

***MIDDLE VILLAGE***  
***Community Development District***

*JUNE 8, 2020*

## *AGENDA*

# Middle Village Community Development District

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

---

June 1, 2020

Board of Supervisors  
Middle Village Community Development District  
**Staff Call In # 1-800-264-8432 Code 145824**

Dear Board Members:

The Middle Village Community Development District Board of Supervisors Meeting is scheduled to be held **Monday, June 8, 2020 at 2:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.**

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Audience Comments
- III. Approval of Consent Agenda
  - A. Approval of the Minutes of the May 11, 2020 Meeting
  - B. Financial Statements
  - C. Assessment Receipt Schedule
  - D. Check Registers
- IV. Acceptance of the Draft Fiscal Year 2019 Audit Report
- V. Consideration of Proposed Rule Change for Rental of Facilities Allowing Operations Manager to Set Temporary Rates Based on Economic / Environmental Conditions
- VI. Consideration of Resolution 2020-06, Approving a Proposed Budget for Fiscal Year 2021 and Setting a Public Hearing Date for Adoption
- VII. Staff Reports
  - A. District Counsel
  - B. District Engineer

C. District Manager

D. Operations Manager - Memorandum

VIII. Audience Comments / Supervisor's Requests

IX. Next Scheduled Meeting – July 13, 2020 @ 2:00 p.m. at the Plantation Oaks  
Amenity Center

X. Adjournment

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

Sincerely,

*James A. Perry*

James A. Perry  
District Manager

### *THIRD ORDER OF BUSINESS*

*A.*

MINUTES OF MEETING  
MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Middle Village Community Development District was held on Monday, May 11, 2020 at 2:00 p.m. using *Zoom* media technology pursuant to Executive Orders 20-52, 20-69, 20-112 and 20-114 issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020 and May 8, 2020 respectively, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*.

Present and constituting a quorum were:

Rocky Morris	Chairman
Michael Steiner	Vice Chairman
Rod Swartz	Supervisor
Mike Reynolds	Supervisor
Tim Hartigan	Supervisor

Also present were:

Jim Perry	District Manager
Jason Walters	District Counsel
Jay Soriano	Operations Manager
Chalon Suchsland	VerdeGo Landscape
Wanda McReynolds	Venue Coordinator

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Perry called the meeting to order and called the roll.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of Consent Agenda**

- A. Approval of the Minutes of the March 9, 2020 Meeting**
- B. Financial Statements**
- C. Assessment Receipt Schedule**
- D. Check Register**

Mr. Perry stated on the assessment receipts schedule you are 92% collected on the tax roll. The check register totals \$283,261.

On MOTION by Mr. Swartz seconded by Mr. Steiner with all in favor the consent agenda was approved.

**FOURTH ORDER OF BUSINESS****Discussion of Opening Plan and Timeline for Amenities**

Mr. Soriano stated I sent a guideline to you guys that was generalized. I've been working with some other districts on what we could do and how, as far as following the Governor's plan, and we also had some recommendations from our District Counsel and also FIA, the insurance organization that oversees a lot of special taxing districts in Florida. I referred to some of the recommendations in there, and some of the ideas were what we thought would work here, such as how we would remove chairs and have people line up to get into the pools. We do have limits on capacity that I've put in there. I haven't received any big objections from anybody yet, but there are things I want to go through because there are some that would be completely different operations than we've ever done. I've mentioned in there for Middle Village that if we wanted to, we could serve a lot more residents if we opened up that lap pool for usage for everybody for now because that will increase capacity by almost 50 people in that space if we're using social distancing guidelines within the pool and on the deck. Right now, we're stuck at 25% and we were trying to get more clarification on that because there were some concerns from some other places in the county whether we were going to be at that 25%, or if it was going to be limited to groups of 10, which we just can't do. If we're limited to 10 people, there's no way we can open yet. With the low capacity numbers we would be very limited over at Double Branch, and at your district we would be just a bit above. That pool is larger; however, your deck is kind of thin so to keep everybody separated if we used that back pool, we could get more people in. I was looking at operating in two-hour segments. We would open up for an hour and a half, check people in, close down for a half an hour, get people out, clean really quick and then open up for the next group. We would have those hours from 10:00 a.m. to 8:00 p.m. On the weekends we could go a little longer to try to serve more people and we would do a reservation system. There are a couple of programs out there to do reservations online and I am looking at those. It's very convenient and I'm sure the residents would appreciate being able to sign up online, however at the moment I think we'd start with having them wait in line and make reservations ahead of time. If they don't want to swim today, they can sign up for a future day and I would give them up to two days out. If they're actually taking the time to wait in line to make the reservation, I know they're going to



come; they're not just going to sign up and not show up like we get for our social events sometimes. We will have space set up so we can have lines set up for those first come first serve people and also our reservations made. They would get checked in first, everybody goes into the facility for an hour and a half to swim and play and then go home and the next group gets to come in. The big difference would be how we operate on your side because of that extra pool. There is no big attraction to the water park, theme park style attraction such as the slide and spray ground. Those are not included in phase one, so we would turn those off. We won't have a whole bunch of lifeguards out there, just pool monitors watching the whole place. Everybody would come in the front and leave through the exit altogether that way we have control over that pool and it's not swim at your own risk. The gyms are not open, and tennis can't plan their camps yet. Youth programs and summer camps are in limbo right now and I'd hate to get to a point where even if they said the day before the first day of summer the online schooling ends and we could do the summer camp they tell us yeah, you can go ahead and do a summer camp, but you have to limit to 25 kids. Last year we had 90-something kids in our tennis camp, so we just don't have a way to plan really well so we're holding off on some of those items. You'll see in there that list of things that are not included in phase one. They could be in phase two, we just don't know yet from the Governor's planning. Some things will change here and there as we go along, but at the moment the phase one is really just the pools. I've gone through the whole list with staff.

Mr. Morris stated I would just recommend the simplest for you to operate it, Jay. We don't need to do anything herculean or heroic here. Until we get the all clear, I would just do it as simple and easy to maintain as possible.

Mr. Soriano stated that would go along with the written sign-up at the front desk rather than learning some new software. We do have that for the tennis courts at the moment, however that's always been in place for tennis, it's just people have never really utilized it. Our tennis pros get a software program to run those courts for free as part of the USDA certification. We're going to have to get the word out to the residents and try to get them to understand it's going to be a little different and might even be hectic at first. Phase two is really only going to allow us to get a few more people in, but as far as what else is opening up, there's not much more so if they learn these rules to make it easier than it could be confusing

and frustrating at that front desk if there are a couple hundred people in line and only 80 can get in.

Mr. Swartz asked everything you compiled in the guideline is just what you've been researching? The stuff that is highlighted is what you're recommending we do?

Mr. Soriano responded correct. The highlighted items are recommended such as limiting or removing chairs. There was one idea from our insurance group to remove all chairs. For some facilities that works out pretty well. We could get residents to bring their own and that helps out with a couple things. It lessens our concern with cleaning because we are supposed to wipe the chairs after every single one, but it also limits how long they want to stay. We don't want them camped out all day. We want to get as many residents their turn to get in, so it would help with that. I just don't have anywhere to put 500 chairs. Your deck is very large. Also, if we're going to close down for that half hour, I think we can go through and spray them down and clean them if we're down to a third or half of our lounge chairs. I will get the garden sprayer type thing and we're going to load that up with bleach and water and we will clean. Those highlights are what I was thinking we would do specifically here at our facilities. Of course, there are a couple of big items in there that will be a point of contention like no guests. I really don't see it as being fair for people to bring friends from another neighborhood if there are residents waiting in line to get in the door next. I know a lot of facilities have gone to that, but it's one of those things I'll probably have to point out three or four different times in emails and memos posted on the boards and things like that, so residents understand right now it's limited. Whether it's a couple weeks or months, we may be like that for a while.

Mr. Swartz stated at first reading this I thought we were going to do every one of these so that was a good clarification. I've been out and about more in the last three months than I've probably been out in the last three years because of work requirements, etc. and I'm blown away with how I go into grocery stores or hardware stores and people are expected to be responsible on their own and I feel like we're doing a lot of hand holding, and we're almost forcing people to do something they should be able to do on their own so I back Rocky's point of let's not make herculean changes and put signs down on the floor every six feet. I think we ought to treat adults like adults, and if people are ill or know they are in that high-risk category they should be taking care of themselves. If they have people at home who have those same

risks, they should be more careful. In my household I have nobody in a risk category, but I know others say they have older grandparent living with them and I totally understand and respect that. Those folks should be more careful and not be out and about. It seems if we have to close down everything for the 2% that might be in that risk category it seems a little herculean.

Mr. Soriano stated when I see all these plans everywhere, I don't see it actually happening completely the way some of these companies say they're going to do it. They talk about doing these deep cleanings every hour or two and I just don't see how you can do that without increasing costs a lot. We still have to have somebody to do the work. It's not like the staff was sitting around doing nothing before so we have to be able to have the people, and the time. I do think we have to do something, but we won't be able to do everything. Some of those things like signage; right now, some of our sign companies are doing a good job and some of them look to be trying to profit off of this right now. We've bought a couple of basic signs, but the same things I was doing before we went into lockdown is, we had extra 'how to wash your hands' signs posted on the wall in the bathroom. I'm not going to spend a lot of money or time unless you guys direct me to it. I printed signs and laminated them and we're going to stick them up. There are some things we will do because it's recommended by insurance agencies. We will have every other urinal in the bathrooms closed off and those type of things, just because of that direction, but some of it I don't see us being able to do enough of everything. We will expect the residents to do a little bit more and take a little caution themselves and clean up after themselves, those type of things.

Mr. Steiner stated going back to the pools, I think probably one of the areas you're going to get the biggest push back is from the standpoint of us making sure it is well known the limitation is an hour and a half. I can see people standing in line for 30 minutes, finally get in, only to be told we're shutting down in 15 minutes and you have to leave. It's the fact that it's going to be based on a time schedule and that's going to be one area that going to give you some heartache. They need to know the pool will be cleared. The other thing has to do with the adult pool. How many more people does that get us?

Mr. Soriano responded I believe it's 50.

Mr. Steiner stated most of the people that go in are going to have small kids and they're going to want to be in that one area. Instead of opening it up to families, we could lower the

age that can get in to teenagers and adults. Your play pool and slides are going to be shut down so there's nothing in there other than the wade pool so from that standpoint, your teenagers and the adults are not necessarily going to have to be there.

Mr. Soriano stated one problem with that is they come in with families, so they'll have some older kids and a toddler and they want to be together so I had it in there as 100 people for the front and if we utilize that back pool it's 160, so it's a good amount of people.

Mr. Steiner stated again, I think those with the toddlers are going to be on that beach area and that's not available at the adult pool so you have a situation where they can't touch the bottom. I know I would probably be in an area where the kids could play as opposed to stuck in a float. That would be my only concern, and I think the biggest area is going to be if you're closing the pool completely, we're going to have to make that very clear.

Mr. Soriano stated once we're done with our discussion that's something I want to talk about too. It wouldn't be something I think we should do tomorrow. At the earliest, I would like to open Wednesday. If we can hold off, whether it's Friday or Monday, I want to be able to advertise to the residents and get the information out there because some may decide they don't want to deal with the waiting in line and may decide they want to do something else. There are other things around that are opening up. The zoo was opening up this weekend. Normally I'm not trying to send people away from here, but it's kind of like our swim meets. I tell people, if you don't want to deal with the hectic type of schedule stay away that morning. It's going to be like this for a little while until we can increase that capacity. They're going to have to wait in line and some might have to sign up so we may have people stay away just because of that. At Double Branch they have a lap pool and what we've done over there for the last five years is we have the lanes and one side of their lap pool, which is the deeper pool, the adults are only on one side of the pool. Those adults that are by themselves tend to stay on that side. It's actually labeled out 'adult only'. We would still keep that; it just allows us to open it up to a higher capacity. Typically, when we're busy, we might have 15 people back there in the summer and they're hanging out all day. This would be a little different because they would still fall under that hour and a half usage so now we would limit the front to 100 people, whether it's families with kids, teenagers, whatever, there's 100 up there and floating around in the back we have 10 people. We're going to get complaints no matter how we do this. Every district is going through this same problem. One or two have opened up. Jim may be able to

share some of things that have come up and Jason I know has heard some. We're going to get complaints either way; I just thought that would help on the family side. We're going to get complaints from those adults that have been bugging me from day one that they want that pool open and they figured it is adult use at your own risk and they should be able to handle themselves. Which, I kind of get, but we also know that doesn't happen under normal conditions, let alone right now, so that might be a little tough but that was the main reason for that. These are not set in stone. I wanted to discuss with all you guys and see what you guys thought would work. We have to have that agreeance for everybody because like I said, every option there is going to bring along some complaints from somebody.

Mr. Perry stated in regard to other districts, a lot of the larger districts like Nocatee are taking a phased approach. They're not going to start reopening until the 20<sup>th</sup>. There have been some smaller districts that have opened but limited facilities. A lot of that is unmanned so it's a little bit different for everyone. Districts that are under the control of the developer and still have a lot of homes to be sold are a mixed bag right now. Some developers want the facilities open as soon as possible and a lot of the major developers/home builders are taking a slow approach to it just because of liability issues and concerns so I think what Jay has come up with is a pretty balanced approach to it and gives a little more capacity for your facility, which is a good thing. With the reservation systems, that's kind of a mixed bag also. Some of the districts are using online reservations and others are doing what Jay is proposing.

Mr. Steiner stated what probably also needs to be stressed in communications with the residents is we are attempting to do these things, but based on the results and time there will be further modifications, even up to the point of shut down. This is not going back to the way we were in September of last year. The new normal is yet to be determined.

Mr. Soriano stated right, and because we know there will be some changes, I'd rather stay on that conservative side first and as we see what we're allowed to do a little more of and what we can push, we can open up more. I'd rather try to take it as slow as possible. I know a lot of people are chomping at the bit to get out to the pools because it's been summertime for them for two months now. They've been out of school and some people are working from home and it's been hot, but at the same time, typically we would not be open at this time. Right now, in a normal year we would be doing that alternating schedule. It's not until the week they get out of school, Memorial Day week or the week after that, that we have that full schedule of

open pools. I've had a couple residents complain about that thinking we're just saving money and that's not the case. We're still operating and have to pay for all of our fees, chemicals, licenses, phones, things like that. We've saved really a couple of weekends in April because typically we're not open anyway, so now we will actually be opening a little early outside that normal operation time, but if we can do it and we're not going over in staffing, which I would have to watch a little bit, especially since we would be opening both pools instead of going to that alternating day. Unless the Board decides to just stick with that plan, I'd have to watch it. I think we will be okay, and that gives people a little chance to get in, but I would rather stay on the conservative side and keep some of the things low capacity for now and as the Governor's plans the County's plans come out and they let us know whether we can do a little more or not. I do think it will be a while, I know this first phase they're thinking will be a few weeks and some people seem like they're in a hurry, but I've been warning everybody that even if the first phase goes just a couple weeks, we get our staff back in and we can open up some things, we may be stuck in that phase two for quite a while. We may be well through the summer before we can change more.

Mr. Hartigan asked are we just going to say swim at your own risk from this point forward? This would actually take away some of that negativity that you're getting beat up with. The second question is about the bathrooms that have the lockers and shower combinations. Are those going to be open or closed, because in your outline it said that you really didn't want people changing in the locker rooms and locks weren't going to be provided, so how are we going to manage those areas?

Mr. Soriano stated we will probably have to close off the showers if we are going to do that. That was a recommendation from our insurance company because of having to clean so often. Some of them actually have doors. The women do, the men have one door on the other one, but we can kind of block it off with caution tape and have signs posted. The lockers we don't have to worry about. It's been almost a year in the winter that we voted to remove the lockers. I wanted to post and let everybody know that we were removing them, so we had things on the lockers letting people know we weren't going to have lockers anymore. In fact, we did some painting and repair of the walls that were behind them while we've been shut down so everything looks nice and neat. We will have to tape off and cover the men's urinals because that was a recommendation that every other stall gets blocked off, so we will have a

little control if we can close those off. Sometimes people do their own thing when things are just taped off; they will rip down the tape. If you've noticed, most of our playgrounds over the last month were taped off and I would say less than a third of them still have their tape on there today, but we will have staff at the pool that can keep an eye on it. That recommendation not just from our insurance, but also USA Swimming wants everything to be exercise only. If they're changing, it's more like a day at the pool and they thought that would help to get people in and out. We don't have to do that. A lot of times we're shutting some of that stuff down and it almost makes it to where I'm concerned more about cleanliness. People already have a hard time trying to get people to understand they're supposed to shower before getting into the pool anyway, but then I'm shutting down showers so it's a little tough, but the main ones that get used for the fitness center I don't have to worry about the lockers anymore. We will clean up throughout the day but it's more of get in and get out.

Mr. Reynolds asked is this going to cost us any money with all these precautions?

Mr. Soriano stated there are a couple I want to point out and it really depends on how much we're doing. We have to train the staff to get them to understand they have to clean the area around them. That's not hard, we can do that every hour. That's really what you see going on in most businesses. That will increase costs a little bit because we're going to use more supplies than normal. If residents are doing their part when we get to things like the fitness centers, I promise we're going to see an increase in the wipe usage and things like that so I will see an increase in supplies as we're getting ready to go through the budgeting process right now so we will look at those lines as far as what I see increasing for the budget for next year because we will be operating like that for a while. There's no way I'm going to be able to say we can clean less even if we're at a phase three, so that increase will be there. There are a couple items that I would be concerned with and it would really be under the direction of you guys. Right now, as far as full janitorial we are set up where somebody comes in once a day every day and they hit the bathrooms and every facility and then they're done by the afternoon. If we wanted to increase that and do a second cleaning, that is still doubling that line. The other one I have some concerns with would fall under repair and replacement items, but it would be things I never thought about before. There were a couple of recommendations in there from ASHRAE, which handles HVAC systems. Fitness centers have looked at how the A/C systems work to help spread the issue. We're going to be opening up and we're worried about making

sure the units are clean and their recommendations are to do things like increasing the type and quality of filters. Most commercial facilities use what's called a MERV 3 or 4, it's real low level and it actually allows the system to work easier, but it doesn't catch as much dust particles and things like that and we change them a little more often. Their recommendation is a MERV 13, so this is really thick stuff and now you're talking about going from a \$6 filter to a \$30 filter and some of our units, such as our biggest unit over at Double Branch, holds 12 of them, so if I have to change that every couple of months it's going to add a few hundred bucks. Their recommendation was also to look at things like U/V lights in the A/C units. U/V works great and for air units it's much cheaper than doing U/V for things like pool and water systems. I know Jim has knowledge of how that works in water treatment plants. They do work well, and they'll take care of everything in the water, same with the air, but in a pool and things like that they're very cost heavy and the maintenance on them is a lot. For HVAC it's not that bad. For most of our units it might be a few hundred dollars for light bulbs that get installed in the vents so it's something we can add, but these little items do add up and they will go under the repair and replacement items if we feel those are the items we want to do. We don't have to do all of this. There are recommendations for just about everything. Right now, I'm concerned with just doing the most basic stuff to get people in and out and make sure we're clean.

Mr. Reynolds asked we're talking about a slight increase, mostly for supplies?

Mr. Soriano responded yes there is nothing that I envision that is a huge cost increase. We can talk later about some items that are a loss to us, such as revenue from our wedding room that is shut down. It is a big revenue generator for us. Some years we make great money over there and that offsets the budget that we have. We had to cancel a lot, so we gave refunds, but since March we haven't been able to show it. We have lots of weekends that didn't get refunded but didn't get showed and booked either and now we're worried about when we will be able to open up because it's hard to charge a couple thousand bucks to somebody that wants a 150 person room and you're not allowed to have more than 35 people in it, so even when we open up in phase two and three there might be so much control on it we're just not going to utilize that room and bring in revenue yet, so those things would be different and we're going to have to look at in the budget so it's not really increased costs I'm worried about so much as those other type of things that we will look at. Some areas will help offset that too, like right now we're not spending money on social activities. We don't have the movies or the ice cream



days at the pool and things like that so I'm not spending money there, but that's a small amount and that wedding revenue is a big loss right now.

Mr. Reynolds stated my only other thing is a comment. There's a lot of parents stuck home with small kids and they're going berserk. As long as this thing is open, even partially, the better for these folks.

Mr. Soriano stated I've gotten hit with that a lot. It was very hard to do some of these shutdowns and deal with some residents. There's always some that aren't understanding. We got yelled at quite a bit about the playgrounds. The City sent out their notices to everybody that they shut down their playgrounds, such as Kingsley for the same reason. There's really not a way to keep them clean. However, the County went on TV and proclaimed they were happy they were able to keep their parks and playgrounds open so they made it hard when I was talking to people a lot of times saying it was a recommendation, it wasn't something we did randomly, it wasn't our choice, but then our own County is doing something different. Everything I've done I tried to use some back up to why we would do things. It doesn't mean we have to, it's still on us in some respects.

Mr. Perry stated the last question for the Board would be if you're comfortable with what has been discussed we really need to figure out a timeline or target date for opening, so Jay can get his staff in line and make sure everything is in order.

Mr. Reynolds stated I would like to see you do this like a week from now, only because I feel for the parents and the kids that want to get them out to the pool and parks and do things that keep them from being so confined.

Mr. Hartigan stated you said earlier Friday. Would Friday the 15<sup>th</sup> give you enough time? A week is great, but we're coming up to a weekend so if you're comfortable and you have everything set to go could it be opened on Friday?

Mr. Soriano stated it could be. Wednesday would be the quickest. Staff will not be hard because it's pool monitors, and I have a lot of staff waiting to get back to work. Over at your sister district I worked out that they will need four and for you guys we would have an extra one just in case it's busy. However, we may see a lot of people may not come out. Fleming Island opened up this last weekend and they had a few people on deck. If that's the case, I'll have to scale back to meet that because I don't want them to be wasted either. I can get them to clean and do things, but it's also hard to coordinate that while we're open. Right now, that's

what my job has been for the last six weeks or so has been moving everybody in different directions. I've tried to give staff time to shop at the grocery store and I wanted to work with everybody as much as possible so it is a little tough, but I have people waiting to get back to work so we could do it as early as Wednesday. Friday would give me a little more time to advertise to the residents, which is always good. Monday would be the next option and the reason I say that is I could advertise between now and the weekend, we could post it, people could come down and see it and Monday we can open up at the beginning of the week. The only concern I have with Friday is those first two or three days it's going to be a little hectic while people are learning this. Some don't like to read my emails or read the signs posted on the wall in front of them, so they come down and ask the questions then and then they get frustrated because they're already down with eight kids in tow and they're ready to go. I'd be good with any day though and the staff is going to be ready. We're going to be yelled at either way and I've kind of prepared them for that. Wednesday is quick but we can do it, so I'd say either Friday or Monday.

Mr. Steiner stated my thing is making sure you have time to get the word out. If you can get something started and get it out today, yeah you're going to get yelled at, but like you said, you're going to get yelled at no matter what day you open, so if we go ahead and address the fact that on the first few opening days we're liable to have some problems and hopefully the schedule that you put out will be maintained, but they have to understand that right now we're making the assumption we're going to have a big turnout but like you said, we could have very few. We don't know what all the hidden gotchas are yet, so I think if you put it out where we are attempting to go ahead and set up a workable schedule and this is what we've come up with to open up as quickly as possible, but this is liable to change, at least we're making a good faith effort to get them something by the weekend.

Mr. Reynolds stated I agree. Let's go with Friday.

Mr. Perry stated you will start notifying residents and the beginning of the opening will be this coming Friday.

Mr. Soriano stated correct, so after our meeting with your sister district I'll start formatting that letter that I sent to you with just the information needed. I think I took out dog parks because we don't have a dog park, but I had a whole bunch of stuff in there from other communities as well. I'll limit what's going to go out to the residents to just what we're doing

here so it won't look the same, but it will have a lot of those same numbers. I do want to ask to make sure everybody is good with opening that adult pool to families. Of course, we will let everybody know that it's only because of this and it's not going to stay that way. It's really to lessen that capacity issue to give us a little more space and get more people in. Part of phase two might be now that we can get more people on the front deck, maybe turn the slides on and the spray ground and families are no longer allowed back there. As long as everybody is good for phase one, we will open up that back pool. We don't have to. 100 people is still a good amount of people. Both districts will be pretty matched if we didn't open up that back pool.

Mr. Hartigan stated my only concern is family friendly. The potential of having a small child and you're in waters that are a little deep for that child, that throws an additional potential risk, especially if we don't have any lifeguards back there.

Mr. Steiner asked we are going to have lifeguards back there, right?

Mr. Soriano responded pool monitors who are still lifeguard staff, but yes I would have to have somebody back there if we do that. We also would have to remove half the lane lines because there has to be a float line if it gets deeper than five-foot. At Double Branch we don't need it because five-foot is as deep as it goes, but for you guys it does go to six-foot. It does become a deep pool and there are other communities out there that have to have that for the children if it's available to children. I think we have one of the largest adult-only pools that there is.

Mr. Morris stated I think it's great so go ahead and do it, but it's temporary.

Mr. Reynolds stated as long as the note that it's temporary is in there, we're good.

Mr. Soriano stated I will still go through this with staff and the aquatics director because that may be a concern of hers is how we staff that back pool because of the kids in there. What I'll probably do is go more conservative, but I wanted to make sure if we can open it you guys are good with us opening it.

## **FIFTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. District Counsel**

Mr. Walters stated as you can all imagine the last few months have been interesting times to say the least. We've been really focused on monitoring the myriad of executive orders that have been released and how those impact our operations, including all these Zoom meetings we have been having, which is a creation of those executive orders, which allow us to do that. A

couple things just so the Board is aware, and Jay alluded to a few of these things. There has been a lot of discussion about differences between CDD facilities just with HOAs or related to grocery stores and things like that. The one key difference that we've looked at is going back to our existence as a special purpose local unit of government. In the executive orders, specifically 91, which was the safer at home and essential services and activities executive order, there is direction in there that the local governments are charged with enforcing the restrictions that are still contained within the executive orders and things like social distancing and groups no larger than 10. That I think puts an extra emphasis on us and I can tell you we had a meeting Friday night for Fleming Island Plantation CDD. I'd say it's a similar scope to Oakleaf. They have two large amenity facilities there and the Board on Friday night moved to reopen at a limited capacity those facilities similar in scope to what you're looking at here and I was greeted Saturday morning with a barrage of phone calls, texts and emails from County staff who initially took some objection to that and said their interpretation of the executive orders was that no more than 10 people could be in the facilities. I spoke to the County Attorney on Saturday morning and walked through the realities of our facilities versus others and our interpretation, meaning my law firm's interpretation of the executive orders and how we could or could not operate and I think they're calmed down now, but we will be somewhat at the whims of the County. If the Sheriff or Fire Marshall shows up and says we are shutting this down because we believe it's a violation of an executive order that will put us in a precarious position. I asked her to let me know if that was going to be their final position and she didn't say that. There have been other discussions and I think they've backed off from that, but just giving the Board a heads up that from the county level, they've taken some interesting positions on this and we've had to deal with those, but I think the plan Jay has come up with is a very good one and as I've stated with other districts, I think baked into this concept is that we need to empower Jay and his folks in terms of how these are enforced and how these facilities are run. At the end of the day it's one thing for us to give advice and sign off on things but they're going to be the folks with their feet on the ground having to deal with these issues so to the extent folks are not abiding by the procedures that are put in place, I think staff has to be empowered to take action in certain circumstances and to the extent there should be a catastrophe that goes on that they would have the ability to shut down the facilities and regroup. I don't anticipate that happening, but I think as we get further into this and the weather gets more and more summer-like, I think you'll see

more drive for it. Just for comparison purposes, at Fleming Island yesterday, which was the first day they opened, they had about seven or eight people that showed up at each facility for the entire day so it all could be a giant thud. They have a different demographic there; I think it skews older given the nature of that community, but I just want to make the Board aware this isn't a light switch we turn on and it automatically happens. There's going to be a lot of work for Jay's group and I think we have to make sure we're supporting them as they navigate these new challenges.

**B. District Engineer**

There being none, the next item followed.

**C. District Manager – Report on the Number of Registered Voters (4,785)**

Mr. Perry stated we are required to report on an annual basis the number of registered voters within the District boundaries and you have 4,785 voters.

**D. Operations Manager – Report**

Mr. Soriano stated I didn't have a formal report because this month we don't have a lot for numbers and of course, trying to work on this planning, that's all that has gone on this month. We still have those big projects last week. We did have to coordinate the delivery for the shade sails. Those were supposed to be dropped off last week so I'm hoping those will come in this week. I'm not sure what happened to our freight delivery. It's been a little tough. The trucks are running, but it's not as easy to get some of those commercial deliveries right now. Timing is really hard, especially with offices closed. A lot of times they won't drop off here, they want me to come out to their hubs and pick up items, which for some of these large items I just can't do, and then trying to make sure we have equipment like forklifts to get equipment off the trucks. It's definitely been a lot more work to get these items delivered, but I'm hoping to see the sail shades in so we can start with some of that digging and work this next month. We are still working on the gazebo. If you guys have seen the portion that's done, it looks really good. I like the way it's turning out with that composite material so we will continue that this month. We started that the last week of March, but then I moved our guys to a lot of other items like the pool to get ready. We do have a couple of items at the pool that are going to be a concern. Your little yellow slide that comes off the spray ground is cracked. That is not officially a water park slide. It was actually designed more like the McDonald's Play Place slides. It's not really easy to find a section. I do have a company that's going to be sending one out of Ontario, but the shipping along on it is going to be \$500. We also have a bit of a marcite issue. For now, I'm good because

of the timing. Like I said, I don't know when the spray grounds are going to be allowed to be opened up, so we should be good, but we do have a little bit of work to do on the pools that I have a concern with, but for everything that we're going to open up we're good to go. We will move out to some of those other projects. We still have the digging at Willowbrook. I think AT&T is done there. I saw them out there this last weekend putting in one more spool by the high school. As soon as they're out of the way we can work on that roadway again and get the Willowbrook lights up and going. We do still have some of these big projects we're working on, but everything has been coming along pretty good. We got our storage building dropped off for both districts. You and your sister district have storage buildings, we just haven't had foundation laid yet, so as soon as I can get that you will start to see some movement on the buildings too.

Mr. Morris stated the slide for the spray ground, is that just normal use or vandalism?

Mr. Soriano stated no, it's actually cracking through the plastic from drying out and sitting in the sun. That one doesn't sit underneath that overhang at all, so it does get a lot of Florida sun on it and it just cracked it. Even if we were to open it's not in an area where kids are going to hurt themselves, but it is something that will get bigger and that slide would be completely useless if it opened up farther on the crack so I do have to replace it.

Mr. Steiner stated you mentioned a marcite issue. Is that in the spray ground?

Mr. Soriano stated it is, and it is something I'm working with Crown to see if we can get a little help on it warranty wise. By now, it wouldn't quite fall under warranty, but it is something that started off as a little issue when they finished and it was pointed out; I have pictures and emails telling them this is going to create a problem, and it has started to create a problem now. This is our fifth summer, so it has gone a while, but I'm a firm believer that if they had done something different this wouldn't have happened at all, so they are working with me. It is a section right next to where we have the pelican and frog that kids slide on. Those are made of fiberglass and they sit inside the marcite. It's not a design they do much anymore. They put them on top of the marcite so when they would have surfaced our pools again what they should have done was pull those items completely off the pool deck, surfaced underneath of them and then put them back down. They didn't; they ran the marcite up to the edge of the fiberglass. It doesn't really seal together really well so the water has started to get under that section and has created a hollow abscess between the two layers of marcite. It's not something you see right away, but

if it were to start to crack it would make a sharp crack where kids could possibly step so I have them coming out to break it apart and lay a big patch of marcite.

Mr. Steiner stated so this has no impact on any of the area we're going to be opening up.

Mr. Soriano stated correct nothing right now and even when we get to it, it would be one of those things I would have to put out a cone if Crown can't get here and put a patch in for me yet so kids are stepping in that area and the lifeguards would have to help keep them away from it. It's not right in an area of normal play. It's next to the wing of the pelican so unless they're trying to climb on the side of the bird it's not an area they normally go.

## **SIXTH ORDER OF BUSINESS**

### **Audience    Comments    /    Supervisors' Requests**

There were no audience members in attendance.

Mr. Hartigan stated I have four questions regarding the assessment receipt schedule and check register. On page 111 there was a VerdeGo which showed the invoice was on hold. Is that resolved? It was an invoice dated March 1<sup>st</sup>, but it showed up on our schedule.

Mr. Perry stated if it's in the agenda package, it's been paid. It's supposed to be supporting the check register.

Mr. Hartigan stated that's fine, I just saw that note and had that question. Next is page 148 to Allied Universal.

Mr. Soriano asked was this also one that was on hold?

Mr. Hartigan stated no, the reason I'm asking is because there were three items within that thing, which could potentially mean something or not mean something, but one check was stopped, one showed a check being returned, and then one invoice on hold and it just through up a red flag.

Mr. Soriano stated for Middle Village we had an account issue. A couple checks were returned for fraud protection from our bank is what I was told. I had talked with Chalon with VerdeGo about one of theirs, but we had a couple of other vendors and that would have been right around the end of February or beginning of March, so if all three of those were at that same time that might have to do with that.

Mr. Hartigan stated yes one for Allied, one was for Horizon Casual and then the VerdeGo right in that line.

Mr. Soriano stated Horizon Casual did contact me, so I know they were one of the ones that received the check and made the deposit and it was returned by their bank almost like it was a stop payment from ours and that was fraud protection. As far as I know, everything has been paid back now. Most of them the funds released, but I think we did have to re-send a couple different checks to different vendors but that may have been the only three that didn't get payment right away.

Mr. Perry stated yes, the Allied Universal, the first one was for the month of February and that was check 7996 and that was voided and that's probably the one you're thinking about that was returned. Then it was reissued with check number 8045, and also check number 8046 was for March so February and March were paid.

Mr. Soriano stated so Tim, we should be good with everything now. I have reached out to all vendors to make sure we're not missing any checks anywhere where we hear from them six months later.

Mr. Hartigan stated I just wanted to make sure everybody got what they were supposed to. The last question I have is on page 159, reimbursements to Andy Fletcher. It's been a while since I've been to the amenities and I'm not sure if we sell beer or not.

Mr. Soriano stated that's social items. We don't serve beer at the amenity center so for tennis when we do a social event, I have him buy everything on his own. He sets up the tennis socials and holiday events, things like that, so for that time that probably would have been the St. Patrick's Day, which was the last thing that we did before we shut everything down so I know in the past they have had adult beverages for that. The only time you'll ever see alcohol for even my lines would be for the movies at the pool or movies at the green. I do provide a couple adult beverages to the residents. It's not something we charge for because we can't do anything like that, it's just the social events. He doesn't have a district card, so he has to do everything out of pocket and then we reimburse him.

Mr. Perry stated it's very limited as Jay was saying. It's not a regular monthly item to say the least.

Mr. Soriano stated I do have one question and hopefully it will be something we can broach with the next meeting, it would just be for planning purposes and Jason, you may have to help out with this. I'm not sure if they've brought this up in Nocatee, but for those later phases when we actually get to being allowed to do rentals again, will we be able to do some kind of



temporary rate change? Let's say we're allowed to do a wedding at 50%. For me to be able to fill that room, it's hard for Wanda to sell it at that full price, but I know our rates are something we always have to do those public hearings for. Would we be able to do something different because of this case just for planning? We do have some people asking for August or September. We're holding them off right now, but we also want to be able to give them an idea of what we would be looking at when that happens.

Mr. Perry stated I can't remember when we did the rates if we did give some language in there to allow for seasonal adjustments or demand, because some districts we've done that. If we do have that language in there, we will be able to do it. If not, I don't know how you're going to be able to do it without the public hearings unless there's relief given by the Governor and I doubt if he will go down to that level of detail.

Mr. Walters stated I think the only other alternative we could look at there is providing 50% if we were proposing a 50% rate, assuming that's two to three months out we could circle back and notice a public hearing for that and have the Board approve that prior to the date of that. The other alternative is to the extent we don't have the flexibility built in, if the Board is so inclined we could start that process because as you know there is a notice period, but we could start that process to bake in some of that flexibility given the circumstances so we could have it by the July meeting where we could hold that public hearing.

Mr. Soriano stated hopefully it's something we can broach at the next meeting. I don't think it will be that quick, but the wedding room was the only one I was concerned with. I've already told Wanda we can't do birthday parties probably even in the second phase if we're allowed if we have that limited capacity at the pool because it doesn't help to take away from that capacity with the birthday parties on deck or anything like that so those will be held off for a while but the wedding room was my concern. Even if it's just a ceremony for some of these people that didn't get a real ceremony, we are going to have people coming out for those things and wanting smaller services so we will figure out how we can do that.

## **SEVENTH ORDER OF BUSINESS**

### **Next Scheduled Meeting**

Mr. Perry stated our next meeting is going to be June 8, 2020 at 2:00 p.m. We will plan to conduct it via Zoom at this point in time and the notice will also indicate we may have it onsite if the Governor provides for that and does away with the virtual meetings.

Mr. Steiner stated before we adjourn, would it be prudent to go ahead and modify the rate schedule to put that verbiage in there being we don't know how long this will last. Go ahead and public notice it and get it in there because as I said, we don't have a limit as to how this is going to end and whatever we do is going to require this step no matter what.

Mr. Perry stated we can add it to the agenda for a proposed rule change for rental facilities.

**EIGHTH ORDER OF BUSINESS****Adjournment**

On MOTION by Mr. Reynolds seconded by Mr. Steiner with all in favor the meeting was adjourned.

---

Secretary/Assistant Secretary

---

Chairman/Vice Chairman

*B.*

# Middle Village

## Community Development District

Unaudited Financial Reporting  
April 30, 2020



**Middle Village**  
**Community Development District**  
**Combined Balance Sheet**  
April 30, 2020

	<u>Governmental Fund Types</u>			Debt	Totals
	<u>General</u>	<u>Recreation</u>	<u>Capital Reserve</u>	<u>Service</u>	<u>(Memorandum Only)</u>
<b><u>Assets:</u></b>					
Cash	\$94,372	\$55,561	\$87,854	---	\$237,787
Investments:					
<b><u>Series 2018-1</u></b>					
Revenue	---	---	---	\$654,542	\$654,542
Reserve	---	---	---	\$370,349	\$370,349
Prepayment	---	---	---	\$5,000	\$5,000
Principal	---	---	---	\$1,015,000	\$1,015,000
Interest	---	---	---	\$425,204	\$425,204
<b><u>Series 2018-2</u></b>					
Reserve	---	---	---	\$123,773	\$123,773
Prepayment	---	---	---	\$5,000	\$5,000
Sinking Fund	---	---	---	\$115,000	\$115,000
Principal	---	---	---	\$0	\$0
Interest	---	---	---	\$66,150	\$66,150
<b><u>Operations</u></b>					
Custody Acct - Gen Fund Excess	\$42,752	---	---	---	\$42,752
Custody Acct - Rec Fund Excess	---	\$11,162	---	---	\$11,162
General Account	\$1,510,083	---	\$702	---	\$1,510,785
<b><u>State Board</u></b>					
General Fund	\$91,719	---	---	---	\$91,719
Recreation Fund	---	\$459,069	---	---	\$459,069
Capital Reserve	---	---	\$626,780	---	\$626,780
Due From Double Branch	---	\$14,813	---	---	\$14,813
Due From General Fund	---	\$1,344,089	---	---	\$1,344,089
Due From Rec Fund	---	---	\$19,739	---	\$19,739
Due From Debt Service	\$10,705	\$83,057	---	---	\$93,762
Due From Capital Reserve	---	\$1,435	---	---	\$1,435
Electric Deposits	---	\$13,383	---	---	\$13,383
Prepaid Expenses	---	\$1,324	---	---	\$1,324
<b>Total Assets</b>	<b><u>\$1,749,631</u></b>	<b><u>\$1,983,893</u></b>	<b><u>\$735,074</u></b>	<b><u>\$2,780,019</u></b>	<b><u>\$7,248,617</u></b>
<b><u>Liabilities:</u></b>					
Accounts Payable	\$3,907	\$10,315	\$1,557	---	\$15,779
Accrued Expenses	---	\$57,611	---	---	\$57,611
Due to Capital Reserve	---	\$19,739	---	---	\$19,739
Due to General Fund	---	---	---	\$10,705	\$10,705
Due to Rec Fund	\$1,344,089	---	\$1,435	\$83,057	\$1,428,581
<b><u>Fund Balances:</u></b>					
Unassigned	\$376,635	\$1,882,846	\$732,082	---	\$2,991,563
Nonspendable	\$25,000	\$13,383	---	---	\$38,383
Restricted for Debt Service	---	---	---	\$2,686,257	\$2,686,257
<b>Total Liabilities and Fund Equity</b>	<b><u>\$1,749,631</u></b>	<b><u>\$1,983,893</u></b>	<b><u>\$735,074</u></b>	<b><u>\$2,780,019</u></b>	<b><u>\$7,248,617</u></b>

**Middle Village**  
**Community Development District**  
**General Fund**

Statement of Revenues & Expenditures  
For the Period ending April 30, 2020

	Adopted Budget	Prorated Budget 4/30/20	Actual 4/30/20	Variance
<b><u>Revenues:</u></b>				
Maintenance Assessments - Tax Roll	\$213,950	\$192,105	\$192,105	\$0
Maintenance Assessments - Direct	\$1,737	\$1,737	\$2,086	\$348
Interest Income	\$5,000	\$2,917	\$11,741	\$8,825
Miscellaneous Income	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$220,687</b>	<b>\$196,759</b>	<b>\$205,932</b>	<b>\$9,173</b>
<b><u>Expenditures:</u></b>				
<b><u>Administrative</u></b>				
Supervisors Fees	\$12,000	\$7,000	\$5,200	\$1,800
Travel	\$209	\$122	\$0	\$122
FICA Expense	\$918	\$536	\$398	\$138
Engineering	\$10,500	\$6,125	\$0	\$6,125
Trustee	\$15,144	\$15,144	\$15,100	\$44
Dissemination Agent	\$2,100	\$1,225	\$1,625	(\$400)
Assessment Roll	\$7,550	\$7,550	\$7,550	\$0
Attorney	\$45,000	\$26,250	\$18,622	\$7,628
Attorney-Foreclosure	\$28,000	\$16,333	\$0	\$16,333
Arbitrage	\$750	\$438	\$0	\$438
Annual Audit	\$5,900	\$3,442	\$2,500	\$942
Management Fees	\$59,963	\$34,978	\$34,978	(\$0)
Information Technology	\$2,150	\$1,254	\$1,371	(\$117)
Telephone	\$425	\$248	\$155	\$93
Postage	\$600	\$350	\$231	\$119
Printing & Binding	\$2,700	\$1,575	\$1,642	(\$67)
Records Storage	\$200	\$117	\$0	\$117
Insurance	\$10,371	\$10,652	\$10,265	\$388
Legal Advertising	\$1,500	\$875	\$522	\$354
Other Current Charges	\$150	\$88	\$0	\$88
Office Supplies	\$300	\$175	\$158	\$17
Website Compliance	\$2,250	\$1,313	\$1,313	\$0
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Reserves	\$11,832	\$0	\$0	\$0
<b>Total Administrative</b>	<b>\$220,687</b>	<b>\$135,963</b>	<b>\$101,803</b>	<b>\$34,160</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$0</b>		<b>\$104,129</b>	
<b>Fund Balance - Beginning</b>	<b>\$0</b>		<b>\$272,506</b>	
<b>Fund Balance - Ending</b>	<b>\$0</b>		<b>\$376,635</b>	

**Middle Village**  
**Community Development District**  
**General Fund**  
Month By Month Income Statement

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<b>Revenues:</b>													
Maintenance Assessments - Tax Roll	\$0	\$36,333	\$145,616	\$1,410	\$2,255	\$1,465	\$5,026	\$0	\$0	\$0	\$0	\$0	\$192,105
Maintenance Assessments - Direct	\$0	\$0	\$1,737	\$0	\$0	\$0	\$349	\$0	\$0	\$0	\$0	\$0	\$2,086
Interest Income	\$1,962	\$1,524	\$1,111	\$1,644	\$2,210	\$2,065	\$1,227	\$0	\$0	\$0	\$0	\$0	\$11,741
Miscellaneous Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interfund Transfer In	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$1,962</b>	<b>\$37,857</b>	<b>\$148,463</b>	<b>\$3,054</b>	<b>\$4,465</b>	<b>\$3,530</b>	<b>\$6,601</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$205,932</b>
<b>Expenditures:</b>													
<b><i>Administrative</i></b>													
Supervisors Fees	\$800	\$800	\$800	\$800	\$1,000	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$5,200
Travel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FICA Expense	\$61	\$61	\$61	\$61	\$77	\$77	\$0	\$0	\$0	\$0	\$0	\$0	\$398
Engineering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trustee	\$0	\$0	\$0	\$0	\$0	\$0	\$15,100	\$0	\$0	\$0	\$0	\$0	\$15,100
Dissemination Agent	\$375	\$175	\$175	\$175	\$175	\$375	\$175	\$0	\$0	\$0	\$0	\$0	\$1,625
Assessment Roll	\$7,550	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,550
Attorney	\$3,079	\$2,680	\$3,206	\$3,033	\$2,858	\$3,766	\$0	\$0	\$0	\$0	\$0	\$0	\$18,622
Attorney-Foreclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$2,500	\$0	\$0	\$0	\$0	\$0	\$2,500
Management Fees	\$4,997	\$4,997	\$4,997	\$4,997	\$4,997	\$4,997	\$4,997	\$0	\$0	\$0	\$0	\$0	\$34,978
Information Technology	\$196	\$196	\$196	\$196	\$196	\$196	\$196	\$0	\$0	\$0	\$0	\$0	\$1,371
Telephone	\$7	\$35	\$46	\$0	\$29	\$7	\$32	\$0	\$0	\$0	\$0	\$0	\$155
Postage	\$15	\$43	\$35	\$33	\$63	\$29	\$14	\$0	\$0	\$0	\$0	\$0	\$231
Printing & Binding	\$287	\$420	\$26	\$224	\$279	\$231	\$176	\$0	\$0	\$0	\$0	\$0	\$1,642
Records Storage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Insurance	\$10,124	\$0	\$0	\$0	\$0	\$0	\$141	\$0	\$0	\$0	\$0	\$0	\$10,265
Legal Advertising	\$62	\$62	\$212	\$124	\$62	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$522
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$21	\$41	\$1	\$21	\$27	\$25	\$21	\$0	\$0	\$0	\$0	\$0	\$158
Website Compliance	\$188	\$188	\$188	\$188	\$188	\$188	\$188	\$0	\$0	\$0	\$0	\$0	\$1,313
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$27,937</b>	<b>\$9,697</b>	<b>\$9,941</b>	<b>\$9,851</b>	<b>\$9,950</b>	<b>\$10,890</b>	<b>\$23,538</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$101,803</b>
<b>Excess Revenues (Expenditures)</b>	<b>(\$25,975)</b>	<b>\$28,160</b>	<b>\$138,522</b>	<b>(\$6,797)</b>	<b>(\$5,485)</b>	<b>(\$7,360)</b>	<b>(\$16,936)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$104,129</b>

**Middle Village**  
**Community Development District**  
**Recreation Fund**

Statement of Revenues & Expenditures  
For the Period ending April 30, 2020

**Revenues:**

	Adopted Budget	Prorated Budget 4/30/20	Actual 4/30/20	Variance
Maintenance Assessment - Tax Roll	\$1,555,455	\$1,490,441	\$1,490,441	\$0
Maintenance Assessment - Direct	\$13,477	\$16,183	\$16,183	\$0
Interest	\$5,000	\$2,917	\$2,853	(\$64)
Miscellaneous Income	\$0	\$0	\$1,728	\$1,728
Amenities Revenue	\$55,000	\$32,083	\$49,147	\$17,064
Cost Share Revenue - South Village/Lighting	\$36,662	\$36,662	\$28,466	(\$8,196)
<b>Total Revenues</b>	<b>\$1,665,594</b>	<b>\$1,578,286</b>	<b>\$1,588,818</b>	<b>\$10,532</b>

**Expenditures:**

**Administrative**

Management Fees - On Site	\$293,904	\$171,444	\$171,444	\$0
Insurance	\$46,674	\$46,674	\$47,758	(\$1,084)
Other Current Charges	\$3,500	\$2,042	\$2,455	(\$413)
Permit Fees	\$1,500	\$875	\$616	\$259
Office Supplies	\$500	\$292	\$0	\$292
Capital Reserve	\$50,906	\$0	\$0	\$0
<b>Total Administrative</b>	<b>\$396,984</b>	<b>\$221,326</b>	<b>\$222,274</b>	<b>(\$947)</b>

**Common Area**

Security	\$75,000	\$43,750	\$29,651	\$14,099
Security - Clay County Off Duty Sheriff	\$43,609	\$25,439	\$26,410	(\$971)
Electric	\$22,000	\$12,833	\$7,899	\$4,934
Streetlighting	\$32,000	\$18,667	\$17,251	\$1,416
Irrigation Maintenance	\$4,000	\$2,333	\$5,645	(\$3,311)
Landscape Maintenance	\$428,571	\$250,000	\$250,000	\$0
Common Area Maintenance	\$54,847	\$31,994	\$24,626	\$7,368
Lake Maintenance	\$23,668	\$13,806	\$12,076	\$1,730
Misc. Maintenance	\$5,000	\$2,917	\$2,200	\$717
<b>Total Common Area</b>	<b>\$688,695</b>	<b>\$401,739</b>	<b>\$375,757</b>	<b>\$25,982</b>



**Middle Village**  
**Community Development District**  
**Recreation Fund**

Statement of Revenues & Expenditures  
For the Period ending April 30, 2020

	Adopted Budget	Prorated Budget 4/30/20	Actual 4/30/20	Variance
<b><u>Recreation Facility</u></b>				
Amenity Staff	\$145,000	\$84,583	\$46,998	\$37,585
Janitorial	\$42,418	\$24,744	\$24,105	\$639
Telephone	\$5,364	\$3,129	\$4,463	(\$1,334)
Electric	\$78,000	\$45,500	\$38,766	\$6,734
Water/Sewer	\$42,100	\$24,558	\$24,489	\$70
Gas/Heat (Pool)	\$20,000	\$11,667	\$13,032	(\$1,365)
Refuse Services	\$14,200	\$8,283	\$7,957	\$326
Pool Maintenance & Chemicals	\$87,318	\$50,936	\$25,407	\$25,528
Cable	\$5,102	\$2,976	\$2,752	\$224
Special Events	\$5,000	\$2,917	\$2,439	\$478
Office Supplies & Equipment	\$1,500	\$875	\$271	\$604
Facility Maintenance	\$37,707	\$21,996	\$19,899	\$2,097
Facility Maintenance - Preventative	\$15,350	\$8,954	\$1,345	\$7,609
Facility Maintenance - Contingency	\$27,600	\$16,100	\$13,712	\$2,388
Elevator Maintenance	\$2,576	\$1,503	\$1,233	\$269
Recreation Passes	\$5,000	\$2,917	\$816	\$2,100
Lighting Repairs	\$10,000	\$5,833	\$4,839	\$994
Tennis Court Maintenance	\$35,680	\$20,813	\$23,333	(\$2,520)
<b>Total Recreation</b>	<b>\$579,915</b>	<b>\$338,284</b>	<b>\$255,858</b>	<b>\$82,426</b>
<b>Total Expenses</b>	<b>\$1,665,594</b>	<b>\$961,349</b>	<b>\$853,888</b>	<b>\$107,461</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$0</b>		<b>\$734,930</b>	
<b>Fund Balance - Beginning</b>	<b>\$0</b>		<b>\$1,161,299</b>	
<b>Fund Balance - Ending</b>	<b>\$0</b>		<b>\$1,896,229</b>	

**Middle Village**  
**Community Development District**  
**Recreation Fund**  
Month By Month Income Statement

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<b>Revenues:</b>													
Maintenance Assessment - Tax Roll	\$0	\$281,890	\$1,129,754	\$10,942	\$17,496	\$11,369	\$38,992	\$0	\$0	\$0	\$0	\$0	\$1,490,441
Maintenance Assessment - Direct	\$0	\$0	\$13,477	\$0	\$0	\$0	\$2,705	\$0	\$0	\$0	\$0	\$0	\$16,183
Interest	\$18	\$16	\$540	\$717	\$654	\$542	\$366	\$0	\$0	\$0	\$0	\$0	\$2,853
Miscellaneous Income	\$0	\$0	\$0	\$328	\$0	\$950	\$450	\$0	\$0	\$0	\$0	\$0	\$1,728
Amenities Revenue	\$11,619	\$9,268	\$1,846	\$12,165	\$6,006	\$9,992	(\$1,750)	\$0	\$0	\$0	\$0	\$0	\$49,147
Cost Sharing Revenue	\$0	\$28,466	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,466
<b>Total Revenues</b>	<b>\$11,637</b>	<b>\$319,640</b>	<b>\$1,145,618</b>	<b>\$24,151</b>	<b>\$24,156</b>	<b>\$22,854</b>	<b>\$40,762</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,588,818</b>

**Expenditures:**

**Administrative**

Management Fees - On Site	\$24,492	\$24,492	\$24,492	\$24,492	\$24,492	\$24,492	\$24,492	\$0	\$0	\$0	\$0	\$0	\$171,444
Insurance	\$47,758	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47,758
Other Current Charges	\$517	\$512	\$417	\$593	\$751	(\$854)	\$518	\$0	\$0	\$0	\$0	\$0	\$2,455
Permit Fees	\$27	\$179	\$384	\$27	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$616
Office Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Administrative</b>	<b>\$72,794</b>	<b>\$25,183</b>	<b>\$25,293</b>	<b>\$25,112</b>	<b>\$25,243</b>	<b>\$23,638</b>	<b>\$25,010</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$222,274</b>

**Common Area**

Security	\$4,236	\$4,236	\$4,236	\$4,236	\$4,236	\$4,236	\$4,236	\$0	\$0	\$0	\$0	\$0	\$29,651
Security - Clay County Off Duty Sheriff	\$2,624	\$4,476	\$4,040	\$3,113	\$3,728	\$4,643	\$3,788	\$0	\$0	\$0	\$0	\$0	\$26,410
Electric	\$1,168	\$1,100	\$1,290	\$1,310	\$1,074	\$1,087	\$870	\$0	\$0	\$0	\$0	\$0	\$7,899
Streetlighting	\$2,528	\$2,528	\$2,528	\$2,507	\$2,507	\$2,507	\$2,146	\$0	\$0	\$0	\$0	\$0	\$17,251
Irrigation Maintenance	\$0	\$875	\$2,465	\$2,304	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,645
Landscape Maintenance	\$35,714	\$35,714	\$35,714	\$35,714	\$35,714	\$35,714	\$35,714	\$0	\$0	\$0	\$0	\$0	\$250,000
Common Area Maintenance	\$3,189	\$4,997	\$3,800	\$5,525	\$2,990	\$4,125	\$0	\$0	\$0	\$0	\$0	\$0	\$24,626
Lake Maintenance	\$2,002	\$2,002	\$1,996	\$1,519	\$1,519	\$1,519	\$1,519	\$0	\$0	\$0	\$0	\$0	\$12,076
Misc. Maintenance	\$407	\$399	\$214	\$431	\$377	\$372	\$0	\$0	\$0	\$0	\$0	\$0	\$2,200
<b>Total Administrative</b>	<b>\$51,868</b>	<b>\$56,327</b>	<b>\$56,283</b>	<b>\$56,659</b>	<b>\$52,145</b>	<b>\$54,202</b>	<b>\$48,273</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$375,757</b>

**Middle Village**  
**Community Development District**  
**Recreation Fund**  
Month By Month Income Statement

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<b><u>Recreation Facility</u></b>													
Amenity Staff	\$12,531	\$5,125	\$4,649	\$8,225	\$5,196	\$7,073	\$4,199	\$0	\$0	\$0	\$0	\$0	\$46,998
Janitorial	\$3,535	\$4,240	\$3,535	\$4,594	\$3,535	\$4,667	\$0	\$0	\$0	\$0	\$0	\$0	\$24,105
Telephone	\$650	\$687	\$673	\$671	\$570	\$511	\$702	\$0	\$0	\$0	\$0	\$0	\$4,463
Electric	\$6,083	\$5,485	\$6,008	\$6,556	\$5,221	\$5,028	\$4,385	\$0	\$0	\$0	\$0	\$0	\$38,766
Water/Sewer	\$3,316	\$4,320	\$2,528	\$2,458	\$3,863	\$3,748	\$4,256	\$0	\$0	\$0	\$0	\$0	\$24,489
Gas/Heat (Pool)	\$0	\$1,001	\$6,902	\$2,319	\$2,810	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,032
Refuse Services	\$1,464	\$0	\$0	\$1,437	\$1,684	\$1,680	\$1,691	\$0	\$0	\$0	\$0	\$0	\$7,957
Pool Maintenance & Chemicals	\$4,199	\$3,712	\$2,586	\$4,423	\$3,112	\$4,791	\$2,586	\$0	\$0	\$0	\$0	\$0	\$25,407
Cable	\$396	\$396	\$396	\$408	\$380	\$389	\$388	\$0	\$0	\$0	\$0	\$0	\$2,752
Special Events	\$466	\$645	\$998	\$190	\$0	\$140	\$0	\$0	\$0	\$0	\$0	\$0	\$2,439
Office Supplies & Equipment	\$79	\$142	\$0	\$50	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$271
Facility Maintenance	\$3,142	\$3,142	\$0	\$7,377	\$3,118	\$3,120	\$0	\$0	\$0	\$0	\$0	\$0	\$19,899
Facility Maintenance - Preventative	\$175	\$274	\$0	\$175	\$273	\$0	\$448	\$0	\$0	\$0	\$0	\$0	\$1,345
Facility Maintenance - Contingency	\$2,300	\$2,300	\$0	\$4,553	\$2,280	\$2,279	\$0	\$0	\$0	\$0	\$0	\$0	\$13,712
Elevator Maintenance	\$479	\$0	\$0	\$754	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,233
Recreation Passes	\$0	\$816	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$816
Lighting Repairs	\$833	\$833	\$802	\$801	\$802	\$768	\$0	\$0	\$0	\$0	\$0	\$0	\$4,839
Tennis Court Maintenance	\$3,887	\$4,633	\$3,344	\$5,206	\$2,143	\$2,972	\$1,148	\$0	\$0	\$0	\$0	\$0	\$23,333
<b>Total Recreation</b>	<b>\$43,534</b>	<b>\$37,749</b>	<b>\$32,421</b>	<b>\$50,198</b>	<b>\$34,987</b>	<b>\$37,166</b>	<b>\$19,803</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$255,858</b>
<b>Total Expenditures</b>	<b>\$168,196</b>	<b>\$119,260</b>	<b>\$113,997</b>	<b>\$131,969</b>	<b>\$112,374</b>	<b>\$115,006</b>	<b>\$93,086</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$853,888</b>
<b>Excess Revenues (Expenditures)</b>	<b>(\$156,559)</b>	<b>\$200,381</b>	<b>\$1,031,621</b>	<b>(\$107,817)</b>	<b>(\$88,219)</b>	<b>(\$92,153)</b>	<b>(\$52,324)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$734,930</b>

**Middle Village**  
**Community Development District**  
**Capital Reserve Fund**  
Statement of Revenues & Expenditures  
For the Period ending April 30, 2020

	Adopted Budget	Prorated Budget 4/30/20	Actual 4/30/20	Variance
<b><u>REVENUES:</u></b>				
Interest Income	\$5,000	\$2,917	\$7,523	\$4,606
Capital Reserve - Transfer In	\$50,906	\$0	\$0	\$0
General Reserve - Transfer In	\$11,832	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$67,738</b>	<b>\$2,917</b>	<b>\$7,523</b>	<b>\$4,606</b>
<b><u>EXPENDITURES:</u></b>				
Repair And Replacements	\$104,471	\$104,471	\$111,779	(\$7,308)
Capital Projects	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$104,471</b>	<b>\$104,471</b>	<b>\$111,779</b>	<b>(\$7,308)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$36,733)</b>		<b>(\$104,256)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$844,259</b>		<b>\$836,338</b>	
<b>FUND BALANCE - Ending</b>	<b>\$807,526</b>		<b>\$732,082</b>	

**Middle Village**  
**Community Development District**  
**Debt Service Fund - 2018-1 and 2018-2**  
Statement of Revenues & Expenditures  
For the Period ending April 30, 2020

Adopted Budget	Prorated Budget 4/30/20	Actual 4/30/20	Variance
-------------------	----------------------------	-------------------	----------

**Revenues:**

Interest Income	\$5,000	\$2,917	\$15,909	\$12,993
Special Assessments - Direct	\$28,633	\$28,633	\$28,633	\$0
Special Assessments - Tax Roll	\$2,070,682	\$1,975,661	\$1,975,661	\$0

**Total Revenues**

\$2,104,315	\$2,007,211	\$2,020,203	\$12,993
-------------	-------------	-------------	----------

**Expenditures:**

**Series 2018-1**

Interest Expense - 11/1	\$425,364	\$425,364	\$425,357	\$7
Special Call 5/1	\$0	\$0	\$7,000	(\$7,000)
Interest Expense - 5/1	\$425,364	\$0	\$0	\$0
Principal Expense - 5/1	\$1,012,000	\$0	\$0	\$0

**Series 2018-2**

Interest Expense - 11/1	\$66,150	\$66,150	\$66,275	(\$125)
Special Call 11/1	\$0	\$0	\$5,000	(\$5,000)
Interest Expense - 5/1	\$66,150	\$0	\$0	\$0
Principal Expense - 5/1	\$115,000	\$0	\$0	\$0

**Total Expenditures**

\$2,110,028	\$491,514	\$503,632	(\$12,118)
-------------	-----------	-----------	------------

**Excess Revenues (Expenditures)**

(\$5,713)	\$1,516,572
-----------	-------------

**Other Sources (Uses):**

Interfund Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	\$0	\$0

**Total Other Sources (Uses)**

\$0	\$0	\$0	\$0
-----	-----	-----	-----

**Net Change in Fund Balance**

(\$5,713)	\$1,516,572
-----------	-------------

**Fund Balance - Beginning**

\$615,630	\$1,169,685
-----------	-------------

**Fund Balance - Ending**

\$609,917	\$2,686,257
-----------	-------------

**Middle Village**  
**Community Development District**  
**Capital Projects Fund**

Statement of Revenues & Expenditures  
For the Period ending April 30, 2020

Series 2018-1/2018-2
-------------------------

**Revenues:**

Interest Income	\$23
Bond Proceeds	\$0

<b>Total Revenues</b>	<b>\$23</b>
-----------------------	-------------

**Expenditures:**

Capital Outlay	\$0
Trustee Fees	\$0
Cost of Issuance	\$0

<b>Total Expenditures</b>	<b>\$0</b>
---------------------------	------------

<b>Excess Revenues (Expenditures)</b>	<b>\$23</b>
---------------------------------------	-------------

**Other Sources(Uses):**

Interfund Transfer In (Out)	(\$8,476)
Transfer Out- Escrow Agent	\$0

<b>Total Other</b>	<b>(\$8,476)</b>
--------------------	------------------

<b>Net Change in Fund Balance</b>	<b>(\$8,453)</b>
-----------------------------------	------------------

<b>Fund Balance - Beginning</b>	<b>\$8,453</b>
---------------------------------	----------------

<b>Fund Balance - Ending</b>	<b>\$0</b>
------------------------------	------------

**Middle Village**  
**Community Development District**  
**Long Term Debt Report**

**Series 2018-1 Special Assessment Refunding Bonds**

Interest Rate:	2.85% - 4.37%
Maturity Date:	5/1/2035
Reserve Fund Definition:	20% Max Annual Debt
Reserve Fund Requirement:	\$370,092
Reserve Fund Balance:	\$370,349
Bonds outstanding -9/30/2018	\$22,660,000
Less: May 1, 2019 (Mandatory)	(\$985,000)
Less: May 1, 2019 (Optional)	(\$4,000)
Less: November 1, 2019 (Optional)	(\$7,000)
Current Bonds Outstanding	\$21,664,000

**Series 2018-2 Special Assessment Refunding Bonds**

Interest Rate:	4.5% -5%
Maturity Date:	5/1/2035
Reserve Fund Definition:	50% Max Annual Debt
Reserve Fund Requirement:	\$123,688
Reserve Fund Balance:	\$123,773
Bonds outstanding -9/30/2018	\$2,810,000
Less: May 1, 2019 (Mandatory)	(\$110,000)
Less: November 1, 2019 (Optional)	(\$5,000)
Current Bonds Outstanding	\$2,695,000

*C.*



**MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT**  
**FY2020 Assessments Receipts Summary**

ASSESSED	# UNITS ASSESSED	SERIES 2018A1-2 DEBT SERVICE ASSESSED	GENERAL FUND O&M ASSESSED	RECREATION FUND O&M ASSESSED	RESERVE FUND ASSESSED	TOTAL ASSESSED
ODP, LLC (1)	31,789	28,633.03	1,737.13	12,636.07	841.40	43,847.63
CONCEPT DEVELOPMENT INC (1)	9,100	6,521.20	334.73	2,434.90	162.13	9,452.96
<b>TOTAL DIRECT BILLS NET</b>	<b>40,889</b>	<b>35,154.23</b>	<b>2,071.86</b>	<b>15,070.96</b>	<b>1,003.54</b>	<b>53,300.59</b>
NET TAX ROLL ASSESSED NET	292,108	2,110,855.46	205,958.71	1,498,167.32	99,758.97	3,914,740.46
<b>TOTAL ASSESSED</b>	<b>332,997</b>	<b>2,146,009.69</b>	<b>208,030.57</b>	<b>1,513,238.29</b>	<b>100,762.50</b>	<b>3,968,041.05</b>

DUE / RECEIVED	BALANCE DUE (DISCOUNT NOT TAKEN)	TOTAL DEBT SERVICE RECEIVED	GENERAL FUND O&M PAID	RECREATION FUND O&M PAID	RESERVE FUND PAID	TOTAL PAID
ODP, LLC (1)	-	28,633.03	1,737.13	12,636.07	841.40	43,847.63
CONCEPT DEVELOPMENT INC (1)	(393.87)	6,792.91	348.68	2,536.35	168.89	9,846.83
<b>DIRECT BILLS DUE / RECEIVED</b>	<b>(393.87)</b>	<b>35,425.94</b>	<b>2,085.81</b>	<b>15,172.42</b>	<b>1,010.29</b>	<b>53,694.46</b>
TAX ROLL DUE / RECEIVED	263,326.38	1,968,868.02	192,104.83	1,397,392.57	93,048.66	3,651,414.08
<b>TOTAL DUE / RECEIVED</b>	<b>262,932.51</b>	<b>2,004,293.96</b>	<b>194,190.64</b>	<b>1,412,564.99</b>	<b>94,058.95</b>	<b>3,705,108.54</b>

(1) Direct bill is assessed with a 4% discount if paid by 11/30/19. Full balance due by 3/31/20.

SUMMARY OF TAX ROLL RECEIPTS						
CLAY COUNTY DISTRIBUTION	DATE RECEIVED	TOTAL RECEIVED	TOTAL DEBT SERVICE RECEIPTS	GENERAL FUND O&M RECEIPTS	RECREATION FUND O&M RECEIPTS	RESERVE FUND O&M RECEIPTS
1	11/13/19	81,453.21	43,920.14	4,285.34	31,172.06	2,075.67
2	11/21/19	609,273.09	328,524.31	32,054.51	233,168.21	15,526.06
3	12/11/19	2,610,225.33	1,407,451.77	137,326.77	998,930.67	66,516.12
4	12/18/19	157,547.37	84,950.64	8,288.74	60,293.22	4,014.77
5	01/22/20	26,675.14	14,383.42	1,403.41	10,208.55	679.76
6	02/21/20	42,862.46	23,111.74	2,255.04	16,403.42	1,092.26
7	03/17/20	27,852.40	15,018.21	1,465.34	10,659.09	709.76
8	04/17/20	95,525.08	51,507.79	5,025.68	36,557.35	2,434.26
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
<b>TOTAL TAX ROLL RECEIPTS</b>		<b>3,651,414.08</b>	<b>1,968,868.02</b>	<b>192,104.83</b>	<b>1,397,392.57</b>	<b>93,048.66</b>

PERCENT COLLECTED	DEBT	O&M
% COLLECTED DIRECT BILL	100.77%	100.67%
% COLLECTED TAX ROLL	93.27%	93.27%
<b>TOTAL PERCENT COLLECTED</b>	<b>93.40%</b>	<b>93.35%</b>

*D.*

# Middle Village

## Community Development District

### Check Run Summary

May 30, 2020

Fund	Date	Check No.	Amount
------	------	-----------	--------

#### General Fund

Payroll	5/14/20	50800-50804	\$	923.50
---------	---------	-------------	----	--------

Sub-Total			\$	923.50
-----------	--	--	----	--------

Accounts Payable	5/7/20	1500	\$	89.50
------------------	--------	------	----	-------

	5/14/20	1501-1504	\$	9,417.75
--	---------	-----------	----	----------

	5/21/20	1505-1506	\$	3,451.00
--	---------	-----------	----	----------

Sub-Total			\$	12,958.25
-----------	--	--	----	-----------

#### Recreation Fund

AP- Wells Fargo	5/11/20	8082-8091	\$	47,492.45
-----------------	---------	-----------	----	-----------

	5/14/20	8092-8101	\$	28,165.41
--	---------	-----------	----	-----------

	5/21/20	8102-8107	\$	2,505.33
--	---------	-----------	----	----------

	5/28/20	8108-8117	\$	23,589.44
--	---------	-----------	----	-----------

Sub-Total			\$	101,752.63
-----------	--	--	----	------------

#### Capital Reserve Fund

Accounts Payable	5/7/20	324	\$	900.00
------------------	--------	-----	----	--------

	5/21/20	325-326	\$	656.93
--	---------	---------	----	--------

	5/28/20	327	\$	286.91
--	---------	-----	----	--------

Sub-Total			\$	1,843.84
-----------	--	--	----	----------

<b>Total</b>			<b>\$</b>	<b>117,478.22</b>
--------------	--	--	-----------	-------------------

PR300R

## PAYROLL CHECK REGISTER

RUN 5/14/20 PAGE 1

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50800	16	MIKE REYNOLDS	184.70	5/14/2020
50801	10	ROCKWELL A. MORRIS	184.70	5/14/2020
50802	13	MICHAEL J STEINER	184.70	5/14/2020
50803	15	ROD SWARTZ	184.70	5/14/2020
50804	18	TIMOTHY J HARTIGAN	184.70	5/14/2020
TOTAL FOR REGISTER			923.50	

MVIL MIDDLE VILLAGE DLAUGHLIN

# Attendance Sheet


District Name: Middle Village, CDD

Board Meeting Date: May 11, 2020 Meeting

	Name	In Attendance	Fee
1	Rocky Morris <i>Chairman</i>	<input checked="" type="checkbox"/>	YES - \$200
2	Michael Steiner <i>Vice Chairman</i>	<input checked="" type="checkbox"/>	YES - \$200
3	Mike Reynolds <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	YES - \$200
4	Tim Hartigan <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	YES - \$200
5	Rod Swartz <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	YES - \$200

The Supervisors present at the above-referenced meeting should be compensated accordingly.

Approved for Payment:

  
District Manager Signature

5/11/20  
Date

**PLEASE RETURN COMPLETED FORM TO HANNAH SMITH**



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
TOTAL FOR REGISTER						12,958.25	

MVIL MIDDLE VILLAGE HSMITH

# Jacksonville Daily Record

A Division of  
DAILY RECORD & OBSERVER, LLC

10 N. Newnan Street (32202)  
P.O. Box 1769  
Jacksonville, FL 32201  
(904) 356-2466

## INVOICE

April 30, 2020

Date

RECEIVED

Attn: Courtney Hogge  
GMS, LLC  
475 WEST TOWN PLACE, STE 114  
SAINT AUGUSTINE FL 32092

APR 30 2020

Payment Due Upon Receipt

Serial #	20-00070C	PO/File #		\$89.50
Notice of Meeting				Amount Due
				Amount Paid
Middle Village Community Development District				\$89.50
				Payment Due
Case Number				
Publication Dates	4/30			
County	Clay			

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

*For your convenience, you  
may remit payment at  
[jaxdailyrecord.com/send-payment](http://jaxdailyrecord.com/send-payment).*

117 (A)  
1,810.573.480

Your notice can be found at [www.jaxdailyrecord.com](http://www.jaxdailyrecord.com)

TERMS: Net 30 days. Past due amounts will be charged a finance charge of 1.5% per month.



**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 MEETING  
MIDDLE VILLAGE  
COMMUNITY  
DEVELOPMENT DISTRICT**

A regular meeting of the Board of Supervisors of the Middle Village Community Development District is scheduled to be held on Monday, May 11, 2020, at 2:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065. Alternatively, the meeting may be conducted remotely, pursuant to Zoom media technology and/or by telephone pursuant to Executive Orders 20-52 and 20-69 issued by Governor DeSantis on March 9, 2020 and March 20, 2020 respectively, and pursuant to Section 120.54(5)(b)2., *Florida Statutes* if such Executive Orders are still in effect. Anyone wishing to participate in the meeting should refer to the District's website, [www.MiddleVillageCDD.com](http://www.MiddleVillageCDD.com) or contact the office of the District Manager, c/o Governmental Management Services, LLC at (904) 940-5850 or [jperry@gmsnf.com](mailto:jperry@gmsnf.com) to obtain access information.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A 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 is expected to also be available on the District's website at [www.MiddleVillageCDD.com](http://www.MiddleVillageCDD.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.

James A. Perry  
District Manager

Apr. 30 00(20-00070C)

**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice**

Invoice #: 1684

Invoice Date: 5/1/20

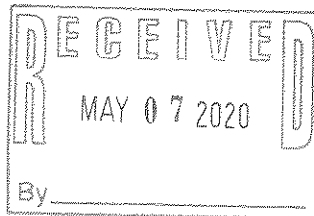
Due Date: 5/1/20

Case:

P.O. Number:

**Bill To:**

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



Description	Hours/Qty	Rate	Amount
Management Fees - May 2020 1,310.573-340		4,996.92	4,996.92
Website Administration - May 2020 520		187.50	187.50
Information Technology - May 2020 351		179.17	179.17
Dissemination Agent Services - May 2020 212		175.00	175.00
IQ Nect Email Service 851		16.65	16.65
Office Supplies 570		0.75	0.75
Postage 422		30.24	30.24
Copies 425		36.15	36.15
Telephone 410		29.37	29.37
26 (A)			

---

**Total** \$5,651.75

---

**Payments/Credits** \$0.00

---

**Balance Due** \$5,651.75

---

RECEIVED

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300  
P.O. Box 6526  
Tallahassee, FL 32314  
850.222.7500

MAY 08 2020

===== STATEMENT =====

April 30, 2020

Middle Village Community Development District  
c/o GMS, LLC  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

Bill Number 114422  
Billed through 03/31/2020

1,810,573.815  
14 (A)

**Enforcement of Delinquent Assessments**

**MVCDD 00116 JMW**

**FOR PROFESSIONAL SERVICES RENDERED**

03/02/20	JMW	Review correspondence; review plat status and true-up agreement; confer with staff.	0.80 hrs
03/10/20	JMW	Confer with Arnold regarding development plans.	0.40 hrs
Total fees for this matter			\$300.00

**MATTER SUMMARY**

Walters, Jason M.	1.20 hrs	250 /hr	\$300.00
TOTAL FEES			\$300.00
<b>TOTAL CHARGES FOR THIS MATTER</b>			<b>\$300.00</b>

**BILLING SUMMARY**

Walters, Jason M.	1.20 hrs	250 /hr	\$300.00
TOTAL FEES			\$300.00
<b>TOTAL CHARGES FOR THIS BILL</b>			<b>\$300.00</b>

**Please include the bill number with your payment.**

# Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300  
P.O. Box 6526  
Tallahassee, FL 32314  
850.222.7500

RECEIVED

MAY 08 2020

===== STATEMENT =====

April 30, 2020

Middle Village Community Development District  
c/o GMS, LLC  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

Bill Number 114423  
Billed through 03/31/2020

14 (A)  
1,810.93.815

**General Counsel (O&M)**

**MVCDD 00001 JMW**

**FOR PROFESSIONAL SERVICES RENDERED**

03/03/20	JMW	Review project completion status and closeout issues; review true-up agreement; confer with Ma.	0.70 hrs
03/05/20	JMW	Review draft and revised board member appointment policy; confer with staff and supervisors regarding same.	0.70 hrs
03/10/20	AHJ	Confer with Hogge regarding general election board member seats; prepare updates to district file regarding same.	0.10 hrs
03/11/20	JMW	Review legislative session status.	0.30 hrs
03/12/20	JMW	Research impact fee credit issues.	0.40 hrs
03/16/20	JMW	Review proposed and current Covid-19 response and directives; confer with staff regarding same.	0.60 hrs
03/17/20	JMW	Review legislative session wrap up summary; review facilities update from Soriano; review local and state orders.	0.80 hrs
03/18/20	JMW	Review executive order; research meeting notice and operation options; confer with staff.	0.60 hrs
03/18/20	SSW	Research questions regarding public meeting, sunshine law, and notice requirements and exemptions related to COVID-19 public health emergency.	0.20 hrs
03/19/20	JJ	Work session regarding sunshine law requirements in light of Governor's emergency order; follow up on research regarding sunshine law procedures in light of COVID-19 emergency; review draft memo to district managers regarding CMT and sunshine law issues; review declarations of emergency from Governor's office; revise memo.	0.20 hrs
03/19/20	EGRE	Research employment and labor law related to COVID-19; confer with Mackie regarding same; review amenity services contract; attend webinar regarding COVID-19 employment issues, research contractual payment obligations and contractual defenses related to amenity service contracts and COVID-19; prepare memorandum regarding same, prepare overview of Families First Coronavirus Response Act.	0.40 hrs
03/20/20	JMW	Review executive orders; research meeting and technology issues.	0.40 hrs
03/23/20	JMW	Review correspondence; confer with Soriano regarding settlement check.	0.20 hrs

03/24/20	JMW	Confer with staff regarding meeting issues.	0.20 hrs
03/30/20	AHJ	Research and provide names of districts with amenities facilities.	0.10 hrs
03/31/20	MCE	Review proposed legislation; monitor committee activity and agendas; monitor Amendment 12 implementation.	1.00 hrs
03/31/20	JLK	Research, draft and multiple conference calls on memorandum to district managers and amenity managers and e-blast to residents on COVID-19 notices/best practices/closures; multiple calls with staff and legal team on same; call with FIA on same; research DOH, EOG and other regulatory agencies best practices and recommendations; multiple calls with project team on same; conference call with staff and insurance company regarding closures and research related to staffing, federal bill impacts, etc; conference call regarding security options for communities via executive order, tax considerations and assessment considerations; continue research on laws affecting on site staffing requirements, options and new federal law for coronavirus affecting local governments, including families first bill; transmit information on same; confer with employment team on same; continue researching employment related matters, including impact of federal pay bill signed on March 19, 2020, contractual provisions and the like; research sensitive employment matters; confer with insurance carrier on closures and violations thereof; finalize shelter in place EO provisions and impact on district on same.	0.40 hrs
03/31/20	SSW	Attend Florida Bar sponsored local government panel session regarding public meetings during COVID-19 public health emergency; prepare memorandum to district manager regarding updated information and best practices for conducting district meetings virtually.	0.10 hrs

Total fees for this matter

\$1,766.00

**MATTER SUMMARY**

Jaskolski, Amy H. - Paralegal	0.20 hrs	125 /hr	\$25.00
Gregory, Emma C.	0.40 hrs	180 /hr	\$72.00
Johnson, Jonathan T.	0.20 hrs	290 /hr	\$58.00
Kilinski, Jennifer L.	0.40 hrs	180 /hr	\$72.00
Walters, Jason M.	4.90 hrs	250 /hr	\$1,225.00
Eckert, Michael C.	1.00 hrs	260 /hr	\$260.00
Warren, Sarah S.	0.30 hrs	180 /hr	\$54.00

TOTAL FEES

\$1,766.00

**TOTAL CHARGES FOR THIS MATTER****\$1,766.00****BILLING SUMMARY**

Jaskolski, Amy H. - Paralegal	0.20 hrs	125 /hr	\$25.00
Gregory, Emma C.	0.40 hrs	180 /hr	\$72.00
Johnson, Jonathan T.	0.20 hrs	290 /hr	\$58.00
Kilinski, Jennifer L.	0.40 hrs	180 /hr	\$72.00
Walters, Jason M.	4.90 hrs	250 /hr	\$1,225.00
Eckert, Michael C.	1.00 hrs	260 /hr	\$260.00
Warren, Sarah S.	0.30 hrs	180 /hr	\$54.00

TOTAL FEES

\$1,766.00

=====

**TOTAL CHARGES FOR THIS BILL**

-----  
**\$1,766.00**

**Please include the bill number with your payment.**

# Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300  
P.O. Box 6526  
Tallahassee, FL 32314  
850.222.7500

RECEIVED

MAY 08 2020

===== STATEMENT =====

April 30, 2020

Middle Village Community Development District  
c/o GMS, LLC  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

Bill Number 114424  
Billed through 03/31/2020

1,310,513.815  
14 (A)

## Monthly Meetings (O&M)

MVCDD 00101 JMW

## FOR PROFESSIONAL SERVICES RENDERED

03/06/20 JMW Meeting preparation; review agenda package materials; conference with staff.

03/09/20 JMW Meeting preparation; attend regular board meeting by telephone.

Total fees for this matter \$1,700.00

## MATTER SUMMARY

TOTAL FEES \$1,700.00

TOTAL CHARGES FOR THIS MATTER \$1,700.00

## BILLING SUMMARY

TOTAL FEES \$1,700.00

TOTAL CHARGES FOR THIS BILL \$1,700.00

Please include the bill number with your payment.

**CLAY  
TODAY**

3513 U.S. Hwy. 17 • Fleming Island, FL 32003  
Phone: (904) 264-3200

**Recorder**  
Not your average newspaper, not your average reader.

1102 A1A North, Unit 108 • Ponte Vedra Beach, FL 32082  
Phone: (904) 285-8831

## Advertising Invoice

MIDDLE VILLAGE CDD  
C/O GMS, LLC 475 WEST TOWN PL  
SUITE 114  
ST AUGUSTINE, FL 32092

Cust#:502399  
Ad#:311374  
Phone#:904-940-5850  
Date:04/28/2020

Salesperson: Clay Legals

Classification: Legal Notice

Ad Size: 1.0 x 5.10

### Advertisement Information:

Description	Start	Stop	Ins.	Cost/Day	Total
Clay Today	05/14/2020	05/14/2020	1	51.00	51.00

### Payment Information:

Date: 04/28/2020      Order#: 311374      Type: BILLED ACCOUNT

Total Amount: 51.00

Tax: 0.00

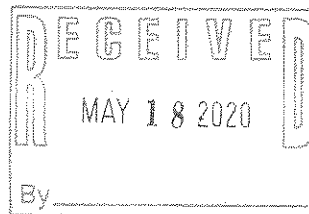
Amount Due: 51.00

Attention: Requests for credits or refunds for early cancellations must be made within 90 days.

### Ad Copy

**NOTICE OF  
QUALIFYING PERIOD  
FOR CANDIDATES  
FOR THE BOARD OF  
SUPERVISORS OF THE  
MIDDLE VILLAGE  
COMMUNITY**

**DEVELOPMENT DISTRICT**  
Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Middle Village Community Development District ("District") will commence at noon on June 8, 2020, and close at noon on June 12, 2020. Candidates must qualify for the office of Supervisor with the Clay County Supervisor of Elections located at 506 North Orange Avenue, Green Cove Springs, Florida 32043; Ph: (904) 269-6350. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Clay County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes. The Middle Village Community Development District has two (2) seats up for election, specifically seats 2 and 4. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at





PUBLISHER AFFIDAVIT  
CLAY TODAY  
Published Weekly  
Orange Park, Florida

STATE OF FLORIDA  
COUNTY OF CLAY:

Before the undersigned authority personally appeared  
Jon Cantrell, who on oath says that he is the publisher of the  
"Clay Today" a newspaper published weekly at Orange Park in  
Clay County, Florida; that the attached copy of advertisement  
being a

NOTICE OF QUALIFYING PERIOD

in the matter of

2020 ELECTIONS

LEGAL: 46037    ORDER: 311374

was published in said newspaper in the issues:

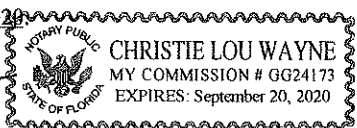
05/14/2020

Affiant further says that said "Clay Today" is a newspaper published  
at Orange Park, in said Clay County, Florida, and that the said newspaper  
has heretofore been continuously published in said Clay County, Florida,  
weekly, and has been entered as Periodical material matter at the post  
office in Orange Park, in said Clay County, Florida, for period of one  
year next proceeding the first publication of the attached copy of  
advertisement; and affiant further says that he has neither paid nor promised  
any person, firm or corporation any discount, rebate, commission or  
refund for the purpose of securing this advertisement for publication in  
the said newspaper.



Sworn to me and subscribed before me 05/14/2020

*Christie Lou Wayne*  
NOTARY PUBLIC, STATE OF FLORIDA



3515 US HWY 17 Suite A, Fleming Island FL 32003  
Telephone (904) 264-3200 - FAX (904) 264-3285  
E-Mail: Christie@opcfla.com

**NOTICE OF  
QUALIFYING PERIOD  
FOR CANDIDATES  
FOR THE BOARD OF  
SUPERVISORS OF THE  
MIDDLE VILLAGE  
COMMUNITY  
DEVELOPMENT DISTRICT**

Notice is hereby given that the  
qualifying period for candidates for  
the office of Supervisor of the Middle  
Village Community Development  
District ("District") will commence at  
noon on June 8, 2020, and close at  
noon on June 12, 2020. Candidates  
must qualify for the office of  
Supervisor with the Clay County  
Supervisor of Elections located at  
500 North Orange Avenue, Green  
Cove Springs, Florida 32043; Ph:  
(904) 269-6350. All candidates shall  
qualify for individual seats in  
accordance with Section 99.061,  
Florida Statutes, and must also be a  
"qualified elector" of the District, as  
defined in Section 190.003, Florida  
Statutes. A "qualified elector" is any  
person at least 18 years of age who is  
a citizen of the United States, a legal  
resident of the State of Florida and  
of the District, and who is registered  
to vote with the Clay County  
Supervisor of Elections. Campaigns  
shall be conducted in accordance  
with Chapter 106, Florida Statutes.  
The Middle Village Community  
Development District has two (2)

seats up for election, specifically  
seats 2 and 4. Each seat carries a  
four-year term of office. Elections  
are nonpartisan and will be held at  
the same time as the general election  
on November 3, 2020, and in the  
manner prescribed by law for  
general elections.  
For additional information, please  
contact the Clay County Supervisor  
of Elections  
Legal 46037 published May 14, 2020  
in Clay County's Clay Today  
newspaper

# Grau and Associates

951 W. Yamato Road, Suite 280  
Boca Raton, FL 33431-  
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Middle Village Community Development District  
1001 Bradford Way  
Kingston, TN 37763

RECEIVED

MAY 15 2020

Invoice No. 19605  
Date 05/11/2020

## SERVICE

## AMOUNT

Audit FYE 09/30/2019

\$ 3,400.00

Current Amount Due

\$ 3,400.00

24 (A)

1,810,573.322

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
3,400.00	0.00	0.00	0.00	0.00	3,400.00

Payment due upon receipt.



AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	5/29/20	PAGE	2
*** CHECK DATES 05/01/2020 - 05/29/2020 ***														
MIDDLE VILLAGE - REC FUND														
BANK B REC FUND														

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
5/11/20	00438	4/16/20 68710540	202005 330-57200-44900	MAY REFUSE	*	1,650.37	
				REPUBLIC SERVICES #687			1,650.37 008090
5/11/20	00704	5/01/20 2771	202005 320-57200-46200	MAY LANDSCAPE MAINTENANCE	*	35,714.24	
				VERDEGO			35,714.24 008091
5/14/20	00674	5/11/20 05112020	202005 320-57200-34510	5/5/20 SECURITY SERVICES	*	180.00	
		5/11/20 05112020	202005 320-57200-34510	5/9/20 SECURITY SERVICES	*	180.00	
				BEN SIMMONS			360.00 008092
5/14/20	00398	5/11/20 05112020	202005 320-57200-34510	5/8/20 SECURITY SERVICES	*	180.00	
				BRYAN WESLEY SMITH			180.00 008093
5/14/20	00256	5/07/20 SSI09590	202004 320-57200-34510	APR EMPLOYMENT FEE	*	510.00	
		5/07/20 SSI09590	202004 320-57200-34510	APR SCHEDULING FEE	*	187.50	
				CLAY COUNTY SHERIFF'S OFFICE			697.50 008094
5/14/20	00008	5/06/20 05062020	202004 330-57200-43300	1092 OAKLEF PLANTAT PRW	*	128.81	
		5/06/20 05062020	202004 330-57200-43300	1089 OAKLEF PLANTAT PRW	*	209.39	
		5/06/20 05062020	202004 330-57200-43300	533-2 SOUTHWOOD WAY	*	52.89	
		5/06/20 05062020	202004 330-57200-43300	533-1 SOUTHWOOD WAY	*	649.63	
		5/06/20 05062020	202004 330-57200-43300	3214-2 TOWER OAKS DR	*	30.51	
		5/06/20 05062020	202004 330-57200-43300	738-1 CHESTWOO CHASE	*	24.19	
		5/06/20 05062020	202004 330-57200-43300	878-1 SONGBIRD DR	*	36.04	
		5/06/20 05062020	202004 330-57200-43300	701-1 TURKEY POINT DR	*	46.12	
		5/06/20 05062020	202004 330-57200-43300	3214-1 TOWER OAKS DR	*	1,831.58	
				CLAY COUNTY UTILITY AUTHORITY			3,009.16 008095
5/14/20	00567	5/11/20 05112020	202005 320-57200-34510	5/6/20 SECURITY SERVICES	*	180.00	
				DAVID VOLLER			180.00 008096

MVIL MIDDLE VILLAGE HSMITH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
5/14/20	00026	5/01/20 1685	202005 310-51300-34000		*	13,741.42	
			MAY FACIL MNGM-RECREATION				
				GOVERNMENTAL MANAGEMENT SERVICES			13,741.42 008097
5/14/20	00026	5/01/20 1686	202005 330-57200-34300		*	5,862.50	
			MAY FACIL MNGMT-TENNIS				
				GOVERNMENTAL MANAGEMENT SERVICES			5,862.50 008098
5/14/20	00442	5/11/20 05112020	202005 320-57200-34510		*	180.00	
			5/4/20 SECURITY SERVICES				
		5/11/20 05112020	202005 320-57200-34510		*	180.00	
			5/9/20 SECURITY SERVICES				
				JEFF HOLMES			360.00 008099
5/14/20	00720	5/11/20 05112020	202005 320-57200-34510		*	180.00	
			5/7/20 SECURITY SERVICES				
		5/11/20 05112020	202005 320-57200-34510		*	60.00	
			5/8/20 SECURITY SERVICES				
				MIACHEL ALAN BURNS			240.00 008100
5/14/20	00261	5/01/20 262	202005 330-57200-34200		*	3,534.83	
			MAY JANITORIAL SERVICES				
				RIVERSIDE MANAGEMENT SERVICES, INC			3,534.83 008101
5/21/20	00397	5/17/20 05172020	202005 320-57200-34510		*	180.00	
			5/11/20 SECURITY SERVICES				
		5/17/20 05172020	202005 320-57200-34510		*	180.00	
			5/15/20 SECURITY SERVICES				
		5/17/20 05172020	202005 320-57200-34510		*	180.00	
			5/16/20 SECURITY SERVICES				
		5/17/20 05172020	202005 320-57200-34510		*	180.00	
			5/17/20 SECURITY SERVICES				
				ANDRE DEWAYNE MACK			720.00 008102
5/21/20	00792	4/09/20 I616524	202004 330-57200-34400		*	592.10	
			INSTALL HOSE BIBS				
				DAVID GRAY PLUMBING			592.10 008103
5/21/20	00567	5/17/20 05172020	202005 320-57200-34510		*	180.00	
			5/14/20 SECURITY SERVICES				
				DAVID VOLLER			180.00 008104
5/21/20	00242	5/17/20 05172020	202005 320-57200-34510		*	120.00	
			5/16/20 SECURITY SERVICES				
				JENNIFER COOPER			120.00 008105

MVIL MIDDLE VILLAGE HSMITH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
5/21/20	00720	5/17/20 05172020	202005 320-57200-34510		*	180.00	
		5/12/20 SECUIRTY SERVICES					
		5/17/20 05172020	202005 320-57200-34510		*	180.00	
		5/13/20 SECURITY SERVICES					
				MIACHEL ALAN BURNS			360.00 008106
5/21/20	00786	3/23/20 30727	202003 330-57200-34300		*	533.23	
		SCREEN PRINT FULL FRONT					
				WINNING CONCEPTS USA, INC.			533.23 008107
5/28/20	00398	5/25/20 05252020	202005 320-57200-34510		*	180.00	
		5/21/20 SECURITY SERVICES					
		5/25/20 05252020	202005 320-57200-34510		*	180.00	
		5/24/20 SECURITY SERVICES					
		5/25/20 05252020	202005 320-57200-34510		*	180.00	
		5/10/20 SECURITY SERVICES					
				BRYAN WESLEY SMITH			540.00 008108
5/28/20	00567	5/25/20 05252020	202005 320-57200-34510		*	180.00	
		5/18/20 SECURITY SERVICES					
		5/25/20 05252020	202005 320-57200-34510		*	180.00	
		5/20/20 SECURITY SERVICES					
				DAVID VOLLER			360.00 008109
5/28/20	00026	3/10/20 1668	202002 300-36900-10300		*	300.00	
		EVENT STAFF THRU 2/27/20					
				GOVERNMENTAL MANAGEMENT SERVICES			300.00 008110
5/28/20	00026	3/10/20 1670	202002 330-57200-41000		*	96.98	
		FEB PHONES					
		3/10/20 1670	202002 310-51300-49300		*	26.95	
		FEB PERMIT/LICENSES					
		3/10/20 1670	202002 320-57200-51000		*	59.94	
		FEB OFFICE SUPPLIES					
		3/10/20 1670	202002 330-57200-49400		*	134.00	
		FEB SPECIAL EVENTS					
		3/10/20 1670	202002 330-57200-49300		*	200.00	
		FEB REC PASSES					
		3/10/20 1670	202002 330-57200-34400		*	133.50	
		FEB TENNIS MAINTENANCE					
				GOVERNMENTAL MANAGEMENT SERVICES			651.37 008111
5/28/20	00026	4/01/20 1674	202004 310-51300-34000		*	13,741.42	
		APR FACIL MAINT-RECREATIO					
				GOVERNMENTAL MANAGEMENT SERVICES			13,741.42 008112
				MVIL MIDDLE VILLAGE HSMITH			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/28/20	00026	4/01/20 1675	202004 310-51300-34000		*	5,862.50	
		APR TENNIS INSTRUCTOR					
				GOVERNMENTAL MANAGEMENT SERVICES			5,862.50 008113
5/28/20	00026	5/18/20 1689	202004 330-57200-34400		*	520.00	
		APR FACIL MAINT-TENNIS					
				GOVERNMENTAL MANAGEMENT SERVICES			520.00 008114
5/28/20	00026	5/27/20 1694	202005 300-36900-10200		*	714.15	
		TENNIS REVEN DEP 5/20/20					
				GOVERNMENTAL MANAGEMENT SERVICES			714.15 008115
5/28/20	00442	5/25/20 05252020	202005 320-57200-34510		*	180.00	
		5/22/20 SECURITY SERVICES					
		5/25/20 05252020	202005 320-57200-34510		*	180.00	
		5/23/20 SECURITY SERVICES					
				JEFF HOLMES			360.00 008116
5/28/20	00276	5/25/20 05252020	202005 320-57200-34510		*	180.00	
		5/19/20 SECURITY SERVICES					
		5/25/20 05252020	202005 320-57200-34510		*	180.00	
		5/22/20 SECURITY SERVICES					
		5/25/20 05252020	202005 320-57200-34510		*	180.00	
		5/23/20 SECURITY SERVICES					
				MATTHEW L. WILLIAMS			540.00 008117
TOTAL FOR BANK B						101,752.63	
TOTAL FOR REGISTER						101,752.63	

MVIL MIDDLE VILLAGE HSMITH



Eight Tower Bridge  
161 Washington Street, Suite 600  
Conshohocken, PA 19428  
(866) 703-7666

Invoice Date  
**04/30/2020**

Invoice Number  
**10019250**

RECEIVED

MAY 6 2020

Double Branch Community Development  
370 Oakleaf Village Parkway  
Orange Park, FL 32065

To ensure proper credit, please  
reference this invoice number on your  
remittance advice.

**PLEASE REMIT PAYMENT TO:**

Allied Universal Security Services  
P.O. Box 828854  
Philadelphia, PA 19182-8854

Total Amount Due:

(USD) **\$4,235.79**

Terms:

**Due Upon Receipt**

Service Location: AB364297		Customer: AB364297	Billing Period: 04/01/2020 - 04/30/2020	
DOUBLE BRANCH				
370 OAKLEAF VILLAGE PKWY				
Orange Park, FL 32065-4259				
Description	Quantity	UOM	Price	Amount
Regular Guard - Dimuna, Abanus	120.00	Hours		0.00
Regular Guard - MELSON, LISA	178.00	Hours		0.00
Guard Services	1.00	EA	4,235.79	4,235.79
Total Hours	298.00			0.00
Subtotal				4,235.79
Sales Tax Subtotal				0.00
Total for - DOUBLE BRANCH				4,235.79

**APPROVED**

Code to:

Middle Village Security

2-320-572-345

534 13

Subtotal	
	\$4,235.79
Sales Tax	
	\$0.00
Total Amount Due:	
(USD)	\$4,235.79





Invoice Date  
04/30/2020

Invoice Number  
10019250

Invoice NO. 10019250 Customer: AB364297 Double Branch Community Development

Page 1 of 1

Description		Quantity		Bill Rate		Extension	
Work Date	Post Description	Employee Name	In Time	Out Time	Lunch	Hours	Hours Type
Regular Guard - Dimuna, Abanus						120.00	\$0.00
04/05/20	Roover 900	Abanus Dimuna	13:00	0:00		11.00	Hourly-Regular
04/06/20	Roover 900	Abanus Dimuna	0:00	1:00		1.00	Hourly-Regular
04/06/20	Roover 900	Abanus Dimuna	15:00	0:00		9.00	Hourly-Regular
04/07/20	Roover 900	Abanus Dimuna	15:00	0:00		9.00	Hourly-Regular
04/12/20	Roover 900	Abanus Dimuna	13:00	0:00		11.00	Hourly-Regular
04/13/20	Roover 900	Abanus Dimuna	0:00	1:00		1.00	Hourly-Regular
04/13/20	Roover 900	Abanus Dimuna	15:00	0:00		9.00	Hourly-Regular
04/14/20	Roover 900	Abanus Dimuna	15:00	0:00		9.00	Hourly-Regular
04/19/20	Roover 900	Abanus Dimuna	13:00	0:00		11.00	Hourly-Regular
04/20/20	Roover 900	Abanus Dimuna	0:00	1:00		1.00	Hourly-Regular
04/20/20	Roover 900	Abanus Dimuna	15:00	0:00		9.00	Hourly-Regular
04/21/20	Roover 900	Abanus Dimuna	15:00	0:00		9.00	Hourly-Regular
04/26/20	Roover 900	Abanus Dimuna	13:00	0:00		11.00	Hourly-Regular
04/27/20	Roover 900	Abanus Dimuna	0:00	1:00		1.00	Hourly-Regular
04/27/20	Roover 900	Abanus Dimuna	15:00	0:00		9.00	Hourly-Regular
04/28/20	Roover 900	Abanus Dimuna	15:00	0:00		9.00	Hourly-Regular
Regular Guard - MELSON, LISA						178.00	\$0.00
04/01/20	Roover 900	LISA MELSON	15:00	0:00		9.00	Hourly-Regular
04/02/20	Roover 900	LISA MELSON	15:00	0:00		9.00	Hourly-Regular
04/03/20	Roover 900	LISA MELSON	15:00	0:00		9.00	Hourly-Regular
04/04/20	Roover 900	LISA MELSON	0:00	1:00		1.00	Hourly-Regular
04/04/20	Roover 900	LISA MELSON	13:00	0:00		11.00	Hourly-Regular
04/05/20	Roover 900	LISA MELSON	0:00	1:00		1.00	Hourly-Regular
04/08/20	Roover 900	LISA MELSON	15:00	0:00		9.00	Hourly-Regular
04/09/20	Roover 900	LISA MELSON	15:00	0:00		9.00	Hourly-Regular
04/10/20	Roover 900	LISA MELSON	15:00	0:00		9.00	Hourly-Regular
04/11/20	Roover 900	LISA MELSON	0:00	1:00		1.00	Hourly-Regular
04/11/20	Roover 900	LISA MELSON	13:00	0:00		11.00	Hourly-Regular
04/12/20	Roover 900	LISA MELSON	0:00	1:00		1.00	Hourly-Regular
04/15/20	Roover 900	LISA MELSON	15:00	0:00		9.00	Hourly-Regular
04/16/20	Roover 900	LISA MELSON	15:00	0:00		9.00	Hourly-Regular
04/17/20	Roover 900	LISA MELSON	15:00	0:00		9.00	Hourly-Regular
04/18/20	Roover 900	LISA MELSON	0:00	1:00		1.00	Hourly-Regular
04/18/20	Roover 900	LISA MELSON	13:00	0:00		11.00	Hourly-Regular
04/19/20	Roover 900	LISA MELSON	0:00	1:00		1.00	Hourly-Regular
04/22/20	Roover 900	LISA MELSON	15:00	0:00		9.00	Hourly-Regular
04/23/20	Roover 900	LISA MELSON	15:00	0:00		9.00	Hourly-Regular
04/24/20	Roover 900	LISA MELSON	15:00	0:00		9.00	Hourly-Regular
04/25/20	Roover 900	LISA MELSON	0:00	1:00		1.00	Hourly-Regular
04/25/20	Roover 900	LISA MELSON	13:00	0:00		11.00	Hourly-Regular
04/26/20	Roover 900	LISA MELSON	0:00	1:00		1.00	Hourly-Regular
04/29/20	Roover 900	LISA MELSON	15:00	0:00		9.00	Hourly-Regular
04/30/20	Roover 900	LISA MELSON	15:00	0:00		9.00	Hourly-Regular
Guard Services						1.00	\$4,235.79
Total Hours						298.00	\$0.00

Revenue Total \$4,235.79  
Tax Total \$0.00  
Grand Total \$4,235.79

**Clay County Sheriff's Office**

P.O. Box 548  
Green Cove Springs, FL 32043

**RECEIVED****MAY 4 2020****INVOICE**

INVOICE DATE: MAY 4 2020  
WEEK OF 4-27-MAY 3 2020

**TO:**

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

**FOR:**

Oakleaf Amenities Manager  
and  
Brian Sanchez

DATE WORKED	DESCRIPTION	TIME IN/OUT	HOURS	RATE	AMOUNT
04/27/20	BRYAN SMITH 398	1600-2200	6	30.00	180.00
04/28/20	DAVID VOLLER	1500-2100	6	30.00	180.00
04/29/20	DAVID VOLLER	1600-2200	6	30.00	180.00
04/30/20	BRYAN SMITH	1600-2200	6	30.00	180.00
05/01/20	MIKE BURNS	1600-2200	6	30.00	180.00
05/01/20	JENNIFER COOPER	1700-2300	6	30.00	180.00
05/02/20	MIKE BURNS	1600-2200	6	30.00	180.00
05/03/20	BRYAN SMITH	1600-2200	6	30.00	180.00
DEPUTY SIGNATURE:					1,440.00
					TOTAL

Make all checks payable to Deputy name and mail to the Sheriff's Office C/O ANGEL ALBRITTON

(B) 2,320,572 34570

THANK YOU FOR YOUR BUSINESS!

**Clay County Sheriff's Office**

P.O. Box 548  
Green Cove Springs, FL 32043

**RECEIVED**

MAY 4 2020

**INVOICE**

INVOICE DATE: MAY 4 2020  
WEEK OF 4-27-MAY 3 2020

**TO:**

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

**FOR:**

Oakleaf Amenities Manager  
and  
Brian Sanchez

DATE WORKED	DESCRIPTION	TIME IN/OUT	HOURS	RATE	AMOUNT
04/27/20	BRYAN SMITH	1600-2200	6	30.00	180.00
04/28/20	DAVID VOLLER 567	1500-2100	6	30.00	180.00
04/29/20	DAVID VOLLER	1600-2200	6	30.00	180.00
04/30/20	BRYAN SMITH	1600-2200	6	30.00	180.00
05/01/20	MIKE BURNS	1600-2200	6	30.00	180.00
05/01/20	JENNIFER COOPER	1700-2300	6	30.00	180.00
05/02/20	MIKE BURNS	1600-2200	6	30.00	180.00
05/03/20	BRYAN SMITH	1600-2200	6	30.00	180.00
DEPUTY SIGNATURE:					1,440.00
					TOTAL

Make all checks payable to Deputy name and mail to the Sheriff's Office C/O ANGEL ALBRITTON

THANK YOU FOR YOUR BUSINESS!

(B)

2. 320.572, 34570

Governmental Management Services, LLC  
1001 Bradford Way  
Kingston, TN 37763

# Invoice

RECEIVED

APR 30 2020

**Bill To:**

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

Invoice #: 1687  
Invoice Date: 4/30/20  
Due Date: 4/30/20  
Case:  
P.O. Number:

Description	Hours/Qty	Rate	Amount
Home Depot - 002.330.57200.34400		54.14	54.14
Home Depot - 002.330.57200.34400		65.10	65.10
Home Depot - 002.330.57200.34400		41.57	41.57
Home Depot - 002.330.57200.34400		7.88	7.88
Walmart - 002.330.57200.34300		178.63	178.63
<i>Tennis balls</i>			
<i>26 (B)</i>			
Total			\$347.32
Payments/Credits			\$0.00
Balance Due			\$347.32

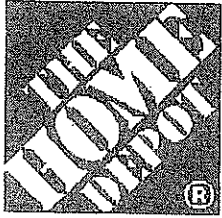
## PERSONAL REIMBURSEMENT

Out-of-Pocket

**NAME:** Andy Fletcher

Date: 4/25/20

DATE	DESCRIPTION	DISTRICT	AMOUNT	
4/8/20	Home Depot	MV	\$54.14	2.330.572.34400
4/9/20	Home Depot	MV	\$65.10	2.330.572.34400
4/21/20	Home Depot	MV	\$41.57	2.330.572.34400
4/24/20	Home Depot	MV	\$7.88	2.330.572.34400
4/24/20	Wal Mart	MV	\$178.63	2.330.572.34300
TOTAL			\$ 347.32	



More saving.  
More doing.<sup>SM</sup>

1575 COUNTY ROAD 220  
ORANGE PARK, FL 32003 (904)541-0114

6369 00052 46301 04/21/20 07:43 AM  
SALE SELF CHECKOUT

071497138224 SHRTCTBRUSH <A> 5.87  
WSTR 2.0 ANGLE SASH SHORT CUT BRUSH  
082474862018 INT. PAINT <A> 32.98  
BEHR PP I/E 8620 HG BLACK 1280Z

SUBTOTAL 38.85  
SALES TAX 2.72  
TOTAL \$41.57

XXXXXXXXXXXX3840 DEBIT

USD\$ 41.57

AUTH CODE 861937

Chip Read

AID A0000000980840

Verified By PIN

US DEBIT



6369 52 46301 04/21/2020 0926

RETURN POLICY DEFINITIONS  
POLICY ID DAYS POLICY EXPIRES ON  
A 1 180 10/18/2020

Due to COVID-19, we have extended our  
returns policy for most items.  
Please see homedepot.com for details.

\*\*\*\*\*

DID WE NAIL IT?

Take a short survey for a chance TO WIN  
A \$5,000 HOME DEPOT GIFT CARD

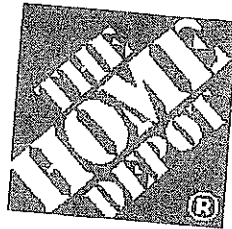
Opine en español

www.homedepot.com/survey

User ID: H88 99260 92943

PASSWORD: 20221 92891

Entries must be completed within 14 day  
of purchase. Entrants must be 18 or  
older to enter. See complete rules on  
website. No purchase necessary.



More saving.  
More doing.<sup>SM</sup>

1575 COUNTY ROAD 220  
ORANGE PARK, FL 32003 (904)541-0114

6369 00062 28613 04/09/20 08:59 AM  
SALE SELF CHECKOUT

678885136116 INT PAINT <A> 39.98  
BEHR MOI 1454 MATTE MED 1160Z  
070798123465 DRYDEX 5.50Z <A> 4.42  
DRYDEX SQUEEZE TUBE 5.50Z  
077089100662 6"6PK 1/4" <A> 10.47  
BEST 6 X 1/4 IN WOVEN MINI 6PK  
077089911015 10PKLINERS <A> 5.97  
LINZER 9 IN PET TRAY LINER WHITE 10P

SUBTOTAL 60.84  
SALES TAX 4.26  
TOTAL \$65.10

XXXXXXXXXXXX3840 DEBIT

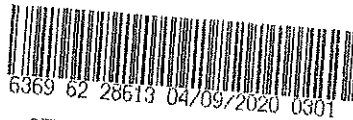
USD\$ 65.10

AUTH CODE 680866

Chip Read

AID A0000000980840

Verified By PIN  
US DEBIT



6369 62 28613 04/09/2020 0301

RETURN POLICY DEFINITIONS  
POLICY ID DAYS POLICY EXPIRES ON  
A 1 90 07/08/2020

\*\*\*\*\*  
DID WE NAIL IT?

Take a short survey for a chance TO WIN  
A \$5,000 HOME DEPOT GIFT CARD

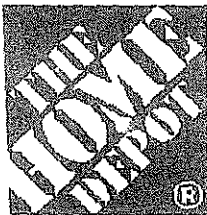
Opine en español

www.homedepot.com/survey

User ID: H88 63884 57577

PASSWORD: 20209 57515

Entries must be completed within 14 days  
of purchase. Entrants must be 18 or  
older to enter. See complete rules on  
website. No purchase necessary.



More saving.  
More doing.™

9751 CROSSHILL BLVD  
JACKSONVILLE, FL 32222 (904)7713228

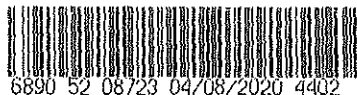
190 00052 08723 04/08/20 08:44 AM  
LE SELF CHECKOUT

7480065817 SHEET SCREW <A> 1.18  
SHEET MTL SCRW PN HD PH ZINC #12X3/4  
1497138224 SHRTCTBRUSH <A>  
WSTR 2.0 ANGLE SASH SHORT CUT BRUSH  
305.87 17.61  
0699724420 PARACORD <A> 4.97  
PARACORD PP BLACK REFLECTIVE 1/8X50'  
15409150138 7"BLKTIEBG <A> 26.83  
8" BLK UV RESIST CABLE TIE 1000PK

SUBTOTAL 50.59  
SALES TAX 3.55  
TOTAL \$54.14

XXXXXXXX3840 DEBIT USD\$ 54.14

H CODE 331283  
p Read Verified By PIN  
A0000000980840 US DEBIT



6890 52 08/23 04/08/2020 4402  
RETURN POLICY DEFINITIONS  
POLICY ID DAYS POLICY EXPIRES ON  
1 90 07/07/2020

\*\*\*\*\*  
DID WE NAIL IT?

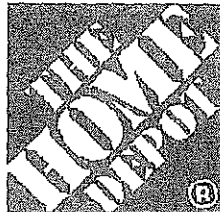
a short survey for a chance TO WIN  
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

[www.homedepot.com/survey](http://www.homedepot.com/survey)

User ID: H88 24625 17787  
PASSWORD: 20208 17735

ies must be completed within 14 days  
purchase. Entrants must be 18 or  
older to enter. See complete rules on  
website. No purchase necessary.



More saving.  
More doing.™

1575 COUNTY ROAD 220  
ORANGE PARK, FL 32003 (904)541-0114

6369 00062 58560 04/24/20 05:43 PM  
SALE SELF CHECKOUT

044600306148 CLX BLEACH F <A>  
CLX BLEACH FOAMER BATH SPRAY 300Z  
203.68 7.36

SUBTOTAL 7.36  
SALES TAX 0.52  
TOTAL \$7.88

XXXXXXXXXXXX3840 DEBIT USD\$ 7.88

AUTH CODE 632503  
Chip Read Verified By PIN  
AID A0000000980840 US DEBIT



6369 62 58560 04/24/2020 8626  
RETURN POLICY DEFINITIONS  
POLICY ID DAYS POLICY EXPIRES ON  
A 1 180 10/21/2020

Due to COVID-19, we have extended our  
returns policy for most items.  
Please see [homedepot.com](http://homedepot.com) for details.

\*\*\*\*\*  
DID WE NAIL IT?

Take a short survey for a chance TO WIN  
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

[www.homedepot.com/survey](http://www.homedepot.com/survey)

User ID: H88 123778 117471  
PASSWORD: 20224 117409

Entries must be completed within 14 days  
of purchase. Entrants must be 18 or  
older to enter. See complete rules on  
website. No purchase necessary.

See back of receipt for your chance  
to win \$1000 ID #: 7P86C210M8BX

**Walmart\***

904 278-1836 Mgr: NATHANIEL  
1505 COUNTY ROAD 220  
ORANGE PARK FL 32003

ST# 03200 OP# 009035 IE# 35 TR# 03206	
TENNIS BALL 007248901012	24.88 X
TENNIS BALL 007248901012	24.88 X
TENNIS BALL 007248901012	24.88 X
TENNIS BALL 007248901012	24.88 X
TENNIS BALL 007248901012	24.88 X
TENNIS BALL 007248901012	24.88 X
LYSOL WIPES 001920081145	2.34 X
TRANS TAPE 002120052249	5.88 X
NOTE YLW 4PK 007630892690	2.97 X
OUR OPT AAG 004133303256	6.47 X
SUBTOTAL	166.94
TAX 1 7.000 %	11.69
TOTAL	178.63
DEBIT TEND	178.63
CHANGE DUE	0.00

CFI DEBIT PAY FROM PRIMARY  
178.63 TOTAL PURCHASE  
US DEBIT \*\*\*\* \* 3840 I 0  
REF # 011500494115  
SE WORK ID. 0076 APPR CODE 049578  
US DEBIT  
ATD A0000000980840  
IC 2C5AB71E08E63140  
\*Pin Verified  
TERMINAL # SC010495

04/24/20 17:24:57  
# ITEMS SOLD 10

IC# 1874 6301 3155 0053 8734 2



Low Prices You Can Trust. Every Day.  
04/24/20 17:25:03



**Clay County Sheriff's Office**

P.O. Box 548  
Green Cove Springs, FL 32043

**RECEIVED**

MAY 4 2020

**INVOICE**

INVOICE DATE: MAY 4 2020  
WEEK OF 4-27-MAY 3 2020

**TO:**

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

**FOR:**

Oakleaf Amenities Manager  
and  
Brian Sanchez

DATE WORKED	DESCRIPTION	TIME IN/OUT	HOURS	RATE	AMOUNT
04/27/20	BRYAN SMITH	1600-2200	6	30.00	180.00
04/28/20	DAVID VOLLER	1500-2100	6	30.00	180.00
04/29/20	DAVID VOLLER	1600-2200	6	30.00	180.00
04/30/20	BRYAN SMITH	1600-2200	6	30.00	180.00
05/01/20	MIKE BURNS	1600-2200	6	30.00	180.00
05/01/20	JENNIFER COOPER <i>242</i>	1700-2300	6	30.00	180.00
05/02/20	MIKE BURNS	1600-2200	6	30.00	180.00
05/03/20	BRYAN SMITH	1600-2200	6	30.00	180.00
DEPUTY SIGNATURE:					TOTAL 1,440.00

Make all checks payable to Deputy name and mail to the Sheriff's Office C/O ANGEL ALBRITTON

THANK YOU FOR YOUR BUSINESS!

*(B)*  
*2,320,572,3450*



3543 State Road 419, Winter Springs, FL 32708  
PH: 800-666-5253

RECEIVED

MAY 6 2020

# INVOICE

Invoice #	500157
Account #	711194
Invoice Date	5/1/2020
Due Date	5/11/2020
Rep	MAS

<b>Bill To</b>
MIDDLE VILLAGE COMMUNITY DEV DISTR 370 OAKLEAF VILLAGE PARKWAY ORANGE PARK, FL 32065

Invoice Questions:  
Lakes@lakedoctors.com  
Payment Questions:  
Payments@lakedoctors.com

Purchase Order Number	Terms	Invoice Date Reflects Month of Service Provided
	NET 10 DAYS	
Item	Description	Amount
Code to:  2-320-572-4680 62 (B)  Middle Village Lake Maintenance	Monthly Water Management Service (R)	1,519.00
<b>Customer Total Balance \$3,008.00</b>		
Please confirm your bank bill payer amount matches your invoice amount if you use a bank bill payer service. Thank you!		<b>Total Invoice \$1,519.00</b>

To help ensure prompt and accurate credit to your account, please include your account number and invoice number on your check and always include your remittance stub with your payment.

Please visit [www.lakedoctors.com](http://www.lakedoctors.com) for your local office contact information.

PLEASE DETACH & RETURN THIS PORTION WITH PAYMENT

<b>Bill To</b>
MIDDLE VILLAGE COMMUNITY DEV DISTR 370 OAKLEAF VILLAGE PARKWAY ORANGE PARK, FL 32065

Amount Enclosed

Invoice #	500157
Account #	711194
Date	5/1/2020

Go Green! Contact us at [Payments@lakedoctors.com](mailto:Payments@lakedoctors.com) to have your invoices emailed.

For address and contact updates, please email us at [Frontdesk@lakedoctors.com](mailto:Frontdesk@lakedoctors.com).

The Lake Doctors, Inc.  
3543 State Road 419  
Winter Springs, FL 32708



IF PAYING BY CREDIT CARD, FILL OUT BELOW	
<input type="checkbox"/> Mastercard	<input type="checkbox"/> Visa
<input type="checkbox"/> American Express	
Card #	_____
Card Verification #	_____
Exp. Date #	_____
Print Name	_____
Billing Address:	_____ Check box if same as above
Signature	_____

P.O. Box 548  
Green Cove Springs, FL 32043

MAY 4 2020

INVOICE DATE: MAY 4 2020  
WEEK OF 4-27-MAY 3 2020

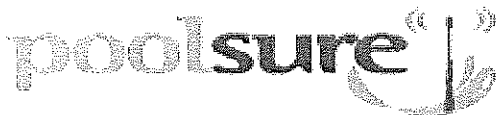
**FOR:**  
Oakleaf Amenities Manager  
and  
Brian Sanchez

Make all checks payable to Deputy name and mail to the Sheriff's Office C/O ANGEL ALBRITTON

**THANK YOU FOR YOUR BUSINESS!**

(B)

2,320,572,84670



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

# Invoice

Date

5/1/2020

Invoice #

131295592250

Terms	Net 20
Due Date	5/21/2020
PO #	
Customer #	13OAK101

<b>Bill To</b>	<b>Ship To</b>
Oakleaf Plantation Middle Village 475 West Town Place Ste 114 St Augustine FL 32092	Oakleaf Plantation/Middle Vlg 845 Oakleaf Plantation Way Orange Park FL 32065

Item ID	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate	1	ea	2,477.55
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	108.18
<div>RECEIVED APR 24 2020</div>				

Total 2,585.73  
Amount Due \$2,585.73

139   
2,380.572.4621

## Remittance Slip

Customer  
13OAK101  
Invoice #  
131295592250

Amount Due \$2,585.73

Amount Paid

Make Checks Payable To

Poolsure  
PO Box 55372  
Houston, TX 77255-5372



131295592250



**REPUBLIC  
SERVICES**

8619 Western Way  
Jacksonville FL 32256-036060

**Customer Service** (904) 731-2456  
RepublicServices.com/Support

**Important Information**

It's easy to go paperless! Sign up for Paperless Billing at RepublicServices.com and enjoy the convenience of managing your account anytime, anywhere, on any device.

**Account Number** 3-0687-3527242  
**Invoice Number** 0687-001054087  
**Invoice Date** April 16, 2020  
**Previous Balance** \$3,371.50  
**Payments/Adjustments** -\$3,371.50  
**Current Invoice Charges** \$1,650.37

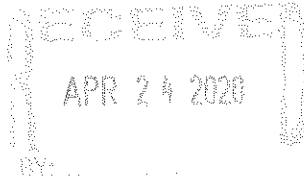
<b>Total Amount Due</b> <b>\$1,650.37</b>	<b>Payment Due Date</b> <b>May 06, 2020</b>
--	--

**PAYMENTS/ADJUSTMENTS**

Description	Reference	Amount
Payment - Thank You 03/18	7994	-\$1,680.44
Payment - Thank You 04/13	8044	-\$1,691.06

**CURRENT INVOICE CHARGES**

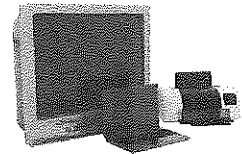
Description	Reference	Quantity	Unit Price	Amount
Middle Village Cdd 845 Oakleaf Plantation Pkwy Orange Park, FL Contract: 9687024 (C50) 2 Waste Container 6 Cu Yd, 2 Lifts Per Week Pickup Service 05/01-05/31			\$1,071.02	\$1,071.02
Container Refresh 05/01-05/31		2.0000	\$9.00	\$18.00
<b>Total Fuel/Environmental Recovery Fee</b>				\$330.29
<b>Total Franchise - Local</b>				\$231.06
<b>CURRENT INVOICE CHARGES</b>				<b>\$1,650.37</b>



438 (B)  
2,880.572, 449

**Electronics Recycling with BlueGuard™**

Convenient recycling solutions that are safe for your business and good for our planet. To learn more, visit RepublicServices.com/Electronics



**REPUBLIC  
SERVICES**

8619 Western Way  
Jacksonville FL 32256-036060

Please Return This  
Portion With Payment

**Total Enclosed**

Return Service Requested

L2RCACDTPZ 014669



MIDDLE VILLAGE CDD  
475 W TOWN PL  
STE 114  
ST AUGUSTINE FL 32092-3648



<b>Total Amount Due</b>	<b>\$1,650.37</b>
<b>Payment Due Date</b>	<b>May 06, 2020</b>
<b>Account Number</b>	<b>3-0687-3527242</b>
<b>Invoice Number</b>	<b>0687-001054087</b>



For Billing Address Changes,  
Check Box and Complete Reverse

Make Checks Payable To:



REPUBLIC SERVICES #687  
PO BOX 9001099  
LOUISVILLE KY 40290-1099

30687352724200000010540870001650370001650376

L2RCACDTPZ 014669 1NNNNNNNN NNN NNN 001 001 029341 21618305.1



RECEIVED

MAY 6 2020

## Invoice

Invoice #: 2771

Date: 05/01/20

Customer PO:

DUE DATE: 05/31/2020

### BILL TO

Oakleaf - Middle Village CDD  
370 Oakleaf Village Parkway  
Orange Park, FL 32065

### FROM

VerdeGo  
PO Box 789  
3335 North State Street  
Bunnell, FL 32110  
Phone: 386-437-3122  
www.verdego.com

### DESCRIPTION

#2031 - Standard Maintenance Contract May 2020  
Work order #1846 Zach

### AMOUNT

\$35,714.24

### Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$35,714.24

### Code to:

2-320-572-462

804 ©

Middle Village Landscape Maintenance

**Clay County Sheriff's Office**

P.O. Box 548  
Green Cove Springs, FL 32043

**RECEIVED****MAY 11 2020****INVOICE**

INVOICE DATE: MAY 11 2020  
WEEK OF 5/4/-5/10 2020

**TO:**

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

**FOR:**

Oakleaf Amenities Manager  
and  
Brian Sanchez

DATE WORKED	DESCRIPTION	TIME IN/OUT	HOURS	RATE	AMOUNT
05/04/20	JERFFERY HOLMES	1615-2215	6	30.00	180.00
05/05/20	BEN SIMMONS 674	1700-2300	6	30.00	180.00
05/06/20	DAVID VOLLER	1600-2200	6	30.00	180.00
05/07/20	MIKE BURNS	1600-2200	6	30.00	180.00
05/08/20	MIKE BURNS	1600-1800	2	30.00	60.00
05/08/20	BRYAN SIMTH	1700-2300	6	30.00	180.00
05/09/20	JEFFERY HOLMES	1700-2300	6	30.00	180.00
05/09/20	BEN SIMMONS	1700-2300	6	30.00	180.00

DEPUTY SIGNATURE:

TOTAL

**1,320.00**

Make all checks payable to Deputy name and mail to the Sheriff's Office C/O ANGEL ALBRITTON

THANK YOU FOR YOUR BUSINESS!

(B)  
2. 320, 572.84/570

**Clay County Sheriff's Office**

P.O. Box 548  
Green Cove Springs, FL 32043

**RECEIVED****MAY 11 2020****INVOICE**

INVOICE DATE: MAY 11 2020  
WEEK OF 5/4/-5/10 2020

**TO:**

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

**FOR:**

Oakleaf Amenities Manager  
and  
Brian Sanchez

DATE WORKED	DESCRIPTION	TIME IN/OUT	HOURS	RATE	AMOUNT
05/04/20	JERFFERY HOLMES	1615-2215	6	30.00	180.00
05/05/20	BEN SIMMONS	1700-2300	6	30.00	180.00
05/06/20	DAVID VOLLER	1600-2200	6	30.00	180.00
05/07/20	MIKE BURNS	1600-2200	6	30.00	180.00
05/08/20	MIKE BURNS	1600-1800	2	30.00	60.00
05/08/20	BRYAN SIMTH 3 98	1700-2300	6	30.00	180.00
05/09/20	JEFFERY HOLMES	1700-2300	6	30.00	180.00
05/09/20	BEN SIMMONS	1700-2300	6	30.00	180.00

DEPUTY SIGNATURE:

TOTAL

**1,320.00**

Make all checks payable to Deputy name and mail to the Sheriff's Office C/O ANGEL ALBRITTON

THANK YOU FOR YOUR BUSINESS!

(B)  
2. 320, 572.84/570





Remit To: Clay County Sheriff's Office  
PO Box 548/901 N. Orange Ave  
Green Cove Springs, FL 32043  
(904) 284-7575

Invoice Number: SSI09590  
Invoice Date: 5/7/2020  
Page: 1

Attn: Fiscal - Accounts Receivable

Bill  
To: OAKLEAF PLANTATION CDD  
MVCDD & DBCDD  
370 OAKLEAF VILLAGE PARKWAY  
ORANGE PARK, FL 32065  
JAVIER SORIANO

RECEIVED  
MAY 7 2020

Ship  
To: OAKLEAF PLANTATION CDD  
MVCDD & DBCDD  
370 OAKLEAF VILLAGE PARKWAY  
ORANGE PARK, FL 32065  
JAVIER SORIANO

Due Date 5/22/2020  
Terms Net 15 Days

Customer ID C0000168  
P.O. Number  
P.O. Date 5/7/2020  
Our Order No  
SalesPerson

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Fees-2nd Employment Admin Fee-APRIL 2020		204	204	5.00	1,020.00
Fees-2nd Employment Scheduling		15	15	25.00	375.00

*Handwritten:* 1,020.00 / 2 = 510.00  
375.00 / 2 = 187.5

*Handwritten:* 256 (B)  
2,320.572.34570

Amount Subject to Sales Tax US0  
Amount Exempt from Sales Tax 1,395.00

Subtotal: 1,395.00  
Invoice Discount: 0.00  
Tax: 0.00

Total USD: 1,395.00 *Handwritten:* 1,395.00 / 2 = 697.5

OAKLEAF PLANTATION CDD	4/1/2020	7695	VOLLER, DAVID	6.00
OAKLEAF PLANTATION CDD	4/3/2020	6839	SMITH, BRYAN	6.00
OAKLEAF PLANTATION CDD	4/4/2020	7036	MACK, ANDRE D.	6.00
OAKLEAF PLANTATION CDD	4/4/2020	6273	COOPER, JENNIFER	6.00
OAKLEAF PLANTATION CDD	4/5/2020	6839	SMITH, BRYAN	6.00
OAKLEAF PLANTATION CDD	4/6/2020	6534	SIMMONS, BENJAMIN A	4.00
OAKLEAF PLANTATION CDD	4/7/2020	6267	HOLMES, JEFFREY R	6.00
OAKLEAF PLANTATION CDD	4/8/2020	6584	BURNS, MIACHEL	6.00
OAKLEAF PLANTATION CDD	4/9/2020	6584	BURNS, MIACHEL	6.00
OAKLEAF PLANTATION CDD	4/10/2020	6839	SMITH, BRYAN	6.00
OAKLEAF PLANTATION CDD	4/10/2020	6267	HOLMES, JEFFREY R	6.00
OAKLEAF PLANTATION CDD	4/11/2020	6267	HOLMES, JEFFREY R	6.00
OAKLEAF PLANTATION CDD	4/11/2020	6584	BURNS, MIACHEL	4.00
OAKLEAF PLANTATION CDD	4/12/2020	6584	BURNS, MIACHEL	6.00
OAKLEAF PLANTATION CDD	4/13/2020	6584	BURNS, MIACHEL	6.00
OAKLEAF PLANTATION CDD	4/14/2020	7695	VOLLER, DAVID	6.00
OAKLEAF PLANTATION CDD	4/15/2020	6584	BURNS, MIACHEL	6.00
OAKLEAF PLANTATION CDD	4/16/2020	6839	SMITH, BRYAN	6.00
OAKLEAF PLANTATION CDD	4/17/2020	6534	SIMMONS, BENJAMIN A	6.00
OAKLEAF PLANTATION CDD	4/17/2020	6584	BURNS, MIACHEL	6.00
OAKLEAF PLANTATION CDD	4/18/2020	7036	MACK, ANDRE D.	6.00
OAKLEAF PLANTATION CDD	4/18/2020	6584	BURNS, MIACHEL	6.00
OAKLEAF PLANTATION CDD	4/19/2020	6839	SMITH, BRYAN	6.00
OAKLEAF PLANTATION CDD	4/21/2020	6267	HOLMES, JEFFREY R	4.00
OAKLEAF PLANTATION CDD	4/22/2020	7695	VOLLER, DAVID	6.00
OAKLEAF PLANTATION CDD	4/23/2020	6584	BURNS, MIACHEL	6.00
OAKLEAF PLANTATION CDD	4/24/2020	6028	WILLIAMS, MATTHEW L	6.00
OAKLEAF PLANTATION CDD	4/24/2020	6267	HOLMES, JEFFREY R	6.00
OAKLEAF PLANTATION CDD	4/25/2020	6028	WILLIAMS, MATTHEW L	6.00
OAKLEAF PLANTATION CDD	4/25/2020	6267	HOLMES, JEFFREY R	6.00
OAKLEAF PLANTATION CDD	4/26/2020	6839	SMITH, BRYAN	6.00
OAKLEAF PLANTATION CDD	4/27/2020	6839	SMITH, BRYAN	6.00
OAKLEAF PLANTATION CDD	4/28/2020	7695	VOLLER, DAVID	6.00
OAKLEAF PLANTATION CDD	4/29/2020	7695	VOLLER, DAVID	6.00

OAKLEAF PLANTATION CDD	4/30/2020	5839	SMITH, BRYAN	6.00
			TOTAL	204.00



3176 Old Jennings Road, Middleburg, Florida 32068  
Please visit us on the web at [www.clayutility.org](http://www.clayutility.org)  
Hours: Monday - Friday, 8am-5pm Phone: 904-272-5999

Customer Name: MIDDLE VILLAGE COMMUNITY DEVELOPMENT  
DISTRICT  
Service Address: 1092 Oakleaf Plantation Parkway Reclaimed Irrigation

Bill Date: 05/06/2020

Customer #: 00274570  
Route #: MC05522995

### Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
--------------	------------	-----------	-------------	------------------	-----------------	---------------

Base Charges (Prepaid)	05/06/20 to 06/04/20					\$0.00
Consumption Charges	Tier 1	0.0	x	0.00	\$0.00	
Proration Factor: 0.0000	Tier 2	0.0	x	0.00	\$0.00	
	Tier 3	0.0	x	0.00	\$0.00	
	Tier 4	0.0	x	0.00	\$0.00	

### Sewer

Base Charges (Prepaid)					\$0.00
Consumption Charges	0.0	x	0.00	\$0.00	

### Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
71190979	2	05/04/20	33	0	0	0
Base Charges (Prepaid)						\$128.81
Consumption Charges	Tier 1	0.0	x	0.79	\$0.00	
Proration Factor: 1.1000	Tier 2	0.0	x	1.56	\$0.00	
	Tier 3	0.0	x	2.35	\$0.00	

### Other Charges

Administrative Fees (Prepaid)	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$128.81
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
<b>TOTAL AMOUNT DUE</b>	<b>\$128.81</b>

Record numbers of people are unemployed, businesses are closed, and budgets are tight. We are growing our Lend a Helping Hand fund to help customers in need.

If you are interested in rounding up your bill, simply round up your payment and note on your bill stub that you are applying the change to Lend a Helping Hand.

If you would like to do more, you can donate to Lend a Helping Hand for any amount or even pay a friend or family member's bill. All donations are greatly appreciated and will help our customers in need.

Please pay \$128.81 by 5/27/2020 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$126.58 was posted to your account on 04/27/2020.

RECEIVED

MAY 13 2020

8 (B)  
2,380.572.453

Please return this portion with payment



Clay County Utility Authority  
3176 Old Jennings Road  
Middleburg, Florida 32068

MIDDLE VILLAGE COMMUNITY DEVELOPMENT  
DISTRICT  
1092 Oakleaf Plantation Parkway Reclaimed  
Irrigation

Customer #:00274570  
Route #:MC05522995  
Route Group:26

### ADDRESSEE:

5792 1 AB 0.416 16-16

MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
475 W TOWN PL STE 114  
ST AUGUSTINE, FL 32092-3649



### Bill Summary

Bill Date	05/06/20
Current Charges	\$128.81
Current Charges Past Due After	05/27/20
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$128.81

### MAIL PAYMENT TO:

CLAY COUNTY UTILITY AUTHORITY  
3176 OLD JENNINGS ROAD  
MIDDLEBURG, FL 32068



3176 Old Jennings Road, Middleburg, Florida 32068  
Please visit us on the web at [www.clayutility.org](http://www.clayutility.org)  
Hours: Monday - Friday, 8am-5pm Phone: 904-272-5999

Customer Name: MIDDLE VILLAGE COMMUNITY DEVELOPMENT  
DISTRICT  
Service Address: 1089 Oakleaf Plantation Parkway Reclaimed Irrigation

Bill Date: 05/06/2020

Customer #: 00274569  
Route #: MC05522997

### Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
--------------	------------	-----------	-------------	------------------	-----------------	---------------

Base Charges (Prepaid)	05/06/20 to 06/04/20					\$0.00
Consumption Charges	Tier 1	0.0	x	0.00	\$0.00	
Proration Factor: 0.0000	Tier 2	0.0	x	0.00	\$0.00	
	Tier 3	0.0	x	0.00	\$0.00	
	Tier 4	0.0	x	0.00	\$0.00	

### Sewer

Base Charges (Prepaid)						\$0.00
Consumption Charges	0.0	x	0.00	\$0.00		

### Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
72979837	2	05/04/20	33	1086	1188	102
Base Charges (Prepaid)						\$128.81
Consumption Charges	Tier 1	102.0	x	0.79	\$80.58	
Proration Factor: 1.1000	Tier 2	0.0	x	1.56	\$0.00	
	Tier 3	0.0	x	2.35	\$0.00	

### Other Charges

Administrative Fees (Prepaid)	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$209.39
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
<b>TOTAL AMOUNT DUE</b>	<b>\$209.39</b>

Record numbers of people are unemployed, businesses are closed, and budgets are tight. We are growing our Lend a Helping Hand fund to help customers in need.

If you are interested in rounding up your bill, simply round up your payment and note on your bill stub that you are applying the change to Lend a Helping Hand.

If you would like to do more, you can donate to Lend a Helping Hand for any amount or even pay a friend or family member's bill. All donations are greatly appreciated and will help our customers in need.

Please pay \$209.39 by 5/27/2020 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$151.86 was posted to your account on 04/27/2020.

RECEIVED

MAY 13 2020

Please return this portion with payment



Clay County Utility Authority  
3176 Old Jennings Road  
Middleburg, Florida 32068

MIDDLE VILLAGE COMMUNITY DEVELOPMENT  
DISTRICT  
1089 Oakleaf Plantation Parkway Reclaimed  
Irrigation

Customer #:00274569  
Route #:MC05522997  
Route Group:26

### ADDRESSEE:

5791 1 AB 0.416 16-16

MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
475 W TOWN PL STE 114  
ST AUGUSTINE, FL 32092-3649



### Bill Summary

Bill Date	05/06/20
Current Charges	\$209.39
Current Charges Past Due After	05/27/20
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$209.39

### MAIL PAYMENT TO:

CLAY COUNTY UTILITY AUTHORITY  
3176 OLD JENNINGS ROAD  
MIDDLEBURG, FL 32068



3176 Old Jennings Road, Middleburg, Florida 32068  
Please visit us on the web at [www.clayutility.org](http://www.clayutility.org)  
Hours: Monday - Friday, 8am-5pm Phone: 904-272-5999

Customer Name: MIDDLE VILLAGE COMMUNITY DEVELOPMENT

Bill Date: 05/06/2020

Customer #: 00276169

Service Address: 533-2 Southwood Way Reclaimed Irrigation

Route #: MC05540000

### Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
--------------	------------	-----------	-------------	------------------	-----------------	---------------

Base Charges (Prepaid)	05/06/20 to 06/04/20					\$0.00
Consumption Charges	Tier 1	0.0	x	0.00	\$0.00	
Proration Factor: 0.0000	Tier 2	0.0	x	0.00	\$0.00	
	Tier 3	0.0	x	0.00	\$0.00	
	Tier 4	0.0	x	0.00	\$0.00	

### Sewer

Base Charges (Prepaid)					\$0.00
Consumption Charges	0.0	x	0.00	\$0.00	

### Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
--------------	------------	-----------	-------------	------------------	-----------------	---------------

Base Charges (Prepaid)						\$40.25
Consumption Charges	Tier 1	16.0	x	0.79	\$12.64	
Proration Factor: 1.0333	Tier 2	0.0	x	1.56	\$0.00	
	Tier 3	0.0	x	2.35	\$0.00	

### Other Charges

Administrative Fees (Prepaid)	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$52.89
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
<b>TOTAL AMOUNT DUE</b>	<b>\$52.89</b>

Record numbers of people are unemployed, businesses are closed, and budgets are tight. We are growing our Lend a Helping Hand fund to help customers in need.

If you are interested in rounding up your bill, simply round up your payment and note on your bill stub that you are applying the change to Lend a Helping Hand.

If you would like to do more, you can donate to Lend a Helping Hand for any amount or even pay a friend or family member's bill. All donations are greatly appreciated and will help our customers in need.

Please pay \$52.89 by 5/27/2020 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$45.08 was posted to your account on 04/27/2020.

RECEIVED

MAY 13 2020

Please return this portion with payment

### Bill Summary



Clay County Utility Authority  
3176 Old Jennings Road  
Middleburg, Florida 32068

Bill Date	05/06/20
Current Charges	\$52.89
Current Charges Past Due After	05/27/20
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$52.89

MIDDLE VILLAGE COMMUNITY DEVELOPMENT

Customer #:00276169

533-2 Southwood Way Reclaimed Irrigation

Route #:MC05540000

Route Group:26

### ADDRESSEE:

### MAIL PAYMENT TO:

5790 1 AB 0.416 16-16



MIDDLE VILLAGE COMMUNITY DEVELOPMENT  
475 W TOWN PL STE 114  
ST AUGUSTINE, FL 32092-3649



CLAY COUNTY UTILITY AUTHORITY  
3176 OLD JENNINGS ROAD  
MIDDLEBURG, FL 32068



3176 Old Jennings Road, Middleburg, Florida 32068  
Please visit us on the web at [www.clayutility.org](http://www.clayutility.org)  
Hours: Monday - Friday, 8am-5pm Phone: 904-272-5999

Customer Name: MIDDLE VILLAGE COMMUNITY DEVELOPMENT

Bill Date: 05/06/2020

Customer #: 00276168

Service Address: 533-1 Southwood Way Irrigation

Route #: MC05540116

### Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
67842361	1	05/04/20	33	940	1114	174

Base Charges (Prepaid)	05/06/20 to 06/04/20					\$26.68
Consumption Charges	Tier 1	27.5	x	1.47		\$40.43
Proration Factor: 1.1000	Tier 2	40.7	x	3.04		\$123.73
	Tier 3	69.3	x	3.94		\$273.04
	Tier 4	36.5	x	5.06		\$184.69

Alternative Water Supply Surcharge \$1.06

### Sewer

Base Charges (Prepaid)						\$0.00
Consumption Charges	0.0	x		0.00		\$0.00

### Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
Base Charges (Prepaid)						\$0.00
Consumption Charges	Tier 1	0.0	x	0.00		\$0.00
Proration Factor: 0.0000	Tier 2	0.0	x	0.00		\$0.00
	Tier 3	0.0	x	0.00		\$0.00

### Other Charges

Administrative Fees (Prepaid)	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$649.63
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
<b>TOTAL AMOUNT DUE</b>	<b>\$649.63</b>

Record numbers of people are unemployed, businesses are closed, and budgets are tight. We are growing our Lend a Helping Hand fund to help customers in need.

If you are interested in rounding up your bill, simply round up your payment and note on your bill stub that you are applying the change to Lend a Helping Hand.

If you would like to do more, you can donate to Lend a Helping Hand for any amount or even pay a friend or family member's bill. All donations are greatly appreciated and will help our customers in need.

Please pay \$649.63 by 5/27/2020 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$563.90 was posted to your account on 04/27/2020.

Consumer Confidence and UCMR4 Reports are available at our office and online at:  
[www.clayutility.org/ccr/OPG.pdf](http://www.clayutility.org/ccr/OPG.pdf)

REC

MAY 13

Please return this portion with payment



Clay County Utility Authority  
3176 Old Jennings Road  
Middleburg, Florida 32068

MIDDLE VILLAGE COMMUNITY DEVELOPMENT

Customer #:00276168

533-1 Southwood Way Irrigation

Route #:MC05540116

Route Group:26

### ADDRESSEE:

5789 1 AB 0.416 16-16



MIDDLE VILLAGE COMMUNITY DEVELOPMENT  
475 W TOWN PL STE 114  
ST AUGUSTINE, FL 32092-3649



### Bill Summary

Bill Date	05/06/20
Current Charges	\$649.63
Current Charges Past Due After	05/27/20
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$649.63

### MAIL PAYMENT TO:



CLAY COUNTY UTILITY AUTHORITY  
3176 OLD JENNINGS ROAD  
MIDDLEBURG, FL 32068



3176 Old Jennings Road, Middleburg, Florida 32068  
Please visit us on the web at [www.clayutility.org](http://www.clayutility.org)  
Hours: Monday - Friday, 8am-5pm Phone: 904-272-5999

Customer Name: MIDDLE VILLAGE COMMUNITY DEVELOPMENT  
DISTRICT  
Service Address: 3214-2 Tower Oaks Drive Reclaimed Irrigation

Bill Date: 05/06/2020

Customer #: 00241833  
Route #: MC05526924

### Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
Base Charges (Prepaid) 05/06/20 to 06/04/20 \$0.00						
Consumption Charges Tier 1 0.0 x 0.00 \$0.00						
Proration Factor: 0.0000 Tier 2 0.0 x 0.00 \$0.00						
Tier 3 0.0 x 0.00 \$0.00						
Tier 4 0.0 x 0.00 \$0.00						

### Sewer

Base Charges (Prepaid)						\$0.00
Consumption Charges	0.0	x		0.00		\$0.00

### Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
48011391	.75	05/04/20	33	573	581	8
Base Charges (Prepaid) \$24.19						
Consumption Charges Tier 1 8.0 x 0.79 \$6.32						
Proration Factor: 1.1000 Tier 2 0.0 x 1.56 \$0.00						
Tier 3 0.0 x 2.35 \$0.00						

### Other Charges

Administrative Fees (Prepaid)	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$30.51
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
<b>TOTAL AMOUNT DUE</b>	<b>\$30.51</b>

Record numbers of people are unemployed, businesses are closed, and budgets are tight. We are growing our Lend a Helping Hand fund to help customers in need.

If you are interested in rounding up your bill, simply round up your payment and note on your bill stub that you are applying the change to Lend a Helping Hand.

If you would like to do more, you can donate to Lend a Helping Hand for any amount or even pay a friend or family member's bill. All donations are greatly appreciated and will help our customers in need.

Please pay \$30.51 by 5/27/2020 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$29.44 was posted to your account on 04/27/2020.

RECEIVED

MAY 13 2020

Please return this portion with payment

### Bill Summary



Clay County Utility Authority  
3176 Old Jennings Road  
Middleburg, Florida 32068

Bill Date	05/06/20
Current Charges	\$30.51
Current Charges Past Due After	05/27/20
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$30.51

MIDDLE VILLAGE COMMUNITY DEVELOPMENT  
DISTRICT  
3214-2 Tower Oaks Drive Reclaimed Irrigation  
Customer #:00241833  
Route #:MC05526924  
Route Group:26

### ADDRESSEE:

5788 1 AB 0.416 16-16

MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
475 W TOWN PL STE 114  
ST AUGUSTINE, FL 32092-3649



### MAIL PAYMENT TO:

CLAY COUNTY UTILITY AUTHORITY  
3176 OLD JENNINGS ROAD  
MIDDLEBURG, FL 32068





3176 Old Jennings Road, Middleburg, Florida 32068  
Please visit us on the web at [www.clayutility.org](http://www.clayutility.org)  
Hours: Monday - Friday, 8am-5pm Phone: 904-272-5999

Customer Name: MIDDLE VILLAGE COMMUNITY DEVELOPMENT  
DISTRICT  
Service Address: 738-1 Chestwood Chase Drive Reclaimed Irrigation

Bill Date: 05/06/2020

Customer #: 00235922  
Route #: MC05526587

### Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
--------------	------------	-----------	-------------	------------------	-----------------	---------------

Base Charges (Prepaid)	05/06/20 to 06/04/20					\$0.00
Consumption Charges	Tier 1	0.0	x	0.00	\$0.00	
Proration Factor: 0.0000	Tier 2	0.0	x	0.00	\$0.00	
	Tier 3	0.0	x	0.00	\$0.00	
	Tier 4	0.0	x	0.00	\$0.00	

### Sewer

Base Charges (Prepaid)					\$0.00
Consumption Charges	0.0	x	0.00	\$0.00	

### Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
33015129	.75	05/04/20	33	943	943	0
Base Charges (Prepaid)						\$24.19
Consumption Charges	Tier 1	0.0	x	0.79	\$0.00	
Proration Factor: 1.1000	Tier 2	0.0	x	1.56	\$0.00	
	Tier 3	0.0	x	2.35	\$0.00	

### Other Charges

Administrative Fees (Prepaid)	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$24.19
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
<b>TOTAL AMOUNT DUE</b>	<b>\$24.19</b>

Record numbers of people are unemployed, businesses are closed, and budgets are tight. We are growing our Lend a Helping Hand fund to help customers in need.

If you are interested in rounding up your bill, simply round up your payment and note on your bill stub that you are applying the change to Lend a Helping Hand.

If you would like to do more, you can donate to Lend a Helping Hand for any amount or even pay a friend or family member's bill. All donations are greatly appreciated and will help our customers in need.

Please pay \$24.19 by 5/27/2020 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$23.91 was posted to your account on 04/27/2020.

REC

MAY 13

Please return this portion with payment

### Bill Summary



Clay County Utility Authority  
3176 Old Jennings Road  
Middleburg, Florida 32068

Bill Date	05/06/20
Current Charges	\$24.19
Current Charges Past Due After	05/27/20
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$24.19

MIDDLE VILLAGE COMMUNITY DEVELOPMENT  
DISTRICT  
738-1 Chestwood Chase Drive Reclaimed Irrigation

Customer #:00235922  
Route #:MC05526587  
Route Group:26

### ADDRESSEE:

### MAIL PAYMENT TO:

5786 1 AB 0.416 16-16

MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
475 W TOWN PL STE 114  
ST AUGUSTINE, FL 32092-3649



CLAY COUNTY UTILITY AUTHORITY  
3176 OLD JENNINGS ROAD  
MIDDLEBURG, FL 32068



3176 Old Jennings Road, Middleburg, Florida 32068  
Please visit us on the web at [www.clayutility.org](http://www.clayutility.org)  
Hours: Monday - Friday, 8am-5pm Phone: 904-272-5999

Customer Name: MIDDLE VILLAGE COMMUNITY DEVELOPMENT  
DISTRICT  
Service Address: 878-1 Songbird Drive Reclaimed Irrigation

Bill Date: 05/06/2020

Customer #: 00235921  
Route #: MC05526275

### Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
--------------	------------	-----------	-------------	------------------	-----------------	---------------

Base Charges (Prepaid)	05/06/20 to 06/04/20					\$0.00
Consumption Charges	Tier 1	0.0	x	0.00	\$0.00	
Proration Factor: 0.0000	Tier 2	0.0	x	0.00	\$0.00	
	Tier 3	0.0	x	0.00	\$0.00	
	Tier 4	0.0	x	0.00	\$0.00	

### Sewer

Base Charges (Prepaid)					\$0.00
Consumption Charges	0.0	x	0.00	\$0.00	

### Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
33015127	.75	05/04/20	33	1128	1143	15
Base Charges (Prepaid)						\$24.19
Consumption Charges	Tier 1	15.0	x	0.79	\$11.85	
Proration Factor: 1.1000	Tier 2	0.0	x	1.56	\$0.00	
	Tier 3	0.0	x	2.35	\$0.00	

### Other Charges

Administrative Fees (Prepaid)	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$36.04
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
<b>TOTAL AMOUNT DUE</b>	<b>\$36.04</b>

Record numbers of people are unemployed, businesses are closed, and budgets are tight. We are growing our Lend a Helping Hand fund to help customers in need.

If you are interested in rounding up your bill, simply round up your payment and note on your bill stub that you are applying the change to Lend a Helping Hand.

If you would like to do more, you can donate to Lend a Helping Hand for any amount or even pay a friend or family member's bill. All donations are greatly appreciated and will help our customers in need.

Please pay \$36.04 by 5/27/2020 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$36.55 was posted to your account on 04/27/2020.

RECEIVED  
MAY 13 2020

Please return this portion with payment



Clay County Utility Authority  
3176 Old Jennings Road  
Middleburg, Florida 32068

MIDDLE VILLAGE COMMUNITY DEVELOPMENT  
DISTRICT  
878-1 Songbird Drive Reclaimed Irrigation

Customer #:00235921  
Route #:MC05526275  
Route Group:26

### ADDRESSEE:

5785 1 AB 0.416 16-16

MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
475 W TOWN PL STE 114  
ST AUGUSTINE, FL 32092-3649



### Bill Summary

Bill Date	05/06/20
Current Charges	\$36.04
Current Charges Past Due After	05/27/20
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$36.04

### MAIL PAYMENT TO:

CLAY COUNTY UTILITY AUTHORITY  
3176 OLD JENNINGS ROAD  
MIDDLEBURG, FL 32068



3176 Old Jennings Road, Middleburg, Florida 32068  
Please visit us on the web at [www.clayutility.org](http://www.clayutility.org)  
Hours: Monday - Friday, 8am-5pm Phone: 904-272-5999

Customer Name: MIDDLE VILLAGE COMMUNITY DEVELOPMENT  
DISTRICT  
Service Address: 701-1 Turkey Point Drive Reclaimed Irrigation

Bill Date: 05/06/2020

Customer #: 00235920  
Route #: MC05526213

### Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
--------------	------------	-----------	-------------	------------------	-----------------	---------------

Base Charges (Prepaid)	05/06/20 to 06/04/20					\$0.00
Consumption Charges	Tier 1	0.0	x	0.00	\$0.00	
Proration Factor: 0.0000	Tier 2	0.0	x	0.00	\$0.00	
	Tier 3	0.0	x	0.00	\$0.00	
	Tier 4	0.0	x	0.00	\$0.00	

### Sewer

Base Charges (Prepaid)					\$0.00
Consumption Charges	0.0	x	0.00	\$0.00	

### Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
48011347	.75	05/04/20	33	366	392	26
Base Charges (Prepaid)						\$24.19
Consumption Charges	Tier 1	24.2	x	0.79	\$19.12	
Proration Factor: 1.1000	Tier 2	1.8	x	1.56	\$2.81	
	Tier 3	0.0	x	2.35	\$0.00	

### Other Charges

Administrative Fees (Prepaid)	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$46.12
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
<b>TOTAL AMOUNT DUE</b>	<b>\$46.12</b>

Record numbers of people are unemployed, businesses are closed, and budgets are tight. We are growing our Lend a Helping Hand fund to help customers in need.

If you are interested in rounding up your bill, simply round up your payment and note on your bill stub that you are applying the change to Lend a Helping Hand.

If you would like to do more, you can donate to Lend a Helping Hand for any amount or even pay a friend or family member's bill. All donations are greatly appreciated and will help our customers in need.

Please pay \$46.12 by 5/27/2020 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$43.39 was posted to your account on 04/27/2020.

RECEIVED

MAY 13 2020

Please return this portion with payment



Clay County Utility Authority  
3176 Old Jennings Road  
Middleburg, Florida 32068

MIDDLE VILLAGE COMMUNITY DEVELOPMENT  
DISTRICT  
701-1 Turkey Point Drive Reclaimed Irrigation

Customer #:00235920  
Route #:MC05526213  
Route Group:26

### ADDRESSEE:

5784 1 AB 0.416 16-16

MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
475 W TOWN PL STE 114  
ST AUGUSTINE, FL 32092-3649



### Bill Summary

Bill Date	05/06/20
Current Charges	\$46.12
Current Charges Past Due After	05/27/20
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$46.12

### MAIL PAYMENT TO:

CLAY COUNTY UTILITY AUTHORITY  
3176 OLD JENNINGS ROAD  
MIDDLEBURG, FL 32068



3176 Old Jennings Road, Middleburg, Florida 32068  
Please visit us on the web at [www.clayutility.org](http://www.clayutility.org)  
Hours: Monday - Friday, 8am-5pm Phone: 904-272-5999

Customer Name: MIDDLE VILLAGE COMMUNITY DEVELOPMENT  
DISTRICT  
Service Address: 3214-1 Tower Oaks Drive Reclaimed Irrigation

Bill Date: 05/06/2020

Customer #: 00210999  
Route #: MC05526683

### Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
--------------	------------	-----------	-------------	------------------	-----------------	---------------

Base Charges (Prepaid)	05/06/20 to 06/04/20					\$0.00
Consumption Charges	Tier 1	0.0	x	0.00	\$0.00	
Proration Factor: 0.0000	Tier 2	0.0	x	0.00	\$0.00	
	Tier 3	0.0	x	0.00	\$0.00	
	Tier 4	0.0	x	0.00	\$0.00	

### Sewer

Base Charges (Prepaid)						\$0.00
Consumption Charges	0.0	x	0.00	\$0.00		

### Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
--------------	------------	-----------	-------------	------------------	-----------------	---------------

72979833	2	05/04/20	33	15062	15889	827
Base Charges (Prepaid)						\$128.81
Consumption Charges	Tier 1	132.0	x	0.79	\$104.28	
Proration Factor: 1.1000	Tier 2	44.0	x	1.56	\$68.64	
	Tier 3	651.0	x	2.35	\$1,529.85	

### Other Charges

Administrative Fees (Prepaid)	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$1,831.58
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
<b>TOTAL AMOUNT DUE</b>	<b>\$1,831.58</b>

Record numbers of people are unemployed, businesses are closed, and budgets are tight. We are growing our Lend a Helping Hand fund to help customers in need.

If you are interested in rounding up your bill, simply round up your payment and note on your bill stub that you are applying the change to Lend a Helping Hand.

If you would like to do more, you can donate to Lend a Helping Hand for any amount or even pay a friend or family member's bill. All donations are greatly appreciated and will help our customers in need.

Please pay \$1831.58 by 5/27/2020 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$1273.35 was posted to your account on 04/27/2020.

Please return this portion with payment

### Bill Summary



Clay County Utility Authority  
3176 Old Jennings Road  
Middleburg, Florida 32068

Bill Date	05/06/20
Current Charges	\$1,831.58
<b>Current Charges Past Due After</b>	<b>05/27/20</b>
Lend A Helping Hand (If Applicable)	\$0.00
<b>Previous Balance</b>	<b>\$0.00</b>
Total Amount Due	\$1,831.58

MIDDLE VILLAGE COMMUNITY DEVELOPMENT  
DISTRICT  
3214-1 Tower Oaks Drive Reclaimed Irrigation

Customer #:00210999  
Route #:MC05526683  
Route Group:26

### ADDRESSEE:

6182 1 AB 0.416 17-17

MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
475 W TOWN PL STE 114  
ST AUGUSTINE, FL 32092-3649



### MAIL PAYMENT TO:

CLAY COUNTY UTILITY AUTHORITY  
3176 OLD JENNINGS ROAD  
MIDDLEBURG, FL 32068

**Clay County Sheriff's Office**

P.O. Box 548  
Green Cove Springs, FL 32043

**RECEIVED****MAY 11 2020****INVOICE**

INVOICE DATE: MAY 11 2020  
WEEK OF 5/4-5/10 2020

**TO:**

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

**FOR:**

Oakleaf Amenities Manager  
and  
Brian Sanchez

DATE WORKED	DESCRIPTION	TIME IN/OUT	HOURS	RATE	AMOUNT
05/04/20	JERFFERY HOLMES	1615-2215	6	30.00	180.00
05/05/20	BEN SIMMONS	1700-2300	6	30.00	180.00
05/06/20	DAVID VOLLER 567	1600-2200	6	30.00	180.00
05/07/20	MIKE BURNS	1600-2200	6	30.00	180.00
05/08/20	MIKE BURNS	1600-1800	2	30.00	60.00
05/08/20	BRYAN SIMTH	1700-2300	6	30.00	180.00
05/09/20	JEFFERY HOLMES	1700-2300	6	30.00	180.00
05/09/20	BEN SIMMONS	1700-2300	6	30.00	180.00

DEPUTY SIGNATURE:

TOTAL

**1,320.00**

Make all checks payable to Deputy name and mail to the Sheriff's Office C/O ANGEL ALBRITTON

THANK YOU FOR YOUR BUSINESS!

(B)  
2,320.57 2,345.70

Governmental Management Services, LLC  
1001 Bradford Way  
Kingston, TN 37763

# Invoice

RECEIVED

MAY 08 2020

**Bill To:**

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

Invoice #: 1685  
Invoice Date: 5/1/20  
Due Date: 5/1/20  
Case:  
P.O. Number:

Description	Hours/Qty	Rate	Amount
Facility Management - Recreation - Oakleaf Plantation - May 2020		13,741.42	13,741.42
2,310, 513, 3400 26 (B)			
Total			\$13,741.42
Payments/Credits			\$0.00
Balance Due			\$13,741.42

RMW  
5,820

Governmental Management Services, LLC  
1001 Bradford Way  
Kingston, TN 37763

# Invoice

RECEIVED

MAY 08 2020

Invoice #: 1686  
Invoice Date: 5/1/20  
Due Date: 5/1/20  
Case:  
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Management - Tennis - Oakleaf Plantation - May 2020		5,862.50	5,862.50
2,330,572,3430 26 (B)			
Total			\$5,862.50
Payments/Credits			\$0.00
Balance Due			\$5,862.50

RMW  
5,862.50

**Clay County Sheriff's Office**

P.O. Box 548  
Green Cove Springs, FL 32043

**RECEIVED****MAY 11 2020****INVOICE**

INVOICE DATE: MAY 11 2020  
WEEK OF 5/4/-5/10 2020

**TO:**

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

**FOR:**

Oakleaf Amenities Manager  
and  
Brian Sanchez

DATE WORKED	DESCRIPTION	TIME IN/OUT	HOURS	RATE	AMOUNT
05/04/20	JERFFERY HOLMES 442	1615-2215	6	30.00	180.00
05/05/20	BEN SIMMONS	1700-2300	6	30.00	180.00
05/06/20	DAVID VOLLER	1600-2200	6	30.00	180.00
05/07/20	MIKE BURNS	1600-2200	6	30.00	180.00
05/08/20	MIKE BURNS	1600-1800	2	30.00	60.00
05/08/20	BRYAN SIMTH	1700-2300	6	30.00	180.00
05/09/20	JEFFERY HOLMES	1700-2300	6	30.00	180.00
05/09/20	BEN SIMMONS	1700-2300	6	30.00	180.00

DEPUTY SIGNATURE:

TOTAL

**1,320.00**

Make all checks payable to Deputy name and mail to the Sheriff's Office C/O ANGEL ALBRITTON

THANK YOU FOR YOUR BUSINESS!

(B)  
2,320,572.84/570



**Clay County Sheriff's Office**

P.O. Box 548  
Green Cove Springs, FL 32043

**RECEIVED****MAY 11 2020****INVOICE**

INVOICE DATE: MAY 11 2020  
WEEK OF 5/4/-5/10 2020

**TO:**

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

**FOR:**

Oakleaf Amenities Manager  
and  
Brian Sanchez

DATE WORKED	DESCRIPTION	TIME IN/OUT	HOURS	RATE	AMOUNT
05/04/20	JERFFERY HOLMES	1615-2215	6	30.00	180.00
05/05/20	BEN SIMMONS	1700-2300	6	30.00	180.00
05/06/20	DAVID VOLLER	1600-2200	6	30.00	180.00
05/07/20	MIKE BURNS 720	1600-2200	6	30.00	180.00
05/08/20	MIKE BURNS	1600-1800	2	30.00	60.00
05/08/20	BRYAN SIMTH	1700-2300	6	30.00	180.00
05/09/20	JEFFERY HOLMES	1700-2300	6	30.00	180.00
05/09/20	BEN SIMMONS	1700-2300	6	30.00	180.00

DEPUTY SIGNATURE:

TOTAL

**1,320.00**

Make all checks payable to Deputy name and mail to the Sheriff's Office C/O ANGEL ALBRITTON

THANK YOU FOR YOUR BUSINESS!

(B)  
2.320, 572.84570

Riverside Management Services, Inc

9655 Florida Mining Blvd. W.  
Building 300, Suite 305  
Jacksonville, FL 32257

# Invoice

Date	Invoice #
5/1/2020	262

Bill To
Middle Village CDD 475 West Town Place Suite 114 St. Augustine, FL 32092

RECEIVED

MAY 08 2020

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Janitorial Services - May 2020  2,33,572,3420  261 (B)	3,534.83	3,534.83
Total			\$3,534.83

RHW  
5.6.20

**Clay County Sheriff's Office**

P.O. Box 548  
Green Cove Springs, FL 32043

**RECEIVED****MAY 16 2020****INVOICE**

INVOICE DATE: MAY 17 2020  
WEEK OF 5/11-5/17 2020

**TO:**

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

**FOR:**

Oakleaf Amenities Manager  
and  
Brian Sanchez

DATE WORKED	DESCRIPTION	TIME IN/OUT	HOURS	RATE	AMOUNT
05/11/20	ANDRE MACK 397	1800-0000	6	30.00	180.00
05/12/20	MIKE BURNS	1600-2200	6	30.00	180.00
05/13/20	MIKE BURNS	1600-2200	6	30.00	180.00
05/14/20	DAVID VOLLER	1630-2130	6	30.00	180.00
05/15/20	ANDRE MACK	1800-0000	6	30.00	180.00
05/16/20	JENNIFER COOPER	1700-2100	4	30.00	120.00
05/16/20	ANDRE MACK	1800-0000	6	30.00	180.00
05/17/20	ANDRE MACK	1700-2300	6	30.00	180.00
DEPUTY SIGNATURE:					TOTAL 1,380.00

Make all checks payable to Deputy name and mail to the Sheriff's Office C/O ANGEL ALBRITTON

THANK YOU FOR YOUR BUSINESS!

(B)  
2. 320. 572. 34570



David Gray Plumbing  
6491 Powers Avenue  
Jacksonville, FL 32217

Phone: (904) 724-7211  
Fax: (904) 724-5925  
dispatch@davidgrayonline.com  
<https://www.davidgrayonline.com/>

Bill to  
**Middle Village CDB**  
845 Oakleaf Plantation Pkwy  
Orange Park FL 32065

Ship to  
**Middle Village CDB**  
845 Oakleaf Plantation Pkwy  
Orange Park FL 32065

RECEIVED

MAY 20 2020

Transaction Date: 4/9/2020

Work Order #: 619721

Terms: COD\*

**Invoice I616524**

**Description**

Called out to install hose bibs. Installed two at tennis court in men's room cut holes in wall to access feed for hose bibs. Then shut down property ran hose bibbs using cpvc one tie off of toilet and one tie off of water fountain. Also installed one at big two story at front of property tied off of cold feed in water heater room. Tested all work and have no leaks at this time. David Gray Plumbing not responsible for drywall repairs. No warranty on owner provided material or existing plumbing.

Material Subtotal

Commercial/Apartment Hourly Rate - Two Person Rate

Total:	\$1,184.19
Payments:	\$0.00
Balance Due:	\$1,184.19

All accounts are due and payable 10 days from invoice date. After 30 days, a finance charge of 1.5% per month - 18% annum - will be added and invoice may be sent to collections. Customer agrees to pay all court costs, collection costs and attorney's fees if suit and/or collections become necessary. All work is satisfactory with customer or renter. If payment is not made within 25 days, the total will be charged to any credit card you have on file.

Method	Date	Auth #	Amount
--------	------	--------	--------

Code to: Split 50/50

**Acceptance**

I accept the services performed by David Gray Plumbing are to my satisfaction. No warranty on pre-existing plumbing or fixtures.

**Middle Village Tennis Court Maintenance**

2-330-572-344

592.1

792 (B)

**Middle Village Repair and Replacements**

34-600-538-64000

**Clay County Sheriff's Office**

P.O. Box 548  
Green Cove Springs, FL 32043

**RECEIVED****MAY 16 2020****INVOICE**

INVOICE DATE: MAY 17 2020  
WEEK OF 5/11/-5/17 2020

**TO:**

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

**FOR:**

Oakleaf Amenities Manager  
and  
Brian Sanchez

DATE WORKED	DESCRIPTION	TIME IN/OUT	HOURS	RATE	AMOUNT
05/11/20	ANDRE MACK	1800-0000	6	30.00	180.00
05/12/20	MIKE BURNS	1600-2200	6	30.00	180.00
05/13/20	MIKE BURNS	1600-2200	6	30.00	180.00
05/14/20	DAVID VOLLER 567	1630-2130	6	30.00	180.00
05/15/20	ANDRE MACK	1800-0000	6	30.00	180.00
05/16/20	JENNIFER COOPER	1700-2100	4	30.00	120.00
05/16/20	ANDRE MACK	1800-0000	6	30.00	180.00
05/17/20	ANDRE MACK	1700-2300	6	30.00	180.00
DEPUTY SIGNATURE:					TOTAL 1,380.00

Make all checks payable to Deputy name and mail to the Sheriff's Office C/O ANGEL ALBRITTON

THANK YOU FOR YOUR BUSINESS!

(B)  
2. 320. 572. 34570

**Clay County Sheriff's Office**

P.O. Box 548  
Green Cove Springs, FL 32043

**RECEIVED****MAY 16 2020****INVOICE**

INVOICE DATE: MAY 17 2020  
WEEK OF 5/11-5/17 2020

**TO:**

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

**FOR:**

Oakleaf Amenities Manager  
and  
Brian Sanchez

DATE WORKED	DESCRIPTION	TIME IN/OUT	HOURS	RATE	AMOUNT
05/11/20	ANDRE MACK	1800-0000	6	30.00	180.00
05/12/20	MIKE BURNS	1600-2200	6	30.00	180.00
05/13/20	MIKE BURNS	1600-2200	6	30.00	180.00
05/14/20	DAVID VOLLER	1630-2130	6	30.00	180.00
05/15/20	ANDRE MACK	1800-0000	6	30.00	180.00
05/16/20	JENNIFER COOPER 242	1700-2100	4	30.00	120.00
05/16/20	ANDRE MACK	1800-0000	6	30.00	180.00
05/17/20	ANDRE MACK	1700-2300	6	30.00	180.00
DEPUTY SIGNATURE:					TOTAL 1,380.00

Make all checks payable to Deputy name and mail to the Sheriff's Office C/O ANGEL ALBRITTON

THANK YOU FOR YOUR BUSINESS!

(B)  
2. 320. 572. 34570

**Clay County Sheriff's Office**

P.O. Box 548  
Green Cove Springs, FL 32043

**RECEIVED****MAY 16 2020****INVOICE**

INVOICE DATE: MAY 17 2020  
WEEK OF 5/11/-5/17 2020

**TO:**

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

**FOR:**

Oakleaf Amenities Manager  
and  
Brian Sanchez

DATE WORKED	DESCRIPTION	TIME IN/OUT	HOURS	RATE	AMOUNT
05/11/20	ANDRE MACK	1800-0000	6	30.00	180.00
05/12/20	MIKE BURNS <i>720</i>	1600-2200	6	30.00	180.00
05/13/20	MIKE BURNS	1600-2200	6	30.00	180.00
05/14/20	DAVID VOLLER	1630-2130	6	30.00	180.00
05/15/20	ANDRE MACK	1800-0000	6	30.00	180.00
05/16/20	JENNIFER COOPER	1700-2100	4	30.00	120.00
05/16/20	ANDRE MACK	1800-0000	6	30.00	180.00
05/17/20	ANDRE MACK	1700-2300	6	30.00	180.00
DEPUTY SIGNATURE:					1,380.00
					TOTAL

Make all checks payable to Deputy name and mail to the Sheriff's Office C/O ANGEL ALBRITTON

THANK YOU FOR YOUR BUSINESS!

*(B)*  
*2. 320. 572. 34570*



**WINNING**  
**CONCEPTS USA, INC.**

# Invoice

950-19 Blanding Blvd.  
Orange Park, FL 32065  
(904) 272-9784  
(904) 272-9787 FAX

Date	Invoice #
3/23/2020	30727

Bill To
Oakleaf Tennis

Ship To	<b>RECEIVED</b>
MAY 20 2020	

P.O. No.	Terms	Rep

Quantity	Description	Rate	Amount
62	Screen print full front one color imprint black On Hanes 3930 yellow t-shirt 12 sm, 12 med, 8 Lg, 6 XL On Hanes 3930B youth yellow t-shirt 12 med, 12 Lg	6.99	433.38
1	Screen Charge	25.00	25.00
15	Screen print full front one color imprint black On 15 customer supplied garments	4.99	74.85
MV Tennis instructor – 2.330.572.34300 JLB (B)			

Thank you for your business! Daniel McClees 904/272-9784

**Total** \$533.23

**Payments/Credits** \$0.00

**Balance Due** \$533.23



**Clay County Sheriff's Office**

P.O. Box 548  
Green Cove Springs, FL 32043

**RECEIVED****MAY 26 2020****INVOICE**

INVOICE DATE: MAY 25 2020  
WEEK OF 5/18-24 2020

**TO:**

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

**FOR:**

Oakleaf Amenities Manager  
and  
Brian Sanchez

DATE WORKED	DESCRIPTION	TIME IN/OUT	HOURS	RATE	AMOUNT
05/18/20	DAVID VOLLER	1630-2230	6	30.00	180.00
05/19/20	MAT WILLIAMS	1630-2230	6	30.00	180.00
05/20/20	DAVID VOLLER	1545-2145	6	30.00	180.00
05/21/20	BRYAN SMITH 398	1600-2200	6	30.00	180.00
05/22/20	JEFFERY HOLMES	1630-2230	6	30.00	180.00
05/22/20	MATT WILLIAMS	1615-2215	6	30.00	180.00
05/23/20	MATT WILLIAMS	1500-2100	6	30.00	180.00
05/23/20	JEFFERY HOLMES	1700-2300	6	30.00	180.00
05/24/20	BRYAN SMITH	1700-2300	6	30.00	180.00
05/10/20	BRYAN SMITH	1600-2200	6	30.00	180.00
	WASN'T ON LAST INVOICE				
DEPUTY SIGNATURE:					1.800.00
					TOTAL

Make all checks payable to Deputy name and mail to the Sheriff's Office C/O ANGEL ALBRITTON

THANK YOU FOR YOUR BUSINESS!

(B) 2,320.572.34570

**Clay County Sheriff's Office**

P.O. Box 548  
Green Cove Springs, FL 32043

**RECEIVED****MAY 26 2020****INVOICE**

INVOICE DATE: MAY 25 2020  
WEEK OF 5/18-24 2020

**TO:**

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

**FOR:**

Oakleaf Amenities Manager  
and  
Brian Sanchez

DATE WORKED	DESCRIPTION	TIME IN/OUT	HOURS	RATE	AMOUNT
05/18/20	DAVID VOLLER 567	1630-2230	6	30.00	180.00
05/19/20	MAT WILLIAMS	1630-2230	6	30.00	180.00
05/20/20	DAVID VOLLER	1545-2145	6	30.00	180.00
05/21/20	BRYAN SMITH	1600-2200	6	30.00	180.00
05/22/20	JEFFERY HOLMES	1630-2230	6	30.00	180.00
05/22/20	MATT WILLIAMS	1615-2215	6	30.00	180.00
05/23/20	MATT WILLIAMS	1500-2100	6	30.00	180.00
05/23/20	JEFFERY HOLMES	1700-2300	6	30.00	180.00
05/24/20	BRYAN SMITH	1700-2300	6	30.00	180.00
05/10/20	BRYAN SMITH	1600-2200	6	30.00	180.00
	WASN'T ON LAST INVOICE				
DEPUTY SIGNATURE:					1.800.00
					TOTAL

Make all checks payable to Deputy name and mail to the Sheriff's Office C/O ANGEL ALBRITTON

THANK YOU FOR YOUR BUSINESS!

②  
2.320.572.34570

Governmental Management Services, LLC  
1001 Bradford Way  
Kingston, TN 37763

# Invoice

Invoice #: 1668  
Invoice Date: 3/10/20  
Due Date: 3/10/20  
Case:  
P.O. Number:

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

RECEIVED

MAY 27 2020

Description	Hours/Qty	Rate	Amount
Facility Event Staff through February 27, 2020	12	25.00	300.00
26 (B) 2,300,369,102			
Total			\$300.00
Payments/Credits			\$0.00
Balance Due			\$300.00

Governmental Management Services, LLC  
1001 Bradford Way  
Kingston, TN 37763

# Invoice

Invoice #: 1670  
Invoice Date: 3/10/20  
Due Date: 3/10/20  
Case:  
P.O. Number:

**Bill To:**

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

RECEIVED

MAY 27 2020

Description	Hours/Qty	Rate	Amount
February 2020 - Phones (002.330.57200.41000)		96.98	96.98
February 2020 - Permits & Licenses (002.310.51300.49300)		26.95	26.95
February 2020 - Repair & Replacements (002.330.57200.34400)		286.91	286.91
February 2020 - Office Supplies (002.330.57200.51000)	2,320.572.570	59.94	59.94
February 2020 - Special Events (002.330.57200.49400)		134.00	134.00
February 2020 - Rec. Passes (002.330.57200.49300)		200.00	200.00
February 2020 - Tennis Maintenance (002.330.57200.34400)		133.50	133.50

26 (B)

2,320.572.570

Total \$938.28

Payments/Credits \$0.00

Balance Due \$938.28

- 286.91

$\Sigma = 651.37$

Governmental Management Services, LLC  
1001 Bradford Way  
Kingston, TN 37763

# Invoice

Invoice #: 1674  
Invoice Date: 4/1/20  
Due Date: 4/1/20  
Case:  
P.O. Number:

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

RECEIVED

MAY 27 2020

Description	Hours/Qty	Rate	Amount
Facility Maintenance April 2020 - Recreation		13,741.42	13,741.42
26 (B) 2,810, 513, 840			
Total			\$13,741.42
Payments/Credits			\$0.00
Balance Due			\$13,741.42

Governmental Management Services, LLC  
1001 Bradford Way  
Kingston, TN 37763

# Invoice

Invoice #: 1675  
Invoice Date: 4/1/20  
Due Date: 4/1/20  
Case:  
P.O. Number:

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

RECEIVED

MAY 27 2020

Description	Hours/Qty	Rate	Amount
Facility Management// Tennis - Oakleaf Plantation - April 2020		5,862.50	5,862.50
2,310, 573, 840 26 (B) Tennis instruction			
Total			\$5,862.50
Payments/Credits			\$0.00
Balance Due			\$5,862.50

Governmental Management Services, LLC  
1001 Bradford Way  
Klmgston, TN 37763

# Invoice

Invoice #: 1689  
Invoice Date: 5/18/20  
Due Date: 5/18/20  
Case:  
P.O. Number:

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

RECEIVED

MAY 27 2020

Description	Hours/Qty	Rate	Amount
Facility Maintenance April 1 - April 30, 2020 (Tennis)  2,380.572,344 26 <sup>00</sup>		520.00	520.00
Total			\$520.00
Payments/Credits			\$0.00
Balance Due			\$520.00

**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice****Bill To:**

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

RECEIVED  
RECEIVED  
~~MAY 26 2020~~  
MAY 27 2020

Invoice #: 1694

Invoice Date: 5/27/20

Due Date: 5/27/20

Case:

P.O. Number:

Description	Hours/Qty	Rate	Amount
Tennis Revenue - Funds Deposited 5/20/2020		714.15	714.15
2,300,369.102 26 B			
Total			\$714.15
Payments/Credits			\$0.00
Balance Due			\$714.15



# Middle Village CDD

## Breakdown of Revenues 5.20.20

Deposit Date	Lessons	GMS 90%	Middle Village CDD 10%
--------------	---------	---------	------------------------

5.20.20	\$ 793.50	\$ 714.15	\$ 79.35
		\$ -	\$ -

Subtotal	\$ 793.50	\$ 714.15	\$ 79.35
----------	-----------	-----------	----------

Date	Ball/Racquet/Machine Rentals	GMS 20%	Middle Village CDD 80%
------	------------------------------	---------	------------------------

5.20.20		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -

Subtotal	\$ -	\$ -	\$ -
----------	------	------	------

Date	Miscellaneous	GMS 50%	Middle Village CDD 50%
------	---------------	---------	------------------------

5.20.20		\$ -	\$ -	*Stringing
		\$ -	\$ -	*Shirts
		\$ -	\$ -	
		\$ -	\$ -	

Subtotal	\$ -	\$ -	\$ -
----------	------	------	------

Date	Returned Checks 90%	Middle Village CDD 10%
------	---------------------	------------------------

Subtotal	\$ -	\$ -
----------	------	------

Total Revenues	\$ 793.50	\$ 714.15	\$ 79.35
----------------	-----------	-----------	----------

Wells Fargo Bank  
Transaction Receipt

Branch #0086070 4                      Deposit

Account Number                      XXXXXX/XXX4262

CHK 00182

Cash In                                      \$120.00

Loose Currency

    \$20                                      \$120.00

    Sub total                              \$120.00

Number of Checks                              8

Check Listing

   \$37.50

   \$70.00

   \$40.00

   \$288.00

   \$60.00

   \$48.00

   \$60.00

   \$70.00

Total Checks Amount                      \$573.50

Total Deposit                              \$793.50

Deposit Availability

\$120.00 of your deposit is

Included in your available balance.

\$573.50 will be available on

Friday, 05/22/20

Transaction # 070 0086

03:00PM 05/21/20

Deposit Credit Date: 05/21/20

Thank you for your business.

Enjoy the convenience of

scheduling appointments online at

wellsfargo.com/appointments

Thank you, FORSCHA

**Clay County Sheriff's Office**

P.O. Box 548  
Green Cove Springs, FL 32043

**RECEIVED****MAY 26 2020****INVOICE**

INVOICE DATE: MAY 25 2020  
WEEK OF 5/18-24 2020

**TO:**

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

**FOR:**

Oakleaf Amenities Manager  
and  
Brian Sanchez

DATE WORKED	DESCRIPTION	TIME IN/OUT	HOURS	RATE	AMOUNT
05/18/20	DAVID VOLLER	1630-2230	6	30.00	180.00
05/19/20	MAT WILLIAMS	1630-2230	6	30.00	180.00
05/20/20	DAVID VOLLER	1545-2145	6	30.00	180.00
05/21/20	BRYAN SMITH	1600-2200	6	30.00	180.00
05/22/20	JEFFERY HOLMES 442	1630-2230	6	30.00	180.00
05/22/20	MATT WILLIAMS	1615-2215	6	30.00	180.00
05/23/20	MATT WILLIAMS	1500-2100	6	30.00	180.00
05/23/20	JEFFERY HOLMES	1700-2300	6	30.00	180.00
05/24/20	BRYAN SMITH	1700-2300	6	30.00	180.00
05/10/20	BRYAN SMITH	1600-2200	6	30.00	180.00
	WASN'T ON LAST INVOICE				
DEPUTY SIGNATURE:					1.800.00
					TOTAL

Make all checks payable to Deputy name and mail to the Sheriff's Office C/O ANGEL ALBRITTON

THANK YOU FOR YOUR BUSINESS!

(B)

2,320.572 34570

**Clay County Sheriff's Office**

P.O. Box 548  
Green Cove Springs, FL 32043

**RECEIVED****MAY 26 2020****INVOICE**

INVOICE DATE: MAY 25 2020  
WEEK OF 5/18-24 2020

**TO:**

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

**FOR:**

Oakleaf Amenities Manager  
and  
Brian Sanchez

DATE WORKED	DESCRIPTION	TIME IN/OUT	HOURS	RATE	AMOUNT
05/18/20	DAVID VOLLER	1630-2230	6	30.00	180.00
05/19/20	MAT WILLIAMS <i>276</i>	1630-2230	6	30.00	180.00
05/20/20	DAVID VOLLER	1545-2145	6	30.00	180.00
05/21/20	BRYAN SMITH	1600-2200	6	30.00	180.00
05/22/20	JEFFERY HOLMES	1630-2230	6	30.00	180.00
05/22/20	MATT WILLIAMS	1615-2215	6	30.00	180.00
05/23/20	MATT WILLIAMS	1500-2100	6	30.00	180.00
05/23/20	JEFFERY HOLMES	1700-2300	6	30.00	180.00
05/24/20	BRYAN SMITH	1700-2300	6	30.00	180.00
05/10/20	BRYAN SMITH	1600-2200	6	30.00	180.00
	WASN'T ON LAST INVOICE				
DEPUTY SIGNATURE:					1.800.00
					TOTAL

Make all checks payable to Deputy name and mail to the Sheriff's Office C/O ANGEL ALBRITTON

THANK YOU FOR YOUR BUSINESS!

*(B)*  
*2,820.572, 54570*

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/07/20	00017	4/17/20 04172020	202004 600-53800-64000 INSTALL 30 POST	T FENCEMAN INC.	*	900.00	900.00 000324
5/21/20	00064	4/09/20 I616524	202004 600-53800-64000 INSTALL HOSE BIBS	DAVID GRAY PLUMBING	*	592.09	592.09 000325
5/21/20	00054	1/23/20 53226061	202001 600-53800-64000 CONTROLLED ROLL TOWEL	THE HOME DEPOT PRO	*	64.84	64.84 000326
5/28/20	00009	3/10/20 1670	202002 600-53800-64000 FEB PERAIR & REPLACEMENTS	GOVERNMENTAL MANAGEMENT SERVICES	*	286.91	286.91 000327
TOTAL FOR BANK C						1,843.84	
TOTAL FOR REGISTER						1,843.84	

MVIL MIDDLE VILLAGE HSMITH

# Proposal

Page # \_\_\_\_\_ of \_\_\_\_\_ pages



RECEIVED

MAY 6 2020

**T Fenceman, Inc.**1506 Summit Oaks Drive West  
Jacksonville, FL 32221

Cell: (904) 759 - 5875

Email: TFenceman@comcast.net

*"Built With Pride and Quality"*Free Estimates  
Licensed / Insured  
20 Year ExperienceAluminum • Vinyl  
Chainlink • Wood Privacy

Proposal Submitted To: <u>Middle Village</u>	Job Name	Job #
Address: <u>370 Oakleaf Village Pkwy</u> <u>Orange Park, FL 32065</u>	Job Location	Date of Plans
Phone # <u>352-562-0249</u>	Fax #	Architect
Date <u>17 April 2020</u>		

We hereby submit specifications and estimates for:

1. Install 30 post

Code to:

Middle Village Repair and Replacements34-600-538-6400017 (C)

We propose hereby to furnish material and labor — complete in accordance with the above specifications for the sum of:

\$ 900.00

Dollars

with payments to be made as follows: \$900.00 paid upon completion.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully  
submitted \_\_\_\_\_Note — this proposal may be withdrawn by us if not accepted within 30 days.

## Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature

Larry Williams

Date of Acceptance \_\_\_\_\_

Signature \_\_\_\_\_



David Gray Plumbing  
6491 Powers Avenue  
Jacksonville, FL 32217

Phone: (904) 724-7211  
Fax: (904) 724-5925  
dispatch@davidgrayonline.com  
<https://www.davidgrayonline.com/>

Bill to  
**Middle Village CDB**  
845 Oakleaf Plantation Pkwy  
Orange Park FL 32065

Ship to  
**Middle Village CDB**  
845 Oakleaf Plantation Pkwy  
Orange Park FL 32065

RECEIVED

Transaction Date: 4/9/2020

Work Order #: 619721

MAY 20 2020

Terms: COD\*

**Invoice I616524**

**Description**

Called out to install hose bibs. Installed two at tennis court in men's room cut holes in wall to access feed for hose bibs. Then shut down property ran hose bibbs using cpvc one tie off of toilet and one tie off of water fountain. Also installed one at big two story at front of property tied off of cold feed in water heater room. Tested all work and have no leaks at this time. David Gray Plumbing not responsible for drywall repairs. No warranty on owner provided material or existing plumbing.

Material Subtotal

Commercial/Apartment Hourly Rate - Two Person Rate

Total:	\$1,184.19
Payments:	\$0.00
Balance Due:	\$1,184.19

All accounts are due and payable 10 days from invoice date. After 30 days, a finance charge of 1.5% per month - 18% annum - will be added and invoice may be sent to collections. Customer agrees to pay all court costs, collection costs and attorney's fees if suit and/or collections become necessary. All work is satisfactory with customer or renter. If payment is not made within 25 days, the total will be charged to any credit card you have on file.

Method

Date

Auth #

Amount

Code to: Split 50/50

**Acceptance**

I accept the services performed by David Gray Plumbing are to my satisfaction. No warranty on pre-existing plumbing or fixtures.

Middle Village Tennis Court Maintenance

2-330-572-344

Middle Village Repair and Replacements

34-600-538-64000

64 \$592.09

Ⓢ



PO BOX 2317  
Jacksonville, FL 32203-2317

SHIPPED TO:  
MIDDLE VILLAGE CDD  
370 OAKLEAF VILLAGE PARKWAY  
ORANGE PARK FL 32065

INVOICE DATE 01/23/20  
INVOICE NUMBER 532260619  
ACCOUNT NUMBER 647283  
ORDER NUMBER 28337273-2

SOLD TO:  
MIDDLE VILLAGE CDD  
DBA OAKLEAF PLANTATION  
370 OAKLEAF PLANTATION PKWY  
ORANGE PARK FL 32065

FOR INQUIRIES CALL:  
(866) 412-6726 FAX: (877) 712-6726

[www.HomeDepotPro.com/Institutional](http://www.HomeDepotPro.com/Institutional)

ORDER DATE	ORDER NO.	CUSTOMER P.O.	SHIPPED VIA	TERMS	SALESPERSON			
01/20/20	28337273-	JSO01202020	JAX1 - DR22	NET 30 DAYS	JAX HOUSE			
LN ITEM NO.	CAT	DESCRIPTION	ORDERED	SHIPPED	B/O	UOM	PRICE	EXT AMT T
1	REN06132-WB	8 CONTROLLED HARD ROLL TOWEL NATURAL	5	3	2	CA	43.23	129.69
Delivery information for this invoice may be found at: <a href="http://www.HomeDepotPro.com/Institutional">www.HomeDepotPro.com/Institutional</a>								

Code to: Split 50/50

RECEIVED

MAY 20 2020

Double Branch Repair and Replacements

2.320.57200.63100

Middle Village Repair and Replacements

NET MERCHANDISE TOTAL	FREIGHT	HANDLING	TAX	INVOICE TOTAL
129.69	0.00	0.00	0.00	129.69

34-600-538-64000

54 © \$64.84  
RETAIN THIS PORTION OF THE INVOICE FOR YOUR RECORDS  
RETURN THIS PORTION WITH YOUR REMITTANCE



ACCOUNT NUMBER	INVOICE DATE	INVOICE NUMBER	INVOICE AMOUNT DUE
647283	01/23/20	532260619	129.69

BILL TO:

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

NET  
AMOUNT  
PAID

REMIT TO:

The Home Depot Pro  
PO Box 404468  
Atlanta, GA 30384-4468



Governmental Management Services, LLC  
1001 Bradford Way  
Kingston, TN 37763

# Invoice

Invoice #: 1670  
Invoice Date: 3/10/20  
Due Date: 3/10/20  
Case:  
P.O. Number:

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

RECEIVED  
MAY 27 2020

Description	Hours/Qty	Rate	Amount
February 2020 - Phones (002.330.57200.41000)		96.98	96.98
February 2020 - Permits & Licenses (002.310.51300.49300)		26.95	26.95
February 2020 - Repair & Replacements (002.330.57200.64000)		286.91	286.91
February 2020 - Office Supplies (002.300.57200.51000)		59.94	59.94
February 2020 - Special Events (002.330.57200.49400)		134.00	134.00
February 2020 - Rec. Passes (002.330.57200.49300)		200.00	200.00
February 2020 - Tennis Maintenance (002.330.57200.34400)		133.50	133.50
Total			\$938.28
Payments/Credits			\$0.00
Balance Due			\$938.28

## *FOURTH ORDER OF BUSINESS*

**MIDDLE VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
CLAY COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2019**

**REVISED DRAFT**

**MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
CLAY COUNTY, FLORIDA**

**TABLE OF CONTENTS**

	<u>Page</u>
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds	9
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	11
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Notes to the Financial Statements	13-21
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	22
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Recreation Fund	23
Notes to Required Supplementary Information	24
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	25-26
INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	27
MANAGEMENT LETTER REQUIRED BY CHAPTER 10.550 OF THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	28-29

## **INDEPENDENT AUDITOR'S REPORT**

To the Board of Supervisors  
Middle Village Community Development District  
Clay County, Florida

### **Report on the Financial Statements**

We have audited the accompanying financial statements of the governmental activities and each major fund of Middle Village Community Development District, Clay County, Florida ("District") as of and for the fiscal year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### **Management's Responsibility for the Financial Statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### **Auditor's Responsibility**

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### **Opinions**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2019, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

**REVISED DRAFT**

## Other Matters

### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### **Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated XXXXXXX, 2020, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

XXXXXXX, 2020

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Middle Village Community Development District, Clay County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2019. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$6,989,497).
- The change in the District's total net position in comparison with the prior fiscal year was \$627,631, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2019, the District's governmental funds reported combined ending fund balances of \$3,464,830, an increase of \$292,730 in comparison with the prior fiscal year. A portion of fund balance is restricted for debt service, non-spendable for prepaid items and deposits, assigned to recreation, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management), maintenance, and recreational functions.

#### Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains five individual governmental funds for reporting in conformity with accounting principles generally accepted in the United States of America. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general, recreation, special purpose entity, debt service and capital projects funds. All of the funds are considered to be major funds. The District uses a Special Revenue Fund to account for the Special Purpose Entity ("SPE") and its operations, which is also considered a major fund of the District.

The District adopts an annual appropriated budget for its general and recreation fund. A budgetary comparison schedule has been provided for the general fund and recreation fund to demonstrate compliance with the budgets.

### Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

## GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,			
	2019		2018
Current and other assets	\$ 3,562,618	\$	3,282,349
Capital assets, net of depreciation	14,276,022		15,064,475
Total assets	17,838,640		18,346,824
Current liabilities	507,481		547,892
Long-term liabilities	24,320,656		25,416,060
Total liabilities	24,828,137		25,963,952
Net position			
Net investment in capital assets	(10,044,634)		(10,351,585)
Restricted	759,993		665,395
Unrestricted	2,295,144		2,069,062
Total net position	\$ (6,989,497)	\$	(7,617,128)



## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR END SEPTEMBER 30,		
	2019	2018
Revenues:		
Program revenues		
Charges for services	\$ 4,145,522	\$ 5,216,976
Operating grants and contributions	37,246	24,703
Capital grants and contributions	10	3,483
General revenues	89,904	56,913
Total revenues	4,272,682	5,302,075
Expenses:		
General government	545,072	536,911
Maintenance and operations	2,090,931	2,080,419
Interest	1,009,048	1,477,724
Loss on uncollectible assessments	-	313,411
Bond issuance costs	-	711,450
Total expenses	3,645,051	5,119,915
Special item - Loss on disposal of land	-	(380,849)
Change in net position	627,631	(198,689)
Net position - beginning	(7,617,128)	(7,418,439)
Net position - ending	\$ (6,989,497)	\$ (7,617,128)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2019 was \$3,645,051. The costs of the District's activities were primarily funded by program revenues. Program revenues are comprised primarily of assessments. The remainder of the current fiscal year revenue includes interest revenue and miscellaneous income. The decrease in program revenues is primarily the result of the collection of prepayment assessments in the prior fiscal year which were not collected in the current fiscal year. Expenses decreased primarily due to the Bond issuance costs incurred in the prior fiscal year when the Series 2018 Bonds were issued.

## GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2019. Actual recreation fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2019.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2019, the District had \$20,907,155 invested in capital assets for its governmental activities. In the government-wide financial statements, depreciation of \$6,631,133 has been taken, which resulted in a net book value of \$14,276,022. More detailed information about the District's capital assets is presented in the notes of the financial statements.

### Capital Debt

At September 30, 2019, the District had \$24,371,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Middle Village Community Development District's Finance Department at 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

**MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
CLAY COUNTY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2019**

	Governmental Activities
<b>ASSETS</b>	
Cash and cash equivalents	\$ 198,413
Investments	1,958,609
Assessments receivable	120,407
Due from other	14,658
Deposits	13,383
Prepaid items	58,727
Restricted assets:	
Investments	1,198,421
Capital assets:	
Nondepreciable	900,000
Depreciable, net	13,376,022
Total assets	<u>17,838,640</u>
<b>LIABILITIES</b>	
Accounts payable	57,274
Accrued interest payable	409,693
Unearned revenue	40,514
Non-current liabilities:	
Due within one year	1,127,000
Due in more than one year	23,193,656
Total liabilities	<u>24,828,137</u>
<b>NET POSITION</b>	
Net investment in capital assets	(10,044,634)
Restricted for debt service	759,993
Unrestricted	2,295,144
Total net position	<u>\$ (6,989,497)</u>

See notes to the financial statements

**REVISED DRAFT**

**MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
CLAY COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

Functions/Programs	Program Revenues				Net (Expense) Revenue and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Primary government:					
Governmental activities:					
General government	\$ 545,072	\$ 234,606	\$ -	\$ -	\$ (310,466)
Maintenance and operations	2,090,931	1,748,731	-	10	(342,190)
Interest on long-term debt	1,009,048	2,162,185	37,246	-	1,190,383
Total governmental activities	3,645,051	4,145,522	37,246	10	537,727
General revenues:					
Unrestricted investment earnings					50,108
Miscellaneous					39,796
Total general revenues					89,904
Change in net position					627,631
Net position - beginning					(7,617,128)
Net position - ending					<u>\$ (6,989,497)</u>

See notes to the financial statements

**REVISED DRAFT**

**MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
CLAY COUNTY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2019**

	Major Funds					Total
	General	Recreation	Debt Service	Capital Projects	Special Purpose Entity	Governmental Funds
<b>ASSETS</b>						
Cash	\$ 19,474	\$ 178,939	\$ -	\$ -	\$ -	\$ 198,413
Investments	1,177,584	781,025	1,198,421	-	-	3,157,030
Assessment receivable	6,330	49,109	64,968	-	-	120,407
Due from other funds	-	992,917	-	-	-	992,917
Due from other	-	14,658	-	-	-	14,658
Prepaid items	-	58,727	-	-	-	58,727
Deposits	-	13,383	-	-	-	13,383
Total assets	<u>\$ 1,203,388</u>	<u>\$ 2,088,758</u>	<u>\$ 1,263,389</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 4,555,535</u>
<b>LIABILITIES AND FUND BALANCES</b>						
Liabilities:						
Accounts payable	\$ 6,667	\$ 50,607	\$ -	\$ -	\$ -	\$ 57,274
Due to other funds	899,214	-	93,703	-	-	992,917
Unearned revenue	-	40,514	-	-	-	40,514
Total liabilities	<u>905,881</u>	<u>91,121</u>	<u>93,703</u>	<u>-</u>	<u>-</u>	<u>1,090,705</u>
Fund balances:						
Nonspendable:						
Prepaid items and deposits	-	72,110	-	-	-	72,110
Restricted for:						
Debt service	-	-	1,169,686	-	-	1,169,686
Assigned to:						
Recreation fund	-	1,925,527	-	-	-	1,925,527
Unassigned	<u>297,507</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>297,507</u>
Total fund balances	<u>297,507</u>	<u>1,997,637</u>	<u>1,169,686</u>	<u>-</u>	<u>-</u>	<u>3,464,830</u>
Total liabilities and fund balances	<u>\$ 1,203,388</u>	<u>\$ 2,088,758</u>	<u>\$ 1,263,389</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 4,555,535</u>

See notes to the financial statements

**REVISED DRAFT**

**MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
CLAY COUNTY, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET- GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2019**

Total fund balances - governmental funds \$ 3,464,830

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of applicable accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	20,907,155	
Accumulated depreciation	<u>(6,631,133)</u>	14,276,022

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund financial statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(409,693)	
Bonds payable	<u>(24,320,656)</u>	<u>(24,730,349)</u>
Net position of governmental activities		<u><u>\$ (6,989,497)</u></u>

See notes to the financial statements

**REVISED DRAFT**

**MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
CLAY COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

	Major Funds					Total Governmental Funds
	General	Recreation	Debt Service	Capital Projects	Special Purpose Entity	
<b>REVENUES</b>						
Assessments	\$ 234,606	\$ 1,626,230	\$ 2,162,185	\$ -	\$ -	\$ 4,023,021
Amenity revenue	-	86,747	-	-	-	86,747
Cost share revenue	-	35,754	-	-	-	35,754
Interest earnings	25,874	24,234	37,246	10	-	87,364
Miscellaneous revenue	623	39,173	-	-	-	39,796
Total revenues	261,103	1,812,138	2,199,431	10	-	4,272,682
<b>EXPENDITURES</b>						
Current:						
General government	161,002	383,679	-	-	391	545,072
Maintenance and operations	-	1,302,478	-	-	-	1,302,478
Debt service:						
Principal	-	-	1,099,000	-	-	1,099,000
Interest	-	-	1,033,402	-	-	1,033,402
Total expenditures	161,002	1,686,157	2,132,402	-	391	3,979,952
Excess (deficiency) of revenues over (under) expenditures	100,101	125,981	67,029	10	(391)	292,730
<b>OTHER FINANCING SOURCES (USES)</b>						
Transfers in (out)	(9,151)	9,151	8,476	(8,476)	-	-
Total other financing sources (uses)	(9,151)	9,151	8,476	(8,476)	-	-
Net change in fund balances	90,950	135,132	75,505	(8,466)	(391)	292,730
Fund balances - beginning	206,557	1,862,505	1,094,181	8,466	391	3,172,100
Fund balances - ending	\$ 297,507	\$ 1,997,637	\$ 1,169,686	\$ -	\$ -	\$ 3,464,830

See notes to the financial statements

**REVISED DRAFT**

**MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
CLAY COUNTY, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

Net change in fund balances - total governmental funds	\$ 292,730
Amounts reported for governmental activities in the statement of activities are different because:	
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(788,453)
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	1,099,000
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities, but not in the governmental fund financial statements.	27,950
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	<u>(3,596)</u>
Change in net position of governmental activities	<u><u>\$ 627,631</u></u>

See notes to the financial statements

**REVISED DRAFT**



**MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
CLAY COUNTY, FLORIDA  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY**

Middle Village Community Development District ("District") was created by Ordinance 2003-88 enacted by the Board of County Commissioners of Clay County, Florida and effective on October 16, 2003, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. Chapter 190 provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operations of the infrastructure within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the qualified electors within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. The Special Purpose Entity (SPE) owns, manages, and maintains, and will sell and dispose of property for the benefit of the District. The SPE is reported as a blended component unit as a Special Revenue Fund.

**NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

## NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement* focus and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

### **Assessments**

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

### **General Fund**

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

### **Recreation Fund**

The recreation fund is a special revenue fund established to account for the financial resources of the District's recreation areas which are funded by assessments.

### **Debt Service Fund**

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

### **Capital Projects Fund**

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

### **Special Purpose Entity Fund**

The Special Purpose Entity Fund is a Special Revenue Fund that accounts for the activities of the SPE, a blended component unit of the government. The SPE owns, manages, and maintains, and will sell and dispose of property for the benefit of the Bondholders.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

## NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation (Continued)**

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

### **Assets, Liabilities and Net Position or Equity**

#### Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

#### Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

#### Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

#### Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Entry features	20
Buildings and Infrastructure	40

## **NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### Capital Assets (Continued)

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

#### Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

#### Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

#### Deferred Outflows/Inflows of Resources

Deferred outflows of resources represent a consumption of net position that applies to future reporting period(s). For example, the District would record deferred outflows of resources on the statement of net position related to debit amounts resulting from current and advance refundings resulting in the defeasance of debt (i.e. when there are differences between the reacquisition price and the net carrying amount of the old debt).

Deferred inflows of resources represent an acquisition of net position that applies to future reporting period(s). For example, when an asset is recorded in the governmental fund financial statements, but the revenue is unavailable, the District reports a deferred inflow of resources on the balance sheet until such times as the revenue becomes available.

#### Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

## **NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### **Fund Equity/Net Position (Continued)**

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

### **Other Disclosures**

#### **Use of Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

## **NOTE 3 - BUDGETARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general and recreation fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year, the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the upcoming October 1.
- b) Public hearings are conducted to obtain public comments
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

## **NOTE 4 - DEPOSITS AND INVESTMENTS**

### **Deposits**

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

## NOTE 4 - DEPOSITS AND INVESTMENTS (Continued)

### Investments

The District's investments were held as follows at September 30, 2019:

	Amortized Cost	Credit Risk	Maturities
First American Treasury Obligation Funds CL Z	\$ 781,025	S&P AAAm	Weighted average of the fund portfolio: 26 days
Federated Gov Oblig #5	2,333,281	S&P AAAm	Weighted average of the fund portfolio: 33 days
US Bank Mmkt 5 - Ct	42,724	N/A	N/A
	<u>\$ 3,157,030</u>		

*Credit risk* – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

*Concentration risk* – The District places no limit on the amount the District may invest in any one issuer.

*Interest rate risk* – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indentures limit the type of investments held using unspent proceeds.

*Fair Value Measurement* – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

## NOTE 5 – INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS

Interfund receivables and payables at September 30, 2019 were as follows:

Fund	Receivable	Payable
General	\$ -	\$ 899,214
Recreation	992,917	-
Debt service	-	93,703
Total	<u>\$ 992,917</u>	<u>\$ 992,917</u>

The outstanding balances between funds result primarily from the time lag between the dates that transactions are recorded in the accounting system and payments between funds are made. In the case of the District, the balances between the general fund, the recreation fund, and the debt service fund relate primarily to assessments collected in the general fund and debt service fund that have not been transferred to the recreation fund.

Interfund transfers for the fiscal year ended September 30, 2019 were as follows:

Fund	Transfer In	Transfer Out
General	\$ -	\$ 9,151
Debt service	8,476	-
Capital projects	-	8,476
Recreation	9,151	-
Total	<u>\$ 17,627</u>	<u>\$ 17,627</u>

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the general fund to the recreation fund were made to accumulate funds for future capital projects. In addition, transfers between the debt service and capital projects funds were made in accordance with the Bond indentures.

## NOTE 6 - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2019 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land	\$ 900,000	\$ -	\$ -	\$ 900,000
Total capital assets, not being depreciated	<u>900,000</u>	<u>-</u>	<u>-</u>	<u>900,000</u>
Capital assets, being depreciated				
Stormwater management	3,847,562	-	-	3,847,562
Neighborhood infrastructure and roads	1,485,931	-	-	1,485,931
Amenity center and recreation	3,262,166	-	-	3,262,166
Entry Feature and Signage	11,411,496	-	-	11,411,496
Total capital assets, being depreciated	<u>20,007,155</u>	<u>-</u>	<u>-</u>	<u>20,007,155</u>
Less accumulated depreciation for:				
Stormwater management	863,427	96,189	-	959,616
Neighborhood infrastructure & Roads	333,283	37,148	-	370,431
Amenity center & recreation	1,021,096	78,658	-	1,099,754
Entry Feature and Signage	3,624,874	576,458	-	4,201,332
Total accumulated depreciation	<u>5,842,680</u>	<u>788,453</u>	<u>-</u>	<u>6,631,133</u>
Total capital assets being depreciated, net	<u>14,164,475</u>	<u>(788,453)</u>	<u>-</u>	<u>13,376,022</u>
Governmental activities capital assets	<u>\$ 15,064,475</u>	<u>\$ (788,453)</u>	<u>\$ -</u>	<u>\$ 14,276,022</u>

Depreciation expense was charged to maintenance and operations function.

**REVISED DRAFT**



## NOTE 7 - LONG TERM LIABILITIES

### Series 2018

On April 25, 2018, the District issued \$22,660,000 of Senior Special Assessment Refunding Bonds Series 2018-1 due May 1, 2035, which is comprised of serial Bonds with interest rates ranging from 2.85% to 4.37% and \$2,810,000 of Subordinate Special Assessment Refunding Bonds Series 2018-2 due May 1, 2035, which is comprised of term Bonds with interest rates ranging from 4.5% to 5%. The Bonds were issued to refund the outstanding Series 2004A and 2008A Bonds and pay certain costs associated with the issuance of the Bonds. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2019 through May 1, 2035.

The Series 2018 Bonds are subject to redemption at the option of the District prior to maturity. The Series 2018 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2019.

### Long-term Debt activity

Changes in long-term liability activity for the fiscal year ended September 30, 2019 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental Activities					
Series 2018-1	\$ 22,660,000	\$ -	\$ 989,000	\$ 21,671,000	\$ 1,012,000
Series 2018-2	2,810,000	-	110,000	2,700,000	115,000
Original issue discount	(53,940)	-	(3,596)	(50,344)	-
	<u>\$ 25,416,060</u>	<u>\$ -</u>	<u>\$ 1,095,404</u>	<u>\$ 24,320,656</u>	<u>\$ 1,127,000</u>

At September 30, 2019, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2020	\$ 1,127,000	\$ 983,278	\$ 2,110,278
2021	1,165,000	947,338	2,112,338
2022	1,204,000	908,603	2,112,603
2023	1,247,000	867,047	2,114,047
2024	1,297,000	822,214	2,119,214
2025-2029	7,296,000	3,315,118	10,611,118
2030-2034	8,987,000	1,662,855	10,649,855
2035	2,048,000	91,010	2,139,010
	<u>\$ 24,371,000</u>	<u>\$ 9,597,463</u>	<u>\$ 33,968,463</u>

## NOTE 8 - RELATED PARTY TRANSACTIONS

The Developer, ODP, LLC, owns a portion of benefitted lands within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on that property.

Fieldstone-OLP, LLC, Jennings Point-OLP, LLC, and Millstone-OLP, LLC own a portion of the benefitted lands within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those properties.



## **NOTE 9 - INTERLOCAL AGREEMENTS**

In 2004, the District entered into a cost sharing agreement with South Village Community Development District for the maintenance of certain landscape improvements for which they both benefit. In accordance with the agreement, Middle Village will perform required maintenance and South Village will provide 31% of the costs to perform the maintenance. For the fiscal year ended September 30, 2019, the cost of related maintenance incurred by the District was approximately \$35,754 and \$35,754 was received from South Village for the cost sharing agreement.

In a prior fiscal year, the District entered into an agreement with Double Branch for joint usage of the amenity center and recreational facilities located within and owned by each respective District.

In a prior fiscal year, the District entered into an interlocal agreement with Double Branch to share the costs for on-site management services. In accordance with the agreement, the Districts share the costs of a full time rental coordinator, a full time community manager, and a part time operations manager.

In a prior fiscal year, the District entered into an impact fee credit agreement with Clay County and Double Branch which provides the District a road impact fee credit equal to approximately \$7.8 million. As of September 30, 2019, none of the credits have been recognized.

## **NOTE 10 - SPECIAL PURPOSE ENTITY AND SETTLEMENT AGREEMENT**

In a prior fiscal year, the District formed an SPE ("Middle Village SPE Holdings, LLC") to own, manage, and dispose of the Property subject to delinquent Series 2004 and 2008 assessments. In December 2013, the District entered into a Tri-Party Agreement with the Trustee and the SPE. The parties acknowledged that the funds to operate the SPE would be provided by the Trustee and the terms of the agreement. The District agreed not to impose annual maintenance assessments on the Property as long as funding is provided by the Trustee to fund the portion of the District's annual operating budget assigned to the Property. In addition, debt service assessments would be held in abeyance until such time as the property is sold. The District remains liable with respect to principal and interest on the Bonds.

During the prior fiscal year the District entered into a settlement agreement with the new owner of the SPE lands Florida Tax Lien Assets IV, LLC ("SPE Developer") whereby the delinquent assessment were forgiven. The property was acquired by the new owner of the tax certificates and as a result a loss of \$380,849 was recorded in the prior year. The settlement agreement provides for the SPE Developer to pay special assessments on the lands owned starting in fiscal year 2019 for debt service and operating maintenance on the lands acquired by the SPE Developer based on the terms of the settlement agreement. In addition, the SPE Developer advanced \$25,000 for operating and maintenance assessments for fiscal year 2019, which have been shown as unearned revenues in the prior year and were recognized as revenue in the current year.

## **NOTE 11 - MANAGEMENT COMPANY**

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

## **NOTE 12 - RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
CLAY COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

	Budgeted Amounts		Variance with Final Budget - Positive (Negative)
	Original & Final	Actual Amounts	
<b>REVENUES</b>			
Assessments	\$ 215,687	\$ 234,606	\$ 18,919
Interest earnings	350	25,874	25,524
Miscellaneous revenue	-	623	623
Total revenues	<u>216,037</u>	<u>261,103</u>	<u>45,066</u>
<b>EXPENDITURES</b>			
Current:			
General government	216,037	161,002	55,035
Total expenditures	<u>216,037</u>	<u>161,002</u>	<u>55,035</u>
Excess (deficiency) of revenues over (under) expenditures	-	100,101	100,101
<b>OTHER FINANCING SOURCES</b>			
Transfer In (out)	-	(9,151)	(9,151)
Total other financing sources	<u>-</u>	<u>(9,151)</u>	<u>(9,151)</u>
Net change in fund balance	<u>\$ -</u>	90,950	<u>\$ 90,950</u>
Fund balance - beginning		<u>206,557</u>	
Fund balance - ending		<u>\$ 297,507</u>	

See notes to required supplementary information

**REVISED DRAFT**

**MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
CLAY COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – RECREATION FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

	Budgeted Amounts		Variance with Final Budget - Positive (Negative)
	Original & Final	Actual Amounts	
<b>REVENUES</b>			
Assessments	\$ 1,568,932	\$ 1,626,230	\$ 57,298
Amenity revenue	55,000	86,747	31,747
Cost share revenue	36,662	35,754	(908)
Interest earnings	2,900	24,234	21,334
Miscellaneous revenue	-	39,173	39,173
Total revenues	<u>1,663,494</u>	<u>1,812,138</u>	<u>148,644</u>
<b>EXPENDITURES</b>			
Current:			
General government	227,162	383,679	(156,517)
Maintenance and operations	1,435,832	1,302,478	133,354
Capital Outlay	104,471	-	104,471
Total expenditures	<u>1,767,465</u>	<u>1,686,157</u>	<u>81,308</u>
Excess (deficiency) of revenues over (under) expenditures	(103,971)	125,981	229,952
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfer In (out)	9,151	9,151	-
Carryforward	94,820	-	(94,820)
Total other financing sources	<u>103,971</u>	<u>9,151</u>	<u>(94,820)</u>
Net change in fund balance	<u>\$ -</u>	<u>135,132</u>	<u>\$ 135,132</u>
Fund balance - beginning		<u>1,862,505</u>	
Fund balance - ending		<u>\$ 1,997,637</u>	

See notes to required supplementary information

**REVISED DRAFT**

**MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
CLAY COUNTY, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2019. Actual recreation fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2019.

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL  
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT  
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH  
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Middle Village Community Development District  
Clay County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Middle Village Community Development District, Clay County, Florida ("District") as of and for the fiscal year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated XXXXXXXX, 2020.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

**Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

XXXXXXX, 2020

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
Middle Village Community Development District  
Clay County, Florida

We have examined Middle Village Community Development District, Clay County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2019. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2019.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Middle Village Community Development District, Clay County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

XXXXXXX, 2020

**MANAGEMENT LETTER PURSUANT TO THE RULES OF  
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors  
Middle Village Community Development District  
Clay County, Florida

**Report on the Financial Statements**

We have audited the accompanying basic financial statements of Middle Village Community Development District, Clay County, Florida ("District") as of and for the fiscal year ended September 30, 2019, and have issued our report thereon dated XXXXXXXX, 2020.

**Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

**Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated XXXXXXXX, 2020, should be considered in conjunction with this management letter.

**Purpose of this Letter**

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Middle Village Community Development District, Clay County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Middle Village Community Development District, Clay County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

XXXXXXXX, 2020

**REVISED DRAFT**



## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

### II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

2012-01: Reserve Requirement  
2013-01: Reserve Requirement  
2014-01: Reserve Requirement  
2015-01: Reserve Requirement  
2016-01: Reserve Requirement  
2017-01: Reserve Requirement  
2018-01: QPD Report

Current Status: All matters have been resolved.

### III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2018, except as noted above.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2019.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2019.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2019. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

## *SIXTH ORDER OF BUSINESS*

## RESOLUTION 2020-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2020/2021 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Middle Village Community Development District ("**District**") prior to June 15, 2020, proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2020 and ending September 30, 2021 ("**Fiscal Year 2020/2021**"); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT:**

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2020/2021 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: August 17, 2020

HOURL: 6:00 p.m.

The hearing may be conducted remotely, pursuant to Zoom media technology and/or by telephone pursuant to Executive Orders 20-52, 20-69, and 20-112 issued by Governor DeSantis on March 9, 2020, March 20, 2020, and April 29, 2020, as such orders may be extended, respectively, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*. In the event that conditions allow the meeting to be held in person, it will be held at the following location:

LOCATION: Plantation Oaks Amenity Center  
845 Oakleaf Plantation Parkway  
Orange Park, Florida 32065

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Clay County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 8<sup>TH</sup> DAY OF JUNE, 2020.**

ATTEST:

**MIDDLE VILLAGE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_

# **Middle Village Community Development District**



**Proposed Budget**

**FY2021**



**Middle Village  
Community Development District**

Table of Contents

	<u>Pages</u>
General Fund	1
General Fund Narrative	2-4
Recreation Fund	5-6
Recreation Narrative	7-15
Debt Service Series 2018	16
Debt Service Fund - Series 2018-1 Amortization	17
Debt Service Fund - Series 2018-2 Amortization	18
Assessment Allocation	19
Capital Reserve Fund	20
Exhibit 'A'	21

# Middle Village

## Community Development District

## General Fund

Description	Adopted Budget FY 2020	Actual Thru 4/30/20	Next 5 Months	Projected Thru 9/30/20	Proposed Budget FY 2021
<b>Revenues</b>					
Maintenance Assessments	\$215,687	\$194,191	\$1,435	\$195,625	\$215,687
Interest Income	\$5,000	\$11,741	\$6,000	\$17,741	\$5,000
<b>Total Revenues</b>	<b>\$220,687</b>	<b>\$205,932</b>	<b>\$7,435</b>	<b>\$213,367</b>	<b>\$220,687</b>
<b>Expenditures</b>					
Supervisors Fees	\$12,000	\$5,200	\$5,000	\$10,200	\$12,000
Travel	\$209	\$0	\$100	\$100	\$209
FICA Expense	\$918	\$398	\$385	\$783	\$918
Engineering	\$10,500	\$0	\$2,500	\$2,500	\$10,500
Trustee	\$15,144	\$15,100	\$0	\$15,100	\$15,144
Dissemination Agent	\$2,100	\$1,625	\$875	\$2,500	\$2,500
Assessment Roll	\$7,550	\$7,550	\$0	\$7,550	\$7,928
Attorney	\$45,000	\$18,622	\$15,000	\$33,622	\$45,000
Attorney-Foreclosure	\$28,000	\$0	\$10,000	\$10,000	\$10,000
Arbitrage	\$750	\$0	\$600	\$600	\$750
Annual Audit	\$5,900	\$2,500	\$3,000	\$5,500	\$5,900
Management Fees	\$59,963	\$34,978	\$24,985	\$59,963	\$59,963
Information Technology	\$2,150	\$1,371	\$979	\$2,350	\$2,350
Telephone	\$425	\$155	\$100	\$255	\$425
Postage	\$600	\$231	\$175	\$406	\$600
Printing & Binding	\$2,700	\$1,642	\$1,000	\$2,642	\$2,700
Records Storage	\$200	\$0	\$200	\$200	\$200
Insurance	\$10,371	\$10,265	\$0	\$10,265	\$11,137
Legal Advertising	\$1,500	\$522	\$200	\$722	\$1,500
Other Current Charges	\$150	\$0	\$50	\$50	\$150
Office Supplies	\$300	\$158	\$100	\$258	\$300
Website Compliance	\$2,250	\$1,313	\$938	\$2,250	\$2,250
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Reserves	\$11,832	\$0	\$11,832	\$11,832	\$28,088
<b>Administrative Expenses</b>	<b>\$220,687</b>	<b>\$101,803</b>	<b>\$78,019</b>	<b>\$179,822</b>	<b>\$220,687</b>
<b>EXCESS REVENUES / (EXPENDITURES)</b>	<b>\$0</b>	<b>\$104,129</b>	<b>(\$70,584)</b>	<b>\$33,545</b>	<b>\$0</b>

**Middle Village  
Community Development District**

BUDGET  
Fiscal Year 2021

**REVENUES:**

**Maintenance Assessments**

The District will levy a non ad-valorem special assessment on all assessable property within the District to fund all of the General Operating Expenditures for the fiscal year. Collection for SPE is suspended until property is sold.

**Interest Income**

The excess operating funds will be invested in a money market account held by US Bank. The amount represents the estimated earnings on those funds.

**EXPENDITURES:**

**Administrative:**

**Supervisor Fees**

The Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 in one year. The amount for the fiscal year is based upon five supervisors attending the estimated 12 annual meetings.

**Travel Expense**

These expenses represent supervisor's travel expenses to attend meetings.

**FICA Expense**

These expenses represent the Employer's share of Social Security and Medicare taxes withheld from the Board of Supervisors checks.

**Engineering Fees**

The District's engineering firm will be providing general engineering services to the District including attendance and preparation for monthly board meetings, review invoices, etc. England, Thims & Miller serves as the District's engineering firm.

**Trustee Fees**

The District 2018 Bond Series trustee fees is based on the agreement between Hancock Bank and the District.



# **Middle Village Community Development District**

BUDGET  
Fiscal Year 2021

## **Dissemination Agent**

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

## **Assessment Roll**

Governmental Management Services, LLC serves as the District's collection agent and certifies the District's non-ad valorem assessments with the county tax collector.

## **Attorney**

The District's legal counsel will be providing general legal services to the District including attendance and preparation for monthly meetings, review operating and maintenance contracts, etc. Hopping Green & Sams serves as the District's legal counsel.

## **Attorney - Foreclosure**

The District's legal counsel will be providing bankruptcy and foreclosure services to the District.

## **Arbitrage**

The District is required to annually have an arbitrage rebate calculation on the District's Series 2018 Bonds. GNP Services, CPA, PA, serves as the District's independent certified public accounting firm to calculate the rebate liability and submit reports to the District.

## **Annual Audit**

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

## **Management Fees**

The District receives management, accounting and administrative services as part of a Management Agreement with Governmental Management Services, LLC.

## **Information Technology**

The cost related to District's accounting and information systems, District website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

**Middle Village  
Community Development District**

BUDGET  
Fiscal Year 2021

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Records Storage

Cost associated with storing of District records offsite and electronically.

Insurance

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

Legal Advertising

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

Other Current Charges

Any miscellaneous expenses incurred during the year.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Community Affairs for \$175. This is the only expense under this category for the District.

Reserves

Established to maintain community service levels at present standards for fiscal year.

# Middle Village

## Community Development District

## Recreation Fund

Description	Adopted Budget FY 2020	Actual Thru 4/30/20	Projected 5 Months	Projected Thru 9/30/20	Proposed Budget FY 2021
<b><u>Revenues</u></b>					
Maintenance Assessments	\$1,568,932	\$1,506,624	\$11,130	\$1,517,754	\$1,568,932
Interest Income	\$5,000	\$2,853	\$1,500	\$4,353	\$5,000
Miscellaneous Revenue	\$0	\$1,728	\$0	\$1,728	\$0
Amenities Revenue	\$55,000	\$49,147	\$30,000	\$79,147	\$55,000
Cost Share Revenue-South Village	\$36,662	\$28,466	\$0	\$28,466	\$36,662
<b>Total Revenues</b>	<b>\$1,665,594</b>	<b>\$1,588,818</b>	<b>\$42,630</b>	<b>\$1,631,448</b>	<b>\$1,665,594</b>
<b><u>Expenditures</u></b>					
<b><u>Administrative</u></b>					
Management Fees - On Site Staff	\$293,904	\$171,444	\$122,460	\$293,904	\$293,904
Insurance	\$46,674	\$47,758	\$0	\$47,758	\$52,534
Other Current Charges	\$3,500	\$2,455	\$2,000	\$4,455	\$4,000
Permit Fees	\$1,500	\$616	\$135	\$751	\$1,500
Office Supplies	\$500	\$0	\$200	\$200	\$500
Capital Reserve	\$50,906	\$0	\$50,906	\$50,906	\$31,861
<b>Administrative Expenses</b>	<b>\$396,984</b>	<b>\$222,274</b>	<b>\$175,701</b>	<b>\$397,975</b>	<b>\$384,299</b>
<b><u>Maintenance</u></b>					
Security	\$75,000	\$29,651	\$21,180	\$50,831	\$75,000
Security Clay County	\$43,609	\$26,410	\$20,000	\$46,410	\$47,000
Electric	\$22,000	\$7,899	\$5,640	\$13,539	\$18,000
Streetlighting	\$32,000	\$17,251	\$12,640	\$29,891	\$32,000
Irrigation Maintenance	\$4,000	\$5,645	\$1,000	\$6,645	\$5,000
Landscape Maintenance	\$428,571	\$250,000	\$178,570	\$428,570	\$428,571
Common Area Maintenance	\$54,847	\$24,626	\$15,000	\$39,626	\$54,847
Lake Maintenance	\$23,668	\$12,076	\$7,595	\$19,671	\$23,668
Miscellaneous Maintenance	\$5,000	\$2,200	\$1,000	\$3,200	\$5,000
<b>Common Area Expenses</b>	<b>\$688,695</b>	<b>\$375,757</b>	<b>\$262,625</b>	<b>\$638,382</b>	<b>\$689,086</b>

# Middle Village

## Community Development District

## Recreation Fund

Description	Adopted Budget FY 2020	Actual Thru 4/30/20	Projected 5 Months	Projected Thru 9/30/20	Proposed Budget FY 2021
<u>Recreation Facility</u>					
Amenity Staff	\$145,000	\$46,998	\$40,000	\$86,998	\$145,000
Janitorial	\$42,418	\$24,105	\$21,211	\$45,316	\$49,976
Telephone	\$5,364	\$4,463	\$2,850	\$7,313	\$7,200
Electric	\$78,000	\$38,766	\$28,750	\$67,516	\$78,000
Water / Sewer	\$42,100	\$24,489	\$18,055	\$42,544	\$45,000
Gas/Heat (Pool)	\$20,000	\$13,032	\$7,500	\$20,532	\$20,000
Refuse Service	\$14,200	\$7,957	\$6,400	\$14,357	\$14,200
Pool Maintenance & Chemicals	\$87,318	\$25,407	\$20,000	\$45,407	\$87,318
Cable	\$5,102	\$2,752	\$1,940	\$4,692	\$5,102
Special Events	\$5,000	\$2,439	\$1,000	\$3,439	\$5,000
Office Supplies and Equipment	\$1,500	\$271	\$100	\$371	\$1,500
Facility Maintenance - General	\$37,707	\$19,899	\$15,500	\$35,399	\$37,707
Facility Maintenance - Preventive Contracts	\$15,350	\$1,345	\$1,000	\$2,345	\$15,350
Facility Maintenance - Contingency	\$27,600	\$13,712	\$7,500	\$21,212	\$27,600
Elevator Maintenance	\$2,576	\$1,233	\$750	\$1,983	\$2,576
Recreation Passes	\$5,000	\$816	\$700	\$1,516	\$5,000
Lighting Repairs	\$10,000	\$4,839	\$4,000	\$8,839	\$10,000
Tennis Court Maintenance	\$35,680	\$23,333	\$12,000	\$35,333	\$35,680
<b>Total Recreation Facility</b>	<b>\$579,915</b>	<b>\$255,858</b>	<b>\$189,256</b>	<b>\$445,114</b>	<b>\$592,209</b>
<b>Total Expenses</b>	<b>\$1,665,594</b>	<b>\$853,888</b>	<b>\$627,582</b>	<b>\$1,481,470</b>	<b>\$1,665,594</b>
<b>EXCESS REVENUES / (EXPENDITURES)</b>	<b>\$0</b>	<b>\$734,930</b>	<b>(\$584,952)</b>	<b>\$149,978</b>	<b>\$0</b>

# **Middle Village Community Development District**

BUDGET  
Fiscal Year 2021

## **REVENUES:**

### **Maintenance Assessments**

The District will levy a non ad-valorem special assessment on all assessable property within the District to fund all of the Recreational Operating Expenditures for the fiscal year. SPE Collection is suspended until property is under new ownership.

### **Interest Income**

The District will have funds invested in a money market fund with Hancock Bank. The amount is based upon the estimated balance invested throughout the year

### **Amenities Revenue**

- Income received from resident/non-resident rental of Grand Banquet Room, Furniture and Grand Lawn.
- Income from proceeds from access cards.
- Income earned from the sales of vending items.
- Income received from the non-resident user fee for the Recreation Facility.
- Income received from tennis lessons, ball machine rental, and equipment repair.

### **Cost Share Revenue – South Village**

The District has entered into a Cost Share Agreement with the South Village Community Development District to fund a portion of the Landscape Maintenance Cost of the District.

**Middle Village**  
**Community Development District**  
BUDGET  
Fiscal Year 2021

**EXPENDITURES:**

**Administrative:**

*Management Fees – On Site*

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

*Insurance*

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

*Other Current Charges*

Bank charges and any other miscellaneous expenses that are incurred during the year.

*Permit Fees*

Costs of various occupational licenses and pool permits.

Description	Annual
Play Pool Permit	\$ 250
Lap Pool Permit	\$ 250
Spray Pool Permit	\$ 125
State Public Broadcast	\$ 875
<b>Total</b>	<b>\$ 1,500</b>

*Office Supplies*

Miscellaneous office supplies for onsite manager and rental coordinator.

# Middle Village Community Development District

BUDGET  
Fiscal Year 2021

## Capital Reserve

Established to maintain community service levels at present standards for budgeted fiscal year. The transfer in 2016 was for several years of accumulated funds.

## **Maintenance: Common Area**

### Security

The District will have a contract with Allied Universal Security, a security company to provide Athletic Center and Common area security services and a roving guard.

Description	Monthly	Annual
Security Contract	\$ 4,236	\$ 50,829
Contingency/Extra Coverage	\$ 2,014	\$ 24,171
<b>Total</b>	<b>\$ 6,250</b>	<b>\$ 75,000</b>

### Security – Clay County

The District will contract with off-duty Clay County Officers 24 hours/week random patrols (cost split 50/50 with Double Branch).

### Electric

The cost of electricity provided by Clay Electric Cooperative, Inc. for signage lighting, entry feature lighting, landscape lighting, etc.

Account Number	Description	Monthly	Annual
6082986	885 Misty Oak Drive	\$ 27	\$ 327
6144521	384 Oakleaf Plantation Boulevard	\$ 106	\$ 1,270
6177042	726-1 Chestnut Chase Drive	\$ 45	\$ 543
6214282	707 Oak Leaf Plantation Pkwy	\$ 213	\$ 2,553
6411763	4222-1 Plantation Oaks Blvd	\$ 122	\$ 1,466
7131568	893-1 Cardinal Hills Street	\$ 28	\$ 339
7131600	508-1 Chestwood Chase Drive	\$ 28	\$ 334
7131634	3215-1 Live Oak Hollow Drive	\$ 30	\$ 358
7131642	1016-1 Oakleaf Plantation Parkway	\$ 28	\$ 338
7131691	1225-1 Deerview Lane	\$ 29	\$ 345
7138258	3786-1 Timberline Drive	\$ 29	\$ 348
7709488	711-1 Oak Leaf Plantation	\$ 54	\$ 645
7778707	4219-1 Plantation Oaks Blvd	\$ 67	\$ 801
8339848	1097-1 Oakleaf Planta U/G	\$ 52	\$ 629
8455321	713-1 Oakleaf Plantation Pkwy	\$ 117	\$ 1,401
8455347	573-2 Oakleaf Plantation Pkwy	\$ 154	\$ 1,845
	Contingency	\$ 372	\$ 4,459
<b>Total</b>		<b>\$ 1,500</b>	<b>\$ 18,000</b>

**Middle Village  
Community Development District**

BUDGET  
Fiscal Year 2021

Street Lighting

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

Account Number	Description	Monthly	Annual
6301196	Westside of Brannanfield	\$ 2,484	\$ 29,813
	Contingency	\$ 182	\$ 2,187
<b>Total</b>		<b>\$ 2,667</b>	<b>\$ 32,000</b>

Irrigation Maintenance

Miscellaneous irrigation repairs and maintenance incurred by the district.

Landscape Maintenance

The District has contracted with Verdego to provide landscaping and irrigation maintenance services to all of the common areas within the District as well as the Amenity Center.

Description	Monthly	Annual
Landscape Contract	\$ 35,714	\$ 428,571

Common Area Maintenance

Represents the estimated day-to-day maintenance of the Districts common areas. Services include:

-Pressure washing of District fences, entrance signage and pillars, pool areas, tennis facilities, gazebos, amenity center, field house, parks, park equipment and sidewalks. The estimated annual amounts for these services are based upon contractor proposals.

The estimated cost for the following is based upon past history and current hourly rates:

- All common area easements and park litter clean up
- Storm sewer grate inspections and cleaning
- Removal of unauthorized signage and maintenance of community signage
- Traffic/car accident clean up
- Inspections and repairs to all park equipment such as playground, picnic tables and benches.
- Lake inspections and cleanup



**Middle Village  
Community Development District**

BUDGET  
Fiscal Year 2021

**Lake Maintenance**

The District has contracted with The Lake Doctors to provide monthly water management services and annual carp as needed per the contract to the 13 lakes within the District. Contingency includes monthly lake inspections and clean-up of outfall structures and barriers.

Description	Monthly	Annual
Lake Maintenance Contract	\$ 1,489	\$ 17,868
Contingency	\$ 483	\$ 5,800
<b>Total</b>	<b>\$ 1,972</b>	<b>\$ 23,668</b>

**Miscellaneous Maintenance**

Includes contingency for any unanticipated and unscheduled cost to the District.

**Maintenance: Recreational Facility**

**Amenity Staff**

The District pays direct salaries for one front desk staff at the fitness center and to provide lifeguard services from District employees during pool operating season, Mid-March through October.

**Janitorial**

The District has contracted with Riverside Management Services, LLC to provide janitorial services and scheduled carpets cleanings to the District. Janitorial services are being provided seven days a week and carpets will be cleaned 9xs a year unless otherwise needed. Supplies will be purchased directly from ERC Wiping Products and Supplyworks.

Description	Monthly	Annual
Janitorial Contract	\$ 3,535	\$ 42,420
Contingency	\$ 96	\$ 1,156
Supplies	\$ 533	\$ 6,400
<b>Total</b>	<b>\$ 4,164</b>	<b>\$ 49,976</b>

# Middle Village Community Development District

BUDGET  
Fiscal Year 2021

## Telephone

The Amenity Center currently pays AT&T for 3 phone lines (291-1283, 291-1776 and 291-1849). The amounts are based upon the following:

Description	Monthly	Annual
ATT Telephone Contract	\$ 575	\$ 6,900
Contingency	\$ 25	\$ 300
<b>Total</b>	<b>\$ 600</b>	<b>\$ 7,200</b>

## Electric

Cost of electric billed to the District by Clay Electric for the Amenity Center.

Account Number	Description	Monthly	Annual
6301188	845 Oakleaf Plantation Pkwy	\$ 4,000	\$ 48,000
8353831	853 Oakleaf Plantation Pkwy (Pool)	\$ 1,750	\$ 21,000
	Contingency	\$ 750	\$ 9,000
<b>Total</b>		<b>\$ 6,500</b>	<b>\$ 78,000</b>

## Water / Sewer

Cost of water and sewer service from JEA and Clay County Utility Authority for the Amenity Center.

Account Number	Description	Monthly	Annual
64274704	845 Oakleaf Plantation - Water	\$ 350	\$ 4,200
64274704	845 Oakleaf Plantation - Sewer	\$ 650	\$ 7,800
68260125	845 Oakleaf Plantation -Pool	\$ 150	\$ 1,800
<b>Total JEA</b>		<b>\$ 1,150</b>	<b>\$ 12,000</b>
210999	3214-1 Tower Oaks Drive Rec	\$ 1,250	\$ 15,000
235920	701-1 Turkey Point Drive Rec	\$ 46	\$ 552
235921	878-1 Songbird Drive Rec	\$ 35	\$ 420
235922	738-1 Chestwood Chase Drive	\$ 25	\$ 300
241833	3214-2 Tower Oaks Drive Rec	\$ 30	\$ 360
274569	1089 Oakleaf Plantation Pkwy	\$ 210	\$ 2,520
274570	1092 Oakleaf Plantation Pkwy	\$ 125	\$ 1,500
276170	3713-1 Chasing Falls Rd Recl Irrig	\$ 35	\$ 420
276168	533-1 Southwood Way Irrig	\$ 650	\$ 7,800
276169	533-2 Southwood Way Rec. Irrig	\$ 55	\$ 660
<b>Total CCUA</b>		<b>\$ 2,461</b>	<b>\$ 29,532</b>
	Contingency	\$ 289	\$ 3,468
<b>Total Water/Sewer/Reclaim</b>		<b>\$ 3,900</b>	<b>\$ 45,000</b>

**Middle Village  
Community Development District**

BUDGET  
Fiscal Year 2021

*Refuse Service*

The District receives Refuse removal service from Southland Waste Service for the Amenity Center. Two dumpsters during busy summer months (June-Aug).

*Pool Maintenance & Chemicals*

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

Description	Monthly	Annual
Cleaning Contract	\$ 2,500	\$ 30,000
Chemical Contract	\$ 1,705	\$ 20,465
Fuel Surcharge	\$ 216	\$ 2,596
Contingency	\$ 2,855	\$ 34,257
<b>Total</b>	<b>\$ 7,277</b>	<b>\$ 87,318</b>

*Cable*

The District currently uses Comcast for cable services.

Description	Monthly	Annual
Tennis	\$ 86	\$ 1,031
Fitness	\$ 339	\$ 4,071
<b>Total</b>	<b>\$ 425</b>	<b>\$ 5,102</b>

*Contingency*

Represents any unanticipated and/or unscheduled cost to the District.

*Special Events*

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

*Office Supplies and Equipment*

Office supplies for the Amenity Center.

**Middle Village  
Community Development District**  
BUDGET  
Fiscal Year 2021

*Facility Maintenance – General*

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

*Facility Maintenance - Preventative*

Cost of routine repairs and maintenance which include:

Contractor	Description	Annual
S.E. Fitness	Bi-Monthly Service	\$ 2,400
Paula's Pest Control	Quarterly Service	\$ 700
Certified Air Contractors	Bi-Monthly Service	\$ 1,482
Jacksonville Sound & Communication	Alarm System Inspection	\$ 921
Jacksonville Sound & Communication	Sprinklers & Extinguishers	\$ 1,150
Termite Bond	Preventative	\$ 840
Compass Tech Systems	Security Camera	\$ 6,849
CES	Saline Chlorination System	\$ 450
Contingency		\$ 12,808
<b>Total</b>		<b>\$ 27,600</b>

*Facility Maintenance – Contingency*

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

*Elevator Maintenance*

The District has a contract with Coastal Elevator Service for the maintenance of the Amenity Center Elevator as well as the annual state inspection.

Description	Monthly	Annual
Contract	\$ 160	\$ 1,916
Inspection	\$ -	\$ 250
Contingency	\$ 34	\$ 410
<b>Total</b>	<b>\$ 194</b>	<b>\$ 2,576</b>

*Recreation Passes*

Entry cards are issued to all CDD residents for facility access. Recreation Passes include the cards, ribbon, cleaner, guest cards etc.

**Middle Village  
Community Development District**  
BUDGET  
Fiscal Year 2021

*Lighting Repairs*

Represents costs for fixtures, bulb and ballast, replacement, and electrician labor based upon past history.

*Tennis Court Maintenance*

Represents cost of clay replacement and installation (twice per year), irrigation and equipment repairs, drainage cleaning/repairs.

*Unscheduled Pool Maintenance*

Any unexpected repairs for the amenity center pools.

# Middle Village

## Community Development District

## Debt Service Fund Series 2018-1/2018-2

Description	Adopted Budget FY 2020	Actual Thru 4/30/20	Next 5 Months	Projected Thru 9/30/20	Proposed Budget FY 2021
<b>Revenues</b>					
Carry Forward Surplus	\$615,630	\$675,562	\$0	\$675,562	\$583,483
Special Assessments	\$2,099,315	\$2,004,294	\$14,703	\$2,018,997	\$2,145,533
Interest Income	\$5,000	\$15,909	\$8,000	\$23,909	\$5,000
<b>Total Revenues</b>	<b>\$2,719,945</b>	<b>\$2,695,766</b>	<b>\$22,703</b>	<b>\$2,718,469</b>	<b>\$2,734,016</b>
<b>Expenditures</b>					
<b>Series 2018A-1</b>					
Interest 11/1	\$425,364	\$425,357	\$0	\$425,357	\$409,688
Special Call 11/1	\$0	\$7,000	\$0	\$7,000	\$0
Interest 5/1	\$425,364	\$0	\$425,204	\$425,204	\$409,689
Principal 5/1	\$1,012,000	\$0	\$1,015,000	\$1,015,000	\$1,044,000
Special Call 5/1	\$0	\$0	\$5,000	\$5,000	\$0
<b>Series 2018A-2</b>					
Interest 11/1	\$66,150	\$66,275	\$0	\$66,275	\$63,438
Special Call 11/1	\$0	\$5,000	\$0	\$5,000	\$0
Interest 5/1	\$66,150	\$0	\$66,150	\$66,150	\$63,438
Principal 5/1	\$115,000	\$0	\$115,000	\$115,000	\$120,000
Special Call 5/1	\$0	\$0	\$5,000	\$5,000	\$0
<b>Other Financing Sources</b>					
Interfund Transfer Out	\$0	0	\$0	\$0	\$0
Other Debt Costs	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$2,110,028</b>	<b>\$503,632</b>	<b>\$1,631,354</b>	<b>\$2,134,986</b>	<b>\$2,110,252</b>
<b>EXCESS REVENUES / (EXPENDITURES)</b>	<b>\$609,917</b>	<b>\$2,192,134</b>	<b>(\$1,608,651)</b>	<b>\$583,483</b>	<b>\$623,764</b>

Interest November 1, 2021

Series 2018-1	\$393,037
Series 2018-2	\$63,438
	<u>\$456,474</u>

Unit Type	Units	Per Unit Assessments	Gross Assessment
Single Family	1,108	\$ 977.11	\$ 1,082,638
Multi-Family	1,370	\$ 692.54	\$ 948,780
Commercial (Sq.Ft)	330,000	\$ 0.76	\$ 251,064
Total Gross Assessment			\$ 2,282,482
Less: Discounts and Collections (6%)			\$ 136,949
Total Net Assessment			<u>\$ 2,145,533</u>

# Middle Village

Community Development District

## Amortization Schedule

Series 2018-1, Special Assessment Refunding Bonds

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/20	\$ 20,644,000.00		\$ 409,688.30	\$ 409,688.30
05/01/21	\$ 20,644,000.00	\$ 1,044,000.00	\$ 409,688.30	
11/01/21	\$ 19,600,000.00		\$ 393,036.50	\$ 1,846,724.80
05/01/22	\$ 19,600,000.00	\$ 1,078,000.00	\$ 393,036.50	
11/01/22	\$ 18,522,000.00		\$ 375,087.80	\$ 1,846,124.30
05/01/23	\$ 18,522,000.00	\$ 1,116,000.00	\$ 375,087.80	
11/01/23	\$ 17,406,000.00		\$ 355,613.60	\$ 1,846,701.40
05/01/24	\$ 17,406,000.00	\$ 1,156,000.00	\$ 355,613.60	
11/01/24	\$ 16,250,000.00		\$ 334,863.40	\$ 1,846,477.00
05/01/25	\$ 16,250,000.00	\$ 1,199,000.00	\$ 334,863.40	
11/01/25	\$ 15,051,000.00		\$ 312,621.95	\$ 1,846,485.35
05/01/26	\$ 15,051,000.00	\$ 1,245,000.00	\$ 312,621.95	
11/01/26	\$ 13,806,000.00		\$ 288,780.20	\$ 1,846,402.15
05/01/27	\$ 13,806,000.00	\$ 1,294,000.00	\$ 288,780.20	
11/01/27	\$ 12,512,000.00		\$ 263,417.80	\$ 1,846,198.00
05/01/28	\$ 12,512,000.00	\$ 1,346,000.00	\$ 263,417.80	
11/01/28	\$ 11,166,000.00		\$ 236,565.10	\$ 1,845,982.90
05/01/29	\$ 11,166,000.00	\$ 1,402,000.00	\$ 236,565.10	
11/01/29	\$ 9,764,000.00		\$ 208,104.50	\$ 1,846,669.60
05/01/30	\$ 9,764,000.00	\$ 1,460,000.00	\$ 208,104.50	
11/01/30	\$ 8,304,000.00		\$ 177,955.50	\$ 1,846,060.00
05/01/31	\$ 8,304,000.00	\$ 1,522,000.00	\$ 177,955.50	
11/01/31	\$ 6,782,000.00		\$ 146,145.70	\$ 1,846,101.20
05/01/32	\$ 6,782,000.00	\$ 1,588,000.00	\$ 146,145.70	
11/01/32	\$ 5,194,000.00		\$ 112,480.10	\$ 1,846,625.80
05/01/33	\$ 5,194,000.00	\$ 1,657,000.00	\$ 112,480.10	
11/01/33	\$ 3,537,000.00		\$ 76,937.45	\$ 1,846,417.55
05/01/34	\$ 3,537,000.00	\$ 1,730,000.00	\$ 76,937.45	
11/01/34	\$ 1,807,000.00		\$ 39,482.95	\$ 1,846,420.40
05/01/35	\$ 1,807,000.00	\$ 1,807,000.00	\$ 39,482.95	
11/01/35				\$ 1,846,482.95
<b>Total</b>		<b>\$ 20,644,000.00</b>	<b>\$ 7,461,561.70</b>	<b>\$ 28,105,561.70</b>

# Middle Village

Community Development District

## Amortization Schedule

Series 2018-2, Special Assessment Refunding Bonds

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/20	\$ 2,575,000.00		\$ 63,437.50	\$ 63,437.50
05/01/21	\$ 2,575,000.00	\$ 120,000.00	\$ 63,437.50	
11/01/21	\$ 2,455,000.00		\$ 60,737.50	\$ 244,175.00
05/01/22	\$ 2,455,000.00	\$ 125,000.00	\$ 60,737.50	
11/01/22	\$ 2,330,000.00		\$ 57,925.00	\$ 243,662.50
05/01/23	\$ 2,330,000.00	\$ 130,000.00	\$ 57,925.00	
11/01/23	\$ 2,200,000.00		\$ 55,000.00	\$ 242,925.00
05/01/24	\$ 2,200,000.00	\$ 135,000.00	\$ 55,000.00	
11/01/24	\$ 2,065,000.00		\$ 51,625.00	\$ 241,625.00
05/01/25	\$ 2,065,000.00	\$ 145,000.00	\$ 51,625.00	
11/01/25	\$ 1,920,000.00		\$ 48,000.00	\$ 244,625.00
05/01/26	\$ 1,920,000.00	\$ 150,000.00	\$ 48,000.00	
11/01/26	\$ 1,770,000.00		\$ 44,250.00	\$ 242,250.00
05/01/27	\$ 1,770,000.00	\$ 160,000.00	\$ 44,250.00	
11/01/27	\$ 1,610,000.00		\$ 40,250.00	\$ 244,500.00
05/01/28	\$ 1,610,000.00	\$ 170,000.00	\$ 40,250.00	
11/01/28	\$ 1,440,000.00		\$ 36,000.00	\$ 246,250.00
05/01/29	\$ 1,440,000.00	\$ 175,000.00	\$ 36,000.00	
11/01/29	\$ 1,265,000.00		\$ 31,625.00	\$ 242,625.00
05/01/30	\$ 1,265,000.00	\$ 185,000.00	\$ 31,625.00	
11/01/30	\$ 1,080,000.00		\$ 27,000.00	\$ 243,625.00
05/01/31	\$ 1,080,000.00	\$ 195,000.00	\$ 27,000.00	
11/01/31	\$ 885,000.00		\$ 22,125.00	\$ 244,125.00
05/01/32	\$ 885,000.00	\$ 205,000.00	\$ 22,125.00	
11/01/32	\$ 680,000.00		\$ 17,000.00	\$ 244,125.00
05/01/33	\$ 680,000.00	\$ 215,000.00	\$ 17,000.00	
11/01/33	\$ 465,000.00		\$ 11,625.00	\$ 243,625.00
05/01/34	\$ 465,000.00	\$ 225,000.00	\$ 11,625.00	
11/01/34	\$ 240,000.00		\$ 6,000.00	\$ 242,625.00
05/01/35	\$ 240,000.00	\$ 240,000.00	\$ 6,000.00	
11/1/35				\$ 246,000.00
<b>Total</b>		<b>\$ 2,575,000.00</b>	<b>\$ 1,145,200.00</b>	<b>\$ 3,720,200.00</b>



**Middle Village CDD**  
**Percentage Allocation of O&M Assessments (1)**

	Source	Single Family	Multi-Family	High Density Multit-Family	High Density MF & Aquatics	Commercial/ Office	Total
General Fund	Table 2	30.97%	25.12%	12.95%	23.40%	7.56%	100.00%
Facility Administration	Table 6	41.72%	20.80%	8.76%	15.82%	12.90%	100.00%
Common Area	Table 6	41.72%	20.80%	8.76%	15.82%	12.90%	100.00%
Recreation Facilities	Table 7	36.25%	29.41%	15.17%	19.17%	0.00%	100.00%
Aquatics Pool	Table 7	36.25%	29.41%	15.17%	19.17%	0.00%	100.00%
Capital Reserve Funding	<b>Estimated</b>	37.00%	27.00%	13.00%	19.00%	4.00%	100.00%

<u>Descripton</u>	<u>Expenses</u>
General Fund	\$220,687
Facility Administration	\$384,299
Common Area	\$689,086
Recreation Facilities	\$592,209
Capital Reserve	\$104,471
Total	<u>\$1,990,752</u>

Description	Single Family	Multi-Family	High Density Multit-Family	High Density MF & Aquatics	Commercial/ Office	Total
General Fund	\$68,356	\$55,437	\$28,579	\$51,641	\$16,684	\$220,696
Facility Administration	\$160,331	\$79,934	\$33,665	\$60,796	\$49,575	\$384,301
Common Area	\$287,487	\$143,330	\$60,364	\$109,013	\$88,892	\$689,086
Recreation Facilities	\$214,676	\$174,169	\$89,838	\$113,526	\$0	\$592,209
Capital Reserve Funding	\$38,654	\$28,207	\$13,581	\$19,849	\$4,179	\$104,471
Total	<u>\$769,503</u>	<u>\$481,076</u>	<u>\$226,027</u>	<u>\$354,826</u>	<u>\$159,329</u>	<u>\$1,990,762</u>
Allocation of Other Revenues	<u>-\$49,636</u>	<u>-\$7,127</u>	<u>-\$2,882</u>	<u>\$12,580</u>	<u>-\$55,136</u>	<u>(\$102,202.14)</u>
# of Units	1114	855 (2)	228 (3)	800 (4)	330,000 Sq Ft.	
Net Assessments After Allocation	\$719,867	\$473,949	\$223,144	\$367,406	\$104,193	\$1,888,560
Discounts and Collections (6%)	\$45,928	\$30,211	\$14,227	\$23,441	\$6,648	\$120,490
Gross Assessment	<u>\$765,794</u>	<u>\$504,161</u>	<u>\$237,371</u>	<u>\$390,847</u>	<u>\$110,840</u>	<u>\$2,009,106</u>
Per Unit FY2021	<u>\$687.43</u>	<u>\$589.66</u>	<u>\$1,041.10</u>	<u>\$488.55</u>	<u>\$0.34</u>	
Per Unit FY2020 (1)	<u>\$723.77</u>	<u>\$588.41</u>	<u>\$550.18</u>	<u>\$488.03</u>	<u>\$0.34</u>	
% Increase	-5%	0%	89%	0%	-1%	
Amount Change from FY 2020	\$0	\$1	\$491	\$1	\$0	

(1) This table is for illustrative purposes and will be changed in future years depending upon budgeted expenditures.

(2) Includes Cambridge 172 units, Coventry 130 units, Chestnut Ridge 148 units, Briar Oaks 209 units, and Willow Brook 200 units.

(3) Includes Preserve 228 units.

(4) Includes Millstone Village 160 units, Fieldstone 352 units and Jennings Point at 288 units.

# Middle Village

## Community Development District

## Capital Reserve Fund

Description	Adopted Budget FY 2020	Actual Thru 4/30/20	Next 5 Months	Projected Thru 9/30/20	Proposed Budget FY 2021
<b>REVENUES:</b>					
Interest	\$5,000	\$7,523	\$5,000	\$12,523	\$5,000
Capital Reserve - Transfer In	\$50,906	\$0	\$50,906	\$50,906	\$31,861
General Reserve - Transfer In	\$11,832	\$0	\$11,832	\$11,832	\$28,088
Carryforward	\$844,259	\$836,338	\$0	\$836,338	\$794,820
<b>TOTAL REVENUES</b>	<b>\$911,997</b>	<b>\$843,861</b>	<b>\$67,738</b>	<b>\$911,599</b>	<b>\$859,769</b>
<b>EXPENDITURES:</b>					
Repair Replacements	\$104,471	\$111,779	\$5,000	\$116,779	\$104,471
Capital Projects	\$0	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$104,471</b>	<b>\$111,779</b>	<b>\$5,000</b>	<b>\$116,779</b>	<b>\$104,471</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$807,526</b>	<b>\$732,082</b>	<b>\$62,738</b>	<b>\$794,820</b>	<b>\$755,298</b>

# Middle Village Community Development District

## Exhibit "A"

### Allocation of Operating Reserves

#### **Estimated Funds Available - First Quarter Operating Capital**

General Fund - Beginning Fund Balance - 10/1/19	\$ 272,506
Recreation Fund - Beginning Fund Balance - 10/1/19	\$ 1,161,299
Estimated General Excess Revenues - Fiscal Year 2020	\$ 33,545
Estimated Recreation Excess Revenues - Fiscal Year 2020	\$ 149,978
Total Estimated Operating Funds Available - 9/30/2020	<u>\$ 1,617,328</u>

#### **Allocation of Funds Available - First Quarter Operating Capital**

General Fund Operating Reserve - First Quarter Operating Capital	\$ 55,172
Recreation Fund Operating Reserve - First Quarter Operating Capital	<u>\$ 416,398</u>
Total Reserve	<u>\$ 471,570</u>
Total Working Capital Surplus	<u>\$ 1,145,758</u>

#### **Projected Capital Reserve Funds Available for FY 2019**

##### **Capital Reserve Funds - Beginning Fund Balance**

Capital Reserve- Beginning Fund Balance - 10/1/19	\$ 836,338
Projected Capital Excess Revenues - Fiscal Year 2020	<u>\$ (41,518)</u>
Total Estimated Reserve Funds Available - 9/30/20	\$ 794,820
Recreation Fund - General Reserve	\$ 31,861
General Fund - Reserves	<u>\$ 28,088</u>
Total Funding Fiscal Year 2021	\$ 59,949
Total Estimate Reserve Fund Balances - 9/30/21	<u>\$ 854,769</u>

## *SEVENTH ORDER OF BUSINESS*

*D.*

**Middle Village Community Development District (CDD)**

845 Plantation Oaks Parkway, Orange Park, FL 32065

904-375-9285; [manager@oakleafresidents.com](mailto:manager@oakleafresidents.com)

**Memorandum**

**Date:** June 2020

**To:** Board of Supervisors

**From:** GMS – OakLeaf Operations Manager

**Community:**

**Special Events**

- Event reports –Tennis camp, Summer swim team
- Current re-opening status and future planning
- Card appointments – MV total 100, total for Oakleaf - 246

**Aquatics**

- Pools – operating without issue, no capacity concerns thus far
- Lifeguarding classes – 1 completed

**Rentals**

- Emails/communications have been made to cancel June and July events.
- Holding onto August bookings for possible gathering at limited capacities

**Operations:**

**MAINTENANCE**

- Install work for landscape lighting at Willowbrook
- Sealing and painting posts for landscape lighting
- Meeting for new bids – concrete pad work to be completed by K&B
- Fence post installs at storage areas
- Cleaning and repair of lifeguard break room
- Repair of marcite bubbles at sprayground
- Install of waterproof caulking at spray structures
- Ordered multiple replacement signs for parks and buildings
- Cut backing for replacement signs – ongoing
- Inspection and temporary repair of leak at Grand banquet room bathrooms
- Repair/replacement of computer at Fitness Center check in station
- Repainting of tennis and gazebo columns
- repair to damage to Whitfield entry sign began
- Cleaner wax on slide finish
- Repotting multiple hanging baskets and plantings
- Continued repair/slat replacements at pond gazebo
- Data collection for Florida Department of Labor
- Inspection/repair of air leak at spray ground pool

## Middle Village Community Development District (CDD)

845 Plantation Oaks Parkway, Orange Park, FL 32065

904-375-9285; [manager@oakleafresidents.com](mailto:manager@oakleafresidents.com)

### Memorandum

#### **MAINTENANCE (continued)**

- Inspection of damaged VFD at sprayground
- Inspection of multiple areas of tree concerns from residents
- Dispose of multiple large electronics equipment (hazardous waste refuse)
- Replaced/repair multiple promenade lights at Amenity Center (LED) (ongoing)
- *Continual Lake Inspections – all lakes inspected monthly – reports kept on file in Ops. Manager office.*
- *Continual Park inspections and cleaning - all parks inspected twice monthly – reports kept on file.*
- *Light Inspections completed – Whitfield, Boulevard, Parkway, and Hamilton Glenn completed 5/5. Forest Brook, Creekview, Oakpoint, and Timberlake completed 5/26.*

#### **Landscaping**

- *Mulch installs at parks and playgrounds*
- *Monthly report for May submitted and filed at Operations office*

For questions, comments, or clarification, please contact:

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

[jsoriano@gmsnf.com](mailto:jsoriano@gmsnf.com)







# Middle Village 2013 CDD

## Clay County, Florida

**THE HONORABLE ROGER A. SUGGS, CFA, AAS**  
**CLAY COUNTY PROPERTY APPRAISER**  
**State-Certified General Real Estate Appraiser**  
**RZ2771**

GENERATED BY THE GIS DEPARTMENT 05/02/2013

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.