEPOSIT was via VISA (5357):
    - DATED: 6/26/26
    - APPROVAL CODE: 163079
    - 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 **August 19-21, 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

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

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

RECEIVED
JUL 27 2026
BY:

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

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

Code to:

Double Branch Facility Maintenance - Preventative

2-320-572-4661

Invoice details
Invoice no.: 278450
Terms: Net 15
Invoice date: 06/30/2026
Due date: 07/31/2026

#	Product or service	SKU	Description	Qty	Rate	Amount
1.			SERVICE REQUEST 47476 - JUNE PREVENTATIVE MAINTENANCE			
2.	**PM**		Preventative Maintenance: Cleaned, Lubed, Calibrated, Inspected and Tested. - Double Branch SERVICES PERFORMED 1. Tech checked/updated all equipment in BF. 2. Lubed and dusted all guide rods, weight stacks, and adjustment knobs. 3. Inspected 17x Strength Units and 3x bench. Inspected all pulleys, cables, attachments, connections, pads, adjustments, and weight stacks. SEE BELOW 4. Inspected 2x Rowers, 1x Skierg, 2x Recumbent Bike, 1x Arc Trainer, 1x elliptical, and 2x Stairmaster. Checked all pedals, sensors, cup holders, fans, handles, adjustments, buttons and general function. SEE BELOW 5. Inspected 3x treadmills. Checked belt and deck tightness and wear, checked strength and function of motor, checked incline functions, HR sensors, controls, general function. Dusted/Vacuumed for debris around belt and under hoods around motor and electrical components. SEE BELOW	1	$335.00	$335.00

ISSUES FOUND
1. Hoist VKR 16-09-A02-005202 needs arm pad covers. SEE PHOTOS
2. Cybex Arc Trainer *25AT sn: M0316525AT823N needs new power cord. SEE PHOTOS
3. Stairmaster SM5285L19430120 speed button for console is getting stuck and intermittently causes speed to gradually rise. Should replace speed button for console. SEE PHOTOS
4. Stairmaster Stairclimber SM5285L19450112 needs tread bearings SEE 44724
5. Bicep Arm Curl 144275 Should replace arm pad and arm pad cover. SEE 41501
6. Magnum Hip Abductor/Adductor sn: 144200 2x thigh pad SEE 41501
7. Magnum Decline/Sit up Bench sn: 143738 roller pads SEE 41501
8. ALL OTHER UNITS TEST CORRECT

Total	**$335.00**

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

Invoice

Invoice #: 2612
Invoice Date: 7/17/26
Due Date: 7/17/26
Case:
P.O. Number:

Bill To:

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

RECEIVED
JUL 27 2026
BY:

Description	Hours/Qty	Rate	Amount
Facility Maintenance June 1 - June 30, 2026	478.97	40.00	19,158.80
Facility Maintenance Mileage June 1 - June 30, 2026	34	0.445	15.13

Code to:

Double Branch Facility Maintenance

2.320.572.46600 ($6,993.00)

Double Branch Facility Maintenance Contingency

2.320.572.46620 ($3,750.00)

Double Branch Lighting Repairs

2.320.572.46630 ($875.00)

Double Branch Common Area Maintenance

2.320.572.46400 ($6,992.93)

Double Branch Special Events

2.320.572 ($445.00)

~~Double Branch Repair and Replacements~~

~~34.600.53800.6200 ($118.00)~~

Total	$19,173.93
Payments/Credits	$0.00
Balance Due	~~$19,173.93~~

$19,055.93

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

Date	Hours	Employee	Description
6/1/26	5	J.K.	Cleaned out and organized security shack, replaced broken light fixture, take old umbrella stands to shop, make signs to put out
6/1/26	3.99	C.W.	Fixed light fixture in guard shack, cleaned out back of shack, moved soccer items to shop, worked on signs
6/1/26	7.97	A.O.	Removed debris from all common areas
6/2/26	2	T.C.	Accessed water leak in women's restroom by office from the attic
6/2/26	2.5	J.K.	In attic inspected where leak is coming from by office, light inspection
6/2/26	2.02	C.W.	Worked on signs
6/2/26	8	A.O.	Removed debris from all common areas, cleaned up parking lots
6/3/26	2	T.C.	Cut out wet drywall from ceiling in women's restroom by office
6/3/26	3	J.K.	Work on cutting out sheet rock, cover hole with plastic, removed debris and tools
6/3/26	3	C.W.	Closed breezeway at women's restroom to clear out water damage, cleaned up debris, covered holes in roof, worked on signs
6/3/26	8	A.O.	Removed debris from all common areas
6/4/26	4	T.C.	Finished removing damage drywall, cut and installed new two by fours for support, repair paper towel dispenser in women's restroom
6/4/26	3.96	J.K.	Work on putting in braces to support sheet rock, cleaned debris and tools, cover hole with plastic, square off hole
6/4/26	2	C.W.	Worked on signs
6/4/26	8.03	A.O.	Removed debris from all common areas and lakes, assisted fixing ceiling
6/5/26	4.06	T.C.	Worked on patching water damage sheet rock in ceiling in women's restroom, picked up supplies
6/5/26	3.02	J.K.	Replace sheet rock on ceiling in bathroom, cleaned tools and debris
6/5/26	8	A.O.	Removed debris from all common areas, check and changed all trash receptacles
6/8/26	5	C.W.	Taking down big hanging flower pots, moved chairs to shop, bagged and separated pool supplies
6/8/26	8	A.O.	Removed debris from all common areas, check and changed all trash receptacles
6/9/26	5.83	C.W.	Loaded stakes into shop gate, working on signs
6/9/26	8	A.O.	Removed debris from all common areas and lakes
6/10/26	5.6	T.C.	Set metal post in ground and put up construction barrier for new sod, taped and muddied sheetrock patch in women's restroom
6/10/26	8.12	J.K.	Worked on patch in bathroom by office, put out stakes and fence on soccer field, cleaned up tools and debris
6/10/26	8.18	C.W.	Put out signs around pond banks warning about snakes, set up fence around soccer field
6/10/26	8	A.O.	Removed debris from all common areas and roadways
6/11/26	7.72	T.C.	Put up construction boarder for new sod going in on soccer field, installed new ceiling fan, cleaned out waterfall from dead leaves and debris, installed new soap dispenser in fitness center restroom, picked up supplies
6/11/26	7	J.K.	Put fence up on soccer field, took down old fixture and installed new one in office, put files in attic, cleaned tools and debris
6/11/26	8	C.W.	Replaced soap dispensers, put up fence in field, took out debris from shop
6/11/26	8	A.O.	Removed debris from all common areas, cleaned up parking lots
6/12/26	7.93	T.C.	Wet sanded sheetrock patch and reapplied mud, put out more constructions barriers, checked out vents and cleaned vents in restroom by office, set up movie on pool deck, picked up supplies
6/12/26	7.98	J.K.	Cleaned fountain in lake at facility, cleaned tools and debris, set up movie screen, light inspection on soccer track, wet sand and skimmed mud, put caution tape on stake, checked vents and cleaned
6/12/26	1.3	C.W.	Cleaned lake with boat, set up movie
6/12/26	8	A.O.	Removed debris from all common areas, check and changed all trash receptacles
6/15/26	5.89	T.C.	Put up construction boarder on soccer field to protect new sod, hung new flower pots at amenity center
6/15/26	7.65	C.W.	Put up hanging plants, put fence on field, removed debris from median
6/15/26	8	A.O.	Removed debris from all common areas
6/16/26	2	T.C.	Golf cart maintenance, cleaned battery cable ends, checked oil
6/16/26	8	A.O.	Removed debris from all common areas, cleaned up parking lots
6/17/26	5.97	T.C.	Painted bottom half of tower at amenity center entrance, picked up supplies
6/17/26	8.05	J.K.	Mix paint and sand and painted the bottom of pots at tower, cleaned tools and debris, prep before painted and cleaned surface
6/17/26	7.32	C.W.	Painting columns by parking lot entrance, moved pool motors to shop, light inspection
6/17/26	8	A.O.	Removed debris from all common areas and roadways
6/18/26	6.37	T.C.	Finished up patch job in women's restroom by club room, painted bottom of tower at amenity

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

Date	Hours	Employee	Description
			center entrance, picked up supplies
6/18/26	8.15	J.K.	Spray knockdown popcorn and scrapped flat for the finished when dried, put up barrier to keep from mess, mop and take down barrier, cleaned tools and debris, mixed paint and sand, painted planter bottoms
6/18/26	8.14	C.W.	Painting signs, finished replacing soap dispensers
6/18/26	8	A.O.	Removed debris from all common areas and lakes
6/19/26	6.94	J.K.	Finished barrier on soccer field, put in post cautions off and zip tied, worked on steps to cut and clean up flush, lay bricks back down with mortar, pressure washed pillars beside steps and plant pots, cleaned tools and debris
6/19/26	8	C.W.	Pressure washed brick stairs by breezeway, re-mortared brick stairs by breezeway, put in more post in field, put up fence in field
6/19/26	8	A.O.	Removed debris from all common areas, roadways and lakes, checked and changed trash receptacles
6/22/26	8.04	T.C.	Repair pavers on pool deck, pressure washed steps going to pool, tied down windscreen around tennis area, painted bottom of tower at amenity center entrance
6/22/26	8.02	J.K.	Acid bath steps to clean up excess grout off brick, finished pressure washing steps, finished up painting bottom of planters at tower, worked on fixing few pickets to field house fence, cleaned tools and debris
6/22/26	7.9	C.W.	Worked on windscreen on courts, painted sign base, reprogrammed clock for lights, cleaned up debris
6/22/26	8	A.O.	Removed debris from all common areas
6/23/26	7.99	T.C.	Repair trash receptacle holder at Whitfield Park, put in new vent covers on top of gazebo, replace vent covers on top of the gazebo, cleaned debris from the roof of the gazebo, trimmed up trees with low branches close to playground equipment
6/23/26	6.99	J.K.	Pour concrete and fix trash receptacle to level, park inspections, replaced broken vents on pavilion, cleaned debris off roof at Cannons Point, cleaned tools and debris, take staples out of wall and checked pan in attic
6/23/26	7.72	C.W.	Park inspection, fixing shutters on park gazebo, removed tree debris from park, reset trash receptacle
6/23/26	8	B.W.	Worked on projects for mapping
6/23/26	8	A.O.	Removed debris from all common areas and lakes
6/24/26	5.65	T.C.	Cleaned up pool deck and cleaned debris from pool, put up construction boarder on soccer field to protect new sod, replaced battery on golf cart
6/24/26	4.03	J.K.	Drain and cleaned out fountains by field house, cleaned Oakleaf sign letters and store in shack, remove and replace stakes to open up section being worked on
6/24/26	7.74	C.W.	Open bigger area of fence, cleaned pool deck, moved battery to office, moved letters to back of shack
6/25/26	5.89	T.C.	Replace broken vent covers on top of gazebo at Oaks park, painted wooden benches at parks and bike racks at Fall Creek, picked up cut limns from park and hauled to shop to chip up
6/25/26	5.85	J.K.	Paint vents for pavilions tops, brush off and clean roofs at the Oaks and Fall Creek, replace vents at Fall Creek, paint benches and bike racks, cleaned tools and debris
6/25/26	7.82	C.W.	Painting and inspecting wood benches, loaded trailer, painted bike racks, fixed shutters on gazebo
6/25/26	8	A.O.	Removed debris from all common areas
6/26/26	4	T.C.	Worked on planting plants on pool deck, replace broken toilet seat in women's restroom
6/26/26	8	A.O.	Removed debris from all common areas and lakes, check and changed all trash receptacles
6/29/26	3.45	T.C.	Planted plants on pool deck, picked up supplies
6/29/26	6.94	C.W.	Plants in pots on pool deck, palm trees and Hawaiian tea plants, watered plants
6/29/26	8	A.O.	Removed debris from all common areas, check and changed all trash receptacles
6/30/26	3.89	T.C.	Installed new chain on handicap swing at amenity center, painted bicycle racks and benches at parks, picked up supplies
6/30/26	5.32	J.K.	Painted benches and bike racks down loop road, fixed vents at Whitfield, fix handicap swing at amenity center park, took boat out to clean fountain, cleaned tools and debris
6/30/26	8.04	C.W.	Plants on pool deck, removed debris, cleaned pond fountain, painted park benches, shutters on gazebo
6/30/26	8	A.O.	Removed debris from all common areas and lakes
TOTAL	478.97		
MILES	34		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

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

Invoice

Invoice #: 2611
Invoice Date: 7/13/26
Due Date: 7/13/26
Case:
P.O. Number:

Bill To:

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

RECEIVED
JUL 14 2026
BY:

Description	Hours/Qty	Rate	Amount
Facility Event Staff through July 11, 2026 2.300.369.103	12	25.00	300.00

Total	$300.00
Payments/Credits	$0.00
Balance Due	$300.00

7/14/26
Car

Governmental Management Services, LLC

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

Double Branch CDD

Facility Event Staff Service Hours

Quantity	Description	Rate	Amount
12	Facility Event Staff	$ 25.00	$ 300.00
	Covers Period End: July 11, 2026		
	Amenities Revenue # 2.300.369.103		

From: **Oakleaf Venues** venuerentals@oakleafresidents.com
Subject: DBCDD refund of deposit request - JOSEPH BOUCHARD
Date: July 17, 2026 at 6:36 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com

RECEIVED JUL 17 2026 BY:

OV

Good evening, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM DBCDD – for the following venue.
  - LOCATION – OV PATIO (SUNDAY) 3:00 P.M. to 7:00 P.M. (ET 3:30-6:30pm)
  - DATE OF VENUE – JULY 12, 2026
  - RESIDENT – **JOSEPH BOUCHARD**
  - ADDRESS – 696 CHESTWOOD CHASE DRIVE, **ORANGE PARK, FL 32065**
  - AMOUNT OF REFUND - $100.00
  - BOOKING FEE/DEPOSIT was via MC (2254):
    - DATED: 6/24/26
    - APPROVAL CODE: 232PW1
    - 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 **August 19-21, 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

MAKE CHECK PAYABLE TO:

The Lake Doctors, Inc.
Post Office Box 162134
Altamonte Springs, FL 32716
(904) 262-5500

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

ADDRESSEE

☐ *Please check if address below is incorrect and indicate change on reverse side*

DOUBLE BRANCH CCD/OAKLEAF PLANTATION
Jay Soriano
370 Oakleaf Village Pkwy
Orange Park, FL 32065

ACCOUNT NUMBER	DATE	BALANCE
708477	7/1/2026	$2,170.00

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

000000000190820010000000385903000000217000052

Please return this invoice with your payment and notify us of any changes to your contact information.

DOUBLE BRANCH CCD/OAKLEAF PL 8664 Oakleaf Village Pkwy Jacksonville, FL 32222
Invoice Due Date 7/11/2026 Invoice 385903B PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
7/1/2026	Water Management - Zone 1,Water Management - Zone 2		$1085.00	$0.00	$1085.00
			$1085.00	$0.00	$1085.00

Code to:

Please remit payment for this month's invoice.

2-320-572-4680

RECEIVED
JUL 17 2026
BY:

Double Branch Lake Maintenance

Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.

Credits	$0.00
Adjustment	$0.00
AMOUNT DUE	

Total Account Balance including this invoice: $2170.00

This Invoice Total: $2170.00

Click the "Pay Now" link to submit payment by ACH

Customer #: 708477
Portal Registration #: BCF0DAE5
Customer E-mail(s): manager@oakleafresidents.com,JSORIANO@GMSNF.COM
Customer Portal Link: www.lakedoctors.com/contact-us/

Corporate Address
4651 Salisbury Rd, Suite 155
Jacksonville, FL 32256

Set Up Customer Portal to pay invoices online, set up recurring payments, view payment history, and edit contact information

I N V O I C E

PAULA'S PEST CONTROL
1548 Glendale St,
Jacksonville, Fla 32205
904-476-3866

INVOICE: 50001 QT
DATE: 07/08/26 09:30a
ACCOUNT: 1031 Oakleaf
ROUTE: 0
LAST: 4/8/26 Paula
Paula Douglas

BILL TO
DoubleBranch CDD
c/o GMS, LLC
370 Oakleaf Village Pkwy
Orange Park, FL 32065

SERVICE TO
Oakleaf Plantation
370 Oakleaf Village Parkway
Orange Park, FL 32065

904-375-9285 wanda 904-894-8980

RECEIVED
JUL 17 2026
BY:

DESCRIPTION	QTY	PRICE	AMOUNT
General Pest Control PEST		155.00	155.00
		SUBTOTAL	155.00
		PREVIOUS BALANCE	0.00
		TOTAL DUE	155.00

Code to:

Double Branch Facility Maintenance - Preventative

2-320-572-4661

PLEASE KEEP FULL INVOICE FOR YOUR RECORDS

EFFECTIVE NOVEMBER 1,2011
Make Checks payable to:

Paula's Pest Control, Inc.
1548 Glendale St.
Jacksonville, FL 32205

NOTE: ALL returned checks will be assessed a $40.00 Fee

THANK YOU FOR YOUR BUSINESS!
HAVE A WONDERFUL DAY!

Serviced By:

PAULA DOUGLAS
Ph# 904-476-3866

From: **Oakleaf Venues** venuerentals@oakleafresidents.com
Subject: DBCDD refund of deposit request - ROAN SILVA
Date: July 20, 2026 at 6:58 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com

Good evening, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM DBCDD – for the following venue.
    - LOCATION – OVCR aka CLUBROOM (SATURDAY) 2:30 P.M. to 6:30 P.M. (ET 3:00-6:00pm)
    - DATE OF VENUE – JULY 18, 2026
    - RESIDENT – **ROAN SILVA**
    - ADDRESS – 592 CRYSTAL WAY, **ORANGE PARK, FL 32065**
    - AMOUNT OF REFUND - **$100.00**
    - BOOKING FEE/DEPOSIT was via VISA (0288):
        - DATED: 4/2/26
        - APPROVAL CODE: 07614D
        - 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 **August 19-21, 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

From: **Oakleaf Venues** venuerentals@oakleafresidents.com
Subject: DBCDD refund of deposit request - STEFANIE SANDERS
Date: July 17, 2026 at 6:22 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com

OV

RECEIVED
JUL 17 2026
BY:

Good evening, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM DBCDD – for the following venue.
  - LOCATION – OVCR aka CLUBROOM (SATURDAY) 2:30 P.M. to 6:30 P.M. (ET 3:30-5:30pm)
  - DATE OF VENUE – JULY 11, 2026
  - RESIDENT – **STEFANIE SANDERS**
  - ADDRESS – 1109 MOOSEHEAD DRIVE, **ORANGE PARK, FL 32065**
  - AMOUNT OF REFUND - **$100.00**
  - BOOKING FEE/DEPOSIT was via VISA (6052):
    - DATED: 6/23/26
    - APPROVAL CODE: 023363
    - 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 **August 19-21, 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

Invoice

Invoice #: 29711
Date: 07/01/26
Customer PO:
DUE DATE: 07/31/2026

VERDEGO LANDSCAPE
A DAVEYLAND COMPANY

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 July 2026	$40,594.48

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE **$40,594.48**

Please See Our Updated Remittance Information

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

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

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

RECEIVED
JUL 17 2026
BY:

Code to:

2-320-572-4620

Double Branch Landscape Maintenance

*** CHECK DATES 07/01/2026 - 07/31/2026 *** DOUBLE BRANCH-CAPITAL RESERVE
BANK C CAPITAL RESERVE FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/14/26	00035	6/30/26	2609	202606	600-53800-62100		*	2,691.10		
			JUN REPAIR & REPLACEMENTS							
						GOVERNMENTAL MANAGEMENT SERVICES			2,691.10	000496
7/31/26	00035	7/17/26	2612	202606	600-53800-62100		*	118.00		
			JUN REPAIR & REPLACEMENTS							
						GOVERNMENTAL MANAGEMENT SERVICES			118.00	000497
7/31/26	00035	7/17/26	2613	202607	600-53800-62100		*	2,460.51		
			MAINTENANCE SUPPLIES							
						GOVERNMENTAL MANAGEMENT SERVICES			2,460.51	000498
7/31/26	00082	6/11/26	92502412	202606	600-53800-62100		*	233.72		
			JANITORIAL SUPPLIES							
						HD SUPPLY INC			233.72	000499
7/31/26	00082	6/25/26	92507660	202606	600-53800-62100		*	971.62		
			JANITORIAL SUPPLIES							
						HD SUPPLY INC			971.62	000500
						TOTAL FOR BANK C		6,474.95		
						TOTAL FOR REGISTER		6,474.95		

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

Invoice

Invoice #:	2609
Invoice Date:	6/30/26
Due Date:	6/30/26
Case:	
P.O. Number:	

Bill To:

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

RECEIVED
JUL 07 2026
BY:

Description	Hours/Qty	Rate	Amount
2.320.572.4100 (DB Phones) -Statement Closing Date 6/25/26		88.02	88.02
2.320.513.49300 (DB Office Supplies) - Statement Closing Date 6/25/26		3.00	3.00
34.600.538.6200 (DB Repair & Replacements) -Statement Closing Date 6/25/26		2,691.10	2,691.10
2.320.572.49300 (DB Permits/Licenses) -Statement Closing Date 6/25/26		870.66	870.66
2.320.572.49400 (DB Special Events) - Statement Closing Date 6/25/26		484.28	484.28

Total	$4,137.06
Payments/Credits	$0.00
Balance Due	~~$4,137.06~~

$2,691.10

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

Invoice

Invoice #: 2612
Invoice Date: 7/17/26
Due Date: 7/17/26
Case:
P.O. Number:

Bill To:

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

RECEIVED
JUL 27 2026
BY:

Description	Hours/Qty	Rate	Amount
Facility Maintenance June 1 - June 30, 2026	478.97	40.00	19,158.80
Facility Maintenance Mileage June 1 - June 30, 2026	34	0.445	15.13

Code to:

~~Double Branch Facility Maintenance~~

~~2.320.572.46600 ($6,993.00)~~

~~Double Branch Facility Maintenance Contingency~~

~~2.320.572.46620 ($3,750.00)~~

~~Double Branch Lighting Repairs~~

~~2.320.572.46630 ($875.00)~~

~~Double Branch Common Area Maintenance~~

~~2.320.572.46400 ($6,992.93)~~

~~Double Branch Special Events~~

~~2.320.572 ($445.00)~~

Double Branch Repair and Replacements

34.600.53800.6200 ($118.00)

Total	$19,173.93
Payments/Credits	$0.00
Balance Due	~~$19,173.93~~

$118.00

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

Invoice

Invoice #: 2613
Invoice Date: 7/17/26
Due Date: 7/17/26
Case:
P.O. Number:

Bill To:

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

RECEIVED
JUL 27 2026
BY:

Description	Hours/Qty	Rate	Amount
Maintenance Supplies		2,460.51	2,460.51

Code to:

Double Branch Repair/Replacement

34.600.53800.6200

Total	$2,460.51
Payments/Credits	$0.00
Balance Due	$2,460.51

MAINTENANCE BILLABLE PURCHASES

Period Ending 7/05/25

DISTRICT	DATE	SUPPLIES	PRICE	EMPLOYEE
DB				
DOUBLE BRANCH				
OAKLEAF	6/5/25	Begonia 9pk	14.36	J.S.
	6/5/25	Sweet Potato Plants	25.17	J.S.
	6/5/25	1g Dipladenia (2)	29.85	J.S.
	6/5/25	3/8 x 1/4" Coupling (3)	22.67	J.S.
	6/5/25	1/4" Brass Plug (4)	18.28	J.S.
	6/5/25	5/8x4x8 Drywall	22.75	T.C.
	6/5/25	1-1/4 Coarse Drywall Screw 1#	8.02	T.C.
	6/5/25	Fine PT BLK Marker 2pk	2.46	T.C.
	6/5/25	Utility Knife	4.01	T.C.
	6/5/25	2x4-96 Prem Stud (4)	14.87	T.C.
	6/5/25	2x4-58	4.58	T.C.
	6/5/25	Hex Bolt Galv 5/16x8 15pc	27.60	T.C.
	6/5/25	Flat Washer Galv 5/16 50pc	16.94	T.C.
	6/5/25	Hex Nut Galv 5/16 50pc	13.88	T.C.
	6/5/25	BLK Nitrile Gloves 20pk	7.46	T.C.
	6/5/25	24" Drain Pan Plastic	13.78	T.C.
	6/9/25	Metal Quick Connect 3pc Set,	10.33	T.C.
	6/9/25	Marlite 5/8"x25' Hot Water Hose	34.48	T.C.
	6/9/25	Hex Bolts 5/16x8	13.80	T.C.
	6/9/25	Hex Bolts 5/16x4	10.34	T.C.
	6/9/25	Flat Washer 5/16 50pc	16.94	T.C.
	6/9/25	Hex Nut 5/16 50pc	13.88	T.C.
	6/9/25	Wasp/Hornet Spray 2pk (2)	18.33	T.C.
	6/9/25	Roach/Ant Spray	4.88	T.C.
	6/10/25	Ecolab Spray Bottle (2)	13.75	J.S.
	6/10/25	Box Tape	6.89	J.S.
	6/10/25	18" Fan Downrod	27.58	J.S.
	6/10/25	24" Fan Downrod	32.18	J.S.
	6/10/25	Anvil Mud Pan 6"	3.15	T.C.
	6/10/25	Husky J Knife 6"	7.76	T.C.
	6/10/25	1 Gal Joint Compound	13.78	T.C.
	6/11/25	2.5qt Caladiums (8)	84.22	J.S.
	6/11/25	4" Begonias (40)	91.03	J.S.
	6/11/25	4'x100' Orange Safety Fence (3)	134.45	T.C.
	6/11/25	8" Black Cable Ties 1000pk (2)	92.00	T.C.
	6/11/25	Duopower Anchor	13.02	T.C.
	6/11/25	Shockwave Carbide Drill Pack	15.79	T.C.
	6/11/25	Pine Sol	25.84	T.C.
	6/11/25	Bleach	11.18	T.C.
	6/11/25	BLK Kow Manure	7.44	T.C.
	6/11/25	Sakrete Play Sand	7.68	T.C.
	6/11/25	Easy Touch Wall Knockdown	22.98	T.C.
	6/12/25	Caution Tape	17.81	T.C.
	6/12/25	BLK Kow Manure (2)	14.88	T.C.
	6/14/25	Ryobi Pool Vacuum (Tool Only)	91.43	J.S.
	6/14/25	Ryobi Scrubber (Tool Only)	69.93	J.S.
	6/14/25	Ryobi Battery Pack	57.50	J.S.
	6/14/25	Fencing (10)	448.16	J.S.
	6/17/25	Behr Ext Paint (2)	110.35	T.C.
	6/18/25	Wall Orange Peel (3)	68.93	T.C.
	6/18/25	Artic White Sand	11.27	T.C.
	6/18/25	Pelican Liners	2.76	T.C.
	6/18/25	12"x12" Microfiber Roll	11.48	T.C.
	6/18/25	9x3/8" Shedless Knit	6.31	T.C.
	6/18/25	JB Weld Steelstik Epoxy Putty (2)	17.20	T.C.
	6/18/25	2" Corner Brace 4pk	5.72	T.C.
	6/18/25	2" Utility Flat Brush (2)	9.18	T.C.
	6/18/25	9" Pet Liner Tray 5pk	4.00	T.C.
	6/22/25	Sakrete Paver Base (3)	21.66	T.C.
	6/22/25	Sakrete Paver Leveling Sand (2)	13.73	T.C.
	6/24/25	2x8 Sign - Employees Only	2.22	J.S.
	6/24/25	2x8 Sign - Men	2.22	J.S.
	6/24/25	2x8 Sign - Ladies	2.22	J.S.
	6/24/25	Mirror Film	67.48	J.S.
	6/24/25	2" Cordless Blinds	49.43	J.S.
	6/25/25	Tow Smart Receiver Adapter	28.74	J.S.
	6/25/25	1/4" Hitch Lock Pin	2.74	J.S.
	6/25/25	1/4" PVC Coupling	9.78	J.S.
	6/25/25	Heavy Duty Light Timers	38.78	J.S.
	6/25/25	Behr Int Paint	22.99	T.C.
	6/25/25	12x12 White Plastic Wall Louvers (4)	43.01	T.C.
	6/25/25	Painters Touch Satin Moss Green	6.68	T.C.
	6/28/25	Composted Manure 40lb	4.61	T.C.
	6/28/25	25Qt Potting Mix (2)	18.40	T.C.
	6/28/25	Bleach	7.45	T.C.
	6/28/25	Pine Sol	25.84	T.C.
	6/29/25	25Qt Potting Mix (3)	27.60	T.C.
	6/29/25	40lb Composted Manure	7.68	T.C.
	6/30/25	Threadlocker	9.18	T.C.
	6/30/25	5/16" Anchor Shackle (2)	18.65	T.C.
	6/30/25	Gas for Equipment	76.00	T.C.
	7/1/25	Behr Paint	45.98	T.C.
	7/1/25	Flat Basic Brush (2)	9.15	T.C.
	7/1/25	4x3/8 Shedless Knit 6pk	13.20	T.C.
	7/1/25	Pelican Liner 3pk	5.73	T.C.
			TOTAL $2,460.51	

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

HD SUPPLY

INVOICE

PO Box 509058 • San Diego, CA 92150-9058

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

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

Credit/Account Information
800/798-8888, FAX 800/930-4930
Orders/Product Information
800/431-3000, FAX 800/859-8889

HD Supply Facilities Maintenance, Ltd Federal ID 52-2418852

Invoice Date	Invoice Number
06/11/2026	9250241241

Customer Number	Ordered By	Authorized By	Order Number	Purchase Order Number
14368430	LISA CARTER		W236837937	LNC5122026

Ship To:

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

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

Stock Number	Description	Product Category	Ordered	Shipped	Unit Price	Unit	Extension
305558	Cafe Graphite 1200ml Touch-Free Dispenser-US	JANITORIAL	30	5	0.02	EA	0.08
275220	24 Oz. Cttn Blend Wet Mop Hd-US	JANITORIAL	6	6	11.11	EA	66.66
275740	Wave 3d Mango Urinal Scrn Man 10/Pkg-US	JANITORIAL	5	5	24.60	PK	123.00
342510	Sict Rb5 1250 mL Alibcla Plm Hnd Sp 2/Cs-US	JANITORIAL	7	7	39.67	CA	277.69
	Country of Origin Code(s)						
	US - USA						
			-DB	2	. 330	. 572	. 63100
			MV	34	. 600	. 538	. 64000

RECEIVED
JUL 10 2026
BY:

Repair & Replacement

Product Category Summary (Excluding Misc. Charges & Freight)
Janitorial 467.43

Please split between both districts 50/50

TP
Split Amount: $233.72

Ship Date	Sub Total
06/11/2026	467.43
Pkg Count	Sales Tax
1	0.00
Weight	Freight
55.81 LB	0.00
DLVR1	TOTAL
	467.43

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

HD SUPPLY

Invoice Number: 9250241241
Amount Due: 467.43
Date Due: 07/11/2026

Amount Paid: ______________

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

Please return this portion with payment.

Thank you for your order.

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

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

Mail To:

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

1 0 0014368430 9250241241 000000000046743 2

Sign up to pay online or go paperless
Visit: http://hdsupplyfacilities.billtrust.com
Login Token: RSK PKQ PPL

HD SUPPLY

INVOICE

PO Box 509058 • San Diego, CA 92150-9058

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

Credit/Account Information
800/798-8885, FAX 800/930-4930
Orders/Product Information
800/431-3000, FAX 800/859-8859

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

HD Supply Facilities Maintenance, Ltd. Federal ID 52-2416652

Invoice Date	Invoice Number
06/25/2026	9250766054

Customer Number	Ordered By	Authorized By	Order Number	Purchase Order Number
18789511	LISA CARTER		W237695981	LNC6232026

Ship To:

MIDDLE VILLAGE CDD
370 OAKLEAF PLANTATION PKWY
ORANGE PARK FL 32065

MIDDLE VILLAGE CDD
370 OAKLEAF VILLAGE PKWY
ORANGE PARK FL 32065-4259

Stock Number	Description	Product Category	Ordered	Shipped	Unit Price	Unit	Extension
243169	Renown C-pull Wipes 8x10 2/Cs	JANITORIAL	8	8	38.32	CA	306.56
184301	OptCre 2Fly Tlt Ppr Wte 865 Sheets 36/Cs	JANITORIAL	7	7	69.10	CA	483.70
275740	Wave 3d Mango Urinal Scrn Man 10/Pkg	JANITORIAL	5	5	24.68	PK	123.40
263046	7.5" Cirls Hrd Pr Tl Ntl Wte 800 Ft 6/Cs	JANITORIAL	5	5	64.71	CA	323.55
217545	Cr Lnr 40-45Gal 12Mic Ntrl 40X48" 250/Cs	JANITORIAL	5	5	42.01	CA	210.05
211446	Pcr Lnr 60g. 1.5 Ml Lw Bk 38x58 100/Cs	JANITORIAL	8	8	55.04	CA	440.32
263979	7.5" Mechanical Paper Twl Dispenser Blk	JANITORIAL	3	3	18.55	EA	55.65

RECEIVED
JUL 10 2026
BY:

10B 3. 320. 572. 63100
MV 34 600. 538. 64000

Repair & Replacement

Product Category Summary (Excluding Misc. Charges & Freight)
Janitorial 1943.23

Please split between both districts 50/50

TP
Split Amount:
$971.62

Ship Date	Sub Total
06/25/2026	1,943.23
Pkg Count	**Sales Tax**
41	0.00
Weight	**Freight**
723.78 LB	0.00
DLVR1	**TOTAL** 1,943.23

Question? Call Theresa Miller at 800-798-8888 ext.63044 or email Theresa.Miller@hdsupply.com

HD SUPPLY

Invoice Number: 9250766054
Amount Due: 1,943.23
Date Due: 07/25/2026

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

Please return this portion with payment.

Thank you for your order.

Amount Paid: ____________________

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

Mail To:

18789511
MIDDLE VILLAGE CDD
370 OAKLEAF PLANTATION PKWY
ORANGE PARK FL 32065

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

1 0 0018789511 9250766054 000000000194323 9

FOURTH ORDER OF BUSINESS

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road ▪ Suite 301
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

July 30, 2026

Board of Supervisors
Double Branch Community Development District
475 West Town Place, Suite 114
St. Augustine, FL 32092

We are pleased to confirm our understanding of the services we are to provide Double Branch Community Development District, Clay County, Florida ("the District") for the fiscal year ended September 30, 2026. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Double Branch Community Development District as of and for the fiscal year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis

2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements. We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Management Responsibilities

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards.*

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be
public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau &

Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: GMS-NF LLC - 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FL 32092.
TELEPHONE: 904-940-5850**

Our fee for these services will not exceed $5,900 for the September 30, 2026 audit, respectively, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District may terminate this agreement, with or without consent, upon thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the date of the notice of termination subject to any offsets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Double Branch Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates

Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Double Branch Community Development District.

By: ______________________________

Title: ______________________________

Date: ______________________________

Florida Institute of Certified Public Accountants

AICPA Peer Review Program

Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114 Review Number: 616829

FIFTH ORDER OF BUSINESS

Double Branch

Community Development District

Approved Budget
FY 2027

Presented by:

Table of Contents

Double Branch

Community Development District

Approved Budget
General Fund

Description	Adopted Budget FY 2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments - Tax Roll	$ 184,126	$ 184,724	$ -	$ 184,724	$ 196,702
Interest income	4,500	4,124	500	4,624	3,500
TOTAL REVENUES	**$ 188,626**	**$ 188,848**	**$ 500**	**$ 189,348**	**$ 200,202**
EXPENDITURES:					
Administrative					
Supervisor Fees	$ 12,000	$ 9,000	$ 3,000	$ 12,000	$ 12,000
FICA Expense	918	689	230	918	918
Engineering	5,000	8,251	5,500	13,751	13,000
Arbitrage Rebate	700	700	-	700	700
Dissemination	1,888	1,416	472	1,888	2,020
Assessment Roll Administration	9,688	9,688	-	9,688	10,270
Attorney	42,000	14,645	15,000	29,645	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	57,382	19,127	76,509	81,099
Information Technology	2,527	1,895	632	2,527	2,679
Telephone	600	258	342	600	600
Postage	2,000	224	1,776	2,000	2,000
Printing	2,500	578	1,922	2,500	2,500
Insurance General Liability	11,552	10,268	-	10,268	11,295
Legal Advertising	2,800	749	2,051	2,800	2,800
Office Supplies	200	6	194	200	200
Website Maintenance	2,949	2,212	738	2,949	3,126
Dues, Licenses & Subscriptions	175	175	-	175	175
Other Current Charges	120	-	120	120	120
TOTAL ADMINISTRATIVE	**$ 188,626**	**$ 135,512**	**$ 51,104**	**$ 186,616**	**$ 200,202**
TOTAL EXPENDITURES	**$ 188,626**	**$ 135,512**	**$ 51,104**	**$ 186,616**	**$ 200,202**
Other Sources/(Uses)					
Interfund Transfer In/(Out)	$ -	$ -	$ -	$ -	$ -
TOTAL OTHER SOURCES/(USES)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
EXCESS REVENUES (EXPENDITURES)	**$ -**	**$ 53,335**	**$ (50,604)**	**$ 2,732**	**$ -**

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)

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 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments - Tax Roll	$ 2,118,723	$ 2,125,605	$ -	$ 2,125,605	$ 2,106,083
Interest income	25,000	41,270	5,000	46,270	25,000
Amenities Revenue/Miscellaneous	25,000	24,500	5,000	29,500	25,000
Sports Revenue	20,000	15,575	5,000	20,575	20,000
TOTAL REVENUES	**$ 2,188,723**	**$ 2,206,950**	**$ 15,000**	**$ 2,221,950**	**$ 2,176,083**
EXPENDITURES:					
Administrative					
Management Fees - On Site Staff	$ 245,615	$ 184,211	$ 61,403	$ 245,615	$ 257,895
Insurance	127,990	91,669	-	91,669	91,669
Other Current Charges	3,500	2,585	915	3,500	3,500
Permit Fees	1,625	1,508	117	1,625	1,625
TOTAL ADMINISTRATIVE	**$ 378,730**	**$ 279,973**	**$ 62,435**	**$ 342,409**	**$ 354,689**
Operations & Maintenance					
Maintenance					
Security	$ 111,280	$ 84,996	$ 26,284	$ 111,280	$ 115,731
Security - Clay County Off-Duty Sheriff	47,304	17,104	30,200	47,304	50,615
Water - Irrigation	17,000	13,087	3,913	17,000	18,520
Irrigation Maintenance	5,000	22,071	5,000	27,071	15,000
Streetlighting	29,640	21,345	8,295	29,640	29,640
Electric	43,800	30,249	13,551	43,800	43,800
Landscape Maintenance	487,134	365,350	121,783	487,134	501,748
Common Area Maintenance	82,500	42,465	40,035	82,500	87,450
Lake Maintenance	31,000	22,730	8,270	31,000	31,000
Capital Reserve	360,024	-	360,024	360,024	297,126
TOTAL MAINTENANCE	**$ 1,214,681**	**$ 619,398**	**$ 617,354**	**$ 1,236,752**	**$ 1,190,630**
Recreation Facility					
Amenity Staff	$ 165,840	$ 120,134	$ 45,706	$ 165,840	$ 180,000
Refuse Services	20,000	21,796	7,800	29,596	30,000
Telephone	8,400	4,743	3,657	8,400	8,400
Electric	34,800	26,443	8,357	34,800	36,600
Cable	11,280	8,845	2,700	11,545	12,600
Pool Maintenance	43,200	31,838	11,362	43,200	43,200
Water/Sewer/Reclaim	53,280	40,139	13,141	53,280	51,480
Facility Maintenance - General	82,500	43,231	39,269	82,500	87,450
Facility Maintenance - Preventative	10,000	3,350	6,650	10,000	10,000
Facility Maintenance - Contingency	45,000	23,355	21,645	45,000	45,000
Lighting Repairs	10,500	3,582	6,918	10,500	10,500
Special Events	10,700	4,834	8,000	12,834	12,000
Office Supplies & Equipment	1,400	676	724	1,400	1,400
Janitorial	74,412	55,858	18,554	74,412	78,133
Recreation Passes	4,000	2,945	1,055	4,000	4,000
Multiuse Field	20,000	-	20,000	20,000	20,000
TOTAL RECREATION FACILITY	**$ 595,312**	**$ 391,768**	**$ 215,539**	**$ 607,307**	**$ 630,763**
TOTAL EXPENDITURES	**$ 2,188,723**	**$ 1,291,139**	**$ 895,328**	**$ 2,186,467**	**$ 2,176,083**
EXCESS REVENUES (EXPENDITURES)	**$ -**	**$ 915,811**	**$ (880,328)**	**$ 35,483**	**$ -**

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

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.

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

Approved Budget

Debt Service Series 2013A1 & A2 Special Assessment Refunding Bonds

Description	Adopted Budget FY 2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments - Tax Roll	$ 1,976,742	$ 1,968,283	$ -	$ 1,968,283	$ 1,961,888
Special Assessments - Prepayments	-	10,296	-	10,296	-
Interest Earnings	10,000	76,455	3,000	79,455	10,000
Carry Forward Surplus [1]	983,859	1,000,566	-	1,000,566	1,104,351
TOTAL REVENUES	**$ 2,970,601**	**$ 3,055,601**	**$ 3,000**	**$ 3,058,601**	**$ 3,076,238**
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**	**$ 1,954,250**	**$ -**	**$ 1,954,250**	**$ 1,957,313**
Other Sources/(Uses)					
Interfund transfer In/(Out)	$ -	$ -	$ -	$ -	$ -
TOTAL OTHER SOURCES/(USES)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
TOTAL EXPENDITURES	**$ 1,954,250**	**$ 1,954,250**	**$ -**	**$ 1,954,250**	**$ 1,957,313**
EXCESS REVENUES (EXPENDITURES)	**$ 1,016,351**	**$ 1,101,351**	**$ 3,000**	**$ 1,104,351**	**$ 1,118,926**

[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

Approved Budget

Capital Reserve Fund

Description	Adopted Budget FY 2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Interest Income	$ 10,000	$ 46,059	$ 3,000	$ 49,059	$ 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	1,941,316
TOTAL REVENUES	**$ 2,125,723**	**$ 1,778,292**	**$ 363,024**	**$ 2,141,316**	**$ 2,268,442**
EXPENDITURES:					
Capital Outlay					
Repairs & Replacements	$ 250,000	$ 172,396	$ 27,604	$ 200,000	$ 250,000
Multiuse Field	-	-	-	-	20,000
TOTAL EXPENDITURES	**$ 250,000**	**$ 172,396**	**$ 27,604**	**$ 200,000**	**$ 270,000**
Other Sources/(Uses)					
Transfer in/(Out)	$ -	$ -	$ -	$ -	$ -
TOTAL OTHER SOURCES/(USES)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
TOTAL EXPENDITURES	**$ 250,000**	**$ 172,396**	**$ 27,604**	**$ 200,000**	**$ 270,000**
EXCESS REVENUES (EXPENDITURES)	**$ 1,875,723**	**$ 1,605,896**	**$ 335,420**	**$ 1,941,316**	**$ 1,998,442**

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

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		2,732
Estimated Recreation Excess Revenues- Fiscal Year 2026		35,483
Total Estimated Operating Funds Available - 9/30/2026	$	1,152,577

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	$	519,790
Total Working Capital Surplus	$	632,788
Capital Reserve- Beginning Fund Balance - 10/1/25	$	1,732,233
Projected Capital Excess Revenues - Fiscal Year 2026		209,083
Total Estimated Reserve Funds Available - 9/30/26	$	1,941,316
Interest Earned	$	10,000
Recreation Fund Multiuse Field		20,000
Recreation Fund Reserve		297,126
Total Funding FY 2026	$	327,126
Capital Reserve Estimated Expenditure - 9/30/27	$	(270,000)
Total Estimate Reserve Fund Balances - 9/30/27	$	1,998,442

A.

RESOLUTION 2026-04
[FY 2027 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE DOUBLE BRANCH COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN 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, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website, https://doublebranchcdd.com/, in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. BUDGET

a. The Proposed Budget, attached hereto as **Exhibit A,** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Double Branch Community Development District for the Fiscal Year Ending September 30, 2027."

c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Chapter 189, *Florida Statutes*, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2027, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A.**

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2027 or within 60 days following the end of the FY 2027 may amend its Adopted Budget for that fiscal year as follows:

a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of $15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Chapter 189, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. APPROVAL OF PRIOR ACTIONS. The actions of the Chairman, Vice Chairman, Secretary, Treasurer, Assistant Secretaries, and all District Staff in finalizing the Adopted Budget, including preparing the Proposed Budget and setting, noticing, and all other actions required for the public hearing on the Proposed Budget, are hereby ratified, approved, and confirmed in all respects.

SECTION 5. 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 10TH DAY OF AUGUST 2026.

ATTEST:	**DOUBLE BRANCH COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
Secretary / Assistant Secretary	Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2027 Budget

Exhibit A

FY 2027 Budget

B.

RESOLUTION 2026-05
[FY 2027 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DOUBLE BRANCH COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2027 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Double Branch Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes,* for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Clay County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (**"FY 2027"**), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget (**"Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B** ("**Assessment Roll**").

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

   a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance ("**O&M Assessment(s)**") is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2027 installment of the District's previously levied debt service special assessments ("**Debt Assessments**," and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same**.**

4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes,* the District is authorized to collect and enforce the Assessments as set forth below.

   a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* ("**Uniform Method**"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.

   b. **Future Collection Methods.** The District's decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B,** is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

6. **APPROVAL OF PRIOR ACTIONS.** The actions of the Chairman, Vice Chairman, Secretary, Treasurer, Assistant Secretaries, and all District Staff in finalizing the Assessments and Assessment Roll as provided herein are hereby ratified, approved, and confirmed in all respects.

7. **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 10TH DAY OF AUGUST, 2026.

ATTEST:

____
Secretary / Assistant Secretary

DOUBLE BRANCH COMMUNITY DEVELOPMENT DISTRICT

By:____

Its:____

Exhibit A: Adopted Budget
Exhibit B: Assessment Roll

Exhibit A

Adopted Budget

Exhibit B

Assessment Roll

SEVENTH ORDER OF BUSINESS

C.

1.

Double Branch Community Development District
Performance Measures/Standards &
Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least six regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of six board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Financial Transparency and Accountability

Goal 2.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 2.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual Audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual Audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent Annual Audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 2.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board accepted and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: ______________________________ Date: _________________
Print Name: ___________________________________
Double Branch Community Development District

District Manager: ______________________________ Date: _________________
Print Name: ___________________________________
Double Branch Community Development District

2.

NOTICE OF MEETINGS
DOUBLE BRANCH
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the **Double Branch Community Development District** will hold their regularly scheduled public meetings for **Fiscal Year 2027** at **4:00 p.m.** at the **Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065** on the second Monday of each month as follows, except where indicated:

October 12, 2026
November 9, 2026
December 14, 2026
January 11, 2027
February 8, 2027 @ 6:00 p.m.
March 8, 2027
April 12, 2027
May 10, 2027
June 14, 2027
July 12, 2027
August 9, 2026 @ 6:00 p.m.
September 13, 2027

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least 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 Office.

Each person who decides to appeal any action taken at the meetings is advised that 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 such appeal is to be based.

Marilee Giles
District Manager

D.

Double Branch Community Development District (CDD)

370 OakLeaf Village Parkway, Orange Park, FL 32065

904-375-9285; manager@oakleafresidents.com

Memorandum

Date: **August 2026**

To: **Board of Supervisors**

From: **GMS – OakLeaf Operations Manager**

Community:

Special Events

- Report – Summer Dive In series , Back to school parties
- Upcoming – Live music poolside, Dive in (DB), Labor day at pools

Aquatics

- summer schedule – adjustments to school schedules
- High school Swim Team has begun (MV), meet schedules posted online and will be emailed
- Year-round swimming at MV
- Aqua Aerobics ending in August

Amenity Usage

- *Total Facilities Usage – 8563*
- *Average daily usage – 276*

Card counts:

DB Owners	105
DB Renters	83
DB Replacements	40
DB Updated	15

Total cards printed: 508 (both districts)

Rentals

- 8 of 31 *days rented in July, 3 of 4 weekends rented*
- *24 Clubroom rentals, 5 patio rentals*
- 20 *tours (approx.48 hours)/66 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 signage projects
- Update on multi-use field repair
- Next playground replacement – proposals and timeline discussions

MAINTENANCE

- Pressure wash and complete painting of bridge at Nature walk
- Inspect Pickleball courts, coordinate install of additional items (trash cans)
- Inspect and remove fan at women's bathroom at clubhouse
- Inspect and clean/clear condensate pumps at FC AC units
- Repair wall fan at lifeguard break room
- Remove and swap out filter grids at family/slide pool
- Remove fencing from multi-use fields after sod work
- Relocate small amount of fencing to fieldhouse repair areas for sodding
- Take delivery of multiple playground units
- Repair windscreen and tarps at pool equipment areas
- Clean shed /storage areas
- Coordinate orders and planning for shed door replacement
- Inspect multiple homeowner fence areas for repairs due to trees
- Replace fencing and cut multiple roots areas to repair homeowner fencing
- Preventative maintenance- golf carts
- Preventative maintenance performed at Fitness Center
- Repairs finalized (year long process) on 2 step mills at FC
- Multiple restarts of waterfall and other VFD driven pumps due to electrical surges/storms
- Inspect multiple trees due to resident /storm concerns
- Begin multiple mapping/picture records for neighborhood areas
- 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 7/09 Nature's Hammock, Fall Creek,

Double Branch Community Development District (CDD)
370 OakLeaf Village Parkway, Orange Park, FL 32065
904-375-9285; manager@oakleafresidents.com

Memorandum

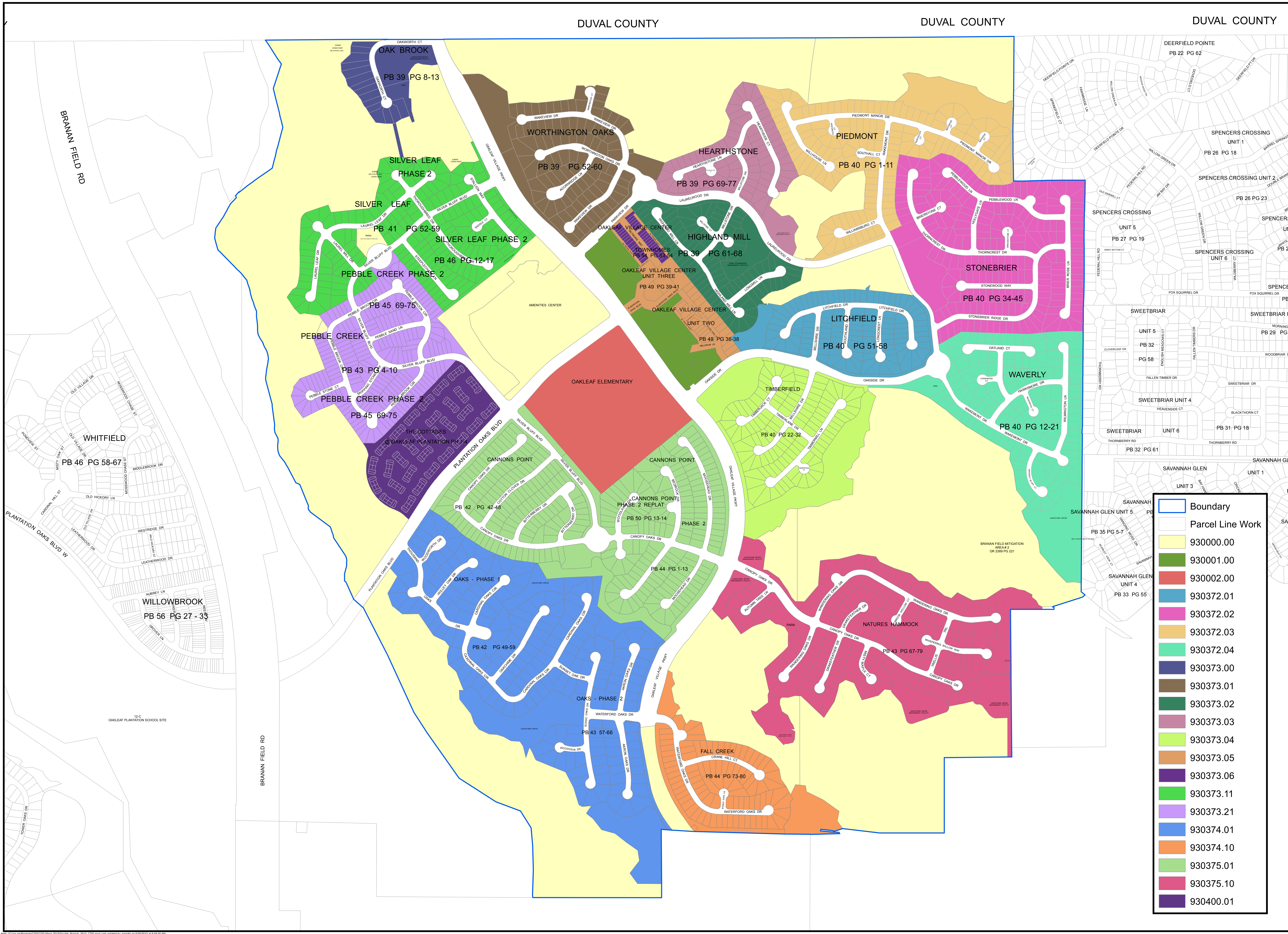
The Oaks, Cannon's Point, Pebble Creek, Silver Leaf, Oakbrook, and The Cottages completed 7/25

Landscaping

- Mainline repairs at multi-use fields
- Monthly report for July submitted and filed at Operations office

For questions, comments, or clarification, please contact:

- *Jay Soriano, Oakleaf Operations Manager 904-342-1441* *jsoriano@gmsnf.com*



N
W E
S
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