

**This Instrument Prepared by
and return to:**

**Cheryl G. Stuart, Esq.
Hopping, Green & Sams, P.A.
123 South Calhoun Street
Tallahassee, Florida 32301**

**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT**

**Board of Supervisors¹
Middle Village Community Development District**

Donald P. Hinson
Chairman

Rocky Morris
Assistant Secretary

John P. Foshee
Vice Chairman

Vacant
Assistant Secretary

Charles H. Swann
Assistant Secretary

District Manager:
Governmental Management Services, LLC
OakLeaf Amenity Center
370 OakLeaf Village Parkway
Orange Park, Florida 32065

District records may also be on file at the District Manager’s offices in Jacksonville and St. Augustine at 14785 Old St. Augustine Road, Suite 4, Jacksonville, Florida 32258 and 475 Town Center Place, Suite 111, St. Augustine, Florida 32092. All records are available for public inspection upon request during normal business hours.

¹ This list reflects the composition of the Board of Supervisors as of May 1, 2009. For a current list, please contact the District Manager.

TABLE OF CONTENTS

Introduction	3
What is the District and how is it governed?.....	4
What infrastructure improvements does the District provide and how are the improvements paid for?	5
Water and Sewer Facilities	6
Stormwater Management and Related Facilities	6
Transportation Improvements	6
Entrance Features and Landscape Improvements	7
Recreational Improvements.....	7
Neighborhood Improvements	7
Assessments, Fees, and Charges	8
Method of Collection.....	9

**MIDDLE VILLAGE
COMMUNITY DEVELOPMENT DISTRICT**

INTRODUCTION

On behalf of the Board of Supervisors of the Middle Village Community Development District (“District”), the following information is provided to give you a description of the District’s services and the assessments that have been levied within the District to pay for certain community infrastructure, and the manner in which the District is operated. The District is a local unit of special-purpose government created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, certain water management and drainage control facilities, landscaping improvements, and recreational facilities.

The District is here to serve the needs of the community and we encourage your participation in District activities.

**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT**

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information describing the Middle Village Community Development District and the assessments, fees and charges that have been levied within the District to pay for certain community infrastructure is provided to fulfill this statutory requirement.

What is the District and how is it governed?

The District is an independent special taxing district, created pursuant to and existing under the provisions of Chapter 190, Florida Statutes, and was established by Ordinance No. 2003-88, as amended, of the Board of County Commissioners of Clay County, Florida, effective on October 16, 2003. The District currently encompasses approximately 1,014 acres of land located entirely within the jurisdictional boundaries of Clay County, Florida. The legal description of the lands that encompass the District is attached hereto as Exhibit "A". As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors, the members of which must be residents of the State and citizens of the United States. Within ninety (90) days of appointment of the initial board, members were elected on an at-large basis by the owners of property within the District, each landowner then being entitled to one vote for each acre of land owned with fractions thereof rounded upward to the nearest whole number. Future landowner elections are held every two years in November. Each landowner shall then be entitled to cast one vote for each acre of land owned with fractions thereof rounded upward to the nearest whole number or one vote per platted lot. Commencing six years after the initial appointment of Supervisors and when the District attains a minimum of two hundred and fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A "qualified elector" in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in Clay County. Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

Board meetings are noticed in the local newspaper and are conducted in a public forum in which public participation is permitted. Consistent with Florida's public records laws, the records of the District are available for public inspection during normal business hours. Elected

members of the Board are similarly bound by the State's open meetings law and are subject to the same disclosure requirements as other elected officials under the State's ethics laws.

**What infrastructure improvements does the District provide
and how are the improvements paid for?**

The District is comprised of approximately 1,014 acres located within the Villages of Argyle Development of Regional Impact in Northern Clay County, Florida. The public infrastructure necessary to support the District's development program includes master infrastructure and neighborhood infrastructure improvements. The master infrastructure improvements include, but are not limited to, the following: water and sewer facilities, stormwater management facilities, entry features, landscaping, signage, transportation improvements and recreational improvements. The neighborhood infrastructure improvements include, but are not limited to the following: clearing and grubbing, earthwork, underground utility construction, paving, drainage, grassing and sodding. Each of these infrastructure improvements is more fully detailed below.

These public infrastructure improvements are funded in part by the District's sale of bonds. On January 6, 2004, the Circuit Court of the Fourth Judicial Circuit of the State of Florida, in and for Clay County, Florida, entered a Final Judgment validating the District's ability to issue an aggregate principal amount not to exceed \$55,000,000 in Special Assessment Bonds for the infrastructure needs of the District. Since its establishment, the District has issued four series of bonds.

On February 10, 2004, the District issued its Middle Village Community Development District, Series 2004A Special Assessment Bonds in the amount of \$35,810,000 (the "Series 2004A Bonds") for purposes of financing construction and acquisition costs of certain master infrastructure improvements. On the same date, the District issued its Middle Village Community Development District, Series 2004B Special Assessment Bonds in the amount of \$9,225,000 (the "Series 2004B Bonds") and its Middle Village Community Development District, Series 2004C Special Assessment Bonds in the amount of \$3,320,000 (the "Series 2004C Bonds") for purposes of financing construction and acquisition costs of certain neighborhood infrastructure improvements (the Series 2004A Bonds, Series 2004B Bonds and the Series 2004C Bonds may be collectively referred to as the "Series 2004 Bonds"). On September 1, 2008, the District issued its Middle Village Community Development District, Series 2008A Special Assessment Bonds in the amount of \$2,840,000 (the "Series 2008A Bonds").

Proceeds of the Series 2004A and 2008A Bonds have been, and will continue to be, used to finance a portion of the cost of the acquisition, construction, installation and equipping of the master infrastructure and improvements.

To plan the infrastructure improvements necessary for the District, the District adopted an Improvement Plan dated October 28, 2003 (the "Improvement Plan"), which details all of the improvements contemplated for the completion of the infrastructure of the District. A First

Supplemental Engineer's Report for the Series 2004 Capital Improvements dated January 29, 2004 was created by the District Engineer and adopted by the Board of Supervisors. A Second Supplemental Engineer's Report for the Series 2004 Capital Improvements dated June 11, 2007 was created by the District Engineer and adopted by the Board of Supervisors. A Third Supplemental Engineer's Report for the Series 2004 Capital Improvements dated November 30, 2007 was created by the District Engineer and adopted by the Board of Supervisors. In connection with the issuance of the Series 2008A Bonds, the District adopted a Fourth Supplemental Engineer's Report dated September 4, 2008. These documents detail the improvements intended to be financed with the proceeds of the Series 2004 and 2008A Bonds. Copies of the Improvement Plan and Supplemental Engineer's Reports are available for review in the District's public records.

Water and Sewer Facilities

The District planned and constructed portions of the potable water distribution system that allows the distribution of potable water to all property located within the boundaries of the District. The ownership, operation and maintenance of these systems is the responsibility of JEA or Clay County Utility Authority ("CCUA"), depending upon where the improvements are located. Within the CCUA service area, a reuse distribution system was also planned and constructed.

In addition, the District installed and constructed portions of the sanitary sewer collection, transmission, and distribution systems, including lift stations and force mains, which have been dedicated to JEA or CCUA for purposes of ownership, operation and maintenance, depending upon the location of the improvement.

Stormwater Management and Related Facilities

The District designed and constructed District-wide stormwater management facilities necessary to support the development of the District's public infrastructure improvements. The master stormwater management system provides stormwater treatment and flood control measures for all property located within the boundaries of the District. The stormwater management facilities include treatment ponds and wetland mitigation required to serve the lands within the boundaries of the District as required by the stormwater management permits issued by the St. Johns River Water Management District. Ownership and maintenance of the stormwater management facilities is the responsibility of the District.

Transportation Improvements

The District is providing for the design and construction of a series of transportation improvements within and adjacent to the boundaries of the District. The primary roadway systems constructed or acquired by the District with use of the Series 2004A and 2008A Bond proceeds include a section of Oakleaf Plantation Parkway, Plantation Oaks Boulevard, Deer View Lane, Cardinal Hill Drive and the Village Center slip lanes. The roadway systems financed through use of the Series 2004 and 2008A Bond proceeds currently are, or will

eventually be, owned and maintained by Clay County. Finally, the District may undertake other roadway improvements as approved by the Board of Supervisors.

Entrance Features and Landscape Improvements

The District is planning, constructing and installing entrance features, signage and landscape improvements at entrances to the District as well as at entrances to individual subdivisions within the District. The District is also providing landscape improvements for certain common areas within the District.

Recreational Improvements

The District has financed, designed and constructed certain recreational facilities within the boundaries of the District, including, but not limited to, an amenity center. The amenity center is a multi-use recreation facility located near the intersection of Oakleaf Village Parkway and Plantation Oaks Boulevard. The basic components of the facility include the following: clubhouse, basketball courts, tennis courts, fitness equipment, snack bar, bathrooms, locker area, family pool, spray ground, junior olympic pool, playground equipment, picnic tables, parking facilities, landscaping and lighting, athletic fields and jogging trails. In addition, the Supplemental Engineer's Report dated September 5, 2008 contemplates the construction of an additional pool to be located at the same facility with the use of the Series 2008A Bond proceeds.

The District has also constructed or acquired a series of small neighborhood parks located throughout the District. Ownership and maintenance of the recreation facilities is the responsibility of the District.

In addition, the District may fund and/or construct recreational improvements at a regional park located at the southeast corner of Plantation Oaks Boulevard and Brannan Field-Chaffee Road. These recreational improvements may include such things as athletic fields, playground equipment, hardscaping and landscaping. It is anticipated that one or more neighboring community development districts may also provide funding for improvements to the proposed regional park.

Neighborhood Improvements

The District issued its Series 2004B Bonds for purposes of financing public infrastructure improvements within certain subdivisions located within the District including Oak Point, Forest Brooke, Timberlake and Creekview.

The District issued its Series 2004C Bonds for purposes of financing public infrastructure improvements within the Whitfield subdivision located within the District.

The neighborhood improvements constructed or acquired with the proceeds of the Series 2004B and Series 2004C Bonds include clearing and grubbing, earthwork, underground utility

construction, paving and drainage, grassing and sodding.

Further information regarding any of the planned improvements can be obtained from the Supplemental Engineer's Report on file in the District's public records.

Assessments, Fees, and Charges

The costs of acquisition or construction of a portion of these infrastructure improvements have been financed by the District through the sale of its Series 2004A and 2008A Bonds. The amortization schedules for the Series 2004A and 2008A Bonds are attached hereto as Composite Exhibit "B." **The Series 2004B and Series 2004C Bonds have been paid in full.**

The annual debt service payments, including interest due thereon, for each Series of Bonds are payable solely from and secured by the levy of non-ad valorem or special assessments against lands within the District which benefit from the construction, acquisition, establishment and operation of the District's improvements. The annual debt service obligations of the District which must be defrayed by annual assessments upon each parcel of land or platted lot will depend upon the type of property purchased. Provided below are the current maximum annual assessment levels for each of the Series of Bonds. The Series 2008A Bonds were issued on parity with the Series 2004A Bonds and are secured by the same lands as the Series 2004A Bonds. Accordingly, the debt service payment for both series of bonds is combined into one debt service assessment, as set forth below.

Interested persons are encouraged to contact the District Manager for information regarding special assessments on a particular lot or parcel of lands. A copy of the District's assessment methodology and assessment roll are available for review in the District's public records.

Series 2004A and 2008A

The current maximum annual debt assessment for the Series 2004A and 2008A Bonds is as follows:

Product Type	Maximum Annual Assessment Level
Single Family	\$1,061.07
Multi-Family	\$752.04
Commercial (per 1,000 sq. ft.)	\$827.84

Note: The current maximum annual assessments level amounts have been grossed up to include 2% for collection costs and a 4% maximum discount for early payment as authorized by current law. However, the fees for collection costs and the maximum discount for early payment are subject to change by statute and other law, and may increase in the future resulting in an increased maximum annual assessment level.

* * *

The amounts described above exclude any operations and maintenance assessments (“O&M Assessments”) which are determined and calculated annually by the District’s Board of Supervisors and are levied against all benefited lands in the District.

A detailed description of all costs and allocations which result in the formulation of assessments, fees and charges is available for public inspection upon request.

The District may undertake the construction, acquisition, or installation of other future improvements and facilities, which may be financed by bonds, notes or other methods authorized by Chapter 190, Florida Statutes.

Method of Collection

The District’s O&M Assessments may appear on that portion of the annual real estate tax bill entitled “non-ad valorem assessments,” and may be collected by the Clay County Tax Collector in the same manner as county ad valorem taxes. Except as authorized by law, each property owner subject to the collection of non-ad valorem assessments by this method must pay both ad valorem taxes and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. As with any tax bill, if all ad valorem taxes and non-ad valorem assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property. The District may also elect to collect any non-ad valorem assessments, including the O&M Assessments, directly. Enforcement of collection of assessments directly collected by the District may also result in loss of title to the property under Florida law.

The District intends to collect the debt service assessments for the Series 2004A and Series 2008A Bonds in the same manner as are Clay County ad valorem taxes through utilization of the Clay County Tax Collector. As indicated above, each property owner subject to the collection of non-ad valorem assessments, including debt service assessments, by this method must pay both ad valorem taxes and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. As with any tax bill, if all ad valorem taxes and non-ad valorem assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property.

This description of the Middle Village Community Development District’s operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the development of new communities. If you have questions or would simply like additional information about the District, please write to: District Manager, Middle Village Community Development District, 14785 Old St. Augustine Road, Suite 4, Jacksonville, Florida 32258 or call (904) 288-9130.

IN WITNESS WHEREOF, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Middle Village Community Development District has been executed as of the ____ day of May, 2009, to be recorded in the Official Records of Clay County, Florida.

**MIDDLE VILLAGE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Donald P. Hinson, Chairman

Witness

Witness

Print Name

Print Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of May, 2009, by Donald P. Hinson, Chairman of the Middle Village Community Development District, who [] is personally known to me or who [] has produced _____ as identification, and did [] or did not [] take the oath.

Notary Public, State of Florida

Print Name: _____
Commission No.: _____
My Commission Expires: _____

Exhibit A - Legal Description
Composite Exhibit B - Amortization Schedules