

DOUBLE BRANCH
Community Development District

OCTOBER 12, 2026

AGENDA

Double Branch Community Development District

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

October 5, 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, October 12, 2026 at 4:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Audience Comments (limited to three minutes)
- III. Approval of Consent Agenda
 - A. Minutes of the September 14, 2026 Meeting (to be provided)
 - B. Financial Statements
 - C. Assessment Receipts Schedule
 - D. Check Register
- IV. Update on Meter at 3168 Stonebriar
- V. Consideration of Agreement with CALM III, LLC (to be provided under separate cover)
- VI. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager – Update on the Fiscal Year 2026 Goals & Objectives
 - D. Operations Manager – Memorandum

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

VIII. Next Scheduled Meeting – November 9, 2026 at 4:00 p.m. the Plantation Oaks
Amenity Center

IX. Adjournment

I look forward to seeing you at the meeting. If you have any questions, please feel free to call.

Sincerely,

Marílee Giles

Marilee Giles
District Manager

THIRD ORDER OF BUSINESS

B.

Double Branch
Community Development District

Unaudited Financial Reporting
August 31, 2026



Double Branch
Community Development District
Combined Balance Sheet
August 31, 2026

	General Fund	Recreation Fund	Debt Service Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
<u>Cash:</u>					
Operating Account	\$ 48,581	\$ 122,960	\$ -	\$ 46,964	\$ 218,505
Due from Other	-	-	-	19,259	19,259
<u>Investments:</u>					
State Board of Administration (SBA)	390	108,452	-	1,917,595	2,026,437
Custody Account-General Fund Excess	113,731	1,018,164	-	86	1,131,981
<u>Series 2013 A-1</u>					
Reserve	-	-	868,806	-	868,806
Revenue	-	-	398,883	-	398,883
Excess Revenue	-	-	704,021	-	704,021
Prepayment	-	-	10,566	-	10,566
<u>Series 2013 A-2</u>					
Reserve	-	-	95,634	-	95,634
Prepaid Expenses	3,430	-	-	-	3,430
Deposits	-	4,583	-	-	4,583
Total Assets	\$ 166,131	\$ 1,254,160	\$ 2,077,910	\$ 1,983,904	\$ 5,482,105
Liabilities:					
Accounts Payable	\$ 3,231	\$ 20,136	\$ -	\$ 3,357	\$ 26,725
Accrued Expenditures	-	12,945	-	-	12,945
Total Liabilities	\$ 3,231	\$ 33,081	\$ -	\$ 3,357	\$ 39,669
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 3,430	\$ -	\$ -	\$ -	\$ 3,430
Deposits	-	4,583	-	-	4,583
Restricted for:					
Debt Service - Series	-	-	2,077,910	-	2,077,910
Assigned for:					
Capital Reserve Fund	-	-	-	1,980,547	1,980,547
Unassigned	159,470	1,216,495	-	-	1,375,966
Total Fund Balances	\$ 162,900	\$ 1,221,079	\$ 2,077,910	\$ 1,980,547	\$ 5,442,436
Total Liabilities & Fund Balance	\$ 166,131	\$ 1,254,160	\$ 2,077,910	\$ 1,983,904	\$ 5,482,105

Double Branch

Community Development District General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 184,126	\$ 184,126	\$ 184,724	\$ 598
Interest Income	4,500	4,500	5,101	601
Total Revenues	\$ 188,626	\$ 188,626	\$ 189,825	\$ 1,198
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 11,000	\$ 11,000	\$ -
FICA Expense	918	842	842	-
Engineering	5,000	5,000	11,662	(6,662)
Arbitrage	700	700	700	-
Dissemination	1,888	1,730	1,731	-
Assessment Roll	9,688	9,688	9,688	-
Attorney	42,000	38,500	19,211	19,289
Annual Audit	5,600	5,600	5,700	(100)
Trustee Fees	8,900	8,158	8,848	(690)
Management Fees	76,509	70,133	70,133	-
Information Technology	2,527	2,316	2,316	-
Telephone	600	550	321	229
Postage	2,000	1,833	357	1,476
Printing	2,500	2,292	811	1,480
Insurance	11,552	10,268	10,268	-
Legal Advertising	2,800	2,567	1,042	1,525
Office Supplies	200	183	7	176
Website Compliance	2,949	2,704	2,703	-
Dues, Licenses & Subscriptions	175	175	175	-
Other Current Charges	120	110	-	110
Total General & Administrative Expenditures	\$ 188,626	\$ 174,350	\$ 157,516	\$ 16,833
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 14,277	\$ 32,309	\$ (15,635)
Net Change in Fund Balance	\$ -	\$ 14,277	\$ 32,309	\$ (15,635)
Fund Balance - Beginning	\$ -		\$ 130,591	
Fund Balance - Ending	\$ -		\$ 162,900	

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		466		511		-		5,101
Total Revenues	\$	387	\$	16,002	\$	158,340	\$	2,274	\$	595	\$	2,822	\$	4,055	\$	1,723	\$	2,650	\$	466	\$	511	\$	-	\$	189,825
Expenditures:																										
<i>General & Administrative:</i>																										
Supervisor Fees	\$	1,000	\$	1,000	\$	1,000	\$	1,000	\$	1,000	\$	1,000	\$	1,000	\$	1,000	\$	1,000	\$	1,000	\$	1,000	\$	-	\$	11,000
FICA Expense		77		77		77		77		77		77		77		77		77		77		77		-		842
Engineering		759		585		803		2,636		925		825		636		-		1,083		180		3,231		-		11,662
Arbitrage		-		-		-		-		-		700		-		-		-		-		-		-		700
Dissemination		157		157		157		157		157		157		157		157		157		157		157		-		1,731
Assessment Roll		9,688		-		-		-		-		-		-		-		-		-		-		-		9,688
Attorney		1,005		1,300		2,982		1,223		1,932		1,604		2,592		2,009		3,041		-		1,525		-		19,211
Annual Audit		-		-		-		-		-		-		5,700		-		-		-		-		-		5,700
Trustee Fees		3,409		-		-		-		-		8,269		-		-		-		-		(2,830)		-		8,848
Management Fees		6,376		6,376		6,376		6,376		6,376		6,376		6,376		6,376		6,376		6,376		6,376		-		70,133
Information Technology		211		211		211		211		211		211		211		211		211		211		211		-		2,316
Telephone		29		14		21		21		25		41		36		37		32		44		20		-		321
Postage		19		13		9		29		54		13		17		57		15		72		61		-		357
Printing		40		46		70		83		62		53		59		108		58		142		91		-		811
Insurance		10,268		-		-		-		-		-		-		-		-		-		-		-		10,268
Legal Advertising		153		76		-		153		76		-		153		139		-		293		-		-		1,042
Office Supplies		1		1		0		1		0		1		1		1		1		1		1		-		7
Website Compliance		246		246		246		246		246		246		246		246		246		246		246		-		2,703
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	\$	12,295	\$	8,797	\$	10,165	\$	-	\$	157,516
Excess (Deficiency) of Revenues over Expenditures	\$	(33,223)	\$	5,900	\$	146,390	\$	(9,937)	\$	(10,545)	\$	(16,749)	\$	(13,204)	\$	(8,694)	\$	(9,645)	\$	(8,331)	\$	(9,654)	\$	-	\$	32,309
Net Change in Fund Balance	\$	(33,223)	\$	5,900	\$	146,390	\$	(9,937)	\$	(10,545)	\$	(16,749)	\$	(13,204)	\$	(8,694)	\$	(9,645)	\$	(8,331)	\$	(9,654)	\$	-	\$	32,309

Double Branch
Community Development District
Recreation Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 2,118,723	\$ 2,118,723	\$ 2,125,605	\$ 6,882
Interest Income	25,000	25,000	51,067	26,067
Amenities Revenue/Miscellaneous	25,000	25,000	30,965	5,965
Sports Revenue	20,000	18,333	16,375	(1,958)
Total Revenues	\$ 2,188,723	\$ 2,187,056	\$ 2,224,012	\$ 36,956
Expenditures:				
Administrative:				
Management Fees - On Site Staff	\$ 245,615	\$ 225,147	\$ 225,147	\$ -
Insurance	127,990	91,669	91,669	-
Other Current Charges	3,500	3,208	3,471	(263)
Permit Fees	1,625	1,625	1,738	(113)
Subtotal Administrative	\$ 378,730	\$ 321,649	\$ 322,025	\$ (376)
Maintenance:				
Security	\$ 111,280	\$ 102,007	\$ 103,413	\$ (1,406)
Security - Clay County Off-Duty Sheriff	47,304	43,362	17,104	26,258
Water - Irrigation	17,000	15,583	16,664	(1,081)
Irrigation Maintenance	5,000	5,000	25,942	(20,942)
Streetlighting	29,640	27,170	26,129	1,041
Electric	43,800	40,150	38,417	1,733
Landscape Maintenance	487,134	446,539	446,539	-
Common Area Maintenance	82,500	75,625	63,322	12,303
Lake Maintenance	31,000	28,416	27,070	1,346
Capital Reserve Funding	360,024	360,024	360,024	-
Subtotal Maintenance	\$ 1,214,681	\$ 1,143,876	\$ 1,124,624	\$ 19,253

Double Branch
Community Development District
Recreation Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
<i>Recreation Facility:</i>				
Amenity Staff	\$ 165,840	\$ 165,840	\$ 183,871	\$ (18,031)
Refuse Services	20,000	20,000	27,288	(7,288)
Telephone	8,400	7,700	6,313	1,387
Electric	34,800	31,900	34,632	(2,732)
Cable	11,280	10,340	10,853	(513)
Pool Maintenance	43,200	39,600	39,156	444
Water / Sewer/Reclaim	53,280	48,840	50,618	(1,778)
Facility Maintenance-General	82,500	75,625	64,077	11,548
Facility Maintenance-Preventative	10,000	9,167	4,140	5,027
Facility Maintenance - Contingency	45,000	41,250	34,452	6,798
Lighting Repairs	10,500	9,625	6,032	3,593
Special Events	10,700	9,808	6,636	3,173
Office Supplies & Equipment	1,400	1,283	784	500
Janitorial	74,412	68,211	68,260	(49)
Recreation Passes	4,000	3,667	2,945	722
Multiuse Field	20,000	18,333	-	18,333
Subtotal Recreation Facility	\$ 595,312	\$ 561,189	\$ 540,056	\$ 21,134
Total Expenditures	\$ 2,188,723	\$ 2,026,715	\$ 1,986,705	\$ 40,011
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 160,341	\$ 237,307	\$ (3,055)
Net Change in Fund Balance	\$ -	\$ 160,341	\$ 237,307	\$ (3,055)
Fund Balance - Beginning	\$ -		\$ 983,772	
Fund Balance - Ending	\$ -		\$ 1,221,079	

Double Branch
Community Development District
Recreation Fund
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Revenues:</u>													
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	4,940	4,857	-	51,067
Amenities Revenue/Miscellaneous	282	-	1,486	2,008	3,667	3,862	5,991	-	7,204	2,290	4,176	-	30,965
Sports Revenue	1,400	7,300	-	1,160	-	-	1,140	1,825	2,750	800	-	-	16,375
Total Revenues	\$ 3,567	\$ 190,393	\$ 1,822,567	\$ 29,003	\$ 10,412	\$ 36,042	\$ 52,817	\$ 21,930	\$ 40,220	\$ 8,029	\$ 9,033	\$ -	\$ 2,224,012
<u>Expenditures:</u>													
<u>Administrative:</u>													
Management Fees - On Site Staff	\$ 20,468	\$ 20,468	\$ 20,468	\$ 20,468	\$ 20,468	\$ 20,468	\$ 20,468	\$ 20,468	\$ 20,468	\$ 20,468	\$ 20,468	\$ -	\$ 225,147
Insurance	91,669	-	-	-	-	-	-	-	-	-	-	-	91,669
Other Current Charges	139	102	440	329	335	277	274	464	224	538	349	-	3,471
Permit Fees	-	-	39	455	-	144	-	-	871	230	-	-	1,738
Subtotal Administrative	\$ 112,276	\$ 20,570	\$ 20,947	\$ 21,252	\$ 20,803	\$ 20,889	\$ 20,742	\$ 20,932	\$ 21,563	\$ 21,235	\$ 20,817	\$ -	\$ 322,025
<u>Maintenance:</u>													
Security	\$ 12,673	\$ 9,053	\$ 9,223	\$ 9,279	\$ 8,374	\$ 9,279	\$ 8,841	\$ 9,336	\$ 8,940	\$ -	\$ 18,417	\$ -	\$ 103,413
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	1,802	1,775	-	16,664
Irrigation Maintenance	-	-	-	-	6,245	-	12,373	3,453	-	-	3,871	-	25,942
Streetlighting	2,361	2,361	2,361	2,370	2,370	2,370	2,370	2,392	2,392	2,392	2,392	-	26,129
Electric	3,290	3,501	3,501	3,556	2,378	2,774	3,471	3,813	3,965	4,508	3,660	-	38,417
Landscape Maintenance	40,594	40,594	40,594	40,594	40,594	40,594	40,594	40,594	40,594	40,594	40,594	-	446,539
Common Area Maintenance	-	6,875	5,721	9,519	5,005	4,924	4,900	7,120	5,521	6,993	6,744	-	63,322
Lake Maintenance	2,170	2,170	2,170	7,540	-	2,170	2,170	2,170	2,170	2,170	2,170	-	27,070
Capital Reserve Funding	-	-	-	-	-	-	-	-	-	360,024	-	-	360,024
Subtotal Maintenance	\$ 64,802	\$ 71,209	\$ 68,922	\$ 78,117	\$ 67,698	\$ 62,916	\$ 76,575	\$ 70,621	\$ 65,657	\$ 418,483	\$ 79,623	\$ -	\$ 1,124,624

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	\$ 34,407	\$ 29,330	\$ -	\$ 183,871
Refuse Services	2,172	2,172	2,172	2,172	2,585	2,585	2,585	2,585	2,769	2,750	2,742	-	27,288
Telephone	376	466	543	631	455	543	644	543	543	631	939	-	6,313
Electric	3,062	2,718	2,718	1,957	2,371	2,573	3,239	3,629	4,177	4,374	3,814	-	34,632
Cable	901	904	964	1,013	1,013	1,013	1,013	1,014	1,011	1,002	1,005	-	10,853
Pool Maintenance	3,439	3,439	3,439	3,572	3,572	3,572	3,572	3,572	3,659	3,659	3,659	-	39,156
Water / Sewer/Reclaim	4,968	3,308	5,340	3,036	3,193	5,225	5,340	5,329	4,400	5,981	4,498	-	50,618
Facility Maintenance-General	6,875	-	5,614	10,343	5,160	4,924	4,900	5,415	7,130	6,993	6,722	-	64,077
Facility Maintenance-Preventative	155	335	490	155	-	640	490	1,085	-	455	335	-	4,140
Facility Maintenance - Contingency	-	3,750	2,546	6,105	2,960	2,825	2,700	2,469	3,750	3,750	3,598	-	34,452
Lighting Repairs	-	875	500	500	-	705	502	500	875	875	700	-	6,032
Special Events	-	1,125	485	1,036	-	345	190	845	807	622	1,180	-	6,636
Office Supplies & Equipment	-	285	-	51	-	-	322	3	15	15	93	-	784
Janitorial	6,201	6,201	6,201	6,201	6,201	6,201	6,250	6,201	6,201	6,201	6,201	-	68,260
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	\$ 67,653	\$ 71,715	\$ 64,817	\$ -	\$ 540,056
Total Expenditures	\$ 221,850	\$ 125,060	\$ 127,540	\$ 142,402	\$ 122,665	\$ 121,788	\$ 150,868	\$ 142,969	\$ 154,873	\$ 511,433	\$ 165,257	\$ -	\$ 1,986,705
Excess (Deficiency) of Revenues over Expenditures	\$ (218,283)	\$ 65,333	\$ 1,695,026	\$ (113,399)	\$ (112,253)	\$ (85,746)	\$ (98,051)	\$ (121,039)	\$ (114,653)	\$ (503,404)	\$ (156,224)	\$ -	\$ 237,307
Net Change in Fund Balance	\$ (218,283)	\$ 65,333	\$ 1,695,026	\$ (113,399)	\$ (112,253)	\$ (85,746)	\$ (98,051)	\$ (121,039)	\$ (114,653)	\$ (503,404)	\$ (156,224)	\$ -	\$ 237,307

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 August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	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	88,574	78,574
Total Revenues	\$ 1,986,742	\$ 1,986,742	\$ 2,067,154	\$ 80,412
Expenditures:				
<i>Series 2013 A-1</i>				
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	-
<i>Series 2013 A-2</i>				
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	\$ 112,904	\$ 80,412
Net Change in Fund Balance	\$ 32,492	\$ 32,492	\$ 112,904	\$ 80,412
Fund Balance - Beginning	\$ 983,859		\$ 1,965,006	
Fund Balance - Ending	\$ 1,016,351		\$ 2,077,910	

Double Branch
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues				
Transfer In from Recreation Fund	360,024	360,024	360,024	-
Interest	10,000	10,000	56,796	46,796
Total Revenues	\$ 370,024	\$ 370,024	\$ 416,820	\$ 46,796
Expenditures:				
Repairs & Replacements	\$ 250,000	\$ 229,167	\$ 168,506	\$ 60,661
Total Expenditures	\$ 250,000	\$ 229,167	\$ 168,506	\$ 60,661
Excess (Deficiency) of Revenues over Expenditures	\$ 120,024		\$ 248,314	
Net Change in Fund Balance	\$ 120,024		\$ 248,314	
Fund Balance - Beginning	\$ 1,755,699		\$ 1,732,233	
Fund Balance - Ending	\$ 1,875,723		\$ 1,980,547	

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

September 30, 2026

Fund	Date	Check No.	Amount
General Fund			
Accounts Payable	9/4/2026	1934	\$ 76.25
	9/21/2026	1935-1938	21,543.94
Sub-Total			\$ 21,620.19
Recreation Fund			
Accounts Payable	9/4/2026	8059-8062	\$ 3,958.92
	9/21/2026	8063-8078	171,189.22
	9/28/2026	8079-8081	2,137.50
Sub-Total			\$ 177,285.64
Capital Reserve Fund			
Accounts Payable	9/4/2026	509	\$ 1,645.51
	9/21/2026	510-516	29,548.43
Sub-Total			\$ 31,193.94
Total			\$ 230,099.77

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/04/26	00111	9/03/26 26-00342	202609 310-51300-48000		*	76.25	
		09/14 NTC OF BOS MTG		JACKSONVILLE DAILY RECORD			76.25 001934
9/21/26	00052	9/08/26 33785	202609 300-15500-10000		*	11,039.00	
		FY27 POLICY RENEWAL		EGIS INSURANCE ADVISORS LLC			11,039.00 001935
9/21/26	00035	9/01/26 2623	202609 310-51300-34000		*	6,375.75	
		SEP MANAGEMENT FEES			*	245.75	
		9/01/26 2623	202609 310-51300-52000		*	210.58	
		SEP WEBSITE ADMIN			*	157.33	
		9/01/26 2623	202609 310-51300-35100		*	.75	
		SEP INFO TECH			*	25.82	
		9/01/26 2623	202609 310-51300-31300		*	127.80	
		SEP DISSEM AGENT SRVCS			*	42.76	
		9/01/26 2623	202609 310-51300-51000		*		
		OFFICE SUPPLIES			*		
		9/01/26 2623	202609 310-51300-42000		*		
		POSTAGE			*		
		9/01/26 2623	202609 310-51300-42500		*		
		COPIES			*		
		9/01/26 2623	202609 310-51300-41000		*		
		TELEPHONE		GOVERNMENTAL MANAGEMENT SERVICES			7,186.54 001936
9/21/26	00111	9/17/26 26-00359	202609 310-51300-48000		*	87.25	
		9/17 NTC OF MTGS		JACKSONVILLE DAILY RECORD			87.25 001937
9/21/26	00116	9/08/26 195770	202608 310-51300-31100		*	3,231.15	
		AUG ENGINEERING SERVICES		MATTHEWS DESIGN GROUP LLC			3,231.15 001938
TOTAL FOR BANK A						21,620.19	
TOTAL FOR REGISTER						21,620.19	

DBBR DOUBLE BRANCH TLEE

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

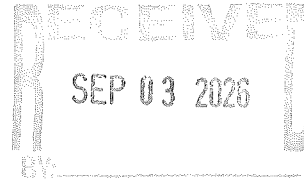
P.O. Box 2177
Jacksonville, FL 32203
(904) 356-2466

INVOICE

September 3, 2026

Date

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



Serial #	<u>26-00342C</u>	PO/File #	<u></u>	\$76.25
				Payment Due
Notice of Meeting of the Board of Supervisors				
<u></u>				\$76.25
Double Branch Community Development District				Publication Fee
<u></u>				
Case Number	<u></u>			Amount Paid
<u></u>				
Publication Dates	<u>9/3</u>			
County	<u>Clay</u>			

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

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

If your payment is being
mailed, please reference
Serial # 26-00342C on your
check or remittance advice.

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

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

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

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

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

Notice is hereby given that the Board of Supervisors of the Double Branch Community Development District is scheduled to be meet on Monday, September 14, 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

Sep. 3 00 (26-00342C)



Double Branch Community Development District
c/o Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092

INVOICE

Customer	Double Branch Community Development District
Acct #	282
Date	09/08/2026
Customer Service	Brendan Callen
Page	1 of 1

Payment Information	
Invoice Summary	\$ 82,190.00
Payment Amount	
Payment for:	Invoice#33785
100126544	

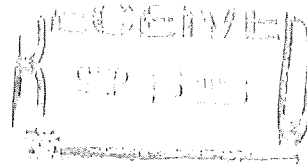
Thank You

Please detach and return with payment



Customer: Double Branch Community Development District

Invoice	Effective	Transaction	Description	Amount
33785	10/01/2026	Renew policy	Policy #100126544 10/01/2026-10/01/2027 Florida Insurance Alliance Package - Renew policy Due Date: 9/8/2026 X001.300.15500.10000 - \$11,039 002.300.15500.10100 - \$71,151	82,190.00



Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total

\$ 82,190.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accretive Global Insurance Services LLC

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555		
Atlanta, GA 30374-8555	accounting@egisadvisors.com	09/08/2026

Governmental Management Services, LLC

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

Invoice

Invoice #: 2623

Invoice Date: 9/1/26

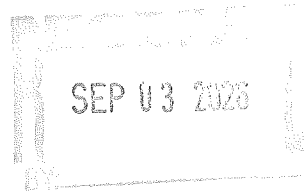
Due Date: 9/1/26

Case:

P.O. Number:

Bill To:

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



Description	Hours/Qty	Rate	Amount
General Fund- Management Fees - September 2026		6,375.75	6,375.75
Website Administration - September 2026		245.75	245.75
Information Technology - September 2026		210.58	210.58
Dissemination Agent Services - September 2026		157.33	157.33
Office Supplies		0.75	0.75
Postage		25.82	25.82
Copies		127.80	127.80
Telephone		42.76	42.76
Total			\$7,186.54
Payments/Credits			\$0.00
Balance Due			\$7,186.54

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

September 17, 2026

Date

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



Serial #	26-00359C	PO/File #		\$87.25
				Payment Due
Notice of Meetings				
				\$87.25
Double Branch Community Development District				Publication Fee
Case Number				Amount Paid
Publication Dates	9/17			
County	Clay			

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

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

If your payment is being
mailed, please reference
Serial # 26-00359C on your
check or remittance advice.

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

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

**NOTICE OF 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, 2027 @ 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.

Sep. 17

00 (26-00359C)

Project Manager Carl Allen

Matthews | **DCCM**

Engineering - Architecture - Planning - Surveying

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

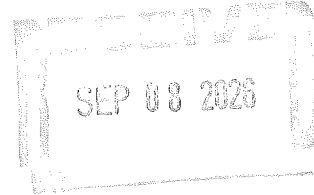
September 08, 2026

Invoice # 195770

Project 0000021873.0000 24015.00 - Double Branch CDD

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

- CDD meeting
- Annual engineer inspection and report
- RFI on damaged drain box review and response



Please call Carl Allen if you have any questions or concerns regarding your project.

For billing inquiries, please contact our Accounting Department.

Professional Services through August 31, 2026

Phase 0001 Engineering Services

	Hours	Rate	Amount
Division Lead	4.25	275.00	1,168.75
Inspector 2	10.00	180.00	1,800.00
CAD Designer III	1.00	150.00	150.00
Project Coordinator 2	.25	100.00	25.00
Total Labor			3,143.75

Phase 0999 Reimbursable Expenses

Reimbursable Expenses

Mileage/Parking/Tolls	87.40
Total Reimbursables	87.40

Total Due: 3,231.15

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	3,143.75	28,943.75	32,087.50
Expense	87.40	216.74	304.14
Unit	0.00	29.12	29.12
Interest	0.00	5.18	5.18
Totals	3,231.15	29,194.79	32,425.94

7 Waldo Street, St. Augustine, FL 32084 | 904.826.1334 | www.matthews.dccm.com

LICENSE #28535, LB8590, LA666877

Invoices are due upon receipt.

Prompt payments are critical to keeping your project on schedule. Payments not received within 30 days of the invoice date are considered past due and all work and submittals will be placed on hold until payment is received along with finance charges of 18% annual accrued. We appreciate your business and cooperation with timely payments.

AP300R
*** CHECK NOS. 008059-008081

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
DOUBLE BRANCH - REC FUND
BANK B RECREATION FUND

RUN 9/29/26

PAGE 1

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/04/26	01187	9/02/26 09022026 DEPOSIT REFUND	202609 300-36900-10300	CHIRIGA MAHAN	*	100.00	100.00 008059
9/04/26	01185	9/02/26 09022026 DEPOSIT REFUND	202609 300-36900-10300	JASPER CAMACHO	*	100.00	100.00 008060
9/04/26	00186	9/01/26 13129563 SEP POOL CHEMICALS	202609 320-57200-46300	POOLSURE	*	3,658.92	3,658.92 008061
9/04/26	01186	9/02/26 09022026 DEPOSIT REFUND	202609 300-36900-10300	ROBIN SHIPLEY	*	100.00	100.00 008062
9/21/26	01031	9/16/26 09162026 DEPOSIT REFUND	202609 300-36900-10300	ANETA KULIKOWSKI	*	100.00	100.00 008063
9/21/26	00262	9/08/26 33785 FY27 POLICY RENEWAL	202609 300-15500-10100	EGIS INSURANCE ADVISORS LLC	*	71,151.00	71,151.00 008064
9/21/26	01070	8/26/26 278938 AUG PREVENTATIVE MAINT	202608 320-57200-46610	ALLWAYS IMPROVING LLC	*	335.00	335.00 008065
9/21/26	01190	9/16/26 09162026 DEPOSIT REFUND	202609 300-36900-10300	GLENDIA BLAKE-FLEMMINGS	*	100.00	100.00 008066
9/21/26	00092	8/31/26 2624 AUG PHONES	202608 320-57200-41000		*	88.19	
		8/31/26 2624 AUG OFFICE SUPPLIES	202608 320-57200-51000		*	92.98	
		8/31/26 2624 AUG SPECIAL EVENTS	202608 320-57200-49400		*	735.12	
				GOVERNMENTAL MANAGEMENT SERVICES			916.29 008067
9/21/26	00092	9/15/26 2626 AUG FACILITY MAINTENANCE	202608 320-57200-46600		*	7,130.14	
		9/15/26 2626 AUG FAC MAINT CONTINGENCY	202608 320-57200-46620		*	3,750.00	
		9/15/26 2626 AUG LIGHTING REPAIRS	202608 320-57200-46630		*	875.00	

DBBR DOUBLE BRANCH TLEE

AP300R
*** CHECK NOS. 008059-008081

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
DOUBLE BRANCH - REC FUND
BANK B RECREATION FUND

RUN 9/29/26

PAGE 2

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
		9/15/26 2626	202608 320-57200-46400		*	7,120.00	
		AUG COMMON AREA MAINT					
		9/15/26 2626	202608 320-57200-49400		*	445.00	
		AUG SPECIAL EVENTS					
				GOVERNMENTAL MANAGEMENT SERVICES			19,320.14 008068
9/21/26 00092		9/01/26 2622	202609 310-51300-34000		*	20,467.92	
		SEP FACILITY MANAGEMENT					
				GOVERNMENTAL MANAGEMENT SERVICES			20,467.92 008069
9/21/26 00092		9/08/26 2625	202609 300-36900-10300		*	493.75	
		SEP FACILITY STAFF EVENT					
				GOVERNMENTAL MANAGEMENT SERVICES			493.75 008070
9/21/26 01191		9/16/26 09162026	202609 300-36900-10300		*	100.00	
		DEPOSIT REFUND					
				JEANNETTE VELEZ			100.00 008071
9/21/26 00024		9/01/26 403669B	202609 320-57200-46800		*	2,170.00	
		SEP LAKE MAINTENANCE					
				THE LAKE DOCTORS, INC.			2,170.00 008072
9/21/26 01188		9/09/26 09092026	202609 300-36900-10300		*	100.00	
		DEPOSIT REFUND					
				MALESIA ADAMS			100.00 008073
9/21/26 00297		9/01/26 400	202609 320-57200-61000		*	6,201.00	
		SEP JANITORIAL SERVICES					
				RIVERSIDE MANAGEMENT SERVICES, INC			6,201.00 008074
9/21/26 00839		9/01/26 12180	202609 320-57200-34500		*	8,939.64	
		SEP SECURITY SERVICES					
				SECURITY DEVELOPMENT GROUP LLC			8,939.64 008075
9/21/26 01192		9/16/26 09162026	202609 300-36900-10300		*	100.00	
		DEPOSIT REFUND					
				SHANNON BYRD			100.00 008076
9/21/26 01189		9/09/26 09092026	202609 300-36900-10300		*	100.00	
		DEPOSIT REFUND					
				TAYLOR WELLS			100.00 008077
9/21/26 00672		9/01/26 30750	202609 320-57200-46200		*	40,594.48	
		SEP LANDSCAPE MAINTENANCE					
				VERDEGO LLC			40,594.48 008078

DBBR DOUBLE BRANCH TLEE

AP300R
*** CHECK NOS. 008059-008081

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
DOUBLE BRANCH - REC FUND
BANK B RECREATION FUND

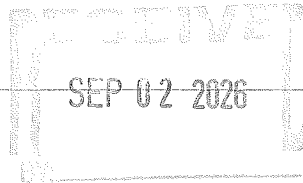
RUN 9/29/26

PAGE 3

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/28/26	01193	9/23/26 09232026 DEPOSIT	202609 300-36900-10300 REFUND	DON MCCULLOUGH	*	100.00	100.00 008079
9/28/26	00262	9/24/26 34515 FY27 WC	202609 300-15500-10100 RENEW POLICY	EGIS INSURANCE ADVISORS LLC	*	1,500.00	1,500.00 008080
9/28/26	00092	9/22/26 2628 SEP FACILITY	202609 300-36900-10300 EVENT STAFF	GOVERNMENTAL MANAGEMENT SERVICES	*	537.50	537.50 008081
TOTAL FOR BANK B						177,285.64	
TOTAL FOR REGISTER						177,285.64	

DBBR DOUBLE BRANCH TLEE

From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: DBCDD refund of deposit request - CHIRIGA MAHAN
Date: September 2, 2026 at 6:16 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com



Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM DBCDD – for the following venue.
 - LOCATION – OV PATIO (SATURDAY) 3:00 P.M. to 7:00 P.M. (ET 3:30-6:30pm)
 - DATE OF VENUE – AUGUST 29, 2026
 - RESIDENT – **CHIRIGA MAHAN**
 - ADDRESS – 4030 OAKMILL ROAD, **ORANGE PARK, FL 32065**
 - AMOUNT OF REFUND - \$100.00
 - BOOKING FEE/DEPOSIT was via VISA (8485):
 - DATED: 8/7/26
 - APPROVAL CODE: 384138
 - 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 **September 30-October 12, 2026**

Email is the best means of communication when I am out of the office.

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

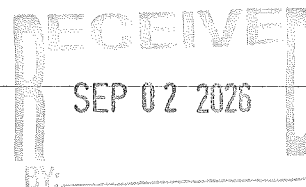
Wanda McReynolds – Community Amenity Coordinator, OakLeaf Plantation
venuerentals@oakleafresidents.com
(904) 770-4661 voice email
(904) 375-9285 ext. 3
www.oakleafresidents.com

Governmental Management Services

www.OakLeafResidents.com

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From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: DBCDD refund of deposit request - JASPER CAMACHO
Date: September 2, 2026 at 6:06 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com



Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM DBCDD – for the following venue.
 - LOCATION – OVCR aka CLUBROOM (SATURDAY) 10:00 A.M. to 2:00 P.M. (ET 11:00am-1:00pm)
 - DATE OF VENUE – AUGUST 29, 2026
 - RESIDENT – **JASPER CAMACHO**
 - ADDRESS – 304 BRIER ROSE LANE, **ORANGE PARK, FL 32065**
 - AMOUNT OF REFUND - **\$100.00**
 - BOOKING FEE/DEPOSIT was via VISA (6877):
 - DATED: 8/14/26
 - APPROVAL CODE: 02046A
 - 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 **September 30-October 12, 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

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

Invoice

Date
Invoice#

9/1/2026
131295637234

Terms	Net 20
Due Date	9/21/2026
PO #	

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

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

OUR REMITTANCE ADDRESS HAS CHANGED. Physical payments will only be received at 1707 Townhurst Dr, Houston, TX 77043. Payments sent to any other address may experience delays. LATE FEE: This constitutes notice under the truth in lending act that any accounts remaining unpaid after the due date are subject to 1 1/2% per month late charge and attorney fees.

Item	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	\$3,464.14
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	\$194.78

Subtotal \$3,658.92

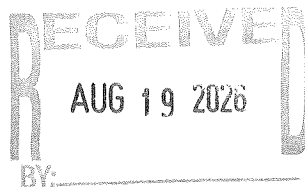
Tax \$0.00

Total \$3,658.92

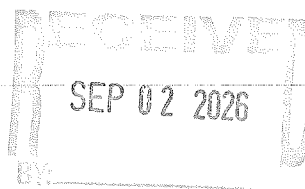
Amount Paid/Credit Applied \$0.00

Balance Due \$3,658.92

[Click Here to Pay Now](#)



From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: DBCDD refund of deposit request - ROBIN SHIPLEY
Date: September 2, 2026 at 6:10 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Allison Mossing amossing@gmstnn.com



Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM DBCDD – for the following venue.
 - LOCATION – OV PATIO (SATURDAY) 10:30 A.M. to 2:30 P.M. (ET 11:00am-2:00pm)
 - DATE OF VENUE – AUGUST 29, 2026
 - RESIDENT – **ROBIN SHIPLEY**
 - ADDRESS – 698 WAKEVIEW DRIVE, **ORANGE PARK, FL 32065**
 - AMOUNT OF REFUND - \$100.00
 - BOOKING FEE/DEPOSIT was via VISA (2404):
 - DATED: 8/6/26
 - APPROVAL CODE: 060412
 - 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 **September 30-October 12, 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

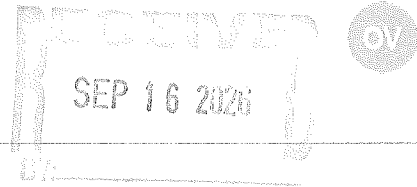
www.oakleafresidents.com

Governmental Management Services

www.OakLeafResidents.com

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From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: DBCDD refund of deposit request - ANETA KULIKOWSKI
Date: September 16, 2026 at 11:13 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com



Good morning, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM DBCDD – for the following venue.
 - LOCATION – OV PATIO (SATURDAY) 10:30 A.M. to 2:30 P.M. (ET 11:00am-2:00pm)
 - DATE OF VENUE – SEPTEMBER 12, 2026
 - RESIDENT – **ANETA KULIKOWSKI**
 - ADDRESS – 1086 MOOSEHEAD DRIVE, **ORANGE PARK, FL 32065**
 - AMOUNT OF REFUND - \$100.00
 - BOOKING FEE/DEPOSIT was via VISA (8520):
 - DATED: 8/25/26
 - APPROVAL CODE: 485578
 - 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 **September 30-October 12, 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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Double Branch Community Development District
 c/o Governmental Management Services
 475 West Town Place, Suite 114
 St. Augustine, FL 32092

INVOICE

Customer	Double Branch Community Development District
Acct #	282
Date	09/08/2026
Customer Service	Brendan Callen
Page	1 of 1

Payment Information	
Invoice Summary	\$ 82,190.00
Payment Amount	
Payment for:	Invoice#33785
100126544	

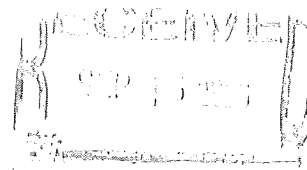
Thank You

Please detach and return with payment



Customer: Double Branch Community Development District

Invoice	Effective	Transaction	Description	Amount
33785	10/01/2026	Renew policy	Policy #100126544 10/01/2026-10/01/2027 Florida Insurance Alliance Package - Renew policy Due Date: 9/8/2026 001.300.15500.10000 - \$11,039 X 002.300.15500.10100 - \$71,151	82,190.00



Please Remit Payment To:
 Egis Insurance and Risk Advisors
 P.O. Box 748555

Total
\$ 82,190.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
 TO PAY VIA ACH: Accretive Global Insurance Services LLC

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555		
Atlanta, GA 30374-8555	accounting@egisadvisors.com	09/08/2026

INVOICE

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

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



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

Bill to

Double Branch
370 Oakleaf Village Parkway
Orange Park, FL 32065

Ship to

Double Branch
370 Oakleaf Village Parkway
Orange Park, FL 32065



Code to:

Invoice details

Invoice no.: 278938
Terms: Net 15
Invoice date: 08/26/2026
Due date: 09/10/2026

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

#	Product or service	SKU	Description	Qty	Rate	Amount
1.			SERVICE REQUEST 48166 - AUGUST PREVENTATIVE MAINTENANCE			
2.	PM		Preventative Maintenance: Cleaned, Lubed, Calibrated, Inspected and Tested. - Double Branch	1	\$335.00	\$335.00

SERVICES PERFORMED

1. Tech checked/updated all equipment in BF.
2. Lubed and dusted all guide rods, weight stacks, and adjustment knobs.
3. Inspected 17x Strength Units and 3x bench. Inspected all pulleys, cables, attachments, connections, pads, adjustments, and weight stacks. SEE BELOW
4. Inspected 2x Rowers, 1x 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

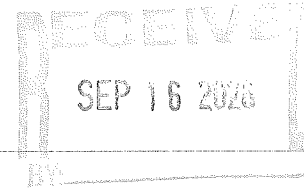
ISSUES FOUND

1. Tech disassembled, tightened internals and cleaned and lubricated True Recumbent RLC900 11-RLC900836K due to loud screech during operation. Unit currently tests correct but will need clutch bearing and bearing axle assembly if noise, grinding, slipping or "spotty" operation returns.
2. Hoist VKR 16-09-A02-005202 needs arm pad covers. SEE 47912
3. Bicep Arm Curl 144275 Should replace arm pad and arm pad cover. SEE 41501
4. Magnum Hip Abductor/Adductor sn: 144200 2x thigh pad SEE 41501
5. Magnum Decline/Sit up Bench sn: 143738 roller pads SEE 41501
6. ALL OTHER UNITS TEST CORRECT

Total

\$335.00

From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: DBCDD refund of deposit request - GLENDA BLAKE-FLEMMINGS
Date: September 16, 2026 at 11:06 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com



Good morning, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM DBCDD – for the following venue.
 - LOCATION – OVCR aka CLUBROOM (SATURDAY) 7:00 P.M. to 11:00 P.M. (ET 7:45-10:15pm)
 - DATE OF VENUE – SEPTEMBER 12, 2026
 - RESIDENT – **GLENDA BLAKE-FLEMMINGS**
 - ADDRESS – 779 BELLSHIRE DRIVE, **ORANGE PARK, FL 32065**
 - AMOUNT OF REFUND - **\$100.00**
 - BOOKING FEE/DEPOSIT was via VISA (8223):
 - DATED: 8/10/26
 - APPROVAL CODE: 035905
 - 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 **September 30-October 12, 2026**

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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

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Governmental Management Services, LLC

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

Invoice

Invoice #: 2624

Invoice Date: 8/31/26

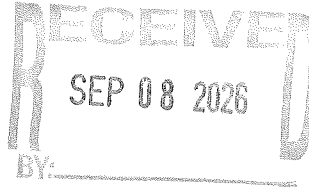
Due Date: 8/31/26

Case:

P.O. Number:

Bill To:

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



Description	Hours/Qty	Rate	Amount
✓ 2.320.572.4100 (DB Phones) -Statement Closing Date 8/25/26		88.19	88.19
✓ 2.320.513.49300 (DB Office Supplies) - Statement Closing Date 8/25/26		92.98	92.98
✗ 34.600.538.6200 (DB Repair & Replacements) -Statement Closing Date 8/25/26		805.70	805.70
✓ 2.320.572.49400 (DB Special Events) - Statement Closing Date 8/25/26		735.12	735.12

Total	\$1,721.99
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Payments/Credits	\$0.00
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Balance Due	\$1,721.99
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\$916.29

American Express Charges
GMS Statement Closing Date – Aug 25, 2026

Purchase Date	Vendor	Amount	Description	GL Account	Middle Village	GL	Double Branch	Wilford Preserve	Anabelle Island	Ridgewood trails	Total
7/26/2026	simplyscapes	9.99	Repair and Replacement	34.600.538.64000	5	034.600.538.621	4.99				9.99
7/27/2026	landlionos	6.00	Office Supplies	2.330.572.51000	3	2.320.572.5100	3				6
8/2/2026	RingCentral	176.39	Phones	2.330.572.4100	88.2	2.320.572.4100	88.19				176.39
8/2/2026	simplyscapes	9.99	Repair and Replacement	34.600.538.64000	5	034.600.538.621	4.99				9.99
8/2/2026	Google	542.22	Repair and Replacement	34.600.538.64000	271.11	034.600.538.621	271.11				542.22
8/4/2026	Wal-Mart Supercenter	419.98	Special Event	2.330.572.49400	209.99	2.320.572.49400	209.99				419.98
8/5/2026	Walmart	113.94	Special Event	2.330.572.49400	56.97	2.320.572.49400	56.97				113.94
8/5/2026	Staples	155.96	Office Supplies	2.330.572.51000	77.98	2.320.572.5100	77.98				155.96
8/5/2026	Amazon	361.00	Repair and Replacement	34.600.538.64000	159.06	034.600.538.621	201.94				361
8/6/2026	DK Hardware Supply	73.40	Repair and Replacement	34.600.538.64000	36.7	034.600.538.621	36.7				73.4
8/8/2026	landlionos	24.00	Office Supplies	2.330.572.51000	12	2.320.572.5100	12				24
8/9/2026	DKS server	60.95	Line Item Description						60.95		60.95
8/9/2026	Pizza Hut	138.74	Special Event	2.330.572.49400	138.74	2.320.572.49400					138.74
8/9/2026	Pizza Hut	138.74	Special Event	2.330.572.49400		2.320.572.49400	138.74				138.74
8/9/2026	Pizza Hut	129.93	Special Event	2.330.572.49400	64.97	2.320.572.49400	64.96				129.93
8/9/2026	Publix	32.20	Special Event	2.330.572.49400	16.1	2.320.572.49400	16.1				32.2
8/9/2026	Publix	220.96	Special Event	2.330.572.49400	110.48	2.320.572.49400	110.48				220.96
8/9/2026	simplyscapes	9.99	Repair and Replacement	34.600.538.64000	5	034.600.538.621	4.99				9.99

American Express Charges
GMS Statement Closing Date – Aug 25, 2026

Purchase Date	Vendor	Amount	Description	GL Account	Middle Village	GL	Double Branch	Total
6/26/2026	publix	238.32	Special Event	2.330.572.49400	119.16	2.320.572.49400	119.16	238.32
6/26/2026	publix	47.62	Special Event	2.330.572.49400	23.81	2.320.572.49400	23.81	47.62
6/27/2026	1and1ionos	6.00	Office Supplies	2.330.572.51000	3	2.320.572.5100	3	6
6/28/2026	simplyscapes	9.99	Special Event	2.330.572.49400	5	2.320.572.49400	4.99	9.99
6/29/2026	vistaprint	58.03	Special Event	2.330.572.49400	29.02	2.320.572.49400	29.01	58.03
6/30/2026	pinch a penny	333.98	Repair and Replacement	34.600.538.64000	114.49	034.600.538.621	114.49	333.98
7/2/2026	RingCentral	176.39	Phones	2.330.572.4100	88.2	2.320.572.4100	88.19	176.39
7/5/2026	simplyscapes	9.99	Repair and Replacement	34.600.538.64000	5	034.600.538.621	4.99	9.99
7/7/2026	DBPR	75.00	Permits/Licenses	2.310.513.49300	75	2.320.572.49300		75
7/7/2026	BMI	459.00	Permits/Licenses	2.310.513.49300	229.5	2.320.572.49300	229.5	459
7/8/2026	1and1ionos	24.00	Office Supplies	2.330.572.51000	12	2.320.572.5100	12	24
7/12/2026	simplyscapes	9.99	Repair and Replacement	34.600.538.64000	5	034.600.538.621	4.99	9.99
7/19/2026	simplyscapes	9.99	Repair and Replacement	34.600.538.64000	5	034.600.538.621	4.99	9.99
7/25/2026	GoDaddy	395.88	Repair and Replacement	34.600.538.64000	197.94	034.600.538.621	197.94	395.88
Totals		\$1,854.18			\$912.12		\$837.06	\$1,854.18

Purchase Date	Vendor	Amount	Description	GL Account	Middle Village	GL	Double Branch	Anabelle Island	Total
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American Express Charges
GMS Statement Closing Date – Aug 25, 2026

8/13/2026	PVTEVENTINS	192.00	Special Event	2.330.572.49400	96	2.320.572.49400	96		192
8/14/2026	Publix	83.76	Special Event	2.330.572.49400	41.88	2.320.572.49400	41.88		83.76
8/16/2026	simplyscapes	9.99	Repair and Replacement	34.600.538.64000	5	034.600.538.621	4.99		9.99
8/23/2026	simplyscapes	9.99	Repair and Replacement	34.600.538.64000	5	034.600.538.621	4.99		9.99
8/25/2026	PPC PAINTS	271.00	Repair and Replacement	34.600.538.64000		034.600.538.621	271		271
Totals		\$3,191.12			\$1,408.18		\$1,721.99	\$60.95	\$3,191.12

Totals by District and GL

Double Branch: \$1,721.99

2.320.572.4100 (DB Phones) – \$88.19

2.320.572.5100 (DB Office Supplies) – \$92.98

34.600.538.6200 (DB Repair and Replacements) - \$805.70

2.320.572.49400 (DB Special Events) – \$735.12

Middle Village: \$1,408.18

2.330.572.4100 (MV Phones) – \$88.20

2.310.513.49300 (MV Office Supplies) – \$92.98

34.600.538.64000 (MV repair & replacements) – \$491.87

2.330.572. 49400 (MV Special Events) - \$735.13

American Express Charges
GMS Statement Closing Date – Aug 25, 2026

FUTURE DATE
 DATE: 08/09/2026 at 07:00 PM

Item Count: 11

08/06/2020

904-562-0249
Other

03 1 Large
Hand toss
Cheese
Pepperoni

Flip over for more

File open for not

xy: A
10
Flip over for more

Offin over for more

```

11 1 1arge3topp
    Large
    Hand toss
    Cheese

```

Subtotal
Delivery Charge
SALES TAX
Balance Due

Driver gratuity
not included

ICONIC CHECK
YOUR ORDER WAS CHECKED BY:

10 Flip over for more 10

Flip over for more

2

10 Flip over for more
10



Flip over for more

110-91

5.49
8.25

123 34
50

For more

[illegible]

PIZZA HUT
DELIVERY

Ticket # 0016

Item Count: 10

ENTERED BY
HAYLEY
041907

08/09/26

01:48PM

JAY
845 OAKLEAF PLANTATION PKWY
PHASE 2 POOLS
ORANGE PARK FL 32065

(904)562-0249
Private home

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
Delivery Charge
SALES TAX
Balance Due

100.00
5.49
7.50
112.99

Ant Tendered
Credit Card

112.99

Driver gratuity
not included

ICONIC CHECK
YOUR ORDER WAS CHECKED BY:

Flip over for more

ore
Flip over for more

Flip over for more

Flip over for more

Flip over for more

Flip over for more

Flip over for more

Flip over for more

Flip over for more

Flip over for more



Hi Jay,

Thanks for your order! We've received your payment and it's currently being processed.

We'll be in touch shortly with an update once your order is confirmed. If any additional information or action is needed, we'll let you know right away. Thanks again for shopping with us.

Order Details

Product name	Unit price	Quantity	Subtotal
<u>NSP SLK-401 Standard Wafer Cam Lock Keying Kit</u>	\$56.92	1	\$56.92
<u>Checkout+ Priority Support & Shipping Protection</u>	\$3.42	1	\$3.42

Shipping Info

Shipping type: Standard Ground

Name: Jay Soriano

Company:

Address 1: 370 Oakleaf Village Parkway

Address 2:

City: Orange Park

State/Province/Region: FL

Zip/Postal Code: 32065

Country: United States

Phone: 9043421441

Payment Info

PO Number

Your Purchase ID: DKH-3314809

Sub Total: \$60.34

Handling Fee: \$0.00

Shipping Charges: \$8.79

Tax: \$4.27

Total: \$73.40

Your credit card or bank statement will reflect this payment to "DK Hardware Supply."

Thank you,
Team DK
www.dkhardware.com



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: 202063645407
Invoice Date: 07/26/2026
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: 07/25/2026

Item	Service	Charges	Usage	Taxable Portion	Total
Contract: 48060001 - IONOS Expert					
1	IONOS Website Builder 07/25/2026-08/24/2026	\$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 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: 202063882071
Invoice Date: 08/07/2026
Customer ID: 270980442
Contract ID: 85644648

Help Center: ionos.com/help
My IONOS: my.ionos.com/invoices

Your IONOS Personal Consultant:

Millette C

+1 913 258 7841

Invoice

Billing period starting: 08/06/2026

Item	Service	Charges	Usage	Taxable Portion	Total
Contract: 85644648 - IONOS MyWebsite Creator+					
1	Basic Fee 08/06/2026-09/05/2026	\$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.

PIZZA HUT DELIVERY

** FUTURE DATE **
** DUE: 08/09/2026 at 01:00 PM **

Ticket #00000

Item Count: 11

ENTERED BY
HAYLEY
041907 08/07/2026 12:09 PM

JAY
845 OAKLEAF PLANTATION PKWY
PHASE 2 POOLS
ORANGE PARK FL 32065

904-562-0249
Private home

xy: A-09

01 1 1aRge3topp
Large
Hand toss
Cheese
Pepperoni

02 1 1aRge3topp
Large
Hand toss
Cheese
Pepperoni

03 1 1aRge3topp
Large
Hand toss
Cheese
Pepperoni

04 1 1aRge3topp
Large
Hand toss
Cheese
Pepperoni

05 1 1aRge3topp
Large
Hand toss
Cheese
Pepperoni

06 1 1aRge3topp
Large
Hand toss
Cheese
Pepperoni

07 1 1aRge3topp
Large
Hand toss
Cheese

08 1 1aRge3topp
Large
Hand toss
Cheese

09 1 1aRge3topp
Large
Hand toss
Cheese

10 1 1aRge3topp
Large
Hand toss
Cheese

11 1 1aRge3topp
Large
Hand toss
Cheese

Subtotal
Delivery Charge
SALES TAX
Balance Due

Driver gratuity
not included

ICONIC CHECK
YOUR ORDER WAS CHECKED BY:

10.00
ver for more

10.00

10.00

10.00

10.00

10.00

10.00

110.00

5.49

8.25

123.74

Flip over for more

more

Flip over for more

Flip over for more

Flip over for more

Flip over for more

10.00

Flip o

Publix

Oakleaf Plantation Center
9518 Argyle Forest Blvd
Jacksonville, FL 32222-2800
(904) 317-5755
Store Manager: Brian Todd

16 Lb. Ice	FT	
\$5.99 x 4		23.96
Hw Ult Paper Plate 10"	T	15.49
Hw Ult Paper Plate 10"	T	15.49
Pub - Gc Gameday Read XXX4 297		10.00
Pub - Gc Gameday Read XXX4 289		10.00
Mastercard \$50 - 9633		50.00
Service Fee: \$5.95		
Mastercard \$50 - 7806		50.00
Service Fee: \$5.95		
Amazon Multi \$30 - 6001		30.00
Subtotal		216.84
Sales Tax 7.5% - T		4.12
Total		220.96
Credit		220.96
Change		0.00

American Express: #3053 \$220.96
Credit Card Purchase
Auth/Trace: 834186/071302 Ctl's
Reference: 001877213188
A000000025010801
AMERICAN EXPRESS

08/09/2026 12:31PM
Thank you for shopping at store 0128
Your cashier today was Brian,
106, 0107, 230

Publix

Oakleaf Commons
1075 Oakleaf Plantation Pkwy Ste 200
Orange Park, FL 32065-3627
(904) 291-5108
Store Manager: Wesley Williams

16 Lb. Ice	FT	29.95
\$5.99 x 5		
Subtotal		29.95
Sales Tax 7.5% - T		2.25
Total		32.20
Credit		32.20
Change		0.00

American Express: #3053 \$32.20
Credit Card Purchase
Auth/Trace: 876631/045062 Ctl's
Reference: 001877271350
A000000025010801
AMERICAN EXPRESS

08/09/2026 12:58PM
Thank you for shopping at store 1169
Your cashier today was Michael,
6145, 0104, 150

Club Publix members save more.
Join today at clubpublix.com/newmember.
Terms & conditions apply.

Publix Super Markets, Inc.



1169 89R 046 145

Publix

Oakleaf Plantation Center
9516 Argyle Forest Blvd
Jacksonville, FL 32222-2800
(904) 317-5133
Store Manager: Brian Todd

Simply Spiked Variety	T	41.98
\$20.99 x 2		
16 Lb. Ice	FT	55.94
\$5.99 x 6		
Age Bypassed		
Subtotal		17.92
Sales Tax 7.5% - T		5.84
		83.76
		83.76
		0.00

Total
Credit
Change

\$83.76
Purchase
Ctts

American Express: 43053
Credit Card
Auth/Trace: 806850/042227
Reference: 001877168975
A00600026010001
AMERICAN EXPRESS

08/14/2026 03:21PM
Thank you for shopping at store 0128
Your cashier today was Peyton.
2930, 0104, 218

Club Publix members save more.
Join today at clubpublix.com/member.
Terms & conditions apply.
Publix Super Markets, Inc.



0128 8ER 042 980

Receipt

Invoice number YSOPUWFB-0056
Receipt number 2168-2635
Date paid August 2, 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 August 2, 2026

Description	Qty	Unit price	Amount
SimplyScapes Plus Weekly Aug 2-Aug 9, 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	August 2, 2026	\$9.99	2168-2635

Receipt

Invoice number YSOPUWFB-0057
Receipt number 2339-7100
Date paid August 9, 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 August 9, 2026

Description	Qty	Unit price	Amount
SimplyScapes Plus Weekly Aug 9–Aug 16, 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	August 9, 2026	\$9.99	2339-7100

Receipt

Invoice number YSOPUWFB-0055
Receipt number 2422-3914
Date paid July 26, 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 July 26, 2026

Description	Qty	Unit price	Amount
SimplyScapes Plus Weekly Jul 26-Aug 2, 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	July 26, 2026	\$9.99	2422-3914

Receipt

Invoice number YSOPUWFB-0058
Receipt number 2814-3107
Date paid August 16, 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 August 16, 2026

Description	Qty	Unit price	Amount
SimplyScapes Plus Weekly Aug 16-Aug 23, 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	August 16, 2026	\$9.99	2814-3107

Receipt

Invoice number YSOPUWFB-0059
Receipt number 2836-3987
Date paid August 23, 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 August 23, 2026

Description	Qty	Unit price	Amount
SimplyScapes Plus Weekly Aug 23-Aug 30, 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	August 23, 2026	\$9.99	2836-3987



Invoice

Document # 21223139002

Account Information		Bill To	Pay To
Account Number:	(904) 770-4650	Oakleaf Plantation 475 west town place ste 114 St Augustine, FL 32092, USA	RingCentral, Inc. 20 Davis Dr, Belmont, CA 94002, USA
Subscription Name:	RingEX Standard™		
Statement Date:	08/02/2026		
Paid By:	 8052		

Statement Summary

Subscription Subtotal: \$176.39

Charges	Billing frequency	Price per item	Qty	Discounts and prorates	Amount
RingEX Standard™ - Subscription Fee	Monthly	\$0.00	1	-	\$0.00
DigitalLine Unlimited	Monthly	\$34.99	5	(\$40.05)	\$134.90
Taxes, fees and surcharges					
Federal taxes					\$5.74
State taxes					\$8.79
Local taxes					\$1.96
Compliance and Administrative Cost Recovery Fee					\$20.00
e911 Service Fee					\$5.00
					\$134.90

Total charges after discounts and prorates:

Total Taxes and Fees:

\$41.49

Amount charged to credit card:

\$176.39

Statement Details

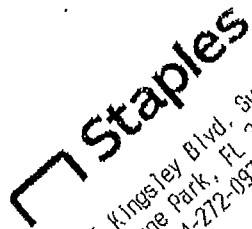
Charges and applied credits summary

Charges after discounts and prorates:

\$134.90

Period	Description	Unit Price	Quantity	Amount
08/02/2026-09/01/2026	RingEX Standard™ - Monthly Subscription Fee	\$0.00	1	\$0.00
08/02/2026-09/01/2026	DigitalLine Unlimited - (904) 342-1441	\$34.99	1	\$34.99
08/02/2026-09/01/2026	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
08/02/2026-09/01/2026	DigitalLine Unlimited - (904) 770-4648	\$34.99	1	\$34.99
08/02/2026-09/01/2026	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
08/02/2026-09/01/2026	DigitalLine Unlimited - (904) 770-4649	\$34.99	1	\$34.99
08/02/2026-09/01/2026	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
08/02/2026-09/01/2026	DigitalLine Unlimited - (904) 770-4661	\$34.99	1	\$34.99
08/02/2026-09/01/2026	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
08/02/2026-09/01/2026	DigitalLine Unlimited - (904) 770-4667	\$34.99	1	\$34.99
08/02/2026-09/01/2026	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)

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2285 Kingsley Blvd. Suite A
Orange Park, FL 32073
904-272-0973

Sale

Store: 1066
Date: 8/5/26
Transaction: 49439

Register: 2
Time: 12:13 PM
Cashier: 2069359

Qty	Item	Price	Amount
1	TRU RED 20/96 10RM *	59.99	38.00 E
1	Instant Savings Coupon No. 23463 718103351867		(21.99)
1	TRU RED 20/96 10RM *	59.99	37.99 E
1	Instant Savings Coupon No. 23463 718103351867		(22.00)
1	TRU RED 20/96 10RM *	59.99	37.99 E
1	Instant Savings Coupon No. 23463 718103351867		(22.00)
1	TRU RED 20/96 10RM *	59.99	20.99 E
1	Instant Savings Coupon No. 23463 718103351867		20.99 E
1	BTS26 BW MARLO BP *	20.99	20.99 E
1	Instant Savings Coupon No. 23463 718103351867		20.99 E
1	BTS26 BW POKEMON B *	20.99	20.99 E
1	Instant Savings Coupon No. 23463 718103351867		20.99 E

Subtotal 155.96
FLORIDA 7.5% 0.00
Total 155.96
USD\$ 155.96

AMERICAN EXPRESS
Card No.: XXXXXXXXXXXXX053
Chip Read
Auth No.: 836947
Mode.: Issuer
AID.: A000000025010801
TVR.: 0000008000
IAD.: F800
TSI.: 3030
ARC.: 3030

Give us feedback @ survey.walmart.com
Thank you! ID #:705WGR1H1934

Walmart

WM Supercenter
904-934-6902 Mr. BRIAN
10000 OMNI DR
JACKSONVILLE FL 32222
ST# 04621 OP# 006506 TE# 12 TR# 04587

ITEMS SOLD 4
TCH 3445 3523 8573 3675 0579 6



EASTSPORT BP 091074025000
EASTSPORT BP 091074025000
BACKPACK 843275149120
BACKPACK 843275149110

28.97 N
28.97 N
28.00 N
28.00 N

SUBTOTAL 113.94
TOTAL 113.94
AMEX TEND 113.94
CHANGE DUE 0.00

Give us feedback @ survey.walmart.com
Thank you! ID #:7WSWCR14TJWL



WM Supercenter
904-214-9411 Mgr. SARA
1580 BRANAN FIELD RD
MIDDLEBURG FL 32068
ST# 03308 OP# 004741 TE# 19 YR# 04241

ITEMS SOLD 102
TC# 8546 5985 9985 0403 1171 7



CALC FX-260	889232600220	10.82 N
CALCULATOR	033317029990	9.97 N
CALCULATOR	033317029990	9.97 N
CALC FX-260	889232600220	10.82 N
HP 936 CHYK	198990537030	146.00 N
ELM 6CT GS	026000015600	2.97 N
ELM 6CT GS	026000015600	2.97 N
RULER	073577105620	2.48 N
RULER	073577105620	2.48 N
CR 24 CRAYON	071662000240	0.50 N
CR 24 CRAYON	071662000240	0.50 N
BIC ROUND ST	070330527460	6.78 N
BIC ROUND ST	070330527460	6.78 N
PG COMP BOOK	026229510100	0.38 N
PG COMP BOOK	026229510100	0.38 N
PG COMP BOOK	026229510100	0.38 N
PG COMP BOOK	026229510100	0.38 N
PG COMP BOOK	026229510160	0.38 N
PG COMP BOOK	026229510160	0.38 N
PG COMP BOOK	026229510160	0.38 N
PG COMP BOOK	026229510160	0.38 N
BINDER POUCH	086196169550	0.97 N
BINDER POUCH	086196169550	0.97 N
PG PRNG FLDR	844106068350	0.50 N
PG PRNG FLDR	844106068350	0.50 N
PG PRNG FLDR	844106040120	0.50 N
PG PRNG FLDR	844106040120	0.50 N
PG PRNG FLDR	844106068340	0.50 N
PG PRNG FLDR	844106068340	0.50 N
PG PRNG FLDR	844106068330	0.50 N
PG PRNG FLDR	844106068330	0.50 N
PG PRNG FLDR	844106068330	0.50 N
PG PRNG FLDR	844106068330	0.50 N
PG PRNG FLDR	844106040120	0.50 N
PG PRNG FLDR	844106040120	0.50 N
PG PRNG FLDR	844106068350	0.50 N
PG PRNG FLDR	844106068350	0.50 N
PG PRNG FLDR	844106068340	0.50 N
PG PRNG FLDR	844106068340	0.50 N

CR 24CT CP	071662040240	3.27 N
CR 24CT CP	071662040240	3.27 N
PG PNCL 24CT	890132404517	0.92 N
PG PNCL 24CT	890132404517	0.92 N
PG PNCL 24CT	890132404517	0.92 N
PG PNCL 24CT	890132404517	0.92 N
SHRP HL 12CT	071641197060	6.94 N
SHRP HL 12CT	071641202100	6.94 N
SHRP HL 12CT	071641202100	6.94 N
SHRP HL 12CT	071641197060	6.94 N
PG PNCL 24CT	890132404517	0.92 N
PG PNCL 24CT	890132404517	0.92 N
PG PNCL 24CT	890132404517	0.92 N
PG PNCL 24CT	890132404517	0.92 N
DNH EARBUD	681131414340	4.88 N
DNH EARBUD	681131414340	4.88 N
DNH EARBUD	681131414340	4.88 N
DNH EARBUD	681131414340	4.88 N
TIC YLW 24CT	072067139240	4.47 N
TIC YLW 24CT	072067139240	4.47 N
TIC YLW 24CT	072067139240	4.47 N
TIC YLW 24CT	072067139240	4.47 N
PG FLR PAPER	026229591560	0.84 N
PG FLR PAPER	026229591560	0.84 N
PG ISUB NTBK	893522667087	0.35 N
PG ISUB NTBK	893522667087	0.35 N
PG ISUB NTBK	893522667088	0.35 N
PG ISUB NTBK	893522667088	0.35 N
PG ISUB NTBK	026229574700	0.35 N
PG ISUB NTBK	026229574700	0.35 N
POSTIT 3X3	638060927890	5.17 N
POSTIT 3X3	638060927890	5.17 N
POSTIT HL	638060928020	1.25 N
POSTIT 3X3	638060927890	5.17 N
POSTIT 3X3	638060927890	5.17 N
POSTIT PK	638060927980	1.25 N
POST-IT CY	068060498970	1.25 N
POST-IT CY	068060498970	1.25 N
POSTIT PK	638060927980	1.25 N
POST-IT CY	068060498970	1.25 N
POSTIT NL	638060928020	1.25 N
POSTIT NL	638060928020	1.25 N
POSTIT GR	638060928030	1.25 N
POSTIT GR	638060928030	1.25 N
POST-IT CY	068060498970	1.25 N
POSTIT NL	638060928020	1.25 N
STANDARD STA	692173490402	1.74 N
STANDARD STA	692173490402	1.74 N
MAGIC & PACK	061111313920	14.88 N
EX CH BLK 4C	071641806610	4.47 N
PH PENS	041540894710	3.74 N
PH PENS	041540894710	3.74 N
PH PEN 4CT	041540009900	2.97 N
PH PEN 4CT	041540009900	2.97 N

YM PENS	041640894710	3.74 N
PM PENS	041540894710	3.74 N
EX CH BLK 4C	071641806610	4.47 N
BIC 4PK TAPE	070330505890	5.97 N
BIC 4PK TAPE	070330505890	5.97 N
BIC 4PK TAPE	070330505890	5.97 N
BIC 4PK TAPE	070330505890	5.97 N
5IN SCISSOR	194767220070	1.68 N
5IN SCISSOR	194767220070	1.68 N

SUBTOTAL 419.98
TOTAL 419.98

AMEX TEND 419.98
CHANGE DUE 0.00

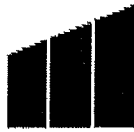
AMERICAN EXPRESS- 3053 I O APPR#822484
419.98 TOTAL PURCHASE
REF # 621629006722
TRANS ID - 016371821577324
AID A000000025010801
TERMINAL # 57223209
*No Signature Required 18:07:20
08/04/26

Tax ID: 85-8012511046C-7
GOVERNMENT
GOVERNMENT. LUCAL

Single Purchase Exemption
Consumer's Certificate of Exemption
DR-14
Issued Pursuant to Chapter 212,
Florida Statute
Certificate Number: 85-8012511046C-7
Expiration Date:
This Certifies that:
DOUBLE BRANCH COMMUNITY DEVELOPMENT
475 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.



Low Prices You Can Trust. Every Day.
08/04/26 18:07:24



MARKEL[®] MARKEL INSURANCE COMPANY MEMBER CERTIFICATE

CERTIFICATE NUMBER: WS01017554 DATE: 08/13/2026 THIS CERTIFICATE REPRESENTS
INSURANCE PROVIDED IN ACCORDANCE WITH THE FOLLOWING: MASTER POLICY NUMBER:
M1RPG0000000711000

FIRST NAMED INSURED (MASTER POLICY HOLDER): Sports, Leisure and Entertainment Risk Purchasing Group
**IN RETURN FOR THE PAYMENT OF THE PREMIUM AND SUBJECT TO ALL THE TERMS OF THE MASTER
POLICY, WE AGREE TO PROVIDE THE INSURANCE AS STATED IN THIS CERTIFICATE. NAMED INSURED
(CERTIFICATE HOLDER)**

Name and Mailing Address (No., Street, Town or City, County, State, Zip Code):

Jay Soriano

DBA: Double Branch CDD, 370 Oakleaf Village Parkway, Jacksonville, FL 32234

Effective Date: 08/14/2026 at 12:01 AM EDT

Expiration Date: 08/15/2026

This replaces prior Certificate Number:

Plan Administered By Insurer

K&K Insurance Group, Inc. P.O. Box 2338
Fort Wayne IN 46801-2338

10275 West Higgins Road, Suite 750 Rosemont,
IL 60018

Markel Insurance Company

Contact Information Producer Name And Mailing Address Name: K&K Insurance Group, Inc.

K&K Insurance Group, Inc. Phone PO Box 2338

Fax: 1-516-342-2648 Fort Wayne IN 46804 Email:

To Report A Claim

By Phone: 1-800-237-2917

By Fax: 1-312-381-9077

By E-mail: KK.Claims@kandkinsurance.com

By Mail K&K Insurance Group, Inc.

P.O. Box 2338

Fort Wayne, Indiana 46801-2338

Online: www.kandkinsurance.com

Description Of Operations, Premises, And Operations

Description Of Operations:

EventType: A business or organization event; Event Date: 08/14/2026; Location: Oakleaf Village.

Premises And Operations:

Location No. Address Operations Refer to coverage form MGL1578

Limits of Insurance

Commercial General Liability

General Aggregate \$5,000,000

Products/Completed Operations Aggregate \$1,000,000

Personal And Advertising Injury \$1,000,000 Any One Person or Organization Each Occurrence \$1,000,000

Damage to Premises Rented To You \$1,000,000 Any One Premises Medical Expense \$5,000 Any One

Person Additional Coverages

In addition to the Commercial General Liability coverages shown above, the following additional coverages are provided. If a coverage is not listed below, such coverage, including its corresponding endorsement, does not apply to this Member Certificate.

Limit Of Insurance

Endorsements

Forms and endorsements applying to this Member Certificate and made part of the policy at time of issue: Refer to master policy including all state amendatory endorsements applicable to the state of this Member Certificate

This Member Certificate, together with the Coverage Form and any Endorsement(s) attached to the Master Policy, complete the above numbered certificate. Coverage is subject to all terms, conditions, limitations, exclusions, and other provisions contained therein.

Member Certificate Premium

Commercial General Liability Premium: \$192.00

To review the Master Policy: Please send a written request to the Plan Administrator shown above.

Countersigned: 08/13/2026 By:





Hi DB Admin,
Here's a receipt for your recent **NFL Sunday Ticket** payment.
Regards,
The YouTube team

Payment receipt

Payment #1 of 1	\$505.02
Paid on Aug 2, 2025	
Tax	\$37.20
Total	\$542.22
Paid with Amex **** 3053	

Payment details

Amount paid	
\$542.22 Incl. tax	
Payment #1	\$542.22
Paid on Aug 2, 2026	Incl. tax

Cancellations: You can cancel your plan renewal anytime before the next season. [Learn more](#)

Need help? Contact support or go to our [Help Center](#). Please don't reply to this email.

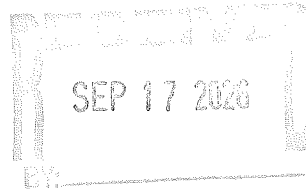
Help Center • Email options
You can access our **Paid Terms of Service**, which apply to your purchase.
You received this email to provide information and updates around your YouTube product or account.
© 2026 Google LLC d/b/a YouTube, 901 Cherry Ave, San Bruno, CA 94066

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

Invoice

Invoice #: 2626
Invoice Date: 9/15/26
Due Date: 9/15/26
Case:
P.O. Number:

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



Description	Hours/Qty	Rate	Amount
Facility Maintenance August 1 - August 31, 2026	482.87	40.00	19,314.80
Facility Maintenance Mileage August 1 - August 31, 2026	12	0.445	5.34
Code to:			
Double Branch Facility Maintenance			
2.320.572.46600 (\$7,130.14)			
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 (\$7,120.00)			
Double Branch Special Events			
2.320.572 (\$445.00)			
Total			\$19,320.14
Payments/Credits			\$0.00
Balance Due			\$19,320.14

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
8/3/26	4	T.C.	Removed broken entrance sign that was damaged from a car accident, repair sun shades over pool pack area, fixed construction boarder on soccer field that was pulled down
8/3/26	3.72	J.K.	Fixed windscreen and put up tarps over canopy, cleaned tools and debris
8/3/26	2.02	C.W.	Took down and replaced pool pack tarp, loaded sign into trailer
8/3/26	8	A.O.	Removed debris from all common areas, playgrounds and parking lot, checked and changed trash receptacles
8/4/26	7.87	T.C.	Light inspection around track and replaced several lights that were out, removed broken fan from guard shack, cut up wood from pallets to dispose of, removed graffiti from field house, picked up supplies
8/4/26	7.95	J.K.	Inspection of lights and posts around track and changed out lights, finished replacing tarp in pool pack, cut down pallets into smaller sections, pool maintenance, cleaned tools and debris
8/4/26	6.8	C.W.	Assisted with changing lights around track, put new tarp on pool pack, took down fan, checked fence in field
8/4/26	8	A.O.	Removed debris from all common areas
8/5/26	3.9	T.C.	Started taking down playground to replace it with new one, installed fan in guard shack
8/5/26	7.97	J.K.	Put fan back up in guard shack, put up barrier around Piedmont park, bring garage door to shop, push and line up slab on sign before amenity, start taking apart section and digging up poles, cleaned tools and debris
8/5/26	7.85	C.W.	Tearing down park, put up fan in guard shack, put up fence around Piedmont park
8/5/26	8	A.O.	Removed debris from all common areas and lakes, unloaded brand new garage door
8/6/26	3.64	T.C.	Worked on taking down old playground at Piedmont Park
8/6/26	2	C.W.	Taking down park at Piedmont, moved pool chemicals from front to pool shack
8/6/26	8	A.O.	Removed debris from all common areas, playgrounds and parking lot
8/7/26	4	T.C.	Worked on taking down old playground and removing parts to storage
8/7/26	2.09	J.K.	Worked on playground
8/7/26	2	C.W.	Took pieces off park, loaded trailer with old parts
8/7/26	8	A.O.	Removed debris from all common areas, checked and changed trash receptacles
8/10/26	4	T.C.	Worked on taking down old playground to install new one, replace sign on pool entrance
8/10/26	4.02	J.K.	Worked on taking out parts of playground
8/10/26	2.01	C.W.	Worked on park at Piedmont, removed platforms
8/10/26	8	A.O.	Removed debris from all common areas, cut up pallets and disposed
8/11/26	5.27	T.C.	Worked on removing old playground equipment
8/11/26	8.04	J.K.	Worked on taking down rest of pieces on playground, dig up posts and break up concrete, cleaned tools and debris
8/11/26	8.04	C.W.	Taking out park equipment, moved pieces into piles, cleaned out tools and debris
8/11/26	8	A.O.	Removed debris from all common areas, cleaned up parking lots
8/12/26	7.57	T.C.	Removed broken garage door from shop and installed new one, worked on removing old playground equipment
8/12/26	8	J.K.	Removed old garage door at shop, put up new garage door at shop, cleaned tools and debris
8/12/26	7.99	C.W.	Worked on garage door, putting in new door and railing, disposed of trash
8/12/26	8	A.O.	Removed debris from all common areas, playgrounds and parking lot
8/13/26	6.1	T.C.	Taking down old playground to install new one, restart waterfall at Oakleaf entrance
8/13/26	3.97	J.K.	Load old part from playground and dug up poles from park, cleaned tools and debris
8/13/26	5.9	C.W.	Hauled away park pieces to storage, dug up poles in park
8/13/26	8	A.O.	Removed debris from all common areas and waterfall
8/14/26	2.3	T.C.	Set up for event music pool side, started preparing entrance sign for painting, restarted waterfall at Oakleaf entrance
8/14/26	5.67	C.W.	Sanded sign down and prepped sign for paint, painted signs with two part paint
8/14/26	8	A.O.	Removed debris from all common areas, checked and changed trash receptacles
8/17/26	4	T.C.	Worked on taking down old playground equipment
8/17/26	4	C.W.	Took down poles at Piedmont park
8/17/26	8	A.O.	Removed debris from all common areas, checked and changed trash receptacles
8/18/26	4	T.C.	Taking down old playground, replace lights in fitness center office, picked up supplies
8/18/26	4.02	J.K.	Dug up poles at playground, bust up concrete off poles, loaded concrete and park pieces on trailer
8/18/26	6	C.W.	Loaded trailer with park pieces and debris in multiple trips
8/18/26	8	A.O.	Removed debris from all common areas and lakes, cleaned up dumpster area and pallets
8/19/26	6.07	T.C.	Worked on removing old playground equipment and busted up concrete, staging new playground

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
8/19/26	8.02	J.K.	equipment to install Dug up poles at playground and took up and broke up concrete, loaded concrete and old playground in trailer, cleaned tools and debris
8/19/26	7.55	C.W.	Finished pulling out all poles, hauled away debris
8/19/26	8	A.O.	Removed debris from all common areas, fitness center, playgrounds and parking lot
8/20/26	3.85	T.C.	Set up new poles with brackets for new playground, unpacking playground equipment for new playground
8/20/26	3.26	J.K.	Unwrap poles for platforms, put brackets on all to prep, put away cleaned tools and debris
8/20/26	5.27	C.W.	Pulled out poles for park, unwrapped and put on braces for platforms
8/20/26	8	A.O.	Removed debris from all common areas
8/21/26	8.1	T.C.	Started setting up new playground equipment, removed old broken ice maker and fridge from concession stand by soccer field, picked up supplies
8/21/26	7.99	J.K.	Worked on playground putting gin poles and platform started leveling, dug holes and put in pavers, loaded trailer with ice machine and drink cooler from soccer concession stand
8/21/26	7.95	C.W.	Set poles and one platform on park, cleaned out soccer field stand, took out trash in gym
8/21/26	5.5	A.O.	Removed debris from all common areas, checked and changed trash receptacles
8/24/26	4	J.K.	Level up poles and platform, mix and pour concrete and put up boards to keep level, cleaned tools and debris
8/24/26	7.52	C.W.	Working on Piedmont park, removed debris around common areas
8/25/26	3.99	J.K.	Put up bone bridge on playground and leveled, dug out holes for next four poles and platform, cleaned tools and debris
8/25/26	3.7	C.W.	Worked on Piedmont park, set up bone bridge, dug out holes
8/25/26	8	A.O.	Removed debris from all common areas, playgrounds and parking lot
8/26/26	4	T.C.	Installed locks on cabinets in club room and summer kitchen, painting on entrance sign
8/26/26	7.75	J.K.	Replaced cabinet locks in clubroom, installed cabinet locks in summer kitchen, emptied de-humidifier, clean up around shop, cleaned tools and debris
8/26/26	8	A.O.	Removed debris from all common areas, playgrounds and parking lot
8/27/26	8.05	T.C.	Setting up new playground equipment
8/27/26	7.89	J.K.	Second platform connected to bridge and leveled off, dug holes deeper for poles and connect to bridge and platform, leveled poles, started digging for next set of poles, cleaned tools and debris
8/27/26	7.95	C.W.	Worked on Piedmont park, leveled bridge and put in new poles and platform, filled in hole with some dirt
8/27/26	8	A.O.	Removed debris from all common areas, cleaned up parking lots
8/28/26	7.29	T.C.	Set up new playground equipment at park, picked up supplies
8/28/26	8.04	J.K.	Concrete and level off four poles at playground, put up two attachments and tightened up, cleaned tools and debris
8/28/26	7.05	C.W.	Worked on building piedmont park
8/28/26	8	A.O.	Removed debris from all common areas, checked and changed trash receptacles
8/31/26	7.45	T.C.	Installing new playground equipment
8/31/26	8.05	J.K.	Worked on Piedmont park, worked on raising poles, mixed and poured concrete at playground, busted up old concrete and level poles, cleaned tools and debris
8/31/26	7.87	C.W.	Worked on Piedmont park, raised poles and leveled
8/31/26	8	A.O.	Removed debris from all common areas, playgrounds and parking lot

TOTAL 482.87

MILES 12

*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 #:** 2622**Invoice Date:** 9/1/26**Due Date:** 9/1/26**Case:****P.O. Number:****Bill To:**

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

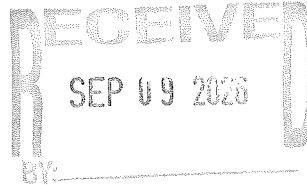
Description	Hours/Qty	Rate	Amount
Recreation - Facility Management - Oakleaf Plantation - September 2026		20,467.92	20,467.92
RECEIVED SEP 04 2026 BY: _____ Alison Moring 9-4-26			
Total			\$20,467.92
Payments/Credits			\$0.00
Balance Due			\$20,467.92

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

Invoice

Invoice #: 2625
Invoice Date: 9/8/26
Due Date: 9/8/26
Case:
P.O. Number:

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



Description	Hours/Qty	Rate	Amount
Facility Event Staff through September 5, 2026 2,300,369.103	19.75	25.00	493.75

Total \$493.75

Payments/Credits \$0.00

Balance Due \$493.75

9/8/26
[Signature]

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

Double Branch CDD

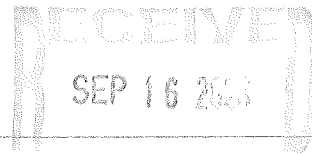
Facility Event Staff Service Hours

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
19.75	Facility Event Staff	\$ 25.00	\$ 493.75

Covers Period End: September 5, 2026

Amenities Revenue # 2.300.369.103

From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: DBCDD refund of deposit request - JEANNETTE VELEZ
Date: September 16, 2026 at 11:09 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com



Good morning, 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 5:00-8:00pm)
 - DATE OF VENUE – SEPTEMBER 13, 2026
 - RESIDENT – **JEANNETTE VELEZ**
 - ADDRESS – 460 RUNNING WOODS STREET, **ORANGE PARK, FL 32065**
 - AMOUNT OF REFUND - **\$100.00**
 - BOOKING FEE/DEPOSIT was via MC (3267):
 - DATED: 8/31/26
 - APPROVAL CODE: 037220
 - 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 **September 30-October 12, 2026**

Email is the best means of communication when I am out of the office.

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

Wanda McReynolds – Community Amenity Coordinator, OakLeaf Plantation

venuerentals@oakleafresidents.com

(904) 770-4661 voice email

(904) 375-9285 ext. 3

www.oakleafresidents.com

Governmental Management Services

www.OakLeafResidents.com

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MAKE CHECK PAYABLE TO:



Post Office Box 162134
Altamonte Springs, FL 32716
(904) 262-5500

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



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	9/1/2026	\$2,170.00

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

00000000019082001000000040366900000021700055

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 9/11/2026

Invoice 403669B

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
9/1/2026	Water Management - Zone 1,Water Management - Zone 2		\$1085.00	\$0.00	\$1085.00
			\$1085.00	\$0.00	\$1085.00

Please remit payment for this month's invoice.

Code to:

2-320-572-4680

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:

\$4340.00

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

From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: DBCDD refund of deposit request - MALESIA ADAMS
Date: September 9, 2026 at 5:13 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com



Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM DBCDD – for the following venue.
 - LOCATION – OV PATIO (SATURDAY) 3:00 P.M. to 7:00 P.M. (ET 3:30-6:30pm)
 - DATE OF VENUE – SEPTEMBER 5, 2026
 - RESIDENT – **MALESIA ADAMS**
 - ADDRESS – 1360 AKRON OAKS DRIVE, **ORANGE PARK, FL 32065**
 - AMOUNT OF REFUND - \$100.00
 - BOOKING FEE/DEPOSIT was via VISA (3602):
 - DATED: 8/17/26
 - APPROVAL CODE: 023054
 - 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 **September 30-October 12, 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

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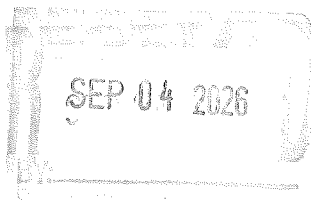
Riverside Management Services, Inc
475 West Town Place
Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 400
Invoice Date: 9/1/2026
Due Date: 9/1/2026
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 - September 2026		6,201.00	6,201.00
 <i>Alison Moring</i> 9-4-26			
Total			\$6,201.00
Payments/Credits			\$0.00
Balance Due			\$6,201.00



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

INVOICE

BILL TO

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

INVOICE # 12180

DATE 09/01/2026

DUE DATE 09/30/2026

TERMS End of the month

SERVICE MONTH

September

ACTIVITY	QTY	RATE	AMOUNT
Dedicated Officer I	316	28.29	8,939.64
Dedicated Officer for 10 hours Monday to Thursday and 12 hours Saturday and Sunday			

APPROVED

Code to:

Double Branch Security

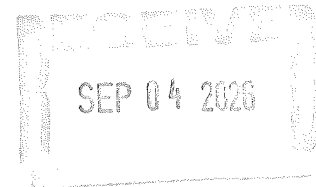
2-320-572-345

8,939.64

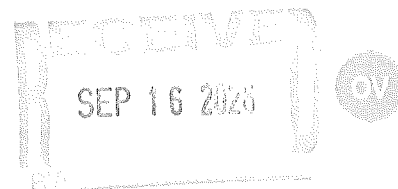
0.00

8,939.64

\$8,939.64



From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: DBCDD refund of deposit request - SHANNON BYRD
Date: September 16, 2026 at 11:11 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com



Good morning, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM DBCDD – for the following venue.
 - LOCATION – OVCR aka CLUBROOM (SUNDAY) 12:00 P.M. to 4:00 P.M. (ET 12:30-3:00pm)
 - DATE OF VENUE – SEPTEMBER 13, 2026
 - RESIDENT – **SHANNON BYRD**
 - ADDRESS – 781 CRYSTAL WAY, **ORANGE PARK, FL 32065**
 - AMOUNT OF REFUND - **\$100.00**
 - BOOKING FEE/DEPOSIT was via VISA (1247):
 - DATED: 8/17/26
 - APPROVAL CODE: 081741
 - 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 **September 30-October 12, 2026**

Email is the best means of communication when I am out of the office.

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

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

Governmental Management Services

www.OakLeafResidents.com

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

From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: DBCDD refund of deposit request - TAYLOR WELLS
Date: September 9, 2026 at 5:17 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com

REC'D
SEP 09 2026
BY

Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM DBCDD – for the following venue.
 - LOCATION – OVCR aka CLUBROOM (SATURDAY) 10:00 A.M. to 2:00 P.M. (ET 11:00am-1:00pm)
 - DATE OF VENUE – SEPTEMBER 5, 2026
 - RESIDENT – **TAYLOR WELLS**
 - ADDRESS – 406 SUNSTONE COURT, **ORANGE PARK, FL 32065**
 - AMOUNT OF REFUND - **\$100.00**
 - BOOKING FEE/DEPOSIT was via MC (1377):
 - DATED: 6/22/26
 - APPROVAL CODE: 01607Z
 - 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 **September 30-October 12, 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.

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venuerentals@oakleafresidents.com
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Governmental Management Services

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Invoice

Invoice #: 30750

Date: 09/01/26

Customer PO:

DUE DATE: 10/01/2026

BILL TO

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

FROM

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

DESCRIPTION

#25147 - Standard Maintenance Contract 2026 September 2026

AMOUNT

\$40,594.48

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$40,594.48

Please See Our
Updated Remittance
Information

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

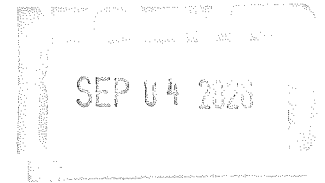
ACH Account Information:
Bank Name: Wells Fargo Bank N.A.
Routing Number: 121000248
Account Number: 4945950657
Remittance Information:
AR@verdego.com

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

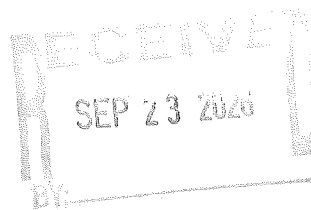
Code to:

2-320-572-4620

Double Branch Landscape Maintenance



From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: DBCDD refund of deposit request - DON McCULLOUGH
Date: September 23, 2026 at 3:38 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amosing@gmstnn.com



Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM DBCDD – for the following venue.
 - LOCATION – OVCR aka CLUBROOM (FRIDAY) 1:00 P.M. to 5:00 P.M. (ET 1:30-4:30pm)
 - DATE OF VENUE – SEPTEMBER 18, 2026
 - RESIDENT – **DON McCULLOUGH**
 - ADDRESS – 3829 HIDDEN VIEW DRIVE, **ORANGE PARK, FL 32065**
 - AMOUNT OF REFUND - **\$100.00**
 - BOOKING FEE/DEPOSIT was via AMEX(7549):
 - DATED: 7/13/26
 - APPROVAL CODE: 862148
 - 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 **September 30-October 12, 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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www.oakleafresidents.com

Governmental Management Services

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Double Branch Community Development District
c/o Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092

INVOICE

Customer	Double Branch Community Development District
Acct #	282
Date	09/24/2026
Customer Service	Brendan Callen
Page	1 of 1

Payment Information	
Invoice Summary	\$ 1,500.00
Payment Amount	
Payment for:	Invoice#34515
WC100126544	

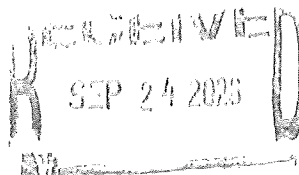
Thank You

Please detach and return with payment



Customer: Double Branch Community Development District

Invoice	Effective	Transaction	Description	Amount
34515	10/01/2026	Renew policy	Policy #WC100126544 10/01/2026-10/01/2027 FIA WC Workers Compensation - Renew policy Expense Constant - Renew policy TRIA - Renew policy Due Date: 9/24/2026	1,327.00 160.00 13.00



Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total
\$ 1,500.00

Thank You

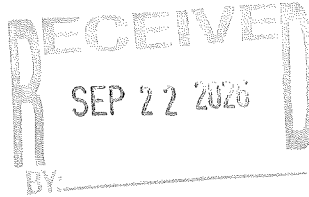
FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accretive Global Insurance Services LLC
Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555		09/24/2026
Atlanta, GA 30374-8555	accounting@egisadvisors.com	

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

Invoice

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



Invoice #: 2628
Invoice Date: 9/22/26
Due Date: 9/22/26
Case:
P.O. Number:

Description	Hours/Qty	Rate	Amount
Facility Event Staff through September 19, 2026 2,300.369.103	21.5	25.00	537.50
Total			\$537.50
Payments/Credits			\$0.00
Balance Due			\$537.50

9/22/26
Cm

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

Double Branch CDD

Facility Event Staff Service Hours

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
21.5	Facility Event Staff	\$ 25.00	\$ 537.50

Covers Period End: September 19, 2026

Amenities Revenue # 2.300.369.103

AP300R
*** CHECK NOS. 000509-000516

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
DOUBLE BRANCH-CAPITAL RESERVE
BANK C CAPITAL RESERVE FUND

RUN 9/29/26

PAGE 1

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/04/26	00082	8/27/26 92533704	202608 600-53800-62100	JANITORIAL SUPPLIES HD SUPPLY INC	*	1,645.51	1,645.51 000509
9/21/26	00064	9/03/26 3470	202609 600-53800-62100	GRID FILTER BLUE SOLUTIONS INC	*	3,783.75	3,783.75 000510
9/21/26	00035	9/15/26 2627	202609 600-53800-62100	MAINTENANCE SUPPLIES GOVERNMENTAL MANAGEMENT SERVICES	*	832.02	832.02 000511
9/21/26	00035	8/31/26 2624	202608 600-53800-62100	AUG REPAIR & REPLACEMENTS GOVERNMENTAL MANAGEMENT SERVICES	*	805.70	805.70 000512
9/21/26	00297	9/14/26 401	202609 600-53800-62100	SEP PRESSURE WASHING SRVC RIVERSIDE MANAGEMENT SERVICES, INC	*	3,914.00	3,914.00 000513
9/21/26	00039	9/07/26 26-0164	202609 600-53800-62100	PAINT 3 BRIDGE WALKWAY EDWIN ARCE	*	7,312.96	7,312.96 000514
9/21/26	00039	9/08/26 26-0166	202609 600-53800-62100	PAINT & RPLC WOOD/PLASTIC EDWIN ARCE	*	8,000.00	8,000.00 000515
9/21/26	00016	8/31/26 30795	202608 600-53800-62100	TREE WORK AMENITY CENTER VERDEGO LLC	*	4,900.00	4,900.00 000516
TOTAL FOR BANK C						31,193.94	
TOTAL FOR REGISTER						31,193.94	

DBBR DOUBLE BRANCH TLEE

• **SUPPLY**

INVOICE

PO Box 509058 • San Diego, CA 92150-9058

Terms: Net 30 Days

Page 1 of 1

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

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

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

HD Supply Facilities Maintenance, Ltd. Federal ID 52-2415352

Invoice Date	Invoice Number
08/27/2026	9253370409

Customer Number	Ordered By	Authorized By	Order Number	Purchase Order Number
14368430	LISA CARTER		W238857816	Inc8262026

Ship To:

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

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

HD Repair & Replacement

Stock Number	Description	Product Category	Ordered	Shipped	Unit Price	Unit	Extension
404885	ez-420 Btl Fing Sln Unk Hdrn Lgt Gry Gnt		1	1	1,645.51	EA	1,645.51
DB 2.320 572. 63100							
RECEIVED AUG 28 2026							

Product Category Summary (Excluding Misc. Charges & Freight)

Ship Date	Sub Total
08/27/2026	1,645.51
Pkg Count	Sales Tax
1	0.00
Weight	Freight
68.70 LB	0.00
DLVR1	TOTAL
	1,645.51

Question? Call Melissa Kelm at 800-798-8888 ext 63455 or email Melissa.Kelm@hdsupply.com

• **SUPPLY**

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.

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

Invoice Number: 9253370409

Amount Due: 1,645.51

Date Due: 09/26/2026

Amount Paid: _____

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

Mail To:

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

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

Invoice

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
3470	09/03/2026	\$3,783.75	09/03/2026	Due on receipt	

SALES REP
Ryan

DESCRIPTION	QTY	RATE	AMOUNT
parts 17x21 grid filter	45	30.75	1,383.75
Labor			2,400.00

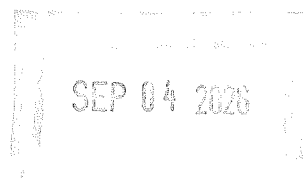
BALANCE DUE

\$3,783.75

Ways to pay



View and pay



Code to:

Double Branch Repair/Replacement

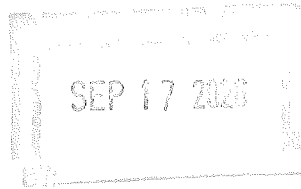
34.600.53800.6200

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

Invoice

Invoice #: 2627
Invoice Date: 9/15/26
Due Date: 9/15/26
Case:
P.O. Number:

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



Description	Hours/Qty	Rate	Amount
Maintenance Supplies		832.02	832.02
Code to:			
Double Branch Repair and Replacement			
034.600.538.621			
Total			\$832.02
Payments/Credits			\$0.00
Balance Due			\$832.02

MAINTENANCE BILLABLE PURCHASES

Period Ending 9/05/26

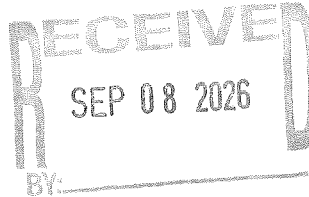
<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
DB				
DOUBLE BRANCH				
OAKLEAF	8/5/26	Contact Cement	13.21	J.S.
	8/7/26	Wringer Mop Bucket	100.02	T.C.
	8/7/26	Microfiber Duster	6.87	T.C.
	8/7/26	Blend Mop Refill 2pk	21.82	T.C.
	8/7/26	String Mop Handle	14.92	T.C.
	8/13/26	Exterior Paint	28.74	T.C.
	8/13/26	Gloss White	27.88	T.C.
	8/14/26	Artist Brush Set (2)	13.73	T.C.
	8/14/26	Quart Buckets	11.80	T.C.
	8/14/26	Bleach	3.57	T.C.
	8/14/26	Microfiber Roll	5.74	T.C.
	8/14/26	Pinesol	17.23	T.C.
	8/18/26	LED 13/18/26W (2)	39.05	T.C.
	8/19/26	115V Condensate Pumo	91.98	J.S.
	8/21/26	2x4-96" Lumber (8)	39.10	T.C.
	8/21/26	60lb Sakrete Concrete Mix (4)	24.10	T.C.
	8/26/26	BLK Nitrile Gloves 20pk	7.46	T.C.
	8/26/26	Microfiber Roll	5.74	T.C.
	8/26/26	Bleach	7.13	T.C.
	8/26/26	Pine Sol	25.84	T.C.
	8/28/26	60lb Sakrete Concrete Mix (10)	60.26	J.S.
	8/31/26	Gas for Equipment	75.00	T.C.
	9/1/26	2x4-104 5/8 Premium Stud (4)	25.21	T.C.
	9/1/26	60lb Sakrete Concrete Mix (10)	60.26	T.C.
	9/3/26	CLR	7.22	J.S.
	9/3/26	ZEP Citrus Degreaser	20.68	J.S.
	9/3/26	Ecolab HD Degreaser	17.23	J.S.
	9/3/26	60lb Sakrete Concrete Mix (10)	60.26	T.C.
TOTAL			<u>\$832.02</u>	

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

Invoice

Invoice #: 2624
Invoice Date: 8/31/26
Due Date: 8/31/26
Case:
P.O. Number:

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



Description	Hours/Qty	Rate	Amount
X 2.320.572.4100 (DB Phones) -Statement Closing Date 8/25/26		88.19	88.19
X 2.320.513.49300 (DB Office Supplies) - Statement Closing Date 8/25/26		92.98	92.98
✓ 34.600.538.6200 (DB Repair & Replacements) -Statement Closing Date 8/25/26		805.70	805.70
X 2.320.572.49400 (DB Special Events) - Statement Closing Date 8/25/26		735.12	735.12

Total \$1,721.99

Payments/Credits \$0.00

Balance Due ~~\$1,721.99~~

\$805.70

American Express Charges
GMS Statement Closing Date – Aug 25, 2026

Purchase Date	Vendor	Amount	Description	GL Account	Middle Village	GL	Double Branch	Wilford Preserve	Anabelle Island	Ridgewood trails	Total
7/26/2026	simplyscapes	9.99	Repair and Replacement	34.600.538.64000	5	034.600.538.621	4.99				9.99
7/27/2026	1and1ionos	6.00	Office Supplies	2.330.572.51000	3	2.320.572.5100	3				6
8/2/2026	RingCentral	176.39	Phones	2.330.572.4100	88.2	2.320.572.4100	88.19				176.39
8/2/2026	simplyscapes	9.99	Repair and Replacement	34.600.538.64000	5	034.600.538.621	4.99				9.99
8/2/2026	Google	542.22	Repair and Replacement	34.600.538.64000	271.11	034.600.538.621	271.11				542.22
8/4/2026	Wal-Mart Supercenter	419.98	Special Event	2.330.572.49400	209.99	2.320.572.49400	209.99				419.98
8/5/2026	Walmart	113.94	Special Event	2.330.572.49400	56.97	2.320.572.49400	56.97				113.94
8/5/2026	Staples	155.96	Office Supplies	2.330.572.51000	77.98	2.320.572.5100	77.98				155.96
8/5/2026	Amazon	361.00	Repair and Replacement	34.600.538.64000	159.06	034.600.538.621	201.94				361
8/6/2026	DK Hardware Supply	73.40	Repair and Replacement	34.600.538.64000	36.7	034.600.538.621	36.7				73.4
8/8/2026	1and1ionos	24.00	Office Supplies	2.330.572.51000	12	2.320.572.5100	12				24
8/9/2026	DKS server	60.95	Line Item Description						60.95		60.95
8/9/2026	Pizza Hut	138.74	Special Event	2.330.572.49400	138.74	2.320.572.49400					138.74
8/9/2026	Pizza Hut	138.74	Special Event	2.330.572.49400		2.320.572.49400	138.74				138.74
8/9/2026	Pizza Hut	129.93	Special Event	2.330.572.49400	64.97	2.320.572.49400	64.96				129.93
8/9/2026	Publix	32.20	Special Event	2.330.572.49400	16.1	2.320.572.49400	16.1				32.2
8/9/2026	Publix	220.96	Special Event	2.330.572.49400	110.48	2.320.572.49400	110.48				220.96
8/9/2026	simplyscapes	9.99	Repair and Replacement	34.600.538.64000	5	034.600.538.621	4.99				9.99

American Express Charges
GMS Statement Closing Date – Aug 25, 2026

Purchase Date	Vendor	Amount	Description	GL Account	Middle Village	GL	Double Branch	Total
6/26/2026	publix	238.32	Special Event	2.330.572.49400	119.16	2.320.572.49400	119.16	238.32
6/26/2026	publix	47.62	Special Event	2.330.572.49400	23.81	2.320.572.49400	23.81	47.62
6/27/2026	1and1ionos	6.00	Office Supplies	2.330.572.51000	3	2.320.572.5100	3	6
6/28/2026	simplyscapes	9.99	Special Event	2.330.572.49400	5	2.320.572.49400	4.99	9.99
6/29/2026	vistaprint	58.03	Special Event	2.330.572.49400	29.02	2.320.572.49400	29.01	58.03
6/30/2026	pinch a penny	333.98	Repair and Replacement	34.600.538.64000	114.49	034.600.538.621	114.49	333.98
7/2/2026	RingCentral	176.39	Phones	2.330.572.4100	88.2	2.320.572.4100	88.19	176.39
7/5/2026	simplyscapes	9.99	Repair and Replacement	34.600.538.64000	5	034.600.538.621	4.99	9.99
7/7/2026	DBPR	75.00	Permits/Licenses	2.310.513.49300	75	2.320.572.49300		75
7/7/2026	BMI	459.00	Permits/Licenses	2.310.513.49300	229.5	2.320.572.49300	229.5	459
7/8/2026	1and1ionos	24.00	Office Supplies	2.330.572.51000	12	2.320.572.5100	12	24
7/12/2026	simplyscapes	9.99	Repair and Replacement	34.600.538.64000	5	034.600.538.621	4.99	9.99
7/19/2026	simplyscapes	9.99	Repair and Replacement	34.600.538.64000	5	034.600.538.621	4.99	9.99
7/25/2026	GoDaddy	395.88	Repair and Replacement	34.600.538.64000	197.94	034.600.538.621	197.94	395.88
Totals		\$1,854.18			\$912.12		\$837.06	\$1,854.18

Purchase Date	Vendor	Amount	Description	GL Account	Middle Village	GL	Double Branch	Anabelle Island	Total
---------------	--------	--------	-------------	------------	----------------	----	---------------	-----------------	-------

American Express Charges
GMS Statement Closing Date – Aug 25, 2026

8/13/2026	PVTEVENTINS	192.00	Special Event	2.330.572.49400	96	2.320.572.49400	96		192
8/14/2026	Publix	83.76	Special Event	2.330.572.49400	41.88	2.320.572.49400	41.88		83.76
8/16/2026	simplyscapes	9.99	Repair and Replacement	34.600.538.64000	5	034.600.538.621	4.99		9.99
8/23/2026	simplyscapes	9.99	Repair and Replacement	34.600.538.64000	5	034.600.538.621	4.99		9.99
8/25/2026	PPC PAINTS	271.00	Repair and Replacement	34.600.538.64000		034.600.538.621	271		271
Totals		\$3,191.12			\$1,408.18		\$1,721.99	\$60.95	\$3,191.12

Totals by District and GL

Double Branch: \$1,721.99

2.320.572.4100 (DB Phones) – \$88.19

2.320.572.5100 (DB Office Supplies) – \$92.98

34.600.538.6200 (DB Repair and Replacements) - \$805.70

2.320.572.49400 (DB Special Events) – \$735.12

Middle Village: \$1,408.18

2.330.572.4100 (MV Phones) – \$88.20

2.310.513.49300 (MV Office Supplies) – \$92.98

34.600.538.64000 (MV repair & replacements) – \$491.87

2.330.572. 49400 (MV Special Events) - \$735.13

PIZZA HUT DELIVERY

FUTURE DATE
**
** DUE: 08/09/2026 at 01:00 PM

Ticket #00000

Item Count: 11

ENTERED BY
AARON
038661

08/06/2026

11:16 AM

JAY
370 OAKLEAF VILLAGE PKWY
OAKLEAF POOL
ORANGE PARK FL 32065

904-562-0249
Other

- 01 1 Large3topp
Large
Hand Loss
Cheese
Pepperoni
- 02 1 Large3topp
Large
Hand Loss
Cheese
Pepperoni
- 03 1 Large3topp
Large
Hand Loss
Cheese
Pepperoni

- 04 1 Large3topp
Large
Hand Loss
Cheese
Pepperoni
- 05 1 Large3topp
Large
Hand Loss
Cheese
Pepperoni
- 06 1 Large3topp
Large
Hand Loss
Cheese
Pepperoni
- 07 1 Large3topp
Large
Hand Loss
Cheese
- 08 1 Large3topp
Large
Hand Loss
Cheese
- 09 1 Large3topp
Large
Hand Loss
Cheese
- 10 1 Large3topp
Large
Hand Loss
Cheese
- 11 1 Large3topp
Large
Hand Loss
Cheese

Subtotal 110.00
Delivery Charge 5.40
SALES TAX 8.25
Balance Due 123.65

Driver gratuity
not included

ICONIC CHECK
YOUR ORDER WAS CHECKED BY:

PIZZA HUT
DELIVERY

Ticket # 0016

Item Count: 10

ENTERED BY
HAYLEY
041907

08/09/26

01:48PM

JAY
845 OAKLEAF PLANTATION PKWY
PHASE 2 POOLS
ORANGE PARK FL 32065

(904)562-0249
Private home

xy: A-09

01 1 1aRge3topp 10.00
Large
Hand toss
Cheese

02 1 1aRge3topp 10.00
Large
Hand toss
Cheese

03 1 1aRge3topp 10.00
Large
Hand toss
Cheese

04 1 1aRge3topp 10.00
Large
Hand toss
Cheese

05 1 1aRge3topp 10.00
Large
Hand toss
Cheese

06 1 1aRge3topp 10.00
Large
Hand toss
Cheese
Pepperoni

07 1 1aRge3topp 10.00
Large
Hand toss
Cheese
Pepperoni

08 1 1aRge3topp 10.00
Large
Hand toss
Cheese
Pepperoni

09 1 1aRge3topp 10.00
Large
Hand toss
Cheese
Pepperoni

10 1 1aRge3topp 10.00
Large
Hand te
Cheese
Pepperoni

Subtotal 100.00
Delivery Charge 5.49
SALES TAX 7.50
Balance Due 112.99

Ant Tendered
Credit Card 112.99

Driver gratuity
not included

ICONIC CHECK
YOUR ORDER WAS CHECKED BY:



Hi Jay,

Thanks for your order! We've received your payment and it's currently being processed.

We'll be in touch shortly with an update once your order is confirmed. If any additional information or action is needed, we'll let you know right away. Thanks again for shopping with us.

Order Details

Product name	Unit price	Quantity	Subtotal
<u>NSP SLK-401 Standard Wafer Cam Lock Keying Kit</u>	\$56.92	1	\$56.92
<u>Checkout+ Priority Support & Shipping Protection</u>	\$3.42	1	\$3.42

Shipping Info

Shipping type: Standard Ground

Name: Jay Soriano

Company:

Address 1: 370 Oakleaf Village Parkway

Address 2:

City: Orange Park

State/Province/Region: FL

Zip/Postal Code: 32065

Country: United States

Phone: 9043421441

Payment Info

PO Number

Your Purchase ID: DKH-3314809

Sub Total: \$60.34

Handling Fee: \$0.00

Shipping Charges: \$8.79

Tax: \$4.27

Total: \$73.40

Your credit card or bank statement will reflect this payment to "DK Hardware Supply."

Thank you,

Team DK

www.dkhardware.com



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: 202063645407
Invoice Date: 07/26/2026
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: 07/25/2026

Item	Service	Charges	Usage	Taxable Portion	Total
Contract: 48060001 - IONOS Expert					
1	IONOS Website Builder 07/25/2026-08/24/2026	\$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 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 Sorlano
370 Oakleaf Village Pkwy
Orange Park, FL 32065-4259
UNITED STATES

Invoice: 202063882071
Invoice Date: 08/07/2026
Customer ID: 270980442
Contract ID: 85644648

Help Center: ionos.com/help
My IONOS: my.ionos.com/invoices

Your IONOS Personal Consultant:

Millette C

+1 913 258 7841

Invoice

Billing period starting: 08/06/2026

Item	Service	Charges	Usage	Taxable Portion	Total
Contract: 85644648 - IONOS MyWebsite Creator+					
1	Basic Fee 08/06/2026-09/05/2026	\$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.

more

Flip over for more

41

Flip over for more

41

Flip over for more

Flip over for

Tip

10.00

10.00

10.00

10.008

10.00

10.00

19.0

110.00

5.49

3.45
R 25°

8.25
100.34

123.74

Flip over for more

ICONIC CHECK
YOUR ORDER WAS CHECKED BY:

Publix

OakLeaf Plantation Center
9518 Argyle Forest Blvd
Jacksonville, FL 32222-2800
(904) 317-5755
Store Manager: Brian Todd

16 Lb. Ice	FT	
\$5.99 x 4		23.96
Hw Ult Paper Plate 10"	T	15.49
Hw Ult Paper Plate 10"	T	15.49
Pub - Gc Gameday Read XXX4 297		10.00
Pub - Gc Gameday Read XXX4 289		10.00
Mastercard \$50 - 9633		50.00
Service Fee: \$5.95		
Mastercard \$50 - 7806		50.00
Service Fee: \$5.95		
Amazon Multi \$30 - 6001		30.00

Subtotal	216.84
Sales Tax 7.5% - T	4.12
Total	220.96
Credit	220.96
Change	0.00

American Express: #3053 \$220.96
Credit Card Purchase
Auth/Trace: 834186/071302 Ctl's
Reference: 001877213188
A000000025010801
AMERICAN EXPRESS

08/09/2026 12:31PM
Thank you for shopping at store 0128
Your cashier today was Brian.
106, 0107, 230

Publix

OakLeaf Commons
1075 Oakleaf Plantation Pkwy Ste 200
Orange Park, FL 32065-3627
(904) 291-5108
Store Manager: Wesley Williams

16 Lb. Ice	FT	29.95
\$5.99 x 5		
Subtotal		29.95
Sales Tax 7.5% - T		2.25
Total		32.20
Credit		32.20
Change		0.00

American Express: #3053 \$32.20
Credit Card Purchase
Auth/Trace: 876631/045062 Ctl's
Reference: 001877271350
A000000025010801
AMERICAN EXPRESS

08/09/2026 12:58PM
Thank you for shopping at store 1169
Your cashier today was Michael.
6145, 0104, 150

Club Publix members save more.
Join today at clubpublix.com/newmember.
Terms & conditions apply.

Publix Super Markets, Inc.



1169 89R 046 145

Publix

Oakleaf Plantation Center
9516 Arroyo Forest Blvd
Jacksonville, FL 32222-2800
(904) 317-5193
Store Manager: Brian Todd

Simply Spiked Variety	T	41.98
\$20.99 x 2		
16 lb. box	FT	35.94
\$5.99 x 6		
Age Bypassed		
Subtotal		77.92
Sales Tax 7.5% - T		5.84
		83.76
		83.76
		0.00

Total
Credit
Change

\$83.76
Purchase
Ctts

American Express: 43053
Credit Card
Auth/Trace: 806860/042227
Reference: 001877168975
A00000025010801
AMERICAN EXPRESS

08/14/2026 03:21PM
Thank you for shopping at store 0128
Your cashier today was Peyton.
2930, 0104, 218

Club Publix members save more.
Join today at clubpublix.com/membership.
Terms & conditions apply.
Publix Super Markets, Inc.



0128 8ER 042 980

Receipt

Invoice number YSOPUWFB-0056
Receipt number 2168-2635
Date paid August 2, 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 August 2, 2026

Description	Qty	Unit price	Amount
SimplyScapes Plus Weekly Aug 2-Aug 9, 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	August 2, 2026	\$9.99	2168-2635

Receipt

Invoice number YSOPUWFB-0057
Receipt number 2339-7100
Date paid August 9, 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 August 9, 2026

Description	Qty	Unit price	Amount
SimplyScapes Plus Weekly Aug 9-Aug 16, 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	August 9, 2026	\$9.99	2339-7100

Receipt

Invoice number YSOPUWFB-0055
Receipt number 2422-3914
Date paid July 26, 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 July 26, 2026

Description	Qty	Unit price	Amount
SimplyScapes Plus Weekly Jul 26-Aug 2, 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	July 26, 2026	\$9.99	2422-3914

Receipt

Invoice number YSOPUWFB-0058
Receipt number 2814-3107
Date paid August 16, 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 August 16, 2026

Description	Qty	Unit price	Amount
SimplyScapes Plus Weekly Aug 16-Aug 23, 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	August 16, 2026	\$9.99	2814-3107

Receipt

Invoice number YSOPUWFB-0059
Receipt number 2836-3987
Date paid August 23, 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 August 23, 2026

Description	Qty	Unit price	Amount
SimplyScapes Plus Weekly Aug 23-Aug 30, 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	August 23, 2026	\$9.99	2836-3987



Invoice

Document # 21223139002

Account Information		Bill To	Pay To
Account Number:	(904) 770-4650	Oakleaf Plantation 475 west town place ste 114 St Augustine, FL 32092, USA	RingCentral, Inc. 20 Davis Dr, Belmont, CA 94002, USA
Subscription Name:	RingEX Standard™		
Statement Date:	08/02/2026		
Paid By:	 8052		

Statement Summary

Subscription Subtotal: \$176.39

Charges	Billing frequency	Price per item	Qty	Discounts and prorates	Amount
RingEX Standard™ - Subscription Fee	Monthly	\$0.00	1	-	\$0.00
DigitalLine Unlimited	Monthly	\$34.99	5	(\$40.05)	\$134.90
Taxes, fees and surcharges					
Federal taxes					\$5.74
State taxes					\$8.79
Local taxes					\$1.96
Compliance and Administrative Cost Recovery Fee					\$20.00
e911 Service Fee					\$5.00
					\$134.90

Total charges after discounts and prorates:

Total Taxes and Fees:

\$41.49

Amount charged to credit card:

\$176.39

Statement Details

Charges and applied credits summary

Charges after discounts and prorates: **\$134.90**

Period	Description	Unit Price	Quantity	Amount
08/02/2026-09/01/2026	RingEX Standard™ - Monthly Subscription Fee	\$0.00	1	\$0.00
08/02/2026-09/01/2026	DigitalLine Unlimited - (904) 342-1441	\$34.99	1	\$34.99
08/02/2026-09/01/2026	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
08/02/2026-09/01/2026	DigitalLine Unlimited - (904) 770-4648	\$34.99	1	\$34.99
08/02/2026-09/01/2026	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
08/02/2026-09/01/2026	DigitalLine Unlimited - (904) 770-4649	\$34.99	1	\$34.99
08/02/2026-09/01/2026	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
08/02/2026-09/01/2026	DigitalLine Unlimited - (904) 770-4661	\$34.99	1	\$34.99
08/02/2026-09/01/2026	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
08/02/2026-09/01/2026	DigitalLine Unlimited - (904) 770-4667	\$34.99	1	\$34.99
08/02/2026-09/01/2026	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)

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2285 Kingsley Blvd, Suite A
Orange Park, FL 32073
904-272-0973

Sale
Store: 1066
Date: 8/5/26
Transaction: 49439
Register: 2
Time: 12:13 PM
Cashier: 2069359
REWARDS NUMBER *****4969

Qty	Item	Price	Amount
1	TRU RED 20/96 10RM *	59.99	38.00 E
1	Instant Savings Coupon No. 23463 718103351867		(21.99)
1	TRU RED 20/96 10RM *	59.99	37.99 E
1	Instant Savings Coupon No. 23463 718103351867		(22.00)
1	TRU RED 20/96 10RM *	59.99	37.99 E
1	Instant Savings Coupon No. 23463 718103351867		(22.00)
1	BTS26 8W MARIO BP *	20.99	20.99 E
1	Instant Savings Coupon No. 23463 198996672759		
1	BTS26 8W POKEMON B *	20.99	20.99 E
1	Instant Savings Coupon No. 23463 198996672827		
Subtotal			155.96
FLORIDA 7.5%			0.00
Total			USD\$ 155.96

AMERICAN EXPRESS
Card No.: XXXXXXXXXXXX3053
Chip Read
Auth No.: 836947
Made.: Issuer
AID.: A010000025010801
TVR.: 0000008000
IAD.: F890
TS1.: F890
ARC.: 3030

Give us feedback @ survey.walmart.com
Thank you! ID #:705MGR1M1934



Wt Supercenter
904-934-6902 Mr. BRIAN
10000 OMNI DR
JACKSONVILLE FL 32222
ST# 04621 OP# 066506 TE# 12 TR# 04587



ITEM 3445 3523 8513 3675 0579 6
ITEMS SOLD 1

FASTSPORT BP 091074025000
FASTSPORT BP 091074025000
BACKPACK 843275149120
BACKPACK 843275149110

28.97 N
28.97 N
28.00 N
28.00 N

SUBTOTAL 113.94
TOTAL 113.94
AMEX TEND 113.94
CHANGE DUE 0.00

Give us feedback @ survey.walmart.com
Thank you! ID #:7WSWCR14TJWL



WM Supercenter
904-214-9411 Mr. SARA
1580 BRANAN FIELD RD
MIDDLEBURG FL 32068
STW 0330R 0P4 004741 TEN 19 TR# 04241

ITEMS SOLD 102
TC# 8546 5985 9985 0403 1171 7



CALC FX-260	889232600220	10.82 N
CALCULATOR	033317029990	9.97 N
CALCULATOR	033317029990	9.97 N
CALC FX-260	889232600220	10.82 N
HP 936 CHYK	198990637030	146.00 N
ELM 6CT GS	026000015600	2.97 N
ELM 6CT GS	026000015600	2.97 N
RULER	073577105620	2.48 N
RULER	073577105620	2.48 N
CR 24 CRAYDN	071662000240	0.50 N
CR 24 CRAYDN	071662000240	0.50 N
BIC ROUND ST	070330627460	6.78 N
BIC ROUND ST	070330627460	6.78 N
PG COMP BOOK	026229510100	0.38 N
PG COMP BOOK	026229510100	0.38 N
PG COMP BOOK	026229510100	0.38 N
PG COMP BOOK	026229510100	0.38 N
PG COMP BOOK	026229510160	0.38 N
PG COMP BOOK	026229510160	0.38 N
PG COMP BOOK	026229510160	0.38 N
BINDER POUCH	086196169650	0.97 N
BINDER POUCH	086196169650	0.97 N
PG PRNG FLDR	844106068350	0.50 N
PG PRNG FLDR	844106068350	0.50 N
PG PRNG FLDR	844106040120	0.50 N
PG PRNG FLDR	844106040120	0.50 N
PG PRNG FLDR	844106068340	0.50 N
PG PRNG FLDR	844106068340	0.50 N
PG PRNG FLDR	844106068330	0.50 N
PG PRNG FLDR	844106068330	0.50 N
PG PRNG FLDR	844106068330	0.50 N
PG PRNG FLDR	844106040120	0.50 N
PG PRNG FLDR	844106040120	0.50 N
PG PRNG FLDR	844106068350	0.50 N
PG PRNG FLDR	844106068350	0.50 N
PG PRNG FLDR	844106068340	0.50 N
PG PRNG FLDR	844106068340	0.50 N

CR 24CT CP	071662040240	3.27 N
CR 24CT CP	071662040240	3.27 N
PG PNCL 24CT	890132404617	0.92 N
PG PNCL 24CT	890132404617	0.92 N
PG PNCL 24CT	890132404617	0.92 N
PG PNCL 24CT	890132404617	0.92 N
SHRP HL 12CT	071641197060	6.94 N
SHRP HL 12CT	071641202100	6.94 N
SHRP HL 12CT	071641202100	6.94 N
SHRP HL 12CT	071641197060	6.94 N
PG PNCL 24CT	890132404617	0.92 N
PG PNCL 24CT	890132404617	0.92 N
PG PNCL 24CT	890132404617	0.92 N
PG PNCL 24CT	890132404617	0.92 N
DNH EARBUD	681131414340	4.88 N
DNH EARBUD	681131414340	4.88 N
DNH EARBUD	681131414340	4.88 N
DNH EARBUD	681131414340	4.88 N
TTC YLW 24CT	072067139240	4.47 N
TTC YLW 24CT	072067139240	4.47 N
TTC YLW 24CT	072067139240	4.47 N
TTC YLW 24CT	072067139240	4.47 N
PG FLR PAPER	026229591560	0.84 N
PG FLR PAPER	026229591560	0.84 N
PG ISUB NTBK	893522667087	0.35 N
PG ISUB NTBK	893522667087	0.35 N
PG ISUB NTBK	893522667088	0.35 N
PG ISUB NTBK	893522667088	0.35 N
PG ISUB NTBK	026229574700	0.35 N
PG ISUB NTBK	026229574700	0.35 N
POSTIT 3X3	638060927890	5.17 N
POSTIT 3X3	638060927890	5.17 N
POSTIT NL	638060928020	1.25 N
POSTIT 3X3	638060927890	5.17 N
POSTIT 3X3	638060927890	5.17 N
POSTIT PK	638060927980	1.25 N
POST-IT CY	068060498970	1.25 N
POST-IT CY	068060498970	1.25 N
POSTIT PK	638060927980	1.25 N
POST-IT CY	068060498970	1.25 N
POSTIT NL	638060928020	1.25 N
POSTIT NL	638060928020	1.25 N
POSTIT GR	638060928030	1.25 N
POSTIT GR	638060928030	1.25 N
POST-IT CY	068060498970	1.25 N
POSTIT NL	638060928020	1.25 N
STANDARD STA	692173490402	1.74 N
STANDARD STA	692173490402	1.74 N
MAGIC 6 PACK	061141313920	14.88 N
EX CH BLK 4C	071641806610	4.47 N
PH PENS	041540894710	3.74 N
PH PENS	041540894710	3.74 N
PH PEN 4CT	041540009900	2.97 N
PH PEN 4CT	041540009900	2.97 N

PM PENS	041640894710	3.74 N
PM PENS	041640894710	3.74 N
EX CH BLK 4C	071641806610	4.47 N
BIC 4PK TAPE	070330606890	5.97 N
BIC 4PK TAPE	070330606890	5.97 N
BIC 4PK TAPE	070330606890	5.97 N
BIC 4PK TAPE	070330606890	5.97 N
5IN SCISSOR	194767220070	1.68 N
5IN SCISSOR	194767220070	1.68 N

SUBTOTAL	419.98
TOTAL	419.98

AMEX TEND	419.98
CHANGE DUE	0.00

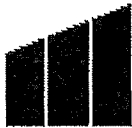
AMERICAN EXPRESS- 3053 I O APP#822484
 419.98 TOTAL PURCHASE
 REF # 621629006722
 TRANS ID - 016371821577324
 AID A000000025010801
 TERMINAL # 57223209
 *No Signature Required 18:07:20
 08/04/26

Tax ID: 85-8012511046C-7
 GOVERNMENT
 GOVERNMENT. LOCAL

Single Purchase Exemption
 Consumer's Certificate of Exemption
 DR-14
 Issued Pursuant to Chapter 212,
 Florida Statute
 Certificate Number: 85-8012511046C-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.



Low Prices You Can Trust. Every Day.
 08/04/26 18:07:24



MARKEL[®] MARKEL INSURANCE COMPANY MEMBER CERTIFICATE

CERTIFICATE NUMBER: WS01017554 DATE: 08/13/2026 THIS CERTIFICATE REPRESENTS
INSURANCE PROVIDED IN ACCORDANCE WITH THE FOLLOWING: MASTER POLICY NUMBER:
M1RPG0000000711000

FIRST NAMED INSURED (MASTER POLICY HOLDER): Sports, Leisure and Entertainment Risk Purchasing Group
**IN RETURN FOR THE PAYMENT OF THE PREMIUM AND SUBJECT TO ALL THE TERMS OF THE MASTER
POLICY, WE AGREE TO PROVIDE THE INSURANCE AS STATED IN THIS CERTIFICATE. NAMED INSURED
(CERTIFICATE HOLDER)**

Name and Mailing Address (No., Street, Town or City, County, State, Zip Code):

Jay Soriano

DBA: Double Branch CDD, 370 Oakleaf Village Parkway, Jacksonville, FL 32234

Effective Date: 08/14/2026 at 12:01 AM EDT

Expiration Date: 08/15/2026

This replaces prior Certificate Number:

Plan Administered By Insurer

K&K Insurance Group, Inc. P.O. Box 2338
Fort Wayne IN 46801-2338
Markel Insurance Company

10275 West Higgins Road, Suite 750 Rosemont,
IL 60018

Contact Information Producer Name And Mailing Address Name: K&K Insurance Group, Inc.

K&K Insurance Group, Inc. Phone PO Box 2338

Fax: 1-516-342-2648 Fort Wayne IN 46804 Email:

To Report A Claim

By Phone: 1-800-237-2917

By Fax: 1-312-381-9077

By E-mail: KK.Claims@kandkinsurance.com

By Mail K&K Insurance Group, Inc.

P.O. Box 2338

Fort Wayne, Indiana 46801-2338

Online: www.kandkinsurance.com

Description Of Operations, Premises, And Operations

Description Of Operations:

EventType: A business or organization event; Event Date: 08/14/2026; Location: Oakleaf Village.

Premises And Operations:

Location No. Address Operations Refer to coverage form MGL1578

Limits of Insurance

Commercial General Liability

General Aggregate \$5,000,000

Products/Completed Operations Aggregate \$1,000,000

Personal And Advertising Injury \$1,000,000 Any One Person or Organization Each Occurrence \$1,000,000

Damage to Premises Rented To You \$1,000,000 Any One Premises Medical Expense \$5,000 Any One

Person Additional Coverages

In addition to the Commercial General Liability coverages shown above, the following additional coverages are provided. If a coverage is not listed below, such coverage, including its corresponding endorsement, does not apply to this Member Certificate.

Limit Of Insurance

Endorsements

Forms and endorsements applying to this Member Certificate and made part of the policy at time of issue: Refer to master policy including all state amendatory endorsements applicable to the state of this Member Certificate

This Member Certificate, together with the Coverage Form and any Endorsement(s) attached to the Master Policy, complete the above numbered certificate. Coverage is subject to all terms, conditions, limitations, exclusions, and other provisions contained therein.

Member Certificate Premium

Commercial General Liability Premium: \$192.00

To review the Master Policy: Please send a written request to the Plan Administrator shown above.

Countersigned: 08/13/2026 By:





Hi DB Admin,
Here's a receipt for your recent **NFL Sunday Ticket** payment.
Regards,
The YouTube team

Payment receipt

Payment #1 of 1	\$505.02
Paid on Aug 2, 2025	
Tax	\$37.20
Total	\$542.22
Paid with Amex **** 3053	

Payment details

Amount paid	
\$542.22 Incl. tax	
Payment #1	\$542.22
Paid on Aug 2, 2026	Incl. tax

Cancellations: You can cancel your plan renewal anytime before the next season. [Learn more](#)

Need help? Contact support or go to our [Help Center](#). Please don't reply to this email.

Help Center • Email options

You can access our [Paid Terms of Service](#), which apply to your purchase.

You received this email to provide information and updates around your YouTube product or account.

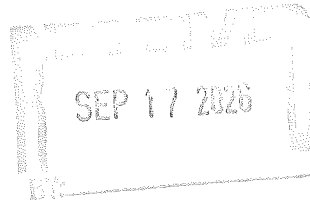
© 2026 Google LLC d/b/a YouTube, 901 Cherry Ave, San Bruno, CA 94066

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

Invoice

Invoice #: 401
Invoice Date: 9/14/2026
Due Date: 9/14/2026
Case:
P.O. Number:

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



Description	Hours/Qty	Rate	Amount
Pressure Washing Services - September 2026		1,002.00	1,002.00
Pressure washed The Oaks playground, walkway, equipment and gazebo			
Pressure washed Fall Creek playground, walkway, equipment and gazebo		482.00	482.00
Pressure washed Natures Hammock playground and dog park, walkway, equipment, gazebo, split rail and lattice top fenceline		705.00	705.00
Pressure washed Waverly playground, walkway, equipment and gazebo		503.00	503.00
Pressure washed Piedmont playground, walkway, equipment and gazebo		705.00	705.00
Pressure washed Worthington Oaks playground, walkway, equipment and gazebo		517.00	517.00
Hot Water and Chemical Treatment to remove dirt, mildew, and algae.			

Code to:
Double Branch Repair and Replacement
034.600.538.621

Total			\$3,914.00
Payments/Credits			\$0.00
Balance Due			\$3,914.00

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

Service Detail

Bill To: Double Branch CDD

Invoice Date: 9/1/26

Due Date: Upon Receipt

Amount Due: \$ 3,914.00

<u>Date</u>	<u>Description</u>	<u>Amount</u>
	Pressure washed The Oaks playground, walkway, equipment and gazebo	\$1,002.00
	Pressure washed Fall Creek playground, walkway, equipment and gazebo	\$482.00
	Pressure washed Natures Hammock playground and dog park, walkway, equipment, gazebo, split rail and lattice top fenceline	\$705.00
	Pressure washed Waverly playground, walkway, equipment and gazebo	\$503.00
	Pressure washed Piedmont playground, walkway, equipment and gazebo	\$705.00
	Pressure washed Worthington Oaks playground, walkway, equipment and gazebo	\$517.00

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

TOTAL AMOUNT DUE: \$3,914.00

Should you have any questions, please contact Rich Gray @ (904) 759-8890
or rgray@msnf.com

Remit Payment

INVOICE

TITO'S PAINTING CO. LLC
10309 Scott Mill Rd
Jacksonville, FL 32257-6226

Titopaintingco@gmail.com
+1 (904) 343-9992
<https://www.facebook.com/Titopaintingco>
ingco

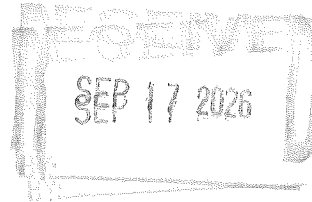


Bill to

Oakleaf Management
382 Oakleaf Village Pkwy
Orange Park
FL
32065

Invoice details

Invoice no.: 26-0164
Invoice date: 09/07/2026



#	Date	Product or service	Description	Qty	Rate	Amount
1.		Services	Prepped and painting 3 bridge walkway. Bridges will be rinsed, Rust prep (Sanding and priming), finishing with Asher-acrylic Hight performance Acrylic.		\$5,356.00	\$5,356.00
2.		Added Equipment	Rental of Liftboom		\$1,956.96	\$1,956.96

Total

\$7,312.96

Ways to pay



Code to:

Note to customer
Thank you for your business.

Double Branch Repair and Replacement

034.600.538.621

View and pay

INVOICE

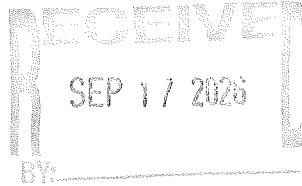
TITO'S PAINTING CO. LLC
10309 Scott Mill Rd
Jacksonville, FL 32257-6226

Titopaintingco@gmail.com
+1 (904) 343-9992
<https://www.facebook.com/Titopaintingco>
ingco



Bill to

Oakleaf Management
382 Oakleaf Village Pkwy
Orange Park
FL
32065



Invoice details

Invoice no.: 26-0166
Invoice date: 09/08/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Services	Painting: Main Buildings eaves, window trim, shutters, chimney, small metal roofs, two Pergolas and two small towers on top of building. Replacement of rotten wood and missing plastic soffits.		\$0.00	\$0.00
2.		Initial payment	50% of balance due by day 1 of job. Then, final balance at completion of job. NO PERSONAL CHECKS		\$0.00	\$0.00
3.		Labor only			\$8,000.00	\$8,000.00
Total						\$8,000.00

Ways to pay



Note to customer
Thank you for your business.

Code to:

Double Branch Repair and Replacement

034.600.538.621

View and pay



Invoice

Invoice #: 30795

Date: 08/31/26

Customer PO:

DUE DATE: 09/30/2026

BILL TO

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

FROM

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

DESCRIPTION

AMOUNT

#30259 - Emergency Tree Work Amenity Center parking

Emergency Tree work on the Large Oak tree in Center Island of Amenity Parking lot, that split and landed in numerous parking spaces.

As well as, Removal of other large leaders to take off the weight and stress to hopefully allow some more years without removing the whole tree.

Lift, dump trailer and tractor needed in this job.

Landscape Enhancement

\$4,900.00

Sub: Tree work (Sub)	1.00	\$4,900.00	\$4,900.00
----------------------	------	------------	------------

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$4,900.00

Please See Our
Updated Remittance
Information

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

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

Code to:

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

Double Branch Repair/Replacement

34.600.53800.6200

SEP 04 2026

SIXTH ORDER OF BUSINESS

C.

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

October 1, 2025– September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four 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 four 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. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field Manager and/or District Manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field Manager and/or District Manager visits were successfully completed per management agreement as evidenced by Field Manager and/or District Manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☒ No ☐

3. Financial Transparency and Accountability

Goal 3.1: 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 3.2: 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 3.3: 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

D.

Double Branch Community Development District (CDD)

370 OakLeaf Village Parkway, Orange Park, FL 32065

904-375-9285; manager@oakleafresidents.com

Memorandum

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

Community:

Special Events

- Report – Poolside Music event at MV, Resident run event at MV
- Upcoming – Pumpkin plunge, Fall Community yard Sale (10/7). Turkey Shoot, Christmas Event

Aquatics

- High School Swim Team is finishing this month, Year round team has continued
- Heaters at MV will be tested mid-October and begin running the first weekend of November

Amenity Usage

- *Total Facilities Usage – 7803*
- *Average daily usage – 260*

Card counts:

DB Owners	40
DB Renters	26
DB Replacements	12
DB Updated	4

Total cards printed: 149 (both districts)

Rentals

- *6 of 30 days rented in September ,4 of 4 weekends rented*
- *7 Clubroom rentals, 2 patio rentals*
- *7 tours (approx.32 hours)/46 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 Damaged items due to lighting strikes at the end of Aug.
- Updates on Playground / Park work
- Updates on electrical at waterfall entry signage

MAINTENANCE

- Replace HVAC condensate pumps on FC cardio room unit
- Coordinate inspection of VFDs and motors at waterfall
- Coordinate inspection/testing of motors (electrical damage) at waterfall
- Coordinate replacement of breaker and switch for drives and motors at waterfall
- Repair of Main breaker – handles waterfall and Oakleaf lettering signage
- Coordinate repairs for track lighting
- Replace tubing for erosion feeders at pool packs
- Leak repair and tubing replacement at lap pool equipment pack
- Finalize play structure repairs at Piedmont/Stonebrier
- Install of new mulch at Piedmont/Stonebrier play structure area
- Coordinate roof inspection and cleaning to prep for painting of clubhouse
- Coordinate inspection and repairs of stucco “chimney” at Clubhouse
- Repair/replacement of soffits and decorative shutters at Clubhouse
- Finalize repair to water slide (large leak due to piping)
- Coordination and planning for multiple network items to allow for repairs/replacement/additional cameras at clubhouse, fitness center, fieldhouse
- Inspect trees at loop road
- Inspect trees at Oakbrook
- Coordinate repairs to recumbent bikes at FC
- Coordinate prep work and inspections for water fountain project at FC
- Inspect all emergency lighting and fire/burglary/access panel boxes
- Coordinate replacement of all small SLA/AGM batteries for panels through-out
- Inspect and make repair to HVAC unit for clubroom (blown fuses due to lightning strikes)
- Touch-up painting on decorative street poles in neighborhood (ongoing)
- 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.

Double Branch Community Development District (CDD)

370 OakLeaf Village Parkway, Orange Park, FL 32065

904-375-9285; manager@oakleafresidents.com

Memorandum

MAINTENANCE (continued..)

- Light Inspections completed – Worthington Oaks, Hearthstone, Highland Mill, Piedmont, Stonebrier, Waverly, Litchfield, and Timberfield completed 9/09 Nature's Hammock, Fall Creek, The Oaks, Cannon's Point, Pebble Creek, Silver Leaf, Oakbrook, and The Cottages completed 9/25

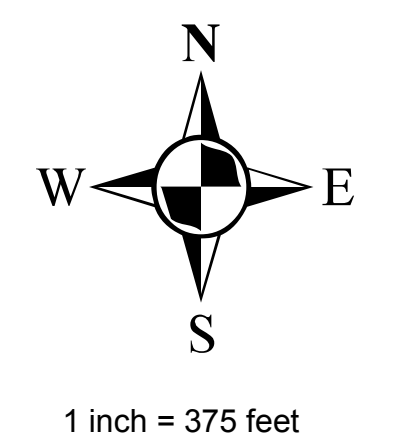
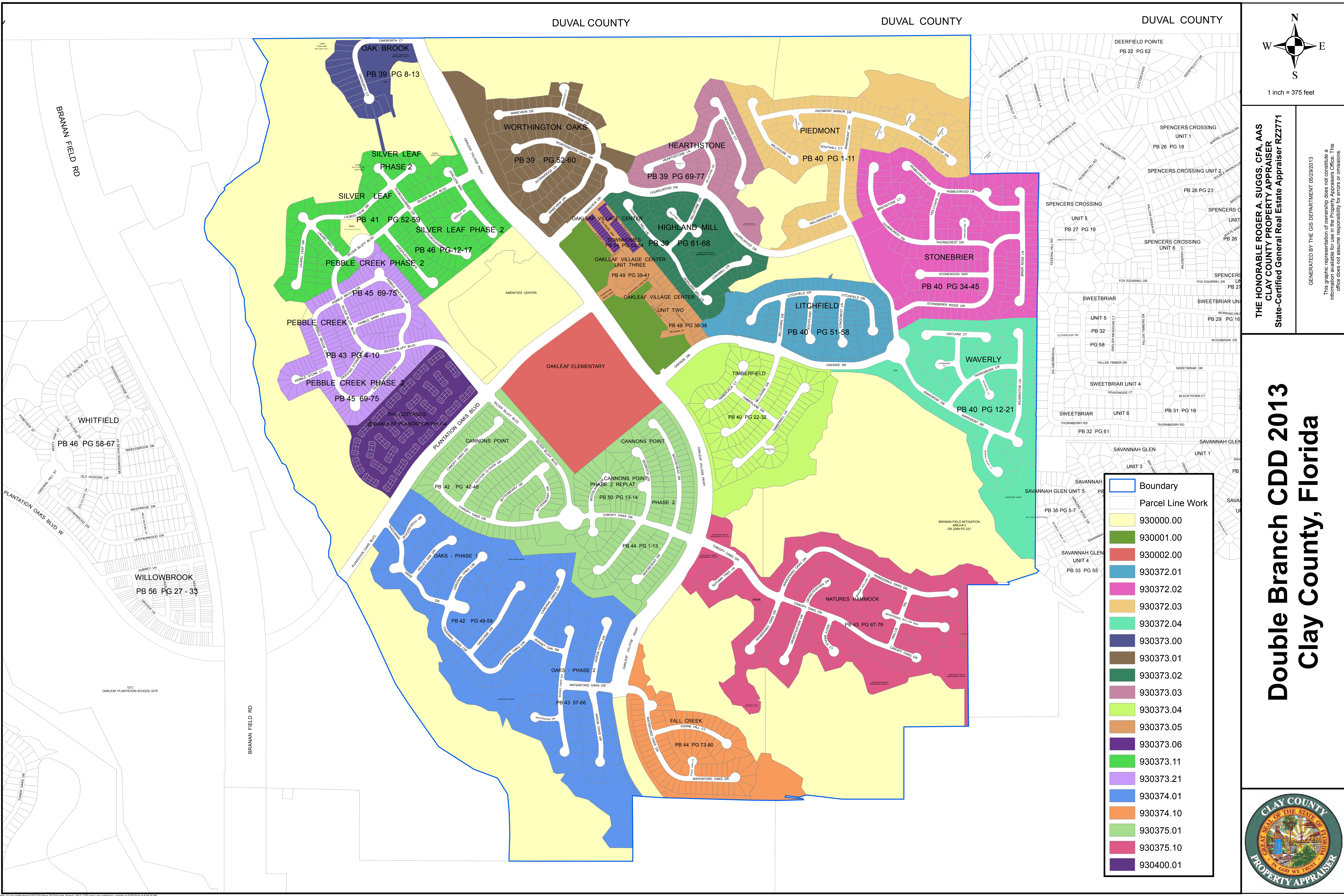
Landscaping

- Monthly report for Sept. submitted and filed at Operations office
- Coordinate annual rotations

For questions, comments, or clarification, please contact:

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

jsoriano@gmsnf.com



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

