

MIDDLE VILLAGE
Community Development District

JUNE 14, 2021

AGENDA

Middle Village Community Development District

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

June 7, 2021

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 14, 2021 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 (limited to three minutes)
- III. Approval of Consent Agenda
 - A. Approval of the Minutes of the May 10, 2021 Meeting
 - B. Financial Statements
 - C. Assessment Receipts Schedule
 - D. Check Registers
- IV. Public Hearing for the Purpose of Adopting Revised Amenity Rates;
Consideration of Resolution 2021-06
- V. Consideration of Moving August Meeting Date to August 9, 2021 and
September Meeting Date to September 7, 2021
- VI. Consideration of Resolution 2021-07, Approving the Proposed Budget for
Fiscal Year 2022 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 (limited to three minutes) / Supervisor's Requests

IX. Next Scheduled Meeting – July 12, 2021 @ 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 10, 2021 at 2:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

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
Mike Eckert	District Counsel
Jay Soriano	Operations Manager
Chalon Suchsland	VerdeGo Landscape
Marilee Giles	GMS
Jen Muntean	S3 Security
Steve Muntean	S3 Security
Brian Hatten	S3 Security

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 no comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of the Minutes of the April 12, 2021 Meeting**
- B. Financial Statements**
- C. Assessment Receipt Schedule**
- D. Check Register**

Mr. Perry stated included in your agenda package are the minutes of the last meeting, financial statements as of March 31st, your assessment receipts schedule showing you are about 99% collected and the check register totaling \$252,084.52.

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

FOURTH ORDER OF BUSINESS**Staff Reports****A. District Counsel**

Mr. Eckert stated the Governor signed what we will call the COVID bill, which provides a great deal of protection for businesses and local governments such as the District. To be able to prove a negligence case for somebody being exposed to COVID through some sort of negligence of the local government, there's going to be an extremely high burden of proof. We anticipate that new law will be challenged in court, and we will have to keep an eye on it. That was the most significant thing that could have an impact on the District. To my knowledge, the statutory immunity limits I talked to you about did not get raised this session so insurance companies will have to look at that again next year, but at least there shouldn't be a change in your insurance rates this year as a result of a new law. The Governor has until mid summer to sign bills and there were changes to the law that will likely require us to update the rules of procedure, but again, nothing that is going to affect your business in the next two months or so except for the COVID bill. Other than that, I'm working with Jay on some contract issues, and I think we're going to go through the policies, which I've previously provided some input on.

B. District Engineer

There being nothing to report, the next item followed.

C. District Manager – Report on the Number of Registered Voters (5,144)

Mr. Perry stated included in your agenda package is the number of registered voters within the District boundaries, which stands at 5,144. We are required to provide that information on an annual basis to the Board. The other item I have is we are working through the budgets and at our next meeting we will have a budget for your consideration of approval. Then we're looking at the September timeframe to have the budget adopted. There are no surprises right now in regard to the budget and we will highlight all of the changes at our next meeting.

D. Operations Manager – Memorandum

Mr. Soriano stated we are now open at the pools every day. We're on that alternating schedule during the week where one side is open, and the other is closed, and it goes back and forth. Friday, Saturday, and Sunday both pools are full blast. You'll see our usage numbers have slowly started to come up. We do have a lot of new people coming in as we have some new homes being built that are slowly starting to be filled now. Past the clock tower there were eight buildings being built and the Jennings Point townhome pads are being finished up and then we also have a few open spots in a couple of neighborhoods, but our next big one will be the one down here between Briar Oaks and Cambridge, but we still have a few months before I think we will see any work for it. Our rentals are slow. We haven't ticked up the way I thought we would. I thought once we opened up we would slowly start to get back to every weekend having a rental and we have not yet, but there are plenty of questions from people looking to book, more for weddings next year.

Mr. Soriano continued. On the operations side, you'll see I have a type up of the policy wording that we went through last month. I made the changes that we discussed on everything from dogs on property all the way through to our motorized vehicles on property. The first page there are going to be two separate sections because we talk about a walking track and that is for your sister district so I will carve that out and you guys will not have the dog park rules section in your policies since we don't have a dog park on this side. This was just so we could get a reminder of last month and to see if there was anything you guys thought of that we wanted to change or add. If you remember, we talked about finalizing these next month since we did have to advertise for the rate hearing. There were the two things we wanted to increase. One was the room for your sister district and then for you guys and your sister district the buy in from the outside. I've been getting more and more calls for the buy-ins. If you look at KB Homes website for this neighborhood that is behind Home Depot, they actually have it advertised on their website about buying into our neighborhood because we're right there. They contacted me months ago to get all that information, but that's the \$1,800. They are not planning on anything like we have so that's something they passed along and put it on their website with our contact information. With that though, we want to take that \$1,800 up with the rate hearing so we can do all of this together next month. There are going to be two operational items that the lifeguards brought to me that we have talked about before and they don't need to be printed in the policies. These are internal operations. I may stick a sentence in the policy about coolers on the deck and

limiting the size but rather than having something spelled out in the policies we will just say the size on coolers may be limited, please see the front desk for more information, that way we can kind of control it here. We do have a problem certain times of the year with people bringing in large coolers and generally it's for the adult pool and generally they have things that are prohibited anyway, and we do want to kind of limit that. The other item that worked out well last year is we had a little more control on the adult pool last year. We have our new gates set up back there, which helps staff and allows families to use those bathrooms, but we still separate out that pool and our lifeguards and control is up here. Nobody came in through the back last year, so we controlled everything because everybody had to be checked in and it worked out a lot easier. We didn't have anybody sneak in or coming in already inebriated so it made controlling that pool a lot better. However, the adults like to come and go as they please. That is a swim at your own risk facility. What I would like to do is actually change where unless it's off hours, so the early morning hours or the late hours they can use that back gate, but during normal operating hours we're going to close that gate, and everybody checks in through the front.

Mr. Morris asked so that would be locked and there would be a sign?

Mr. Soriano responded yes, locked and if any of you guys have been down to the tennis facility in the last few months, in the winter we had to put a big billboard right next to the tennis entry so we can have times on there for the hours. We already kind of do this, but things like the swim team; the swim team can only access that on certain nights. We don't have staff here right now so they use the back gates and the rest of the time they will be expected go through here. We have a lot of kids, and we have some families that don't live here. They have to be checked in properly at the front so we will treat the adults like that too that during normal operating hours they have to come through the front.

Mr. Morris stated sounds good to me.

Mr. Steiner stated one of the things I noticed in the pet section is we dropped service animals. In today's age, that is usually a given, but do we need to have that statement in there?

Mr. Soriano responded it's not required to be in there. If you remember, I talked about taking it out. I trained the staff here on how the ADA works when it comes to allowing service animals. There are actually rules and there will be people that argue. We have had a ferret here before and a ferret is not recognized by the ADA as a service animal. They are only dogs, and the dogs must be controlled in certain manners. I wasn't going to spell everything out here.

People bring in their therapy dogs and I've kind of gone through this with the aquatic's director. Therapy dogs are also not covered by the ADA. I don't mind them here, as long as they're actually acting like a service animal. If they're on the side barking and yapping or they're in a book bag, they are not a service animal. I go through this with the staff, but rather than putting up a sign, I just leave it off. We have to allow the real service animals either way, whether it's worded in there or not.

Mr. Steiner stated I don't have a problem with it not being there, I just want to make sure it wasn't a requirement.

Mr. Eckert stated there are restrictions on what you can ask, and I know Jay is familiar with those, so I think it's going to be fine if we want to take it out of here.

Mr. Swartz stated on the back fence there, it's only what a three-foot fence?

Mr. Soriano responded it's 48-inches.

Mr. Swartz stated I thought it was lower. It seems like something somebody could easily jump over.

Mr. Soriano stated yes you can easily jump over that, and we did talk about that before. Our biggest negative point to changing anything about the fencing was the cost. If you remember, this last year the cost of some of these supplies, especially things like fencing not only have tripled, but just getting them in is taking months but that was something I looked at for pricing for changing a lot of the four-foot fencing. We do get people sneaking into the pools a lot and it would help if it were more like the fence at Double Branch where we increased the size. I can continue to look at it.

Mr. Swartz asked is it a six-foot fence at Double Branch?

Mr. Soriano responded it's a seven-foot fence. We can look at that and when I have an opportunity, we can squeeze it in, but right now the cost is very prohibitive. If you're out there for swim practice, you'll see adults sometimes jump it. I have a gentleman whose kids are on the swim team, and I've seen him do it in the morning and I've said something to him, and he's said he's forgot his card. If we see them, we're going to kick them out.

Mr. Reynolds stated it's a deterrent, it's not going to stop them.

Mr. Soriano stated if you remember when we switched the fences out at Double Branch it was \$12,000 or \$14,000 just for that one side. I did want to point out a couple of changes to the wording in the policies. The one that I did strike was the limit on the adult children age. I talked

about just the 19 and above adults. They will have to come in and provide District ID, a driver's license or State ID with the District address on it, which we ask for everyone to provide right now. I also talked about limiting families that have two or three families in their home, which we get a lot. Although, it doesn't look like we have an easy way to limit it. We couldn't find anything at any other districts that have address this issue, so I've stricken that part. I think I originally said it was 26 years old. Whether they're 19 or 30, they will have to provide the District address on the driver's license and the parents will sign an affidavit saying they live here and Mike and I can come up with wording on that. Even something to say they could possibly lose their privileges if we found out something different. It was really the older ones we were having an issue with and that's where we've seen a lot of the disciplinary actions. It hasn't been a huge problem for operating so if we need to, we can keep looking at this and eventually somebody may put a rule in place that will help us out or we may have to be one of the first ones to put a rule in place like that. I do see that problem eventually getting worse, even if it's slowly.

Mr. Hartigan asked are we planning an expiration of time on the cards for those over the age of 19?

Mr. Soriano responded they have to come back and update every year. I can put an expiration date on it, the same way we do with rentals right now so when you come in for leasing on April 18th, that goes into the computer for next year and on April 18th those cards automatically turn off. It'll be the same way for the adult children. At 18 the driver's license gets updated and they last for a few years so they can easily keep it and that's where the added hoop to jump through for mom and dad signing the affidavit is the only other thing, I can think of to help out so we will get them to do that every year. I put in there adult family members, not just adult children because we also talked about those extended family members whether its grandparents or in-laws. They would fall under the same guidelines. There were no changes to the caregiver policy. The personal recreational vehicles were different and that was only because we were taking that out. If you remember, the first rule that dealt with dogs also talked about bikes, skateboards and things like that. We dealt with the skateboarders and motorized vehicles, and we took bikes out. Internally the only thing we will do is watch because they shouldn't be riding their bikes through the building walkways or anything like that. We're talking about motorized skateboards, golf carts and things like that out on the sidewalks or the parking lot. I think the wording needs to stay in there that drones should not be flown on District property

without first obtaining written permission of onsite management. We are actually controlled by Cecil Field so you actually cannot fly drones anywhere around here anyway. If you have all your proper paperwork and you are a 107 certified drone flight person, you have to take this test and afterwards it tells you about flying in certain class air restricted areas. The only area we have that its even allowed is in Double Branch so you can't fly here at all because we're too close to Cecil Field. We've had a couple of problems over the last couple of years, but as long as it's not going on and off of our property, the airspace is up to somebody else.

Mr. Swartz asked I thought it was under 75-foot?

Mr. Soriano responded anything above the ground they control. There is a weight, like 40,000 or something. The little recreational drones that kids have don't quite fall into that so those are different.

Mr. Swartz asked on the raising of the rate for District access, is there a precedent on that? Have other districts done the same?

Mr. Soriano responded we're one of the lowest. Our rates have not been increased in the past. Most districts are higher than us.

Mr. Swartz asked but do they have different rates for the residents?

Mr. Soriano responded most of them are much higher than what the residents pay and ours are actually pretty close to what the residents pay. The highest assessment is around \$1,700 so for \$100 more you can buy in without even living here, whereas at a lot of districts it may be quite a few hundred bucks more. You guys also have a particular advantage over a lot of other districts because we have the reciprocal deal with your sister district so rather than paying twice, they get to pay just once and then they get access to both, so you guys split that \$1,800.

Mr. Morris asked but we're raising it to \$2,200?

Mr. Soriano responded yes.

Mr. Steiner stated if I remember correctly, as far as having nonresidents buy in, it hasn't really been utilized very much at all.

Mr. Soriano responded this is one of our busiest years and we've sold about four or five.

Mr. Steiner stated so my question is, now that this is being advertised and there's a potential for more, when people do the buy-in do all of the rules apply? In other words, they can have multiple families in the household, they get guest passes, etc.

Mr. Soriano responded it would be the same thing. We ask anybody that lives in the house to provide a driver's license if they're an adult.

Mr. Steiner asked wouldn't it be prudent to limit that for the nonresident buy-in. You get the kids in and so forth, but we're putting all this stuff in the policies and I'm just wondering.

Mr. Swartz stated the immediate family is what you're saying, mom, dad and kids.

Mr. Steiner stated that's what I'm thinking. From a standpoint that we have that area that is advertised, and we have the ones that are going in behind the soccer fields that are looking at approaching some way to share. I'm just concerned we're going to over burden our limited resources for folks that actually live here.

Mr. Soriano stated I'm not sure if we've seen a rule like that for the outside buy-in.

Mr. Eckert stated we have one district where you can have up to six passes if you buy in and everybody lives in the same household. That's a very unique circumstance because it's a condo/hotel for individuals that don't live there. We could look at that and see if we can tighten it up a little bit, but there are some legal parameters. You have some discretion, but the farther you go away from treating your own residents more favorably than allowing public access, the harder it is to defend.

Mr. Steiner stated we've already had where we met or exceeded capacity at the pools. We have 50 or so homes coming in down here and you talked about the ones up at Jennings Point. Those are residents and now there's this other complex.

Mr. Morris stated I think the difficulty in that is you get down to which benefit do you strike, and which do you include. I would probably sway towards what Mike had suggested with limiting the number per household perhaps and I think with us increasing the rate from \$1,800 to \$2,200 would probably dissuade people to get it anyway, unless a builder or developer includes that as a benefit to purchase. We probably won't see too many of them even with the 180 homes that are going to be built in phase one, which will be 100% rentals if I'm not mistaken and I would suspect the landlord will not spring for the \$2,200 for his tenants so I think the impact will probably be minimal.

Mr. Steiner stated I just think it would be better to ask now. In the years we've been here we know of the five or six that have done this so it's not huge.

Mr. Swartz stated Arbor Mill is fully built out and they're not paying.

Mr. Soriano stated right now we have one from Arbor Mill.

Mr. Steiner stated now is the time to ask the question.

Mr. Soriano stated I agree. I think it's something we can look at but even then, it's another one that if it becomes a problem we can discuss it and even at the \$2,200 if we start getting five or ten a year, then we do need to look at that. The cost for everything is going to go up. We've got commercial fitness centers, other pools like the YMCA and it's not cheap to go there, so for a few hundred more bucks I'd much rather my family have access to something like this, especially if I live right here. It's something we can look at.

Mr. Swartz stated the new developments aren't going to have any of their own small pools or anything to take the weight off of us, right?

Mr. Soriano responded from what I understand the KB Homes one behind Home Depot will not. The apartments there on Merchants Way do not have a pool, they have a recreational building that I think has a meeting room and game room for kids. The one that is going in the back on Oakleaf Village Parkway have a site for and amenity center but that was part of their ask when they were coming in before. They were hoping to get away from spending the millions of dollars to build that amenity center if they could just strike a deal with the districts. They do have the location, but they don't have anything in the plans to build a building or pool yet.

Mr. Swartz asked if the group in phase one wanted to be part of Double Branch, can they legally become part of that?

Mr. Eckert responded there is a whole boundary amendment process and if I recall, Double Branch was established by the Florida Land and Water Commission so they'd have to go through that entity's process and realistically even though a landowner could initiate that process, if they don't have the support of the District, I don't think there's really much chance of forcing their way into the District.

Mr. Swartz stated no, but if they have the land and wanted to be part of it, then it could make sense to build something that would be mutually advantageous to both.

Mr. Eckert stated yes and one of the things I was thinking about is I'm trying to think through different ways that we can address your concern is we go with the \$2,200 now and if it becomes a problem, maybe what we end up doing is have the user fee, but also some sort of capacity fee that goes into a fund that we can use to create some additional recreational capacity somewhere. I think that's a separate fee though and the fact that the residents here can be assessed that fee anytime the Board so desires to do that if you wanted to build something new. Kind of

start getting some revenue so when you do have to expand something, you have some funds there.

Mr. Swartz stated then the obvious question is do we even have space to put things like that.

Mr. Perry stated another thing to keep in mind, even though it says annually, it's not prorated so if you were to join today, it will only go through September 30th.

Mr. Soriano stated I'll bring the policies back in next month and like I said, we have the rate hearing so then we can finalize policies. If there are any questions or concerns on the policies that you guys can think of that you may want to discuss, you can email me between now and the next meeting so we can talk about it and we can finalize everything during the rate hearing and our normal public meeting.

Mr. Soriano continued. The only other item I had was our security. I did look at those two organizations I mentioned last month, and I settled on one and I brought them here for you tonight if you want to say hello and ask any questions. We will be finalizing an agreement with S3 Security. I talked about them before a couple times. They were impressive on their professionalism and everything they have in place to help us out here and they did have better pricing. This was the company that had the one weird high number, and it wasn't really detailed what it was but I mentioned golf carts, and that's what it ended up being. This was the rate for them to provide their own golf carts, which you would see in a lot of other company contracts. As far as just getting them in the door and matching what we do now, they were the lower rate so I've gone through them, and I will finalize everything with Mike and Rocky but if you guys have any questions or concerns for them. It is going to be kind of a quick turnaround. That was part of them agreeing to the paperwork. I had given the one company notice after the last meeting so they're dropping this week and these guys will step into that role. I have already started working on our budget side since this will be an increase.

Mr. Perry stated and even though the Board authorized it at the last meeting for Jay to select one, if we could get a formal recognition by motion from the Board that allows staff to enter into a contract with S3.

Mr. Morris motioned to authorize staff to draft a contract to be entered into with S3 Security, and the Chair to execute the contract. Mr. Swartz seconded the motion.
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Mr. Hartigan asked whoever is in charge for S3, can you at least let us know what to expect from your company? It's going to be different from what we currently have.

Ms. Muntean stated we started working with Jay two or three months ago listening to his viewpoints and really what we gathered was a lot of it comes down to customer service, the oversight and management of the officers, the interaction between the board members and what you guys are actually getting and where is the officer, did he show up and what did he do when he was here. Just the quality of service. I'm the general manager and I've been with S3 for about eight years. Leah is our account executive. Steve Muntean is owner/investor. He actually started the company I believe ten years ago and then Officer Hatten started as an officer with us three years ago. He is one of our field managers so he is basically a site supervisor so he will be doing a bunch of the training and oversight with the officers. The supervisor role is very important. We do have patrolling officers on shift every night, but also having somebody out here whose main goal is quality of service and training and making sure the officers are here. We are super tech enabled. Our local dispatch center calls and does status checks with the officers when they show up on shift and when the leave for shift. Throughout the shift they're supposed to call and check in. Their company phones are tech enabled so they can't clock in down the street at McDonalds or something. They write their reports and we do have QR codes and there are pictures we take on the phone to say this is what they checked throughout the night, and we can put up the QR codes if you guys want. Jay and I talked about that and there are some positives and negatives to that. It's just something we will work through on the service and it's a work in progress because every site is different and it's just what works for you guys and how aggressive do you want us to be with the residents. Some people want us to be a little more aggressive and some want us to be a little more relaxed. Playing in that grey area does leave us open so we will find out what works for you guys and what is the direction that you want us to take. Anytime there is the transition it's going to be different because I think once you start enforcing the rules, some people aren't going to be happy. We can ease into the transition but at the same point, you want to set the expectation up front so if we ease in too much, when we start getting a little more forceful it can cause issues so it's a really fine line on that, but we're here for you guys so it's really to do what you need us to do. People live here and they want the officers to be professional and courteous and nice, but also know that they're doing their job. Jay and I did talk about the golf

carts. I do really think that would be a huge advantage given the size of the property and how much ground the guys have to cover so that's something we can also look at but doesn't have to be done now. It's not something you have to do, it's just a recommendation. Leah and I took a tour of both sides of the property. In doing that, looking at the effectiveness and how much the officers can do and be seen we really do see it's advantageous, but again it's just a recommendation. We're pretty active and we constantly review the reports. The reports are emailed daily, and it lists if there were any incidents, if there are any light outages, or if anything happened at the pool. If there is an issue in a particular pool more so than the other one, we will task that out and the officer will see that. We check the reports as well and we will ask if the officers are reporting what you want and if you like, things like that, so it's a constant interaction. We attend the Board meetings as well just to make sure the guys are doing what they need to do. Officer Hatten will come on property and meet with the officers to make sure everything is going the way you want it to.

Mr. Muntean stated I started the company a little over ten years ago. I was in law enforcement and had a tech business prior to actually getting into law enforcement and was in GPS tracking, but while I was in law enforcement it was right when Trayvon Martin happened, which had a big impact on HOAs and crime was increasing and not a whole lot of folks were wanting to get into law enforcement and the pension deficit was significantly underfunded for a lot of State, local and County municipalities so putting my entrepreneur experience and my law enforcement experience together, the natural intersection was security so I invested in a security company that was based out of Daytona, put a bunch of technology into it, put a patrol model into that mirrored what a law enforcement response would look like for a lot of communities and it worked out pretty well, thus moving into North Florida to service Jacksonville so today throughout portfolio of companies we service about 250,000 residents throughout the southeast US and all we do is residential, so we understand the things that you go through. Everything from the pesky HOA rules and regulations. They are there for a reason, so our whole investment thesis and operating thesis is based on a broken window theory. If you have a commercial vehicle parked in your neighbor's driveway, or a big boat that is sticking out over the sidewalk, or leaving your trash cans over the two weeks, those have a significant impact on the value of your property in every community so through security we found a way to improve that, not only from a homeowner's perspective, but also from a residential perspective so multi-family housing, HOA,

student housing, we've had significant ROIs based on the security services we provide based on the value increase that we see. I have a monitor that we use, which is Happy Warrior, so if you've ever got a daiquiri from your favorite bartender and they put the little umbrella in it all smiles and everyone is having a nice time, which is the way our persona comes off so we're a lot of times the first experience that the owners and their guests see, so we're a direct reflection of the Board and we want it to be a positive experience. Once you've had too many, we also have to be able to use all sorts of tools in our toolbox to get them out of the area and safeguard the asset so there isn't any risk and liability concerns. So, Happy Warrior approach, treat everybody with courtesy and respect, we are the face of your organization as well, but we and our officers also understand why these rules are in place and more importantly why they matter. Jen has mentioned we have a bunch of technology in place in order to monitor that. Our training and selection is hands down the best in North Florida. What we go through to make the individual is the best fit for this property I've never seen happen, even in law enforcement. Right now, with the state of the US, it's getting tougher and tougher to track and retain folks both in security and law enforcement. I think that our culture and our progressive policies for our employment really make a big effect on the quality that you'll see.

Mr. Hartigan stated since we've had a problem with reliability with our current company, if someone doesn't show for their assigned time, they have to check in remotely from here, but if they don't show, what is the course of action that you take?

Ms. Muntean stated whatever industry that you're in, when you're dealing with hourly wage employees it would be unreasonable for me to say that's never going to happen. It does happen. As Steve mentioned, currently with the way things are going we've significantly had to increase our wage rates for the officers. People just don't want to work, so we've had to get creative in how we are going to be able to retain people and get them to want to come to work so we always think ahead, and we've been working on this for a long time. We do have things in place where we have patrol officers that patrol in the communities as well, so they're not necessarily dedicated to your site and they're out patrolling other properties, so what we can do in those instances is pull somebody from a patrol. We are having supervisors on duty so if somebody doesn't show up, we're working hard in the background to find a replacement for that, and we also have Officer Hatten who could post up until we were able to get a replacement. Typically, it's just a bad hire was made, or suddenly this guy was the best officer for three years

and all of the sudden he's got family issues he's dealing with, and we just have to hire his replacement. Whenever that does happen, we are doing our best to get it covered and in the even we cannot get it covered we will credit you for that. Again, their phones are geofenced, so we know if they are onsite or not. They have to clock in. We have a very strict clock-in policy. You don't get paid if you don't clock in. We've put all the measures in the mitigate it, but really, it's can we get it covered and if all of our resources don't enable us to get it filled, you will certainly be credited. All of our shifts have to be approved so it's not like the officer can just clock in or out, it has to be approved daily so between our operations manager and our controller, they know if somebody was on that shift or not.

Mr. Muntean stated to piggyback on that, we have over 50 communities that we service in Jacksonville so I think a big difference from us and other competitors is we have a big bench of folks that are cross-trained specifically for this community and we can pull from supervisors that patrol to dedicate it in order to make those accommodations because each community is completely different in terms of what they want but we make sure all the officers and supervisors are cross-trained.

Mr. Morris asked Jay, you're happy?

Mr. Soriano responded I am. I warned them a couple times of a few issues to start with and the first part is they're going to take some complaints and we may even hear some here because we are going to be doing things a bit different. A lot of times our security guards before just didn't enforce the rules or sometimes wouldn't enforce them correctly, if they were even here. Now though, we have presence; somebody we're paying a lot more for, so I have a lot higher expectations. Sometimes it may upset people if they're telling them, they can't have their dog on the softball field. We're going to go through this and they're going to know the policies pretty well. They're going to have to work pretty well with the residents and they're going to have to have that customer service side, so I have gone through that with them. I expect us to have complaints in the beginning. The first three or four months may be tough on anybody coming in because there's no reason for us to spend \$10 more an hour if we didn't want to make those changes. If we're worried about people using our facilities that don't belong here, then we have to have a way to control it and enforce it and we're paying more now so we expect them to do that work. This was going to be talked about separately once we finished with them, but I do

have issues with how I paid the last company just because there have been nights where they haven't been here.

Mr. Morris stated before we get into that, I know we have a motion and a second on the table for this.

On voice vote with all favor authorizing staff to draft a contract to be entered into with S3 Security, and the Chair to execute the contract, was approved.

Ms. Muntean stated one last thing. If there's an issue, just let us know if it's a particular officer incident. I'll talk to the residents if need be if somebody is upset about something. Usually once they get it out, we end the phone call in a very pleasant manner. I'm used to the board member situation as well and what is important to you guys and how to manage that. We have a progressive discipline policy with the officers and there are certain things that if they're in violation it's an immediate termination, if it's something like the report isn't looking great or they missed out on a rule, let us know so we can train them better, go the progressive discipline route, see if they can come up to par and if not, we will terminate them. A lot of times people are worried to tell us because somebody might get fired. We don't fire them right off the bat. It could be something easily fixed so we try to work with them on that and if it can't be fixed then they will definitely be terminated and again, if it's an immediate terminatable offense we will take care of that as well. I'd just rather have more communication than not because that enables us to fix it and correct it for you guys if there is an issue. Or if we have confusion about how you guys wanted us to handle the rules because I think up front that will be a little bit of a question like are you guys comfortable with how we're handling it and we can tailor it back or bring it forward a little bit more, so the communication piece is really big.

Mr. Hartigan asked so we can reasonably expect you here for the next several months or more?

Ms. Muntean responded I will be here on Saturday and yes, I will be here.

Mr. Soriano stated once they get everything running right, I have asked them to have some kind of presence at the meeting. You have all seen me working 60 to 70 hours a week. I get involved with every one of our contracts and at times I can speak for them pretty well. I know what's going on almost every hour of every day. Since we're paying a lot more, like I said that

expectation is higher so when we have those issues, especially when we're hearing those complaints and I have somebody else now that I can direct the residents to, they are going to have to take more of that lead. I didn't expect that much from the other company because many of them are minimum wage employees, and I can only work with them so much.

Ms. Muntean stated yes, and it could be me, it could be Leah, it could be Hannah, our controller, Brian or Steve for customer service so if we can all make it great, if not we will make sure that somebody is here as a representative of the company.

Mr. Muntean stated when you look at the security ecosystem here, we've seen it all so looking at it from a legal perspective, if you're getting pulled into depositions and you've got a bunch of risk and liability items, we're happy to look at those as your provider as well and provide recommendations. We focus on the physical security side, but everything from access control to your standard operating procedures to when the pools should open and close, whose doing that, to parking, to signs, to lighting, to video camera, we cover the whole set with crime protection through environmental design platform, so if you have a board meeting and you want to talk about what the blind spots are and what the risks are, whether it's speeding vehicles and not enough signs posted, every area you turn there is risk and liability it's just what is the expense and associated expense managed with the risk so if you do need help with that we're happy to come in and help out with some of those things and provide recommendations based on all the stuff that we've seen.

Mr. Morris stated Jay, the question with regard to the former vendor. If there's an issue with billing, I would suggest you and Jim iron that out.

Mr. Soriano stated really, I'm looking for direction from the board. If it's okay Jim, Mike and I can haggle with them. I don't agree that if I can show they weren't here that we should have to pay for that amount of time. I may ask them to provide proof. At your sister district they are a little better and there they actually have sign in logs and things like that. There's one guard over there and the one that works full time is actually pretty reliable, so it wasn't as much of an issue over there. Over here, we have a lot of problems, especially because we have two. I'm going to put that on them to have that proof in place. Sometimes it may be easier just to cut our losses and walk away because I don't want to have any legal issues from it either. That's why I'm kind of putting it on Mike to help me out with that but it could add up to a good amount of money that I don't want to pay for.

Mr. Reynolds asked when do we expect the transition?

Mr. Soriano responded this week. They take over on the 15th.

Mr. Reynolds asked what about the golf carts?

Mr. Soriano responded I do think the golf cart would be beneficial and it's really just for them. We have our golf carts for work, and I've talked to them about that. I don't think it's something I want to put the security guards in. The security guards could probably handle driving around in those things, but if they're making any resident contact, these are our maintenance and janitorial vehicles, and they don't always smell the greatest. They are our gas vehicles too. This would be like a battery powered cart and it's something we can get a lot cheaper than our gas vehicles too. Whether we want to take care of it now, or we want to get them in the door for a couple months and then look at it, I am going through budgeting right now, but it is not a very large expense. We can get one for a few thousand bucks. One that is slightly used, but that we could take care of and would be in good, clean shape and add a magnet that says Oakleaf Security.

Mr. Morris stated let's get them in the door, see how it works out and then address that.

Ms. Muntean stated we have the typical signs that are the size of a tow sign so again, it's not something we have to do right away, but if you guys wanted, we can post it up at the amenities and it mentions that security is patrolling the area and it does have access to our dispatch number on there. Because we're just at the amenities, we're not really issuing any of that out, so that could be something that if you guys really want those and you don't want the dispatch number on it, we could get some signs made specific for your community and throughout the amenity center you would post those like at the basketball court, fitness center or somewhere else.

Mr. Soriano stated there are certain things I've talked to them about that I like on that, and there's other things that may not work so if we have dispatch out there, you know the number to S3, you're over at Whitfield and you see a problem you can call them. I'll get calls from somebody that there are kids on the playground smoking pot. I've asked them to call Clay County Sheriff's Office because I can't do anything about it. We get it constantly and we've even had it in these meetings before, but that's where they will be able to help.

Ms. Muntean stated we will find a spot on each side of the communities where when the officer gets here they go in and get all of their gear and if you guys wanted us to issue any citations they can do that, but basically all of the information is there so it's a company phone

that we set up all of our apps, the recording apps, the clock in app so we set it up for the officers. It's not them going in on their own phone. It's more managed and secure and then with that, if you guys did call dispatch, they would call the officer and say we need you to go X, Y and Z. We will get with Jay and figure out an emergency plan so if we need to contact emergency after hours for maintenance or something like that, who would be the person we should contact and that would be done through dispatch, and it would be in the report as well so Jay will know every day if there was a call in and if there was an incident.

FIFTH ORDER OF BUSINESS

**Audience Comments / Supervisors'
Requests**

There being none, the next item followed.

SIXTH ORDER OF BUSINESS

Next Scheduled Meeting

Mr. Perry stated our next meeting is going to be June 14, 2021 at 2:00 p.m. at this location.

SEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Morris seconded by Mr. Reynolds 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, 2021



Middle Village
Community Development District
Combined Balance Sheet
April 30, 2021

	<u>Governmental Fund Types</u>			Debt	Totals
	<u>General</u>	<u>Recreation</u>	<u>Capital Reserve</u>	<u>Service</u>	<u>(Memorandum Only)</u>
<u>Assets:</u>					
Cash	\$328,377	\$424,912	\$781,504	---	\$1,534,793
Investments:					
<u>Series 2018-1</u>					
Revenue	---	---	---	\$770,744	\$770,744
Reserve	---	---	---	\$368,516	\$368,516
Prepayment	---	---	---	\$605,000	\$605,000
Principal	---	---	---	\$1,042,000	\$1,042,000
Interest	---	---	---	\$408,403	\$408,403
<u>Series 2018-2</u>					
Reserve	---	---	---	\$122,876	\$122,876
Prepayment	---	---	---	\$75,000	\$75,000
Principal	---	---	---	\$120,000	\$120,000
Interest	---	---	---	\$63,188	\$63,188
<u>Operations</u>					
Custody Acct - Gen Fund Excess	\$42,755	---	---	---	\$42,755
Custody Acct - Rec Fund Excess	---	\$11,168	---	---	\$11,168
General Account	\$388,563	---	\$702	---	\$389,265
<u>State Board</u>					
General Fund	\$92,002	---	---	---	\$92,002
Recreation Fund	---	\$460,486	---	---	\$460,486
Capital Reserve	---	---	\$628,715	---	\$628,715
Due From General Fund	---	\$438,779	\$200,000	---	\$638,779
Due From Debt Service	\$10,705	\$83,057	---	---	\$93,762
Due From Capital Reserve	---	\$5,065	---	---	\$5,065
Due from Other	---	\$28,504	---	---	\$28,504
Electric Deposits	---	\$13,383	---	---	\$13,383
Prepaid Expenses	---	\$479	---	---	\$479
Total Assets	\$862,402	\$1,465,833	\$1,610,921	\$3,575,727	\$7,514,883
<u>Liabilities:</u>					
Accounts Payable	\$202,105	\$40,783	\$2,744	---	\$245,632
Due to General Fund	---	---	---	\$10,705	\$10,705
Due to Rec Fund	\$438,779	---	\$5,065	\$83,057	\$526,901
<u>Fund Balances:</u>					
Unassigned	\$221,518	\$1,411,667	\$1,603,112	---	\$3,236,296
Nonspendable	---	\$13,383	---	---	\$13,383
Restricted for Debt Service	---	---	---	\$3,481,965	\$3,481,965
Total Liabilities and Fund Equity	\$862,402	\$1,465,833	\$1,610,921	\$3,575,727	\$7,514,883

Middle Village
Community Development District
General Fund

Statement of Revenues & Expenditures
For the Period ending April 30, 2021

	Amended Budget	Prorated Budget 4/30/21	Actual 4/30/21	Variance
Revenues:				
Maintenance Assessments - Tax Roll	\$210,540	\$210,540	\$198,429	(\$12,111)
Maintenance Assessments - Direct	\$5,147	\$5,147	\$5,147	\$0
Interest Income	\$5,000	\$2,917	\$187	(\$2,730)
Miscellaneous Income	\$0	\$0	\$0	\$0
Total Revenues	\$220,687	\$218,604	\$203,762	(\$14,841)
Expenditures:				
<u>Administrative</u>				
Supervisors Fees	\$12,000	\$7,000	\$7,000	\$0
Travel	\$209	\$122	\$0	\$122
FICA Expense	\$918	\$536	\$536	\$0
Engineering	\$10,500	\$6,125	\$0	\$6,125
Trustee	\$15,144	\$15,144	\$15,100	\$44
Dissemination Agent	\$2,500	\$1,458	\$2,458	(\$1,000)
Assessment Roll	\$7,928	\$7,928	\$7,550	\$378
Attorney	\$45,000	\$26,250	\$17,128	\$9,122
Attorney-Foreclosure	\$10,000	\$5,833	\$0	\$5,833
Arbitrage	\$750	\$438	\$0	\$438
Annual Audit	\$5,900	\$3,442	\$0	\$3,442
Management Fees	\$59,963	\$34,978	\$34,978	(\$0)
Information Technology	\$2,350	\$1,371	\$1,487	(\$117)
Telephone	\$425	\$248	\$207	\$41
Postage	\$600	\$350	\$242	\$108
Printing & Binding	\$2,700	\$1,575	\$1,172	\$404
Records Storage	\$200	\$117	\$0	\$117
Insurance	\$11,137	\$11,137	\$11,173	(\$36)
Legal Advertising	\$1,500	\$875	\$822	\$54
Other Current Charges	\$150	\$88	\$74	\$14
Office Supplies	\$300	\$175	\$158	\$17
Website Compliance	\$2,250	\$1,313	\$1,313	\$0
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Reserves	\$28,088	\$28,088	\$28,088	\$0
Interfund Transfer Out	\$200,000	\$200,000	\$200,000	\$0
Total Administrative	\$420,687	\$354,764	\$329,660	\$25,104
Excess Revenues (Expenditures)	(\$200,000)		(\$125,897)	
Fund Balance - Beginning	\$200,000		\$347,415	
Fund Balance - Ending	\$0		\$221,518	

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
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Revenues:

Maintenance Assessments - Tax Roll	\$0	\$17,143	\$171,702	\$2,502	\$2,046	\$1,701	\$3,335	\$0	\$0	\$0	\$0	\$0	\$198,429
Maintenance Assessments - Direct	\$0	\$5,147	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,147
Interest Income	\$24	\$19	\$17	\$42	\$48	\$18	\$20	\$0	\$0	\$0	\$0	\$0	\$187
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

Total Revenues

	\$24	\$22,310	\$171,719	\$2,544	\$2,093	\$1,718	\$3,355	\$0	\$0	\$0	\$0	\$0	\$203,762
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Expenditures:

Administrative

Supervisors Fees	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$0	\$0	\$0	\$0	\$0	\$7,000
Travel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FICA Expense	\$77	\$77	\$77	\$77	\$77	\$77	\$77	\$0	\$0	\$0	\$0	\$0	\$536
Engineering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trustee	\$0	\$0	\$0	\$0	\$0	\$15,100	\$0	\$0	\$0	\$0	\$0	\$0	\$15,100
Dissemination Agent	\$208	\$208	\$208	\$458	\$208	\$958	\$208	\$0	\$0	\$0	\$0	\$0	\$2,458
Assessment Roll	\$7,550	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,550
Attorney	\$3,795	\$1,927	\$3,696	\$3,634	\$2,076	\$2,000	\$0	\$0	\$0	\$0	\$0	\$0	\$17,128
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$212	\$212	\$212	\$212	\$212	\$212	\$212	\$0	\$0	\$0	\$0	\$0	\$1,487
Telephone	\$34	\$37	\$21	\$44	\$19	\$37	\$14	\$0	\$0	\$0	\$0	\$0	\$207
Postage	\$29	\$35	\$25	\$77	\$26	\$30	\$20	\$0	\$0	\$0	\$0	\$0	\$242
Printing & Binding	\$260	\$120	\$153	\$116	\$186	\$310	\$27	\$0	\$0	\$0	\$0	\$0	\$1,172
Records Storage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Insurance	\$11,173	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,173
Legal Advertising	\$244	\$0	\$239	\$117	\$117	\$0	\$105	\$0	\$0	\$0	\$0	\$0	\$822
Other Current Charges	\$0	\$0	\$74	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$74
Office Supplies	\$21	\$27	\$27	\$21	\$21	\$41	\$1	\$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	\$28,088	\$0	\$0	\$0	\$0	\$0	\$28,088
Interfund Transfer Out	\$200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$200,000

Total Expenditures

	\$229,963	\$8,829	\$10,916	\$10,941	\$9,126	\$24,950	\$34,936	\$0	\$0	\$0	\$0	\$0	\$329,660
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Excess Revenues (Expenditures)

	(\$229,939)	\$13,481	\$160,803	(\$8,398)	(\$7,033)	(\$23,231)	(\$31,581)	\$0	\$0	\$0	\$0	\$0	(\$125,897)
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Middle Village
Community Development District
Recreation Fund

Statement of Revenues & Expenditures
For the Period ending April 30, 2021

Revenues:

	Amended Budget	Prorated Budget 4/30/21	Actual 4/30/21	Variance
Maintenance Assessment - Tax Roll	\$1,461,822	\$1,461,822	\$1,539,503	\$77,681
Maintenance Assessment - Direct	\$39,916	\$39,916	\$39,936	\$20
Interest	\$5,000	\$2,917	\$458	(\$2,458)
Miscellaneous Income	\$0	\$0	\$1,456	\$1,456
Amenities Revenue	\$55,000	\$32,083	\$45,255	\$13,172
Cost Share Revenue - South Village/Lighting	\$36,662	\$28,781	\$28,781	\$0

Total Revenues

\$1,598,400	\$1,565,519	\$1,655,391	\$89,871
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Expenditures:

Administrative

Management Fees - On Site	\$293,904	\$171,444	\$171,444	\$0
Insurance	\$52,534	\$52,534	\$51,938	\$596
Other Current Charges	\$4,000	\$2,333	\$1,765	\$568
Permit Fees	\$1,500	\$875	\$640	\$235
Office Supplies	\$500	\$292	\$0	\$292
Capital Reserve	\$31,861	\$31,861	\$31,861	\$0

Total Administrative

\$384,299	\$259,339	\$257,648	\$1,691
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Common Area

Security	\$75,000	\$43,750	\$25,415	\$18,335
Security - Clay County Off Duty Sheriff	\$47,000	\$27,417	\$20,739	\$6,678
Electric	\$18,000	\$10,500	\$8,050	\$2,450
Streetlighting	\$32,000	\$18,667	\$17,339	\$1,328
Irrigation Maintenance	\$5,000	\$2,917	\$0	\$2,917
Landscape Maintenance	\$437,143	\$255,000	\$255,000	\$0
Common Area Maintenance	\$54,847	\$31,994	\$24,906	\$7,088
Lake Maintenance	\$23,668	\$13,806	\$10,633	\$3,173
Misc. Maintenance	\$5,000	\$2,917	\$70	\$2,847

Total Common Area

\$697,658	\$406,967	\$362,151	\$44,816
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Middle Village
Community Development District
Recreation Fund

Statement of Revenues & Expenditures
For the Period ending April 30, 2021

	Amended Budget	Prorated Budget 4/30/21	Actual 4/30/21	Variance
<u>Recreation Facility</u>				
Amenity Staff	\$145,000	\$84,583	\$50,272	\$34,311
Janitorial	\$49,976	\$29,153	\$26,154	\$2,999
Telephone	\$7,200	\$4,200	\$4,948	(\$748)
Electric	\$78,000	\$45,500	\$30,625	\$14,875
Water/Sewer	\$45,000	\$26,250	\$16,699	\$9,551
Gas/Heat (Pool)	\$20,000	\$11,667	\$16,897	(\$5,231)
Refuse Services	\$14,200	\$8,283	\$11,602	(\$3,318)
Pool Maintenance & Chemicals	\$72,318	\$42,186	\$18,100	\$24,085
Cable	\$5,102	\$2,976	\$3,289	(\$313)
Special Events	\$5,000	\$2,917	\$1,076	\$1,841
Office Supplies & Equipment	\$1,500	\$875	\$507	\$368
Facility Maintenance	\$47,707	\$27,829	\$25,913	\$1,916
Facility Maintenance - Preventative	\$15,350	\$8,954	\$4,402	\$4,552
Facility Maintenance - Contingency	\$27,600	\$16,100	\$8,998	\$7,102
Elevator Maintenance	\$2,576	\$1,503	\$1,634	(\$131)
Recreation Passes	\$5,000	\$2,917	\$1,464	\$1,453
Lighting Repairs	\$10,000	\$5,833	\$4,637	\$1,196
Tennis Court Maintenance	\$40,680	\$23,730	\$19,510	\$4,220
Interfund Transfer Out	\$700,000	\$700,000	\$700,000	\$0
Total Recreation	\$1,292,209	\$1,045,455	\$946,727	\$98,728
Total Expenses	\$2,374,166	\$1,711,761	\$1,566,526	\$145,235
Excess Revenues (Expenditures)	(\$775,766)		\$88,865	
Fund Balance - Beginning	\$775,766		\$1,336,185	
Fund Balance - Ending	\$0		\$1,425,050	

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
Revenues:													
Maintenance Assessment - Tax Roll	\$0	\$133,007	\$1,332,144	\$19,408	\$15,873	\$13,195	\$25,876	\$0	\$0	\$0	\$0	\$0	\$1,539,503
Maintenance Assessment - Direct	\$0	\$26,458	\$13,477	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39,936
Interest	\$85	\$85	\$70	\$68	\$53	\$52	\$46	\$0	\$0	\$0	\$0	\$0	\$458
Miscellaneous Income	\$2	\$0	\$749	\$461	\$0	\$0	\$244	\$0	\$0	\$0	\$0	\$0	\$1,456
Amenities Revenue	\$638	\$1,913	\$8,928	\$371	\$5,523	\$10,730	\$17,152	\$0	\$0	\$0	\$0	\$0	\$45,255
Cost Sharing Revenue	\$0	\$0	\$304	\$28,477	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,781
Total Revenues	\$725	\$161,463	\$1,355,674	\$48,785	\$21,449	\$23,977	\$43,318	\$0	\$0	\$0	\$0	\$0	\$1,655,391

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	\$52,578	\$0	\$0	\$0	\$0	(\$640)	\$0	\$0	\$0	\$0	\$0	\$0	\$51,938
Other Current Charges	\$275	\$148	\$169	\$425	\$309	\$92	\$347	\$0	\$0	\$0	\$0	\$0	\$1,765
Permit Fees	\$0	\$27	\$390	\$223	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$640
Office Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$31,861	\$0	\$0	\$0	\$0	\$0	\$31,861
Total Administrative	\$77,345	\$24,667	\$25,051	\$25,140	\$24,801	\$23,944	\$56,700	\$0	\$0	\$0	\$0	\$0	\$257,648

Common Area

Security	\$4,236	\$4,236	\$4,236	\$4,236	\$4,236	\$4,236	\$0	\$0	\$0	\$0	\$0	\$0	\$25,415
Security - Clay County Off Duty Sheriff	\$3,723	\$4,788	\$2,523	\$2,268	\$2,243	\$2,355	\$2,841	\$0	\$0	\$0	\$0	\$0	\$20,739
Electric	\$972	\$1,066	\$1,135	\$1,199	\$1,023	\$976	\$1,679	\$0	\$0	\$0	\$0	\$0	\$8,050
Streetlighting	\$2,507	\$2,430	\$2,476	\$2,476	\$2,476	\$2,487	\$2,487	\$0	\$0	\$0	\$0	\$0	\$17,339
Irrigation Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscape Maintenance	\$36,429	\$36,429	\$36,429	\$36,429	\$36,429	\$36,429	\$36,429	\$0	\$0	\$0	\$0	\$0	\$255,000
Common Area Maintenance	\$3,709	\$3,602	\$3,702	\$5,111	\$4,421	\$4,361	\$0	\$0	\$0	\$0	\$0	\$0	\$24,906
Lake Maintenance	\$1,519	\$1,519	\$1,519	\$1,519	\$1,519	\$1,519	\$1,519	\$0	\$0	\$0	\$0	\$0	\$10,633
Misc. Maintenance	\$70	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$70
Total Administrative	\$53,164	\$54,069	\$52,019	\$53,237	\$52,346	\$52,362	\$44,955	\$0	\$0	\$0	\$0	\$0	\$362,151

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
<u>Recreation Facility</u>													
Amenity Staff	\$12,778	\$4,747	\$6,992	\$4,665	\$3,749	\$7,910	\$9,430	\$0	\$0	\$0	\$0	\$0	\$50,272
Janitorial	\$3,535	\$3,535	\$4,240	\$3,535	\$3,535	\$3,535	\$4,240	\$0	\$0	\$0	\$0	\$0	\$26,154
Telephone	\$737	\$748	\$742	\$743	\$661	\$659	\$659	\$0	\$0	\$0	\$0	\$0	\$4,948
Electric	\$5,603	\$3,765	\$4,415	\$4,780	\$3,895	\$3,615	\$4,552	\$0	\$0	\$0	\$0	\$0	\$30,625
Water/Sewer	\$3,094	\$2,723	\$2,232	\$1,371	\$2,270	\$2,768	\$2,241	\$0	\$0	\$0	\$0	\$0	\$16,699
Gas/Heat (Pool)	\$0	\$2,948	\$7,946	\$4,583	\$1,420	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,897
Refuse Services	\$1,622	\$1,618	\$1,641	\$1,700	\$1,670	\$1,665	\$1,685	\$0	\$0	\$0	\$0	\$0	\$11,602
Pool Maintenance & Chemicals	\$2,586	\$2,586	\$2,586	\$2,586	\$2,586	\$2,586	\$2,586	\$0	\$0	\$0	\$0	\$0	\$18,100
Cable	\$394	\$472	\$472	\$480	\$490	\$490	\$491	\$0	\$0	\$0	\$0	\$0	\$3,289
Special Events	\$0	\$183	\$738	\$154	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,076
Office Supplies & Equipment	\$398	\$0	\$0	\$109	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$507
Facility Maintenance	\$3,975	\$3,981	\$6,193	\$4,465	\$3,827	\$3,472	\$0	\$0	\$0	\$0	\$0	\$0	\$25,913
Facility Maintenance - Preventative	\$2,060	\$274	\$1,195	\$699	\$0	\$0	\$175	\$0	\$0	\$0	\$0	\$0	\$4,402
Facility Maintenance - Contingency	\$2,300	\$2,297	\$0	\$0	\$2,217	\$2,184	\$0	\$0	\$0	\$0	\$0	\$0	\$8,998
Elevator Maintenance	\$479	\$0	\$1,155	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,634
Recreation Passes	\$27	\$0	\$0	\$0	\$1,437	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,464
Lighting Repairs	\$802	\$830	\$817	\$634	\$825	\$729	\$0	\$0	\$0	\$0	\$0	\$0	\$4,637
Tennis Court Maintenance	\$5,600	\$3,227	\$3,247	\$2,432	\$2,125	\$2,566	\$314	\$0	\$0	\$0	\$0	\$0	\$19,510
Interfund Transfer Out	\$700,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$700,000
Total Recreation	\$745,989	\$33,933	\$44,611	\$32,937	\$30,707	\$32,178	\$26,372	\$0	\$0	\$0	\$0	\$0	\$946,727
Total Expenditures	\$876,498	\$112,669	\$121,681	\$111,313	\$107,853	\$108,485	\$128,027	\$0	\$0	\$0	\$0	\$0	\$1,566,526
Excess Revenues (Expenditures)	(\$875,773)	\$48,794	\$1,233,993	(\$62,529)	(\$86,404)	(\$84,508)	(\$84,709)	\$0	\$0	\$0	\$0	\$0	\$88,865

Middle Village
Community Development District
Capital Reserve Fund
Statement of Revenues & Expenditures
For the Period ending April 30, 2021

	Adopted Budget	Prorated Budget 4/30/21	Actual 4/30/21	Variance
<u>REVENUES:</u>				
Interest Income	\$5,000	\$2,917	\$623	(\$2,293)
Capital Reserve - Transfer In	\$31,861	\$31,861	\$31,861	\$0
General Reserve - Transfer In	\$28,088	\$28,088	\$28,088	\$0
Interfund Transfer In	\$0	\$0	\$900,000	\$900,000
TOTAL REVENUES	\$64,949	\$62,866	\$960,572	\$897,707
<u>EXPENDITURES:</u>				
Repair And Replacements	\$104,471	\$60,941	\$72,600	(\$11,659)
Capital Projects	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$104,471	\$60,941	\$72,600	(\$11,659)
EXCESS REVENUES (EXPENDITURES)	(\$39,522)		\$887,972	
FUND BALANCE - Beginning	\$742,020		\$715,140	
FUND BALANCE - Ending	\$702,498		\$1,603,112	

Middle Village
Community Development District
Debt Service Fund - 2018-1 and 2018-2
Statement of Revenues & Expenditures
For the Period ending April 30, 2021

Amended Budget	Prorated Budget 4/30/21	Actual 4/30/21	Variance
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Revenues:

Interest Income	\$5,000	\$2,917	\$387	(\$2,530)
Special Assessments - Direct	\$63,787	\$63,787	\$43,154	(\$20,633)
Special Assessments - Tax Roll	\$2,081,746	\$2,081,746	\$2,019,491	(\$62,255)
Special Assessments- Prepayment	\$0	\$0	\$678,517	\$678,517

Total Revenues

\$2,150,533	\$2,148,450	\$2,741,548	\$593,099
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Expenditures:

Series 2018-1

Interest Expense - 11/1	\$409,688	\$409,688	\$409,675	\$13
Special Call 11/1	\$0	\$0	\$64,000	(\$64,000)
Interest Expense - 5/1	\$409,689	\$0	\$0	\$0
Principal Expense - 5/1	\$1,044,000	\$0	\$0	\$0
Special Call 5/1	\$0	\$0	\$0	\$0

Series 2018-2

Interest Expense - 11/1	\$63,438	\$63,438	\$63,438	\$0
Special Call 11/1	\$0	\$0	\$10,000	(\$10,000)
Interest Expense - 5/1	\$63,438	\$0	\$0	\$0
Principal Expense - 5/1	\$120,000	\$0	\$0	\$0
Special Call 5/1	\$0	\$0	\$0	\$0

Total Expenditures

\$2,110,252	\$473,126	\$547,113	(\$73,987)
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Excess Revenues (Expenditures)

\$40,281	\$2,194,435
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Total Other Sources (Uses)

\$0	\$0	\$0	\$0
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Net Change in Fund Balance

\$40,281	\$2,194,435
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Fund Balance - Beginning

\$663,649	\$1,287,530
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Fund Balance - Ending

\$703,931	\$3,481,965
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Middle Village
Community Development District
Capital Projects Fund

Statement of Revenues & Expenditures
For the Period ending April 30, 2021

Series 2018-1/2018-2

Revenues:

Interest Income	\$0
Bond Proceeds	\$0

Total Revenues	\$0
-----------------------	------------

Expenditures:

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

Total Expenditures	\$0
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Excess Revenues (Expenditures)	\$0
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Other Sources(Uses):

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

Total Other	\$0
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Net Change in Fund Balance	\$0
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Fund Balance - Beginning	\$8,453
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Fund Balance - Ending	\$8,453
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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:	\$368,516
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)
Less: May 1, 2020 (Mandatory)	(\$1,015,000)
Less: May 1, 2020 (Optional)	(\$5,000)
Less: November 1, 2020 (Optional)	(\$64,000)
Current Bonds Outstanding	\$20,580,000

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:	\$122,876
Bonds outstanding -9/30/2018	\$2,810,000
Less: May 1, 2019 (Mandatory)	(\$110,000)
Less: November 1, 2019 (Optional)	(\$5,000)
Less: May 1, 2020 (Mandatory)	(\$115,000)
Less: May 1, 2020 (Optional)	(\$5,000)
Less: November 1, 2020 (Optional)	(\$10,000)
Current Bonds Outstanding	\$2,565,000

C.

MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT

FY2021 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
JENNINGS POINT (1)	96	14,521.34	3,410.24	24,806.49	1,651.80	44,389.87
TOTAL DIRECT BILLS NET	31,885	43,154.37	5,147.37	37,442.56	2,493.20	88,237.49
NET TAX ROLL ASSESSED NET	301,112	2,048,361.10	201,265.22	1,464,026.34	97,485.61	3,811,138.27
TOTAL ASSESSED	332,997	2,091,515.47	206,412.59	1,501,468.90	99,978.81	3,899,375.77

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
JENNINGS POINT (1)	-	14,521.34	3,410.24	24,806.49	1,651.80	44,389.87
DIRECT BILLS DUE / RECEIVED	-	43,154.37	5,147.37	37,442.56	2,493.20	88,237.49
TAX ROLL DUE / RECEIVED	53,715.95	2,019,490.53	198,428.50	1,443,391.68	96,111.61	3,757,422.32
TOTAL DUE / RECEIVED	53,715.95	2,062,644.90	203,575.87	1,480,834.24	98,604.81	3,845,659.81

(1) Direct bill is assessed with a 4% discount if paid by 11/30/20. Full balance due by 3/31/21.

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	11/18/20	324,626.71	174,476.15	17,143.45	124,703.44	8,303.67
2	12/01/20	345,392.76	185,637.21	18,240.10	132,680.60	8,834.85
3	12/04/20	2,470,988.67	1,328,074.89	130,492.27	949,215.76	63,205.75
4	12/17/20	434,946.01	233,769.13	22,969.39	167,081.95	11,125.54
5	01/14/21	47,369.45	25,459.52	2,501.57	18,196.70	1,211.66
6	02/19/21	38,739.89	20,821.41	2,045.84	14,881.70	990.94
7	03/19/21	32,204.25	17,308.72	1,700.70	12,371.07	823.76
8	04/12/21	63,154.58	33,943.50	3,335.18	24,260.46	1,615.44
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
TOTAL TAX ROLL RECEIPTS		3,757,422.32	2,019,490.53	198,428.50	1,443,391.68	96,111.61

PERCENT COLLECTED	DEBT	O&M
% COLLECTED DIRECT BILL	100.00%	100.00%
% COLLECTED TAX ROLL	98.59%	98.59%
TOTAL PERCENT COLLECTED	98.62%	98.63%

D.

Middle Village

Community Development District

Check Run Summary

May 31, 2021

Fund	Date	Check No.	Amount
General Fund			
Payroll	5/12/21	50860-50864	\$ 923.50
		Sub-Total	\$ 923.50
Accounts Payable	5/4/21	1567-1569	\$ 2,104.75
	5/12/21	1570-1571	\$ 5,946.69
	5/28/21	1572-1574	\$ 3,000.25
		Sub-Total	\$ 11,051.69
Recreation Fund			
AP- Wells Fargo	5/4/21	8588-8598	\$ 32,914.38
	5/12/21	8599-8607	\$ 39,072.81
	5/28/21	8608-8628	\$ 58,723.15
		Sub-Total	\$ 130,710.34
Capital Reserve Fund			
Accounts Payable	5/4/21	397-398	\$ 1,632.56
	5/12/21	399-401	\$ 3,212.63
	5/28/21	402-404	\$ 4,859.99
		Sub-Total	\$ 9,705.18
Total			\$ 152,390.71

Attendance Sheet


District Name: Middle Village, CDD

Board Meeting Date: May 10, 2021 Meeting

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

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

Approved for Payment:


District Manager Signature

5/10/21
Date

PLEASE RETURN COMPLETED FORM TO DANIEL

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
TOTAL FOR REGISTER						11,051.69	

MVIL MIDDLE VILLAGE OKUZMUK

Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

April 23, 2021

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

Bill Number 121977
Billed through 03/31/2021



1-31-513-315
14

General Counsel (O&M)

MVCDD 00001 MCE

FOR PROFESSIONAL SERVICES RENDERED

03/31/21	JLK	Review proposed legislation; monitor committee activity and agendas; monitor Amendment 12 implementation.	0.20 hrs
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Total fees for this matter	\$55.00
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MATTER SUMMARY

Kilinski, Jennifer L.	0.20 hrs	275 /hr	\$55.00
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TOTAL FEES	\$55.00
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TOTAL CHARGES FOR THIS MATTER	<u>\$55.00</u>
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BILLING SUMMARY

Kilinski, Jennifer L.	0.20 hrs	275 /hr	\$55.00
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TOTAL FEES	\$55.00
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TOTAL CHARGES FOR THIS BILL	<u>\$55.00</u>
-----------------------------	----------------

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

STATEMENT

April 23, 2021

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

Bill Number 121978
Billed through 03/31/2021



1.31-513.315
14

Monthly Meetings (O&M)

MVCDD 00101 MCE

FOR PROFESSIONAL SERVICES RENDERED

03/08/21	MCE	Prepare for, travel to and attend board meeting; return travel; meeting follow up.
03/01/21	MCE	Prepare for board meeting.
03/15/21	MCE	Review draft meeting minutes.
03/29/21	MCE	Attend agenda conference call.

Total fees for this matter	\$1,700.00
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DISBURSEMENTS

Travel	214.34
Travel - Meals	30.91
Total disbursements for this matter	\$245.25

MATTER SUMMARY

TOTAL FEES	\$1,700.00
TOTAL DISBURSEMENTS	\$245.25
TOTAL CHARGES FOR THIS MATTER	\$1,945.25

BILLING SUMMARY

TOTAL FEES	\$1,700.00
TOTAL DISBURSEMENTS	\$245.25
TOTAL CHARGES FOR THIS BILL	\$1,945.25

Please include the bill number with your payment.

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

P.O. Box 1769
Jacksonville, FL 32201
(904) 356-2466

INVOICE

April 29, 2021

Date

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



Payment Due Upon Receipt

Serial #	21-00095C	PO/File #		\$104.50
Notice of Meeting of the Board of Supervisors				Amount Due
				Amount Paid
Middle Village Community Development District				\$104.50
				Payment Due
Case Number				
Publication Dates	4/29			
County	Clay			

1-31-513-48
117

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

*For your convenience, you
may remit payment at
[https://legals.jaxdailyrecord.
com/secure/submit_payment.php](https://legals.jaxdailyrecord.com/secure/submit_payment.php).*

Your notice can be found at www.jaxdailyrecord.com

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

**MIDDLE VILLAGE
COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF MEETING OF
THE BOARD OF
SUPERVISORS**

Notice is hereby given that the Board of Supervisors of the Middle Village Community Development District is scheduled to be met on **Monday, May 10, 2021**, at **2:00 p.m.** at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

While it may be necessary to hold the above referenced Meeting during the COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Toward that end, anyone wishing to participate in the meeting and obtain information about how the meeting will occur should refer to the District's website, 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 to obtain access information. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager at the phone number or email address above at least 24 hours in advance of the meeting to facilitate the Board's consideration of such questions and comments during the meeting.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. An electronic copy of the agenda for this

meeting may be obtained from the District Manager, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (and phone (904) 940-5850) and is expected to also be available on the District's website at 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.

If you are unable to participate by telephone please contact the District Manager's office at (904) 940-5850 or jperry@gmsnf.com for further accommodations.

James A. Perry

District Manager

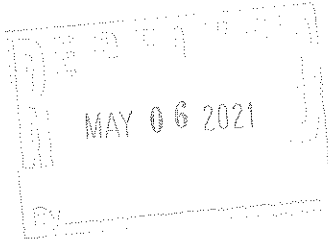
Apr. 29 00 (21-00095C)

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 1800**Invoice Date:** 5/1/21**Due Date:** 5/1/21**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 2021 1-31-513-34		4,996.92	4,996.92
Website Administration - May 2021 1-31-513-052		187.50	187.50
Information Technology - May 2021 1-31-513-351		195.83	195.83
Dissemination Agent Services - May 2021 1-31-513-313		208.33	208.33
IQ Nect Email Service 1-31-513-351		16.65	16.65
Office Supplies 1-31-513-51		20.87	20.87
Postage 1-31-513-42		82.94	82.94
Copies 1-31-513-425		179.10	179.10
Telephone 1-31-513-41		14.05	14.05
26			
			

Total \$5,902.19**Payments/Credits** \$0.00**Balance Due** \$5,902.19

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

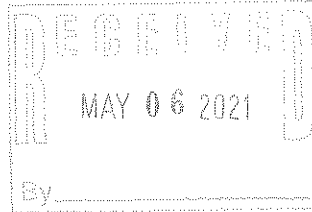
P.O. Box 1769
Jacksonville, FL 32201
(904) 356-2466

INVOICE

May 6, 2021

Date

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



1-31-513-48
117

Payment Due Upon Receipt

Serial #	21-00099C	PO/File #		\$44.50
	Notice of Rule Development			Amount Due
				Amount Paid
	Middle Village Community Development District			\$44.50
				Payment Due
Case Number				
Publication Dates	5/6			
County	Clay			

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

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

Your notice can be found at 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 RULE
DEVELOPMENT BY
MIDDLE VILLAGE
COMMUNITY
DEVELOPMENT DISTRICT**

In accordance with Chapters 120 and 190, *Florida Statutes*, the Middle Village Community Development District ("*District*") hereby gives notice of its intention to develop and revise the fees imposed on persons desiring to utilize the District's facilities ("*Amenity Rates*"). The purpose and effect of these rules are to provide for efficient and effective operations of the District's facilities by setting rates and fees to implement the provisions of Section 190.035, *Florida Statutes*. Specific legal authority for the Amenity Rates includes Sections 190.011, 190.012(3), 190.035(2), 190.011(5), 120.54 and 120.81, *Florida Statutes*. A public hearing will be conducted by the District on June 14, 2021, at 2:00 p.m., at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065. A copy of the proposed rules and additional information on the public hearing may be obtained by contacting the District Manager at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or by calling (904) 940-5850.

James Perry, District Manager
May 6 00 (21-00099C)

Grau and Associates

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

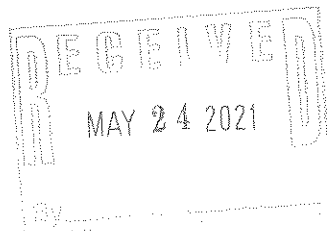
Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 21080
Date 05/17/2021

SERVICE	AMOUNT
Arbitrage Series 2018-1 FYE 03/31/2021	\$ 600.00
Current Amount Due	\$ 600.00



131-513-316
24

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
600.00	0.00	0.00	0.00	0.00	600.00

Payment due upon receipt.

Hopping Green & Sams

Attorneys and Counselors

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

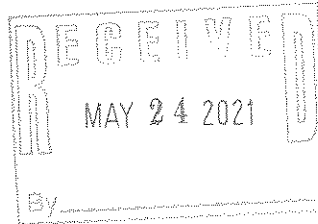
STATEMENT

May 21, 2021

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

Bill Number 122426
Billed through 04/30/2021

General Counsel (O&M)
MVCDD 00001 MCE



1-31-613-315
14

FOR PROFESSIONAL SERVICES RENDERED

04/12/21	EGRE	Prepare notices for increase of non-resident rates.	0.30 hrs
04/13/21	EGRE	Prepare rulemaking notice; research issues regarding adult children policy, adult non-owner policies, fair housing and drones.	1.10 hrs
04/14/21	MCE	Confer with Soriano.	0.10 hrs
04/14/21	EGRE	Revise notice of rulemaking.	0.20 hrs
04/15/21	MCE	Review drainage easement for new construction; confer with Soriano.	0.40 hrs
04/30/21	JLK	Review proposed legislation; monitor committee activity and agendas; monitor Amendment 12 implementation.	0.20 hrs
Total fees for this matter			\$598.50

MATTER SUMMARY

Gregory, Emma C.	1.60 hrs	235 /hr	\$376.00
Kilinski, Jennifer L.	0.20 hrs	275 /hr	\$55.00
Eckert, Michael C.	0.50 hrs	335 /hr	\$167.50

TOTAL FEES \$598.50

TOTAL CHARGES FOR THIS MATTER \$598.50

BILLING SUMMARY

Gregory, Emma C.	1.60 hrs	235 /hr	\$376.00
Kilinski, Jennifer L.	0.20 hrs	275 /hr	\$55.00
Eckert, Michael C.	0.50 hrs	335 /hr	\$167.50

TOTAL FEES \$598.50

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300

P.O. Box 6526

Tallahassee, FL 32314

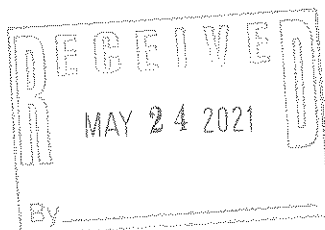
850.222.7500

===== STATEMENT =====

May 21, 2021

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

Bill Number 122427
Billed through 04/30/2021



Monthly Meetings (O&M)

MVCDD 00101 MCE

1-31-513-315
14

FOR PROFESSIONAL SERVICES RENDERED

04/12/21 MCE Prepare for, travel to and attend board meeting; return travel; follow up.

04/28/21 MCE Review draft meeting minutes and provide comments.

Total fees for this matter \$1,700.00

DISBURSEMENTS

Travel 79.42

Travel - Meals 22.33

Total disbursements for this matter \$101.75

MATTER SUMMARY

TOTAL FEES \$1,700.00

TOTAL DISBURSEMENTS \$101.75

TOTAL CHARGES FOR THIS MATTER \$1,801.75

BILLING SUMMARY

TOTAL FEES \$1,700.00

TOTAL DISBURSEMENTS \$101.75

TOTAL CHARGES FOR THIS BILL \$1,801.75

Please include the bill number with your payment.

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	6/02/21	PAGE	1
*** CHECK DATES 05/01/2021 - 05/31/2021 ***														
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 #
5/04/21	00812	4/20/21 04202021	202104 300-36900-10300	RENTAL DEPOSIT REFUND	*	700.00	
				ANGELA KILPATRICK			700.00 008588
5/04/21	00811	4/12/21 04122021	202104 320-57200-34510	4/8/21 SECURITY	*	180.00	
				DIANA COXEN			180.00 008589
5/04/21	00026	4/01/21 1795	202104 310-51300-34000	APR FACILITY MANAGEMENT	*	18,629.50	
				GOVERNMENTAL MANAGEMENT SERVICES			18,629.50 008590
5/04/21	00026	4/01/21 1796	202104 330-57200-34300	APR FACILITY MANAG-TENNIS	*	5,862.50	
				GOVERNMENTAL MANAGEMENT SERVICES			5,862.50 008591
5/04/21	00026	4/21/21 1805	202104 300-36900-10200	TENNIS REV DEP 4/21/21	*	990.50	
				GOVERNMENTAL MANAGEMENT SERVICES			990.50 008592
5/04/21	00026	4/21/21 1806	202104 330-57200-34300	USPTA DUES	*	314.00	
				GOVERNMENTAL MANAGEMENT SERVICES			314.00 008593
5/04/21	00026	4/26/21 1807	202104 300-36900-10300	EVENT STAFF THRU 4/22/21	*	100.00	
				GOVERNMENTAL MANAGEMENT SERVICES			100.00 008594
5/04/21	00026	4/28/21 1808	202104 300-36900-10200	TENNIS REV DEP 4/27/21	*	808.00	
				GOVERNMENTAL MANAGEMENT SERVICES			808.00 008595
5/04/21	00438	4/16/21 687-1135	202105 330-57200-44900	MAY REFUSE	*	1,695.05	
				REPUBLIC SERVICES #687			1,695.05 008596
5/04/21	00261	4/01/21 279	202104 330-57200-34200	APR JANITORIAL SERVICES	*	3,534.83	
				RIVERSIDE MANAGEMENT SERVICES, INC			3,534.83 008597
5/04/21	00813	4/28/21 04282021	202104 300-36900-10300	RENTAL DEPOSIT REFUND	*	100.00	
				RONICER CONTEE			100.00 008598
5/12/21	00554	4/04/21 11166039	202103 320-57200-34500	3/1/21-3/31/21 SECURITY	*	4,235.79	
				ALLIED UNIVERSAL SECURITY SERVICES			4,235.79 008599

MVIL MIDDLE VILLAGE OKUZMUK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
5/12/21	00026	5/01/21 1801	202105 310-51300-34000	MAY FACILITY MANAGEMENT	*	18,629.50	
				GOVERNMENTAL MANAGEMENT SERVICES			18,629.50 008600
5/12/21	00026	5/01/21 1802	202105 330-57200-34300	MAY TENNIS FACILITY MANAG	*	5,862.50	
				GOVERNMENTAL MANAGEMENT SERVICES			5,862.50 008601
5/12/21	00026	5/10/21 1809	202105 300-36900-10300	EVENT STAFF THRU 5/6/21	*	425.00	
				GOVERNMENTAL MANAGEMENT SERVICES			425.00 008602
5/12/21	00026	5/11/21 1810	202105 300-36900-10200	TENNIS REV DEP 5/7/21	*	1,783.50	
				GOVERNMENTAL MANAGEMENT SERVICES			1,783.50 008603
5/12/21	00026	5/11/21 1811	202105 330-57200-34300	WINNING CONCEPTS	*	420.00	
		5/11/21 1811	202105 330-57200-34300	SIRE ONE	*	76.96	
				GOVERNMENTAL MANAGEMENT SERVICES			496.96 008604
5/12/21	00062	5/01/21 574193	202105 320-57200-46800	MAY LAKE MAINTENANCE	*	1,519.00	
				THE LAKE DOCTORS			1,519.00 008605
5/12/21	00139	5/01/21 13129559	202105 330-57200-46400	MAY POOL CHEMICALS	*	2,585.73	
				POOLSURE			2,585.73 008606
5/12/21	00261	5/01/21 280	202105 330-57200-34200	MAY JANITORIAL SERVICES	*	3,534.83	
				RIVERSIDE MANAGEMENT SERVICES, INC			3,534.83 008607
5/28/21	00818	5/14/21 05142021	202105 300-36900-10300	RENTAL DEPOSIT REFUND	*	100.00	
				AARON KITTS			100.00 008608
5/28/21	00749	3/24/21 22335223	202103 330-57200-34600	LIFEGUARD CLASS	*	240.00	
				AMERICAN RED CROSS			240.00 008609
5/28/21	00749	4/14/21 22339300	202104 330-57200-34600	LIFEGUARD CLASSES	*	520.00	
				AMERICAN RED CROSS			520.00 008610

MVIL MIDDLE VILLAGE OKUZMUK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
5/28/21	00816	5/27/21 05272021	202105 300-36900-10300	RENTAL DEPOSIT REFUND		*	100.00		
				APRIL HALL				100.00	008611
5/28/21	00509	5/19/21 14053	202105 330-57200-49300	ACCESS CARDS		*	1,087.69		
				CARDS AND KEYFOBS				1,087.69	008612
5/28/21	00815	5/27/21 05272021	202105 300-36900-10300	RENTAL DEPOSIT REFUND		*	500.00		
				DANIELLE COOPER				500.00	008613
5/28/21	00814	5/27/21 05272021	202105 300-36900-10300	RENTAL DEPOSIT REFUND		*	500.00		
				DENISE JORDAN				500.00	008614
5/28/21	00072	5/24/21 05242021	202104 320-57200-34510	4/2/21-4/15/21 SECURITY		*	360.00		
				DOUBLE BRANCH CDD				360.00	008615
5/28/21	00072	5/24/21 05242021	202104 320-57200-34510	4/16/21-4/29/21 SECURITY		*	1,207.50		
				DOUBLE BRANCH CDD				1,207.50	008616
5/28/21	00072	5/24/21 05242021	202105 320-57200-34510	4/30/21-5/13/21 SECURITY		*	1,320.00		
				DOUBLE BRANCH CDD				1,320.00	008617
5/28/21	00026	5/19/21 1815	202104 330-57200-62000	APR FACILITY MAINT - GEN		*	2,864.00		
		5/19/21 1815	202104 330-57200-62200	APR FACILITY MAINT-CONTIN		*	1,987.00		
		5/19/21 1815	202104 330-57200-46630	APR LIGHTING REPAIRS		*	735.00		
		5/19/21 1815	202104 320-57200-46500	APR COMMON AREA MAINT		*	4,217.00		
		5/19/21 1815	202104 330-57200-34400	APR TENNIS COURT MAINT		*	1,723.00		
				GOVERNMENTAL MANAGEMENT SERVICES				11,526.00	008618
5/28/21	00026	5/19/21 1816	202104 330-57200-34400	APR FACILITY MAINT TENNIS		*	520.00		
				GOVERNMENTAL MANAGEMENT SERVICES				520.00	008619
5/28/21	00026	5/24/21 1817	202105 300-36900-10300	EVENT STAFF THRU 5/20/21		*	350.00		
				GOVERNMENTAL MANAGEMENT SERVICES				350.00	008620

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
5/28/21	00026	5/27/21 1818	202105 300-36900-10300	TENNIS REV DEP 5/25/21	*	742.00	
				GOVERNMENTAL MANAGEMENT SERVICES			742.00 008621
5/28/21	00822	5/14/21 05142021	202105 300-36900-10300	RENTAL DEPOSIT REFUND	*	700.00	
				MELISSA GOMEZ			700.00 008622
5/28/21	00819	5/14/21 05142021	202105 300-36900-10300	RENTAL DEPOSIT REFUND	*	1,050.00	
				ROSLYN WILLIAMS			1,050.00 008623
5/28/21	00820	5/13/21 05132021	202105 300-36900-10300	SWIN TEAM REFUND	*	150.00	
				TAI BROWN			150.00 008624
5/28/21	00820	5/28/21 05282021	202105 300-36900-10600	SWIN TEAM REFUND	*	170.00	
				TAI BROWN			170.00 008625
5/28/21	00817	5/27/21 05272021	202105 300-36900-10300	RENTAL DEPOSIT REFUND	*	100.00	
				TINA COX			100.00 008626
5/28/21	00821	5/24/21 05242021	202105 310-51300-31100	FICA PAYMENTS	*	1,051.43	
				UNITED STATES TREASURY			1,051.43 008627
5/28/21	00704	5/01/21 5304	202105 320-57200-46200	MAY LANDSCAPE MAINTENANCE	*	36,428.53	
				VERDEGO			36,428.53 008628
TOTAL FOR BANK B						130,710.34	
TOTAL FOR REGISTER						130,710.34	

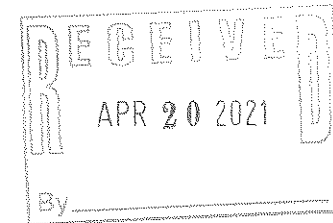
MVIL MIDDLE VILLAGE OKUZMUK

From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - ANGELA KILPATRICK
Date: April 20, 2021 at 5:57 PM
To: Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Daniel Laughlin dlaughlin@gmsnf.com

Good afternoon Oksana,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – GRAND BANQUET & GRAND LAWN (SATURDAY) 10:30 a.m. to 10:30 p.m. - 12 HR PKG
 - DATE OF VENUE – APRIL 3, 2021
 - RESIDENT/CUSTOMER – ANGELA KILPATRICK
 - ADDRESS – 12770 ATTRILL ROAD, JACKSONVILLE, FL 32258-2337
 - AMOUNT OF REFUND - \$700.00 - Grand Banquet Deposit (\$500.00) and Grand Lawn Deposit (\$200.00)
 - RENTAL FEE DEPOSIT was via CHECK drawn on VYSTAR CU
 - **GRAND BANQUET:**
 - DATED: 12/5/2020
 - CHECK#: 176
 - AMOUNT: \$500.00
 - DEPOSITED: 12/8/2020
 - **GRAND LAWN:**
 - DATED: 12/5/2020
 - CHECK#: 178
 - AMOUNT: \$200.00
 - DEPOSITED: 12/8/2020



2-300-369-103
812

PAYMENT DATE	SETTLEMENT DATE	EVENT DATE	DESCRIPTION	HOURS	AMOUNT	ELEC.	CHECK/CASH	CREDIT CARD
12/05/20	12/08/20	04/03/21	Angela Kilpatrick - GB DEPOSIT	DEPOSIT	\$ 500.00		CK# 176	
12/05/20	12/08/20	04/03/21	Angela Kilpatrick - GL DEPOSIT	DEPOSIT	\$ 200.00		CK# 178	DEPOSITED 12/8/20

Let me know if you have any questions or require any additional information.

Thank you.

I will be out of the office WEDNESDAY, APRIL 21, 2021, therefore, if you require immediate attention please email me or leave a detailed message at 904-770-4661 with your NAME, CONTACT NUMBER, ADDRESS, TYPE OF EVENT, NUMBER OF PARTICIPANTS EXPECTED, PREFERENCE and EMAIL ADDRESS. I will respond at my earliest opportunity.

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

Governmental Management Services

www.OakLeafResidents.com

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

2-32-572-34510
y11

INVOICE

CLIENT NAME
OAKLEAF AMENITIES
CLIENT NUMBER
CLIENT ADDRESS

INVOICE NUMBER
INVOICE DATE
4/12/21

DATE	DESCRIPTION	PERSONNEL START and STOP TIMES	HOURS or QUANTITY	RATE	TOTAL	GROUPED TOTAL
04/08/21 0000 - 04/08/21 0000	OAKLEAF AMENITIES	Diana Coxen 04/08/21 1830 - 04/09/21 0030	6	\$30.00	\$180.00	\$180.00
04/07/21 0000 - 04/07/21 0000	OAKLEAF AMENITIES	Timothy Geoghagan 04/07/21 1700 - 04/07/21 2300	6	\$30.00	\$180.00	\$180.00
04/02/21 0000 - 04/02/21 0000	OAKLEAF AMENITIES	Jeffrey Holmes 04/02/21 1800 - 04/02/21 2300	5	\$30.00	\$150.00	
04/03/21 0000 - 04/03/21 0000	OAKLEAF AMENITIES	Jeffrey Holmes 04/03/21 1900 - 04/03/21 2300	4	\$30.00	\$120.00	
04/09/21 0000 - 04/09/21 0000	OAKLEAF AMENITIES	Jeffrey Holmes 04/09/21 1600 - 04/09/21 2200	6	\$30.00	\$180.00	
04/10/21 0000 - 04/10/21 0000	OAKLEAF AMENITIES	Jeffrey Holmes 04/10/21 1615 - 04/10/21 2215	6	\$30.00	\$180.00	\$630.00
04/09/21 0000 - 04/09/21 0000	OAKLEAF AMENITIES	Anthony Pena 04/09/21 1630 - 04/09/21 2230	6	\$30.00	\$180.00	\$180.00
04/01/21 0000 - 04/01/21 0000	OAKLEAF AMENITIES	Bryan Smith 04/01/21 1200 - 04/01/21 1700	5	\$30.00	\$150.00	
04/06/21 0000 - 04/06/21 0000	OAKLEAF AMENTIES	Bryan Smith 04/06/21 1700 - 04/06/21 2300	6	\$30.00	\$180.00	
04/11/21 0000 - 04/11/21 0000	OAKLEAF AMENITIES	Bryan Smith 04/11/21 1600 - 04/11/21 2200	6	\$30.00	\$180.00	\$510.00
03/31/21 0000 - 03/31/21 0000	OAKLEAF AMENITIES	Matthew Williams 03/31/21 1615 - 03/31/21 2215	6	\$30.00	\$180.00	
04/05/21 0000 - 04/05/21 0000	OAKLEAF AMENITIES	Matthew Williams 04/05/21 1615 - 04/05/21 2215	6	\$30.00	\$180.00	\$360.00
PERSONNEL TOTAL:			(hrs) 68			\$2,040.00
INVOICE TOTAL:			(hrs) 68			\$2,040.00

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 1795

Invoice Date: 4/1/21

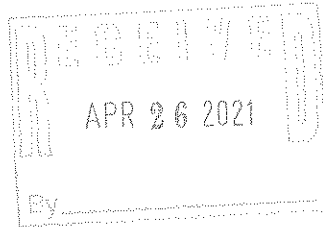
Due Date: 4/1/21

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 - Oakleaf Plantation - April 2021 2.310.513.3400 26		18,629.50	18,629.50

Total	\$18,629.50
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Payments/Credits	\$0.00
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Balance Due	\$18,629.50
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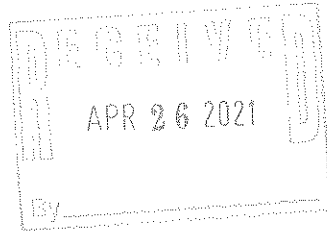
4-12-21

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



Invoice #: 1796
Invoice Date: 4/1/21
Due Date: 4/1/21
Case:
P.O. Number:

Description	Hours/Qty	Rate	Amount
Facility Management - Oakleaf Plantation - April 2021		5,862.50	5,862.50
Tennis 2.33.572.3430 26			
Total			\$5,862.50
Payments/Credits			\$0.00
Balance Due			\$5,862.50

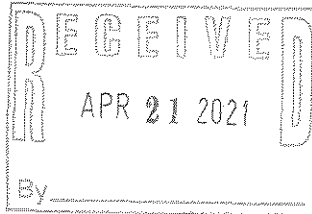
4/12/21

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

**Invoice #:** 1805**Invoice Date:** 4/21/21**Due Date:** 4/21/21**Case:****P.O. Number:**

Description	Hours/Qty	Rate	Amount
Tennis Revenue / Funds deposited 04/21/2021		990.50	990.50
2.300-369-102 26			
Total			\$990.50
Payments/Credits			\$0.00
Balance Due			\$990.50

Wells Fargo Bank
Transaction Receipt

Branch #0066070 06 Deposit

Account Number XXXXXXXXXX4262
CHK 00182

Number of Checks 12
Check Listing

\$100.00
\$75.00
\$224.00
\$10.00
\$48.00
\$240.00
\$20.00
\$48.00
\$60.00
\$35.00
\$75.00
\$150.00

Total Checks Amount \$1,145.00
Total Deposit \$1,145.00

Transaction # 086 2098
02:38PM. 04/21/21
Deposit Credit Date: 04/21/21

Thank you, LUDIVINA

Middle Village CDD

Breakdown of Revenues 4.21.21

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

4.21.21	\$ 1,045.00	\$ 940.50	\$ 104.50
		\$ -	\$ -

Subtotal	\$ 1,045.00	\$ 940.50	\$ 104.50
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Date	Ball/Racquet/Machine Rentals	GMS 20%	Middle Village CDD 80%
------	------------------------------	---------	------------------------

4.21.21		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -

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

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

4.21.21	\$ 100.00	\$ 50.00	\$ 50.00	*Stringing
		\$ -	\$ -	*Shirts
		\$ -	\$ -	
		\$ -	\$ -	

Subtotal	\$ 100.00	\$ 50.00	\$ 50.00
----------	-----------	----------	----------

Date	League Fees 10%	Middle Village CDD 90%
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4.21.21		
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Subtotal	\$ -	\$ -	\$ -
----------	------	------	------

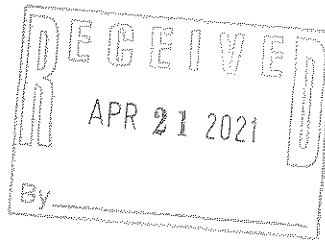
Total Revenues	\$ 1,145.00	\$ 990.50	\$ 154.50
----------------	-------------	-----------	-----------

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 1806**Invoice Date:** 4/21/21**Due Date:** 4/21/21**Case:****P.O. Number:****Bill To:**

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



Description	Hours/Qty	Rate	Amount
USPTA Dues - 2.330.572.34300 26		314.00	314.00
Total			\$314.00
Payments/Credits			\$0.00
Balance Due			\$314.00

PERSONAL REIMBURSEMENT

Out-of-Pocket

NAME: Andy Fletcher

3.9.21

DATE	DESCRIPTION	DISTRICT	AMOUNT
4.21.21	USPTA Dues	MV	\$314.00
TOTAL			\$ 314.00

2.330.572.34300

United States Professional Tennis Association
11961 Performance Dr.
Orlando, FL 32827

RECEIPT

Date	Account #
04/21/2021	15115

Mr. Andy Fletcher
Eagle Harbor Tennis Park
1880 Eagle Harbor Pkwy
Orange Park, FL 32003-8323

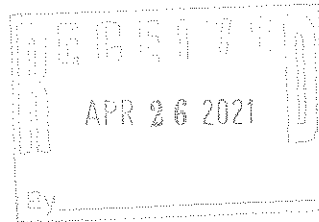
Date	Description	Amount
04/21/2021	Professional Membership Dues	\$314.00
Payment method: VISA #*****6346		TOTAL: \$314.00
		PAYMENT: \$314.00
		BALANCE: \$0.00

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 1807**Invoice Date:** 4/26/21**Due Date:** 4/26/21**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 Event Staff through April 22, 2021	4	25.00	100.00
2. 300.369.103 26			

Total \$100.00**Payments/Credits** \$0.00**Balance Due** \$100.00

Governmental Management Services, LLC

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

Middle Village CDD

Facility Event Staff Service Hours

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
4	Private Event Attendant	\$ 25.00	\$ 100.00

Covers Period End: April 22, 2021

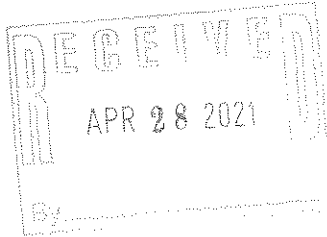
Amenities Revenue #2-369-103

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

**Invoice #:** 1808**Invoice Date:** 4/28/21**Due Date:** 4/28/21**Case:****P.O. Number:**

Description	Hours/Qty	Rate	Amount
Tennis Revenue / Funds deposited 04/27/2021		808.00	808.00
2.300.369.102 24			

Total \$808.00

Payments/Credits \$0.00

Balance Due \$808.00

Wells Fargo Bank
Transaction Receipt

Branch #0000070 00 Deposit

Account Number XXXXXXXXXXX1262
CHK 00102

Number of Checks 7
Check Listing

\$240.00
\$72.00
\$40.00
\$76.00
\$40.00
\$240.00
\$200.00

Total Checks Amount \$936.00
Total Deposit \$936.00

Transaction # 014 2020
11:27AM 04/27/21
Deposit Credit Date: 04/27/21

Thank you LUDIVINA

Middle Village CDD

Breakdown of Revenues

4.28.21

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

4.28.21	\$ 850.00	\$ 765.00	\$ 85.00
		\$ -	\$ -

Subtotal	\$ 850.00	\$ 765.00	\$ 85.00
----------	-----------	-----------	----------

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

4.28.21		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -

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

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

4.28.21	\$ 86.00	\$ 43.00	\$ 43.00	*Stringing
		\$ -	\$ -	*Shirts

	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -

Subtotal	\$ 86.00	\$ 43.00	\$ 43.00
----------	----------	----------	----------

Date	League Fees 10%	Middle Village CDD 90%
------	-----------------	------------------------

4.28.21

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

Total Revenues	\$ 936.00	\$ 808.00	\$ 128.00
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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 0687-001135676
Invoice Date April 16, 2021
Previous Balance \$1,685.05
Payments/Adjustments -\$1,685.05
Current Invoice Charges \$1,695.05

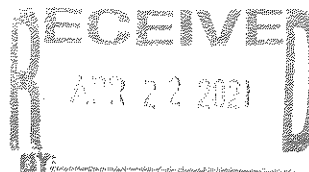
Total Amount Due \$1,695.05	Payment Due Date May 06, 2021
--	--

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 04/16	8565	-\$1,685.05

CURRENT INVOICE CHARGES

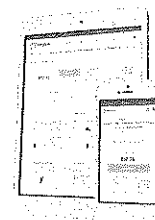
Description	Reference	Quantity	Unit Price	Amount
Middle Village Cdd 845 Oakleaf Plantation Pkwy Orange Park, FL Contract: 9687024 (C50) 2 Waste Container 6 Cu Yd, 2 Lifts Per Week Pickup Service 05/01-05/31 Container Refresh 05/01-05/31			\$1,071.02 \$9.00	\$1,071.02 \$18.00
Total Fuel/Environmental Recovery Fee				\$368.72
Total Franchise - Local				\$237.31
CURRENT INVOICE CHARGES				\$1,695.05



2-33-572-449
438

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Download the Republic Services app or visit
RepublicServices.com today.



8619 Western Way
Jacksonville FL 32256-036060

Please Return This
Portion With Payment

Total Enclosed

Return Service Requested



MIDDLE VILLAGE CDD
LISA
475 W TOWN PL
STE 114
ST AUGUSTINE FL 32092-3649

00012429
M104

Total Amount Due	\$1,695.05
Payment Due Date	May 06, 2021
Account Number	3-0687-3527242
Invoice Number	0687-001135676



For Billing Address Changes,
Check Box and Complete Reverse

Make Checks Payable To:



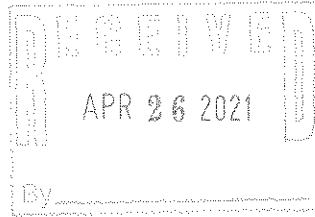
REPUBLIC SERVICES #687
PO BOX 9001099
LOUISVILLE KY 40290-1099

30687352724200000011356760001695050001695057

Riverside Management Services, Inc
9655 Florida Mining Blvd. W.
Building 300, Suite 305
Jacksonville, FL 32257

Invoice

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

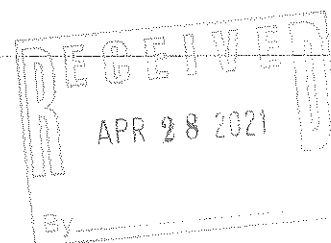


Invoice #: 279
Invoice Date: 4/1/2021
Due Date: 4/1/2021
Case:
P.O. Number:

Description	Hours/Qty	Rate	Amount
Janitorial Services - April 2021 2.33,572.3420 26		3,534.83	3,534.83
		Total	\$3,534.83
		Payments/Credits	\$0.00
		Balance Due	\$3,534.83

4/12/21
GJS

From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - RONICER CONTEE
Date: April 28, 2021 at 5:36 PM
To: Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Daniel Laughlin dlaughlin@gmsnf.com



Good afternoon Oksana,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – PO PATIO (SATURDAY) 2:00 p.m. to 6:00 p.m.
 - DATE OF VENUE – APRIL 24, 2021
 - RESIDENT/CUSTOMER – RONICER CONTEE
 - ADDRESS – 3690 HAWKS VIEW DRIVE, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND - \$100.00
 - RENTAL FEE DEPOSIT was via VISA (3983)
 - DATED: 4/1/2020
 - SEQ#: 2
 - BATCH#: 161
 - INVOICE#: 4
 - APPROVAL CODE: 152719
 - AMOUNT: \$100.00

2.300.369.103
813

PAYMENT DATE	SETTLEMENT DATE	EVENT DATE	DESCRIPTION	HOURS	AMOUNT	ELEC.	CHECK/CASH	CREDIT CARD
04/01/21	04/01/21	04/24/21	Ronicer Contee - PO PATIO DEPOSIT	DEPOSIT	\$ 100.00			VISA-152719

Let me know if you have any questions or require any additional information.

Thank you

I will be out of the office FRIDAY & SATURDAY, APRIL 30 - MAY 1, 2021, therefore, if you require immediate attention please email me or leave a detailed message at 904-770-4661 with your NAME, CONTACT NUMBER, ADDRESS, TYPE OF EVENT, NUMBER OF PARTICIPANTS EXPECTED, DATE OF PREFERENCE and EMAIL ADDRESS. I will respond at my earliest opportunity.

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

Governmental Management Services

www.OakLeafResidents.com

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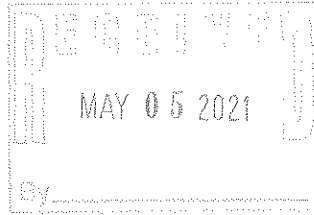


Eight Tower Bridge
161 Washington Street, Suite 600
Conshohocken, PA 19428
(866) 703-7666

Invoice Date
04/04/2021

Invoice Number
11166039

MIDDLE VILLAGE COMM DEV. DIST
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: AB364298 Customer: AB364298 Billing Period: 03/01/2021 - 03/31/2021

MIDDLE VILLAGES
845 Oakleaf Plantation Pkwy
Orange Park, FL 32065-3531

Description	Quantity	UOM	Price	Amount
Security Services	1.00	EA	4,235.79	4,235.79
Total Hours	0.00			0.00
Subtotal				4,235.79
Sales Tax Subtotal				0.00
Total for - MIDDLE VILLAGES				4,235.79

APPROVED

Code to:
Middle Village Security
2-320-572-345

554

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



Invoice Date
04/04/2021

Invoice Number
11166039

Invoice NO. 11166039 Customer: AB364298 MIDDLE VILLAGE COMM DEV. DIST

Page 1 of 1

Description							Quantity	Bill Rate	Extension
Work Date	Post Description	Employee Name	In Time	Out Time	Lunch	Hours	Hours Type		
Security Services							1.00	\$4,235.79	\$4,235.79
Total Hours							0.00		\$0.00

Revenue Total \$4,235.79

Tax Total \$0.00

Grand Total \$4,235.79

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 1801

Invoice Date: 5/1/21

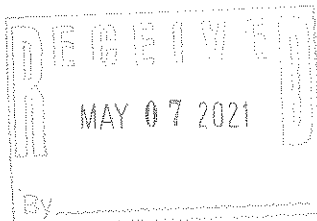
Due Date: 5/1/21

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 - Oakleaf Plantation - May 2021 2,310.513.3400 26		18,629.50	18,629.50
Total			\$18,629.50
Payments/Credits			\$0.00
Balance Due			\$18,629.50

5-10-21
Gabe

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 1802

Invoice Date: 5/1/21

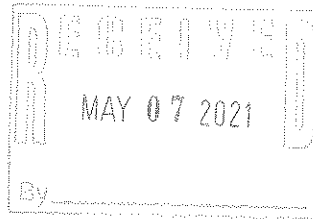
Due Date: 5/1/21

Case:

P.O. Number:

Bill To:

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



Description	Hours/Qty	Rate	Amount
Tennis Facility Management - Oakleaf Plantation - May 2021 2.33.572.3430 26		5,862.50	5,862.50
Total			\$5,862.50
Payments/Credits			\$0.00
Balance Due			\$5,862.50

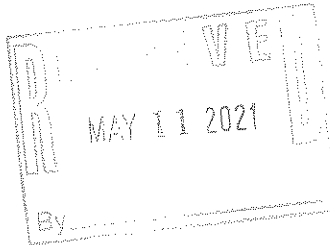
5-6-21
am

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 1809**Invoice Date:** 5/10/21**Due Date:** 5/10/21**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 Event Staff through May 6, 2021	17	25.00	425.00
2.300.369.103 26			

Total	\$425.00
--------------	-----------------

Payments/Credits	\$0.00
-------------------------	---------------

Balance Due	\$425.00
--------------------	-----------------

Governmental Management Services, LLC
9655 Florida Mining Blvd., Building 300, Suite 305, Jacksonville, Florida 32257

Middle Village CDD

Facility Event Staff Service Hours

Quantity	Description	Rate	Amount
17.00	Facility Event Staff	\$ 25.00	\$ 425.00

Covers Period End: May 6, 2021

Amenities Revenue # 2-369-103

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 1810

Invoice Date: 5/11/21

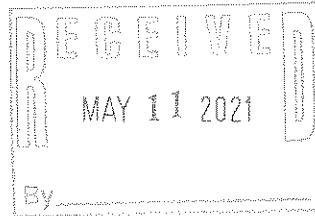
Due Date: 5/11/21

Case:

P.O. Number:

Bill To:

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



Description	Hours/Qty	Rate	Amount
Tennis Revenue / Funds Deposited 05/07/2021		1,783.50	1,783.50
2,300.36 9.10 2 26			
Total			\$1,783.50
Payments/Credits			\$0.00
Balance Due			\$1,783.50

Middle Village CDD

Breakdown of Revenues

5.4.21

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

5.4.21	\$ 600.00	\$ 540.00	\$ 60.00
		\$ -	\$ -

Subtotal	\$ 600.00	\$ 540.00	\$ 60.00
----------	-----------	-----------	----------

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

5.4.21		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -

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

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

5.4.21	\$ 83.00	\$ 41.50	\$ 41.50
		\$ -	\$ -

*Stringing
*Shirts

	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -

Subtotal	\$ 83.00	\$ 41.50	\$ 41.50
----------	----------	----------	----------

Date	League Fees 10%	Middle Village CDD 90%
------	-----------------	------------------------

5.4.21

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

Total Revenues	\$ 683.00	\$ 581.50	\$ 101.50
----------------	-----------	-----------	-----------

Middle Village CDD

Breakdown of Revenues 5.7.21

Deposit Date	Lessons	GMS 90%	Middle Village CDD 10%
5.7.21	\$ 1,300.00	\$ 1,170.00	\$ 130.00
		\$ -	\$ -

Subtotal \$ 1,300.00 \$ 1,170.00 \$ 130.00

Date	Ball/Racquet/Machine Rentals	GMS 20%	Middle Village CDD 80%
5.7.21		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
Subtotal	\$ -	\$ -	\$ -

Date	Miscellaneous	GMS 50%	Middle Village CDD 50%	
5.7.21	\$ 64.00	\$ 32.00	\$ 32.00	*Stringing
		\$ -	\$ -	*Shirts
		\$ -	\$ -	
		\$ -	\$ -	
Subtotal	\$ 64.00	\$ 32.00	\$ 32.00	

Date	League Fees 10%	Middle Village CDD 90%
5.7.21		
Subtotal	\$ -	\$ -

Total Revenues \$ 1,364.00 \$ 1,202.00 \$ 162.00

Wells Fargo Bank
Transaction Receipt

Branch #0066070 06 Deposit

Account Number XXXXXXXXXX4262
CHK 00182

Number of Checks 4
Check Listing

\$258.00
\$35.00
\$150.00
\$240.00

Total Checks Amount \$683.00
Total Deposit \$683.00

Transaction # 093 2105
03:20PM 05/04/21
Deposit Credit Date: 05/04/21

Thank you, LUDIVINA

Wells Fargo Bank
Transaction Receipt

Branch #0066340 22 Deposit

Account Number XXXXXXXXXX4262
CHK 00182

Number of Checks 13
Check Listing

\$50.00
\$75.00
\$60.00
\$150.00
\$176.00
\$140.00
\$100.00
\$100.00
\$50.00
\$48.00
\$140.00
\$100.00
\$175.00

Total Checks Amount \$1,364.00
Total Deposit \$1,364.00

Transaction # 008 2013
09:29AM 05/07/21
Deposit Credit Date: 05/07/21

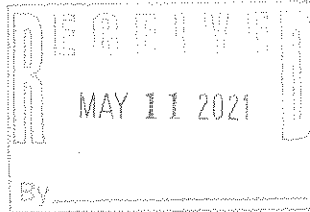
Thank you, BERNALIZA

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 1811**Invoice Date:** 5/11/21**Due Date:** 5/11/21**Case:****P.O. Number:****Bill To:**

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



Description	Hours/Qty	Rate	Amount
Winning Concepts - 2.330.572.34300		420.00	420.00
Sire One - 2.330.572.34300		76.90	76.90
26			
Total			\$496.90
Payments/Credits			\$0.00
Balance Due			\$496.90

PERSONAL REIMBURSEMENT

Out-of-Pocket

NAME: Andy Fletcher

5.3.21

DATE	DESCRIPTION	DISTRICT	AMOUNT
5.3.21	Winning Concepts	MV	\$420.00
3.18.21	Sire One	MV	\$76.90
		TOTAL	\$ 496.90

2.330.572.34300

2.330.572.34300



WINNING
CONCEPTS USA, INC.

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

Invoice

Date	Invoice #
2/12/2021	33099

PAID
03/02/2021

Bill To
Oakleaf Tennis

Ship To

		P.O. No.	Terms	Rep
Quantity	Description	Rate	Amount	
42	UN5507 two sided bag tags sublimated Oakleaf tennis and Oakleaf Pickleball tournament	10.00	420.00	
Thank you for your business! Daniel McClees 904/272-9784		Total \$420.00		
We impose a surcharge of 3.5% on the transaction amount on credit card products, which is not greater than our cost of acceptance. We do not surcharge debit cards, prepaid cards or gift cards.		Payments/Credits -\$420.00		
		Balance Due \$0.00		

Sales Invoice



Stronger Together

Orange Park FL #128
105 Industrial Loop N
Orange Park, FL 32073-2849
W: (904)269-4159

Ordered	Order#	PO#	Invoiced	Invoice#
03/18/2021	107071575-001		03/18/2021	107071575-001

Printed	Requested for	Ship Via	Customer Contact	Sales Associate
03/18/2021		Customer Pick up	Andy Flecher	Lindsey Russell

LN	Item #	Description	Qty Ordered	Qty Shipped	Qty Open	Net Price	Ext. Price
1	I2004SS	Hunter I-20 Adjustable Stainless Steel Rotor 4 in. Riser with Check Valve	4	4	0	17.883 / EA	71.53

PAYMENT: Visa \$76.90
Acct#: *****5342
Auth# 124207
Aid: A0000000980840
Application Label: US DEBIT
Pin Statement: PIN Bypassed

Subtotal: \$71.53
Sales Tax: \$5.37
Freight: \$0.00
Total: \$76.90
Total Payment: \$76.90
Amount Due: \$0.00

AF

CUSTOMER SIGNATURE:

SiteOne Landscape Supply warrants that all products conform to the description on the label. Because conditions of use, which are of critical importance are beyond our control, seller makes no warranty, expressed or implied, concerning the use of these products. No employee of the company is authorized to make any warranty or representation, expressed or implied, concerning our products. Always follow directions and carefully observe all precautions on the label or manufacturer's instructions. Products used contrary to directions may cause serious plant or personal injury. Buyer assumes all risk of use of handling whether in accordance with direction or not and accepts the products sold to them by this company on these conditions.

Note: Returns subject to 25% restock charge.



**CUSTOMER
OBSESSED**

SARA HEATHCOTE | Area Business Manager
813-541-0516 | SHeathcote@SiteOne.com

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Shop our Catalog, Get Pricing, and Place an Order 24/7/365.
Visit today at siteone.com.
Get 5% off your first order up to \$500 off when you use promo code WELCOME at checkout.

INVOICE



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

Invoice #	574193
Account #	711194
Invoice Date	5/1/2021
Due Date	5/11/2021
Rep	MAS

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

Bill To
MIDDLE VILLAGE COMMUNITY DEV DISTR 370 OAKLEAF VILLAGE PARKWAY ORANGE PARK, FL 32065

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

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 for your local office contact information.

PLEASE DETACH & RETURN THIS PORTION WITH PAYMENT

Bill To
MIDDLE VILLAGE COMMUNITY DEV DISTR 370 OAKLEAF VILLAGE PARKWAY ORANGE PARK, FL 32065

Amount Enclosed

Invoice #	574193
Account #	711194
Date	5/1/2021

Go Green! Contact us at Payments@lakedoctors.com to have your invoices emailed.

For address and contact updates, please email us at
Frontdesk@lakedoctors.com.

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

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



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

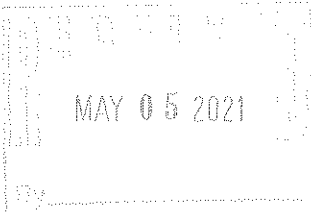
Invoice

Date 5/1/2021

Invoice # 131295599049

Terms	Net 20
Due Date	5/21/2021
PO #	

Bill To	Ship To
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
				

Total 2,585.73
Amount Due \$2,585.73

2,33,572.464
139

Remittance Slip

Customer
13OAK101
Invoice #
131295599049

Amount Due \$2,585.73

Amount Paid _____

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



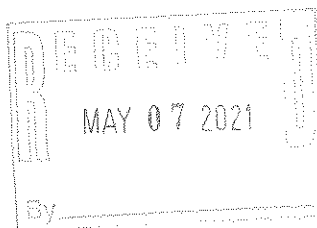
131295599049

Riverside Management Services, Inc
9655 Florida Mining Blvd. W.
Building 300, Suite 305
Jacksonville, FL 32257

Invoice

Invoice #: 280
Invoice Date: 5/1/2021
Due Date: 5/1/2021
Case:
P.O. Number:

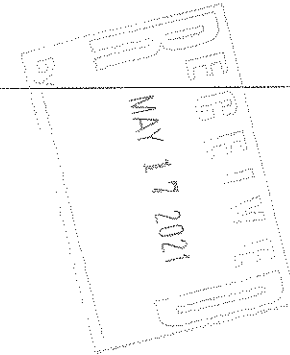
Bill To:
Middle Village CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092



Description	Hours/Qty	Rate	Amount
Janitorial Services - May 2021 2.33.57 2.3420 241		3,534.83	3,534.83
Total			\$3,534.83
Payments/Credits			\$0.00
Balance Due			\$3,534.83

5.6.21
[Signature]

From: **Oakleaf Venues** venue rentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - AARON KITTS
Date: May 14, 2021 at 8:17 PM
To: Oksana Kuzmuk okuzmuk@gmsnri.com
Cc: Daniel Laughlin dlaughlin@gmsnri.com



Good evening Oksana,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – PO PATIO (SATURDAY) 3:00 p.m. to 7:00 p.m.
 - DATE OF VENUE – MAY 8, 2021
 - RESIDENT/CUSTOMER – AARON KITTS
 - ADDRESS – 573 OAKLEAF PLANTATION PKWY #931, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND - \$100.00
 - RENTAL FEE DEPOSIT was via VISA (9487)
 - DATED: 3/26/21
 - SEQ#: 2
 - BATCH#: 159
 - INVOICE#: 2
 - APPROVAL CODE: 023131
 - AMOUNT: \$100.00

2-300-369-103
818

PAYMENT DATE	SETTLEMENT DATE	EVENT DATE	DESCRIPTION	HOURS	AMOUNT	ELEC.	CHECK/CASH	CREDIT CARD
03/26/21	03/26/21	05/08/21	Aaron Kitts - PO PATIO DEPOSIT	DEPOSIT	\$ 100.00			VISA-023131

Let me know if you have any questions or require any additional information.

Thank you.

I will be out of the office MONDAY, MAY 17, 2021, therefore, if you require immediate attention please email me or leave a detailed message at 904-770-4661 with your NAME, CONTACT NUMBER, ADDRESS, TYPE OF EVENT, NUMBER OF PARTICIPANTS EXPECTED, DATE PREFERENCE and EMAIL ADDRESS. I will respond at my earliest opportunity.

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

Governmental Management Services

www.OakLeafResidents.com

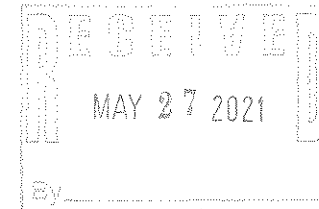
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From: **Oakleaf Venues** venue rentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - APRIL HALL
Date: May 27, 2021 at 4:19 PM
To: Oksana Kuzmuk okuzmuk@gmsni.com
Cc: Daniel Laughlin dlaughlin@gmsni.com

Good afternoon Oksana,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – PO PATIO (SATURDAY) 10:30 a.m. to 2:30 p.m.
 - DATE OF VENUE – MAY 22, 2021
 - RESIDENT/CUSTOMER – APRIL HALL
 - ADDRESS – 3534 LAUREL LEAF DRIVE, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND – \$100.00
 - RENTAL FEE DEPOSIT was via VISA (0181)
 - DATED: 05/07/21
 - SEQ#: 2
 - BATCH#: 171
 - INVOICE#: 2
 - APPROVAL CODE: 012908
 - AMOUNT: \$100.00



2-300-369-103
816

PAYMENT DATE	SETTLEMENT DATE	EVENT DATE	DESCRIPTION	HOURS	AMOUNT	ELEC.	CHECK/CASH	CREDIT CARD
05/07/21	05/07/21	05/22/21	April Hall - PO PATIO DEPOSIT	DEPOSIT	\$ 100.00			VISA-012908

Let me know if you have any questions or require any additional information.

Thank you.

I will be out of the office SATURDAY, MAY 29, 2021 thru MONDAY, MAY 31, 2021. therefore, if you require immediate attention please email me or leave a detailed message at 904-770-4661 with your NAME, CONTACT NUMBER, ADDRESS, TYPE OF EVENT, NUMBER PARTICIPANTS EXPECTED, DATE OF PREFERENCE and EMAIL ADDRESS. I will respond at my earliest opportunity.

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

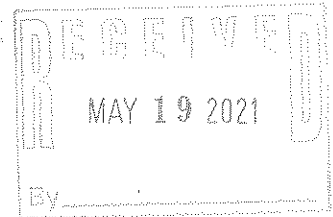
Governmental Management Services

www.OakLeafResidents.com

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Limited Lifetime Warranty*
Typical Turnaround 24hrs!
Next Day Delivery Available.
How can we help you today?
1-208-591-4430



Invoice / Order Detail

Thank you for ordering at CardsAndKeyfobs.com

Order Detail

Order ID: #14053
Invoice: #CAK-14053
Date Added: 05/19/2021

Payment Method: Purchase Order
(#JSO051921)
Shipping Method: USPS Priority
(Weight: 16.00lb)

Payment Address

Jay Soriano
GMS LLC
370 Oakleaf Village Pkwy
orange park, Florida 32065
United States

Shipping Address

Jay Soriano
GMS LLC
370 Oakleaf Village Pkwy
orange park, Florida 32065
United States

Product Name	Model	Quantity	Price	Total
Printable Proximity Card - Kantech® ioProx® XSF/26bit P20DYE Compatible	PrtPrx-Kan26	800	\$2.69	\$2,152.00

Code to: 50/50 split
2-330-572-49300 \$1,087.69
Middle Village Rec Passes
2-330-572-6200 569
Double Branch Rec. Passes

Sub-
Total: \$2,152.00

USPS
Priority
(Weight:
16.00lb): \$23.39

Total: \$2,175.39

For NET30 and check orders:
Mail payment to:
CardsAndKeyfobs.com
PO BOX 205
SAINT ANTHONY, ID 83445

Order Comments

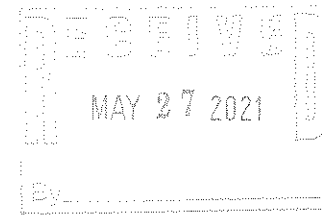
PO Number: JSO051921

From: **Oakleaf Venues** venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - DANIELLE COOPER
Date: May 27, 2021 at 7:09 PM
To: Oksana Kuzmuk okuzmuk@gmsnfl.com
Cc: Daniel Laughlin dlaughlin@gmsnfl.com

Good evening Oksana,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – GRAND BANQUET (SUNDAY) 4:00 p.m. to 12:00 a.m. (8hr pkg)
 - DATE OF VENUE – MAY 23, 2021
 - RESIDENT/CUSTOMER – DANIELLE COOPER
 - ADDRESS – 991 OTTER CREEK DRIVE, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND - \$500.00
 - RENTAL FEE DEPOSIT was via VISA (7146)
 - DATED: 04/20/21
 - SEQ#: 2
 - BATCH#: 165
 - INVOICE#: 2
 - APPROVAL CODE: 011824
 - AMOUNT: \$500.00



2-300-369-103
815

PAYMENT DATE	SETTLEMENT DATE	EVENT DATE	DESCRIPTION	HOURS	AMOUNT	ELEC.	CHECK/CASH	CREDIT CARD
04/20/21	04/20/21	05/23/21	Danielle Cooper - GB DEPOSIT	DEPOSIT	\$ 500.00			VISA-011824

Let me know if you have any questions or require any additional information.

Thank you.

I will be out of the office SATURDAY, MAY 29, 2021 thru MONDAY, MAY 31, 2021, therefore, if you require immediate attention please email me or leave a detailed message at 904-770-4661 with your NAME, CONTACT NUMBER, ADDRESS, TYPE OF EVENT, NUMBER OF PARTICIPANTS EXPECTED, DATE OF PREFERENCE and EMAIL ADDRESS. I will respond at my earliest opportunity.

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

Governmental Management Services

www.OakLeafResidents.com

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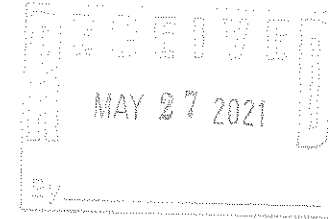
From: Oakleaf Venues <venue rentals@oakleafresidents.com>
Subject: MVCDD refund of deposit request - DENISE JORDAN
Date: May 27, 2021 at 7:16 PM
To: Oksana Kuzmuk <okuzmuk@gmail.com>
Cc: Daniel Laughlin <dlaughlin@gmail.com>

Good evening Oksana,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – GRAND BANQUET (SATURDAY) 4:00 p.m. to 12:00 a.m. - (8hr pkg)
 - DATE OF VENUE – MAY 22, 2021
 - RESIDENT/CUSTOMER – DENISE JORDAN
 - ADDRESS – 2912 PIEDMONT MANOR DRIVE, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND - \$500.00
 - RENTAL FEE DEPOSIT was via CHECK drawn on VYSTAR CU
 - **GRAND BANQUET:**
 - DATED: 04/18/21
 - CHECK#: 1391
 - AMOUNT: \$500.00
 - DEPOSITED: 04/19/21

2,300.369.103
814



PAYMENT DATE	SETTLEMENT DATE	EVENT DATE	DESCRIPTION	HOURS	AMOUNT	ELEC.	CHECK/CASH	CREDIT CARD
04/18/21	04/19/21	05/22/21	Denise Jordan - GB DEPOSIT	DEPOSIT	\$ 500.00		CK# 1391	DEPOSITED 4/19/21

Let me know if you have any questions or require any additional information.

Thank you.

I will be out of the office SATURDAY, MAY 29, 2021 thru MONDAY, MAY 31, 2021, therefore, if you require immediate attention please email me or leave a detailed message at 904-770-4661 with your NAME, CONTACT NUMBER, ADDRESS, TYPE OF EVENT, NUMBER OF PARTICIPANTS EXPECTED, DATE OF PREFERENCE and EMAIL ADDRESS. I will respond at my earliest opportunity.

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

Governmental Management Services

www.OakLeafResidents.com

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Middle Village
COMMUNITY DEVELOPMENT DISTRICT

Rec Fund

Check Request

Date	Amount	Authorized By
May 24, 2021	\$360.00	Oksana Kuzmuk

Payable to:

Double Branch CDD #72

Date Check Needed:

Budget Category:

ASAP	002-320-57200-34510
------	---------------------

Intended Use of Funds Requested:

4/2/21-4/15/21 Security Reimbursement
<i>(Attach supporting documentation for request.)</i>

Middle Village
COMMUNITY DEVELOPMENT DISTRICT

Rec Fund

Check Request

Date	Amount	Authorized By
May 24, 2021	\$1,207.50	Oksana Kuzmuk

Payable to:

Double Branch CDD #72

Date Check Needed:

Budget Category:

ASAP	002-320-57200-34510
------	---------------------

Intended Use of Funds Requested:

4/16/21-4/29/21 Security Reimbursement
<i>(Attach supporting documentation for request.)</i>

Middle Village
COMMUNITY DEVELOPMENT DISTRICT

Rec Fund

Check Request

Date	Amount	Authorized By
May 24, 2021	\$1,320.00	Oksana Kuzmuk

Payable to:

Double Branch CDD #72

Date Check Needed:

Budget Category:

ASAP	002-320-57200-34510
------	---------------------

Intended Use of Funds Requested:

4/30/21-5/13/21 Security Reimbursement

(Attach supporting documentation for request.)

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 1815

Invoice Date: 5/19/21

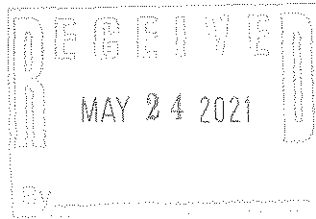
Due Date: 5/19/21

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 Maintenance April 1 - April 30, 2021		11,614.85	11,614.85
Maintenance Supplies		2,191.14	2,191.14
Facility Maint. - General \$2864 ⁰⁰ 2.33.572.6200			
Facility Maint. - Cont. \$1987 ⁰⁰ 2.33.572.6220			
Lighting Repairs \$735 ⁰⁰ 2.33.572.4663			
Common Area Maint. \$4217 ⁰⁰ 2.320.572.4650			
Tennis Court Maint. \$1723 ⁰⁰ 2.33.572.3440			
Repairs / Replace \$2279 ⁹⁹ 34.538.6400 26			

Total \$13,805.99**Payments/Credits** \$0.00**Balance Due** ~~\$13,805.99~~

\$11,526.00
5/21/21
[Signature]

MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF APRIL 2021

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/1/21	3.5	G.S.	Removed debris in all common areas, treated fire ant mounds in parks
4/1/21	4.5	J.S.	Additional court maintenance
4/2/21	1	E.T.	Clean pump basket on lap pool
4/2/21	2.5	J.S.	Additional court maintenance
4/6/21	4	T.C.	Worked on pool gate
4/6/21	2	G.S.	Removed debris in all common areas
4/6/21	2.5	J.S.	Additional court maintenance
4/6/21	2	T.C.	Set up CDD meeting
4/6/21	5	G.S.	Cleaned deceased animal, removed debris in all common areas, maintenance work on tennis cart, picked up supplies, sprayed weeds around shop
4/6/21	4.5	J.S.	Additional court maintenance
4/7/21	4	G.S.	Removed debris in all common areas, treated fire ant mounds in parks
4/7/21	2.5	J.S.	Additional court maintenance
4/8/21	6	T.C.	Take down holiday eggs, paint fence around pool
4/8/21	4	G.S.	Removed debris in all common areas and ponds
4/8/21	4.5	J.S.	Additional court maintenance
4/9/21	2	G.S.	Clean and vacuum lap pool, backwash filter and clean pump basket
4/9/21	4	L.N.	Removed debris in all common areas
4/9/21	2.5	J.S.	Additional court maintenance
4/12/21	2	T.C.	Poured concrete slab for trash receptacle holder
4/12/21	2	G.S.	Removed debris in all common areas, removed deceased animal from road
4/12/21	8	L.N.	Paint pool fencing area, set up for CDD meeting
4/12/21	2.5	J.S.	Additional court maintenance
4/13/21	6	T.C.	Repaired swing at park, built trash receptacle holder
4/13/21	7	G.S.	Worked on tennis sweeper cart, travel to shop for supplies, removed debris in all common areas
4/13/21	4.5	J.S.	Additional court maintenance
4/14/21	8	T.C.	Worked on tennis boardwalk, replaced rotten wood, repaired split rail fence at park, cleaned and filled fountain in breezeway
4/14/21	3.5	G.S.	Removed debris in all common areas and ponds
4/14/21	8	L.N.	Pour concrete around playground trash receptacle, fix bottom stalls in men's and women's restroom
4/14/21	2.5	J.S.	Additional court maintenance
4/15/21	8	T.C.	Worked on tennis boardwalk, replaced rotten wood, cleaned and organized shop, unloaded and set up freezer
4/16/21	4	G.S.	Removed debris in all common areas, maintenance work on EZ-Go
4/16/21	4.5	J.S.	Additional court maintenance
4/16/21	6	E.T.	Replaced basketball hoop net at amenity center playground, blew leaves and debris off boardwalk, light inspection, replaced boards on tennis court walkway, cleaned and vacuumed lap pool
4/16/21	2	T.C.	Put out garage sale signs
4/16/21	4	L.N.	Put yard sale signs in every community
4/16/21	2.5	J.S.	Additional court maintenance
4/19/21	1.5	G.S.	Removed debris in all common areas, maintenance work on tennis cart
4/19/21	2	L.N.	Pick up all yard sale signs
4/19/21	2.5	J.S.	Additional court maintenance
4/20/21	4	E.T.	Clean pool filter on family pool and spray ground, repot plants for pool deck, prep and paint flower basket, form up slab for trash receptacles at baseball field
4/20/21	4	T.C.	Planted plants on pool deck, poured concrete slab for trash receptacle holders
4/20/21	2	G.S.	Removed debris in all common areas
4/20/21	4.5	J.S.	Additional court maintenance
4/21/21	4	E.T.	Clean pool filters, removed trash around shop area, clean pump basket on lap pool, paint hanging flower baskets
4/21/21	2	T.C.	Blew leaves and debris off Nature Trail walkway
4/21/21	7	G.S.	Removed debris in all common areas, cleaned shop, cleaned inside of trash receptacles
4/21/21	2.5	J.S.	Additional court maintenance
4/22/21	8	T.C.	Removed damaged street sign from roadway, replaced tires on dolly, painted fence around pool deck
4/22/21	3.5	G.S.	Removed debris in all common areas, maintenance work on golf cart
4/22/21	4.5	J.S.	Additional court maintenance
4/23/21	4	E.T.	Clean and vacuum lap pool, repair skimmer pump on chlorine tube, place picnic tables at tennis court area
4/23/21	2	T.C.	Repaired picnic tables and set up at tennis
4/23/21	4	L.N.	Remove pavers on pool deck, removed debris around amenity center
4/23/21	2.5	J.S.	Additional court maintenance

MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF APRIL 2021

Date	Hours	Employee	Description
4/26/21	8	T.C.	Worked on pool deck fence, made concrete umbrella holder
4/26/21	3.5	G.S.	Removed debris in all common areas, removed deceased animal from road
4/26/21	8	L.N.	Removed pavers and installing fence
4/26/21	2.5	J.S.	Additional court maintenance
4/27/21	8	E.T.	Clean family pool filter and spray ground, clean lap pool pump basket, repair skimmer pump on lap pool lines leaking and tube bad, build fence for pool deck
4/27/21	8	T.C.	Worked on pool deck fence and pavers, make concrete umbrella holder
4/27/21	6	G.S.	Removed debris in all common areas, treated fire ant mounds in parks
4/27/21	4.5	J.S.	Additional court maintenance
4/28/21	6	E.T.	Repair paver on pool deck and install fence
4/28/21	8	T.C.	Worked on pool deck fence and pavers, make concrete umbrella holder
4/28/21	3.5	G.S.	Removed debris in all common areas, cleaned fountain at amenity center, maintenance work on golf cart
4/28/21	8	L.N.	Remove pavers and installing fence
4/28/21	2.5	J.S.	Additional court maintenance
4/29/21	8	T.C.	Worked on pool fence, dug hole for footer for pool shade, installed new door knob on shop door
4/29/21	3.5	G.S.	Removed debris in all common areas, cleaned up around shop
4/29/21	4.5	J.S.	Additional court maintenance
4/30/21	8	E.T.	Repair paver and install fence
4/30/21	8	T.C.	Worked on pool fence and pavers, made concrete umbrella stand, dug holes for footers for pool shade
4/30/21	5	L.N.	Stock supplies, installing fence and remove pavers, removed debris around amenity center
4/30/21	2.5	J.S.	Additional court maintenance

TOTAL 326.5

MILES 421

*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 05/05/21

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
MV				
MIDDLE VILLAGE				
OAKLEAF	4/6/21	Weed Killer	43.09	G.S.
	4/6/21	Electric Ring Terminal 3pk	4.12	G.S.
	4/6/21	Cooper Connector Lugs	6.59	G.S.
	4/6/21	Wire Brush	3.42	G.S.
	4/6/21	3pk Cleaning Brush	4.57	G.S.
	4/6/21	Fine Culling Knife	4.57	G.S.
	4/6/21	Carb Choke Cleaner	4.58	G.S.
	4/6/21	Electric Contector Cleaner	10.32	G.S.
	4/6/21	Face Masks 16pk	40.22	G.S.
	4/6/21	Hand Sanitizer 128oz	28.72	G.S.
	4/6/21	DeWalt 2 Gallon Sprayer	40.22	G.S.
	4/6/21	55lb Mortar Mix	20.67	G.S.
	4/7/21	Nitrile Gloves 40pk	11.47	T.C.
	4/7/21	Clorox Disinfectant	20.68	T.C.
	4/7/21	Pine Sol	11.48	T.C.
	4/12/21	Claw Hammer	6.89	T.C.
	4/12/21	Caulion Tape	5.16	T.C.
	4/13/21	1/4x3/4 Zinc Screw 50pc	9.83	T.C.
	4/13/21	#10x4" PG10 EXT Screw 1lb	10.90	T.C.
	4/13/21	Right Angle Adapter	22.97	T.C.
	4/13/21	Sheet Metal 1/4x1-1/2 (3)	4.07	T.C.
	4/14/21	Ryobi 1qt Electro Stallo Sprayer	493.35	J.S.
	4/14/21	Large Mortar Tub	14.93	S.A.
	4/20/21	Black Cow Fertilizer	9.10	J.S.
	4/20/21	Mirical Grow Potting Soil	4.91	J.S.
	4/20/21	Vigiro Garden Soil	4.57	J.S.
	4/20/21	Fire Ant Poisen (8)	105.52	G.S.
	4/20/21	Ant Bait	22.97	G.S.
	4/21/21	14" English Flower Basket (2)	22.95	S.A.
	4/22/21	Pine Sol	17.22	T.C.
	4/22/21	Terry Towels 18pk	8.04	T.C.
	4/22/21	2 Gallon Sprayer	14.34	T.C.
	4/22/21	Roundup Weed Killer	11.20	T.C.
	4/22/21	1qt Mixing Container (2)	3.40	T.C.
	4/22/21	12" Coco Liner	8.03	J.S.
	4/22/21	14" English Flower Basket	11.48	J.S.
	4/23/21	1cuft Black Kow	6.08	J.S.
	4/23/21	Marble Chips (2)	10.76	J.S.
	4/23/21	Dipledanla	26.43	J.S.
	4/26/21	Look Handlaset	32.17	J.S.
	4/27/21	80lb Sakrete (60)	290.49	J.S.
	4/28/21	2x4-8 Weathershield (6)	67.41	T.C.
	4/28/21	6" Screw 12pk	19.40	T.C.
	4/29/21	Fliploggle Anchors 1/4x2-1/2 Bolt 10pk	12.63	T.C.
	4/29/21	Schlage Key	3.08	T.C.
	4/29/21	Stainless Steel Contour Guage	5.16	T.C.
	4/29/21	VAC Filter	14.36	T.C.
	4/30/21	Hex Bolts 50pk	15.01	S.A.
	4/30/21	5 gallon Bucket	4.35	S.A.
	4/30/21	HDX Spray Bottles (4)	10.49	S.A.
	5/3/21	Multi Tool Drill Combo	91.43	J.S.
	5/3/21	Flat Bar (3)	43.06	J.S.
	5/3/21	3/4"x6" Drill Bit	19.52	S.A.
	5/3/21	Fliploggle Anchors 1/4x2-1/2 Bolt 25pk	24.13	T.C.
	5/3/21	LED 4pk	15.85	T.C.
	5/3/21	Pine Sol	5.74	T.C.
	5/4/21	Ryobi 40v Leaf Blower	182.85	J.S.

5/4/21	Flat Bar	14.35	J.S.
5/4/21	2'x3/8" Rebar (6)	16.91	J.S.
5/4/21	4'x3/8" Rebar (2)	7.52	J.S.
5/4/21	TSquare Straight Edge	4.59	J.S.
5/4/21	Mason Line	6.31	J.S.
5/4/21	Caution Tape	5.74	J.S.
5/5/21	Microfiber Towel 12pk	5.74	T.C.
5/5/21	Terry Towels 10pk	5.74	T.C.
5/5/21	Nitrile Gloves 50pk	14.93	T.C.
5/5/21	Terry Towels 18pk	8.04	T.C.
5/5/21	Zep Degreaser	17.24	T.C.
5/5/21	2x4-8 #2 PTGC (2)	19.02	T.C.
5/5/21	1-5/8" Coarse Drywall Screws 1lb	7.57	T.C.
5/5/21	Carbide 1-3/8" Sutting Tool	17.24	T.C.
5/5/21	4 Outlet Surge Protector	20.65	T.C.
5/5/21	1/2" Drill Bit	6.31	T.C.
5/5/21	1/4x2-1/2 Bolt 25pk	24.13	T.C.
5/5/21	Quikrete Anchoring Cement 20lb	22.28	T.C.

TOTAL \$2,181.14

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 1816

Invoice Date: 5/19/21

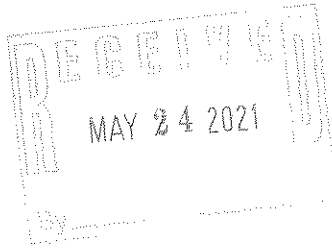
Due Date: 5/19/21

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 Maintenance April 1 - April 30, 2021/ Tennis Tennis Ct. Maint. 2.33.572.3440 24		520.00	520.00
Total			\$520.00
Payments/Credits			\$0.00
Balance Due			\$520.00

5/21/21
CS

MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF APRIL 2021

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/2/21	2	J.S.	Clean and sweep tennis courts.
4/5/21	2	J.S.	Clean and sweep tennis courts.
4/7/21	2	J.S.	Clean and sweep tennis courts.
4/9/21	2	J.S.	Clean and sweep tennis courts.
4/12/21	2	J.S.	Clean and sweep tennis courts.
4/14/21	2	J.S.	Clean and sweep tennis courts.
4/16/21	2	J.S.	Clean and sweep tennis courts.
4/19/21	2	J.S.	Clean and sweep tennis courts.
4/21/21	2	J.S.	Clean and sweep tennis courts.
4/23/21	2	J.S.	Clean and sweep tennis courts.
4/26/21	2	J.S.	Clean and sweep tennis courts.
4/28/21	2	J.S.	Clean and sweep tennis courts.
4/30/21	2	J.S.	Clean and sweep tennis courts.

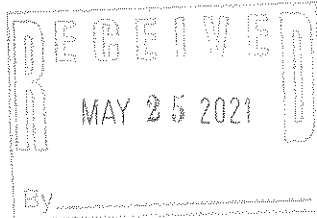
TOTAL	<u>26</u>
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Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 1817**Invoice Date:** 5/24/21**Due Date:** 5/24/21**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 Event Staff through May 20, 2021	14	25.00	350.00
2-300-369-103 26			
Total			\$350.00
Payments/Credits			\$0.00
Balance Due			\$350.00

Governmental Management Services, LLC
9655 Florida Mining Blvd., Building 300, Suite 305, Jacksonville, Florida 32257

Middle Village CDD

Facility Event Staff Service Hours

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
14.00	Facility Event Staff	\$ 25.00	\$ 350.00

Covers Period End: May 20, 2021

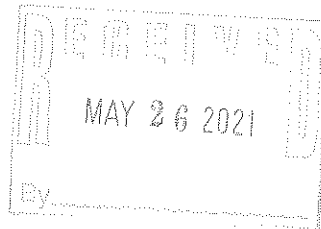
Amenities Revenue # 2-369-103

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 1818**Invoice Date:** 5/27/21**Due Date:** 5/27/21**Case:****P.O. Number:****Bill To:**

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



Description	Hours/Qty	Rate	Amount
Tennis Revenue / Funds deposited 05/25/2021		742.00	742.00
2-300-369-102 26			
Total			\$742.00
Payments/Credits			\$0.00
Balance Due			\$742.00

Middle Village CDD

Breakdown of Revenues

5.25.21

Deposit Date	Lessons	GMS 90%	Middle Village CDD 10%
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5.25.21	\$ 800.00	\$ 720.00	\$ 80.00
		\$ -	\$ -

Subtotal	\$ 800.00	\$ 720.00	\$ 80.00
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Date	Ball/Racquet/Machine Rentals	GMS 20%	Middle Village CDD 80%
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5.25.21		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -

Subtotal	\$ -	\$ -	\$ -
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Date	Miscellaneous	GMS 50%	Middle Village CDD 50%
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5.25.21	\$ 44.00	\$ 22.00	\$ 22.00	*Stringing
		\$ -	\$ -	*Shirts
		\$ -	\$ -	
		\$ -	\$ -	

Subtotal	\$ 44.00	\$ 22.00	\$ 22.00
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Date		League Fees 10%	Middle Village CDD 90%
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5.25.21

Subtotal	\$ -	\$ -	\$ -
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Total Revenues	\$ 844.00	\$ 742.00	\$ 102.00
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Wells Fargo Bank
Transaction Receipt

Branch #0066070 02 Deposit

Account Number XXXXXXXXXXX4262
CHK 00162

Number of Checks 13
Check Listing

\$48.00
\$64.00
\$42.00
\$25.00
\$106.00
\$144.00
\$168.00
\$48.00
\$72.00
\$138.00
\$15.00
\$10.00
\$20.00

Total Checks Amount \$844.00
Total Deposit \$844.00

Transaction # 028 2038
12:04PM 05/25/21
Deposit Credit Date: 05/25/21

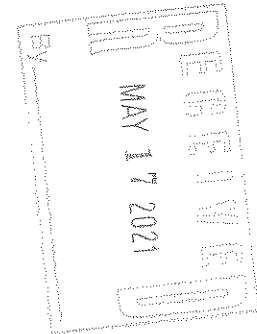
Thank you, STEPHANIE

From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - MELISSA GOMEZ
Date: May 14, 2021 at 7:58 PM
To: Oksana Kuzmuk okuzmuk@gmail.com
Cc: Daniel Laughlin dlaughlin@gmail.com

Good evening Oksana,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – GRAND BANQUET & GRAND LAWN (SATURDAY) 12:00 p.m. to 12:00 a.m. & 1:00 p.m. to 5:00 p.m. - 12 HR PKG
 - DATE OF VENUE – MAY 8, 2021
 - RESIDENT/CUSTOMER – MELISSA GOMEZ
 - ADDRESS – 2695 PINWOOD BLVD N, MIDDLEBURG, FL 32068-6553
 - AMOUNT OF REFUND - \$700.00 - Grand Banquet Deposit (\$500.00) and Grand Lawn Deposit (\$200.00)
 - RENTAL FEE DEPOSITS were via CHECKS drawn on NAVY FEDERAL CU
 - **GRAND BANQUET DEPOSIT:**
 - DATED: 3/17/2021
 - CHECK#: 151
 - AMOUNT: \$500.00
 - DEPOSITED: 3/19/2021
 - **GRAND LAWN DEPOSIT:**
 - DATED: 3/17/2021
 - CHECK#: 153
 - AMOUNT: \$200.00
 - DEPOSITED: 3/19/2021



PAYMENT DATE	SETTLEMENT DATE	EVENT DATE	DESCRIPTION	HOURS	AMOUNT	ELEC.	CHECK/CASH	CREDIT CARD	
03/17/21	03/19/21	05/08/21	Melissa Gomez - GB DEPOSIT	DEPOSIT	\$ 500.00		CK# 151		DEPOSITED 3/19/21
03/17/21	03/19/21	05/08/21	Melissa Gomez - GL DEPOSIT	DEPOSIT	\$ 200.00		CK# 153		

Let me know if you have any questions or require any additional information.

Thank you.

I will be out of the office MONDAY, MAY 17, 2021. therefore, if you require immediate attention please email me or leave a detailed message at 904-770-4661 with your NAME, CONTACT NUMBER, ADDRESS, TYPE OF EVENT, NUMBER OF PARTICIPANTS EXPECTED, DATE PREFERENCE and EMAIL ADDRESS. I will respond at my earliest opportunity.

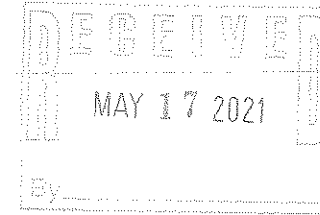
Wanda McReynolds – Community Amenity Coordinator, OakLeaf Plantation
venuerentals@oakleafresidents.com
(904) 770-4661 voice email
(904) 375-9285 ext. 3
www.oakleafresidents.com

Governmental Management Services

www.OakLeafResidents.com

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

From: Oakleaf Venues venuerentals@oakleafresidents.com / #
Subject: MVCDD refund of booking fee/deposit and rental fee - ROSLYN WILLIAMS
Sent: May 14, 2021 at 7:20 PM
To: Oksana Kuzmuk okuzmuk@gmsnr.com
Cc: Daniel Laughlin dlaughlin@gmsnr.com, Oakleaf Venues venuerentals@oakleafresidents.com



Good evening Oksana,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – GRAND BANQUET (SATURDAY) 3:00 P.M. to 9:00 P.M.
 - DATE OF VENUE – AUGUST 28, 2021
 - RESIDENT/CUSTOMER – ROSLYN WILLIAMS
 - ADDRESS – 3750 SILVER BLUFF BLVD #2108, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND - \$1050.00 - 1/2* of Grand Banquet Booking Fee/Deposit (\$250.00) and Grand Banquet Rental Fee (\$800.00) - *cancelled event on 5/8/21, penalty is 1/2 of Booking Fee/Deposit
 - RENTAL FEE and BOOKING FEE/DEPOSIT was via MONEY ORDER
 - **GRAND BANQUET RENTAL FEE:**
 - PART 1 of fee:
 - DATED: 5/2/2021
 - MONEY ORDER#: 19-247947269
 - AMOUNT: \$500.00
 - PART 2 of fee:
 - MONEY ORDER# 19-247947268
 - AMOUNT: \$300.00
 - DEPOSITED: 5/4/2021
 - **GRAND BANQUET BOOKING FEE/DEPOSIT:**
 - DATED: 5/2/2021
 - MONEY ORDER#: 1-247947267
 - AMOUNT: \$500.00
 - DEPOSITED: 5/4/2021

2-300-369-103
819

Let me know if you have any questions or require any additional information.

Thank you.

I will be out of the office MONDAY, MAY 17, 2021, therefore, if you require immediate attention please email me or leave a detailed message at 904-770-4661 with your NAME, CONTACT NUMBER, ADDRESS, TYPE OF EVENT, NUMBER OF PARTICIPANTS EXPECTED, DATE OF PREFERENCE and EMAIL ADDRESS. I will respond at my earliest opportunity.

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



Oakleaf Orcas Swim Team 2021 Registration Form (AGES 5-19*)

MUST BE 5 YRS OLD AND UNDER 20 YRS OLD BY MAY 15, 2021

Forms **MUST** be returned with payment by **6 pm on Wednesday, May 5, 2021.**

OAKLEAF ORCAS
SWIM TEAM

*The 19 yr. old age limit is only for the 2021 FCSSL only due to the 2020 cancel.

(Please complete a separate Registration Form for EACH participating child)

All fields must be completed.

Athlete Information:

Date Submitted: 5/4/21

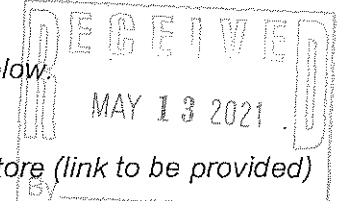
Last: Pierce First: Sarai
Preferred Name: Sarai Date of Birth: 12/17/08 Age: 12 Gender (M ☐ / F ☒
Swimmer's first & last names to be listed on participant awards: Sarai Pierce

Contact Information: please print legibly for contact/emergency

Father's Name: Ryan Brown Father's phone #: 786 253 4639
Mother's Name: Tai Brown Mother's phone #: 910 787 6902
Mailing Address: 3685 Crenwick Cir unit D Zip: 32065
Home Phone # _____ Preferred Email Address: tai.brown86@yahoo.com

Please:

1. Sign "Acknowledgement of Risks" & "Medical Treatment Consent" statements below.
2. Complete each swimmer's "Participant Form" attached.
3. Please pay separately (**ON-LINE ONLY**) for team swim suits through the team store (link to be provided)
4. A **separate payment** for the registration and league fee payable to Middle Village CDD (**check, credit card or money order**)



2.300.369.106

ACKNOWLEDGEMENT OF RISKS AND HAZARDS:

820

"I understand that participation in activities such as **competitive swimming** may involve the RISKS of SERIOUS INJURY OR DEATH. I also understand that by permitting my child or ward to participate on the Oakleaf Plantation Orcas Swim Team, he or she is subject to the above risks, and that I am fully responsible for any costs incurred as a result of illness and/or injury from such participation."

Parent/Guardian Medical Treatment Consent:

To: **Whatever Medical Authority or Responsible Party It May Concern**

"In the event that you are unable, after reasonable effort, to obtain parental consent, then please perform any and all medical treatment requested or needed by my child or children named above. Such treatment should result from the exercise of your best professional judgment under the circumstances.

I hereby consent in advance to such treatment and agree to hold the Community Development Districts, and their staff harmless for any action or claim based upon lack of parental consent that may arise in connection with such treatment. I also authorize such staff to select a medical doctor and/or hospital for the purpose of diagnosis and/or treatment of the above-named minor(s). I have listed below all known precautions (such as diabetes, asthma, heart condition, allergies, etc.) as well as any other relevant medical information for my child or children."

Precautions: none

Shots up to date: Yes ☒ or NO ☐ (check one)

Chronic Illnesses: asthma (has inhaler)

Parent's Signature: [Signature] Date: 5/4/21

Sarai Pierce
(2nd child)
\$130

(League Fee)
\$20

- Refund -
\$150.00

to mother
Tai Brown

MIDDLE VILLAGE CDD
370 OAKLEAF VILLAGE PKW
ORANGE PARK, FL 32065

05/04/2021 16:41:59
MID: XXXXXXXXXXXX553 TID: XXXXX583

CREDIT CARD

MC SALE

Card # Token	XXXXXXXXXXXX7205
Chip Card:	CAPITAL ONE
AID:	A0000000041010
ATC:	0097
ARQC:	B06D8CBB460E9E8E
SEQ #:	3
Batch #:	378
INVOICE	3
Approval Code:	047742
Entry Method:	Chip Read
Mode:	Issuer

SALE AMOUNT \$320.00

I agree to pay above total amount
according to card issuer agreement.
(Merchant agreement if Credit Voucher)

x 
TAI BROWN

MERCHANT COPY

Reason:

Child did
not like
after
1st practice

Refund approved
per coach Jack Powers-Young
and Jay Soriano

Ⓟ

DOWN, Saniya



Oakleaf Orcas Swim Team 2021 Registration Form (AGES 5-19*)

MUST BE 5 YRS OLD AND UNDER 20 YRS OLD BY MAY 15, 2021

Forms **MUST** be returned with payment by **6 pm on Wednesday, May 5, 2021.**

*The 19 yr. old age limit is only for the 2021 FCSSL only due to the 2020 cancel.

(Please complete a separate Registration Form for EACH participating child)
All fields must be completed.

Athlete Information:

Date Submitted: 5/4/21

Last: Brown First: Saniya
Preferred Name: Saniya Date of Birth: 7/13/12 Age: 8 Gender (M ☐ / F ☒
Swimmer's first & last names to be listed on participant awards: Saniya Brown

Contact Information: please print legibly for contact/emergency

Father's Name: Ryan Brown Father's phone #: 784 253 4639
Mother's Name: Tal Brown Mother's phone #: 910 787 6902
Mailing Address: 3685 Creswick Cir unit D Zip: 32065
Home Phone #: _____ Preferred Email Address: taibrown86@yahoo.com

Please:

1. Sign "Acknowledgement of Risks" & "Medical Treatment Consent" statements below.
2. Complete each swimmer's "Participant Form" attached. 2-300-369106
3. Please pay separately (**ON-LINE ONLY**) for team swim suits through the team store (link to be provided)
4. A **separate payment** for the registration and league fee payable to Middle Village CDD (check, credit card or money order)

MAY 28 2021

ACKNOWLEDGEMENT OF RISKS AND HAZARDS:

"I understand that participation in activities such as **competitive swimming** may involve the RISKS of SERIOUS INJURY OR DEATH. I also understand that by permitting my child or ward to participate on the Oakleaf Plantation Orcas Swim Team, he or she is subject to the above risks, and that I am fully responsible for any costs incurred as a result of illness and/or injury from such participation."

Parent/Guardian Medical Treatment Consent:

To: **Whatever Medical Authority or Responsible Party It May Concern**

"In the event that you are unable, after reasonable effort, to obtain parental consent, then please perform any and all medical treatment requested or needed by my child or children named above. Such treatment should result from the exercise of your best professional judgment under the circumstances.

I hereby consent in advance to such treatment and agree to hold the Community Development Districts, and their staff harmless for any action or claim based upon lack of parental consent that may arise in connection with such treatment. I also authorize such staff to select a medical doctor and/or hospital for the purpose of diagnosis and/or treatment of the above-named minor(s). I have listed below all known precautions (such as diabetes, asthma, heart condition, allergies, etc.) as well as any other relevant medical information for my child or children."

Precautions: none

Shots up to date: Yes ☒ or NO ☐ (check one)

Chronic Illnesses: none

Parent's Signature: [Signature] Date: 5/4/21

MIDDLE VILLAGE CDD
370 OAKLEAF VILLAGE PKW
ORANGE PARK, FL 32065

05/04/2021 16:41:59
MID: XXXXXXXXXXXX553 TID: XXXX583

CREDIT CARD

MC SALE

Card # Token XXXXXXXXXXXX7205
Chip Card: CAPITAL ONE
AID: A0000000041010
ATC: 0097
ARQC: B06D8CBB+60E9E8E
SEQ #: 3
Batch #: 378
INVOICE 3
Approval Code: 047742
Entry Method: Chip Read
Mode: Issuer

SALE AMOUNT \$320.00

I agree to pay above total amount
according to card issuer agreement.
(Merchant agreement if Credit Voucher)

x 
TAL BROWN

Refund requested for
\$150 MERCHANT COPY previously
Sarai Pierce

Saniya Brown
(1st child)
\$150

(League Fee)
\$20

-Refund -
\$170

to mother
Tai Brown

Refund approved per
Coach Jack Powers - Young
and Jay Soriano (L)

Reason:
child did
not like
after a
few practices

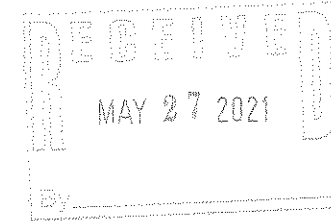
From: **Oakleaf Venues** venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - TINA COX
Date: May 27, 2021 at 4:09 PM
To: Oksana Kuzmuk okuzmuk@gmail.com
Cc: Daniel Laughlin dlaughlin@gmail.com

Good afternoon Oksana,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – PO PATIO (SATURDAY) 3:00 p.m. to 7:00 p.m.
 - DATE OF VENUE – MAY 22, 2021
 - RESIDENT/CUSTOMER – TINA COX
 - ADDRESS – 3028 STONEWOOD WAY, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND - \$100.00
 - RENTAL FEE DEPOSIT was via VISA (4139)
 - DATED: 05/06/21
 - SEQ#: 2
 - BATCH#: 170
 - INVOICE#: 2
 - APPROVAL CODE: H71703
 - AMOUNT: \$100.00

2-300-369-103
817



PAYMENT DATE	SETTLEMENT DATE	EVENT DATE	DESCRIPTION	HOURS	AMOUNT	ELEC.	CHECK/CASH	CREDIT CARD
05/06/21	05/06/21	05/22/21	Tina Cox - PO PATIO DEPOSIT	DEPOSIT	\$ 100.00			VISA-H71703

Let me know if you have any questions or require any additional information.

Thank you.

I will be out of the office SATURDAY, MAY 29, 2021 thru MONDAY, MAY 31, 2021, therefore, if you require immediate attention please email me or leave a detailed message at 904-770-4661 with your NAME, CONTACT NUMBER, ADDRESS, TYPE OF EVENT, NUMBER OF PARTICIPANTS EXPECTED, DATE OF PREFERENCE and EMAIL ADDRESS. I will respond at my earliest opportunity.

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

Governmental Management Services

www.OakLeafResidents.com

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



Department of the Treasury
Internal Revenue Service
Ogden, UT 84201-0039

Notice	CP220
Tax period	June 30, 2020
Notice date	May 24, 2021
Employer ID number	20-0357649
To contact us	Phone 800-829-0115

Page 1 of 3

041542.335566.216894.22740 1 AV 0.398 700



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

MAY 28 2021

Changes to your June 30, 2020 Form 941

Amount due: \$1,051.43

We made changes to your June 30, 2020 Form 941.

As a result, your amount due is \$1,051.43.

This wasn't an audit. Your return may be examined in the future. Please keep this notice and your other important documents in a secure place.

Billing Summary

Amount due on account before adjustment	\$0.00
Tax -- Increase	1,026.66
Interest charges	17.43
Reduction of interest previously allowed	7.34
Amount due by June 14, 2021	\$1,051.43

002,310,573,311

Continued on back...



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

Notice	CP220
Notice date	May 24, 2021
Employer ID number	20-0357649

Payment

- Make your check or money order payable to the United States Treasury.
- Write your Employer ID number (20-0357649), the tax period (June 30, 2020), and the form number (941) on your payment and any correspondence.

INTERNAL REVENUE SERVICE
OGDEN, UT 84201-0039

Amount due by
June 14, 2021

\$1,051.43



200357649 PX MIDD 01 2 202006 670 00000105143

Notice	CP220
Tax period	June 30, 2020
Notice date	May 24, 2021
Employer ID number	20-0357649
Page 2 of 3	

What you need to do immediately

Review this notice, and compare our changes to the information on your tax return.

If you agree with the changes we made

- Pay the amount due of \$1,051.43 by June 14, 2021 to avoid additional penalty and interest charges.
- If you're enrolled in the Electronic Federal Tax Payment System (EFTPS), you may use that method of payment instead of paying by check or money order.
- If you can't pay the amount due, pay as much as you can now and call us at 800-829-0115 to discuss your options for paying the remaining balance.

If you don't agree with the changes

- Call 800-829-0115 to review your account.
- If we don't hear from you, we'll assume you agree with the information in this notice.
- If you've already paid your balance in full within the past 14 days or made payment arrangements, please disregard this notice.

If we don't hear from you

If you don't pay \$1,051.43 by June 14, 2021, interest will increase, and additional penalties may apply.



Notice	CP220
Tax period	June 30, 2020
Notice date	May 24, 2021
Employer ID number	20-0357649
Page 3 of 3	

Interest charges

We are required by law to charge Interest when you do not pay your liability on time. Generally, we calculate Interest from the due date of your return (regardless of extensions) until you pay the amount you owe in full, including accrued interest and any penalty charges. Interest on some penalties accrues from the date we notify you of the penalty until it is paid in full. Interest on other penalties, such as failure to file a tax return, starts from the due date or extended due date of the return. Interest rates are variable and may change quarterly. (Internal Revenue Code section 6601)

We multiply your unpaid tax, penalties, and interest (the amount due) by the interest rate factor to determine the interest due each quarter.

Period	Days	Interest rate	Interest rate factor	Amount due	Interest charge
07/31/2020 - 12/07/2020	129	3.0%	0.010629432	284.54	3.02
12/07/2020 - 12/31/2020	24	3.0%	0.001969069	1037.02	2.04
12/31/2020 - 05/24/2021	144	3.0%	0.011905442	1039.06	12.37
Total interest					\$17.43

Additional Interest Charges

If the amount you owe is \$100,000 or more, please make sure that we receive your payment within 10 business days from the date of this notice. If the amount is less than \$100,000, please make sure that we receive your payment within 21 calendar days from the date of this notice. If we don't receive full payment within these time frames, the law requires us to charge additional interest until you pay the full amount you owe.

Additional information

- Visit www.irs.gov/cp220
- For tax forms, instructions, and publications, visit www.irs.gov/forms-pubs or call 800-TAX-FORM (800-829-3676).
- You can contact us by mail at the address at the top of the first page of this notice. Be sure to include your employer ID number and the tax year and form number you are writing about.
- Keep this notice for your records.

If you need assistance, please don't hesitate to contact us.



141542



Invoice

Invoice #: 5304

Date: 05/01/21

Customer PO:

DUE DATE: 05/31/2021

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

#4212 - Standard Maintenance Contract 2021-2022 May 2021
Work order #1846 Zach

AMOUNT

\$36,428.53

Invoice Notes:

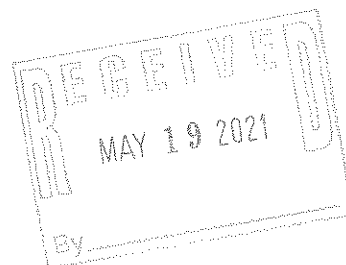
Thank you for your business!

AMOUNT DUE THIS INVOICE

\$36,428.53

Code to:
2-320-572-462
Middle Village Landscape Maintenance

704



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/04/21	00047	4/05/21 3728885	202104 600-53800-64000 FC-9750 ANTHONY GRID DE	POOL SUPPLY UNLIMITED	*	936.99	936.99 000397
5/04/21	00039	4/15/21 ORD00094	202104 600-53800-64000 LIFEGUARD UNIFORM/EQUIP	THE LIFEGUARD STORE, INC.	*	695.57	695.57 000398
5/12/21	00515	5/04/21 9029-1	202105 600-53800-64000 MOTOR/WEG VARI DRIVE	KG POWER SYSTEMS	*	2,101.50	2,101.50 000399
5/12/21	00017	4/30/21 348	202104 600-53800-64000 BALANCE FOR GATES	T FENCEMAN INC.	*	356.00	356.00 000400
5/12/21	00054	4/30/21 61452064	202104 600-53800-64000 JANITORIAL SUPPLIES	THE HOME DEPOT PRO	*	755.13	755.13 000401
5/28/21	00069	5/25/21 2525	202105 600-53800-64000 SWIM LEAGUE FEES	FIRST COAST SUMMER SWIM LEAGUE	*	1,900.00	1,900.00 000402
5/28/21	00009	5/19/21 1815	202104 600-53800-64000 APR REPAIR/REPLACE	GOVERNMENTAL MANAGEMENT SERVICES	*	2,279.99	2,279.99 000403
5/28/21	00050	4/30/21 5290	202104 600-53800-64000 INSTALL MICRO TUBING	VERDEGO LLC	*	680.00	680.00 000404
TOTAL FOR BANK C						9,705.18	
TOTAL FOR REGISTER						9,705.18	



1426 E Spruce St
Ontario, CA 91761
(888) 836-8025
sales@poolsupplyunlimited.com

INVOICE

Date: 04/05/2021
Invoice No. 03728885
Payment Method: Credit Line - Net15
Status: . :

Billing: GMS LLC
Jay Soriano
475 W Town Pl
St Augustine, FL 32092

Shipping: GMS LLC
Jay Soriano
370 OAKLEAF VILLAGE PKWY
ORANGE PARK, FL 32065-4259
Phone: (904) 342-1441

Item	Description	Qty	Rate	Amount
92741	FC-9750 ANTHONY GRID DE SQ 17.5"x24"	40	\$27.02	\$1,080.80
92740	FC-9740 ANTHONY GRID DE SQ 13.5"x24"	30	\$23.33	\$699.90

Code to: Split

Double Branch Repair and Replacements

2.320.57200.63100

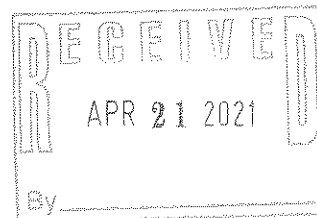
Middle Village Repair and Replacements

Order Notes: Customer provided part # Order by Jose

34-600-538-64000 \$ 936.99

47

Tax: \$0.00
Shipping: \$168.28
Coupons: - \$25.00
Total: \$1,873.98





Kiefer Aquatics
The Lifeguard Store
All American Swim Supply
Swim Shops of the Southwest
903 Morrissey Drive
Bloomington, IL 61701
P: (309) 451-5858
F: (309) 451-5959

Order Confirmation

DATE

S.O. No.

04/15/2021

ORD000943972



Name / Address

GMS LLC
475 W Town Pl
suite 114
St Augustine, Florida 32092

SHIP TO

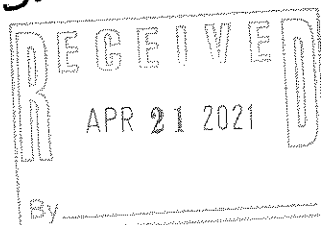
GMS LLC
370 OAKLEAF VILLAGE PKWY
ORANGE PARK, Florida 32065-4259

Customer ID	P.O. No.	Terms	Rep	Order Administrator	Ship Via
265527	J50041521	NET 30	036		FEDEX OVERNIGHT
Item	Description	Ordered	B/O	Price Each	Amount
LGS30GUSRS	RISE GUARD MALE FLEX SHORT - COLOR - RED,SIZE - SMALL	5		\$23.75	\$118.75
LGS30GUSRM	RISE GUARD MALE FLEX SHORT - COLOR - RED,SIZE - MEDIUM	12		\$23.75	\$285.00
LGS11GUR34	RISE GUARD MB BACK W/SHELF BRA - COLOR - RED,SIZE - 34	4		\$30.00	\$120.00
LGS11GUR36	RISE GUARD MB BACK W/SHELF BRA - COLOR - RED,SIZE - 36	6		\$30.00	\$180.00
LGS11GUR38	RISE GUARD MB BACK W/SHELF BRA - COLOR - RED,SIZE - 38	4		\$30.00	\$120.00
LGS11GUR40	RISE GUARD MB BACK W/SHELF BRA - COLOR - RED,SIZE - 40	2		\$30.00	\$60.00
LGS11GUR42	RISE GUARD MB BACK W/SHELF BRA - COLOR - RED,SIZE - 42	1		\$30.00	\$30.00
LGS11GUR44	RISE GUARD MB BACK W/SHELF BRA - COLOR - RED,SIZE - 44	1		\$30.00	\$30.00
LGSGTSMR	RISE GUARD TEE - COLOR - RED,SIZE - MEDIUM	12		\$5.95	\$71.40
120MM	SOFT CASE POCKET MASK	20		\$5.95	\$119.00
176R	ORIGINAL GUARD INFINITY WHISTLE - COLOR - RED	20		\$2.25	\$45.00
180BABLK	BREAK AWAY NECK LANYARD - COLOR - BLACK	20		\$1.60	\$32.00
710AWLR	WATERPARK GUARD HIP PACK - COLOR - RED	20		\$6.75	\$135.00
Code to: Split					
Double Branch Repair and Replacements					
2.320.57200.63100				Subtotal	\$1,346.15

Middle Village Repair and Replacements

34-600-538-64000 #695.57

34



Discount Amount	\$0.00
Shipping	\$45.00
Sales Tax	\$0.00
Total	\$1,391.15



REMIT TO: www.kgpowersystems.com
150 Laser Ct.
Hauppauge, NY 11788
p. 631-342-1171
f. 631-342-1172

Invoice	
Invoice Date	Number
5/4/2021	Invoice 9029-1
Customer Number	Due Date
DOUBLEB	6/3/2021

SOLD TO:

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

SHIP TO:

Double Branch Community Devel
370 Oakleaf Village Pkwy
Orange Park, FL 32065

NONTAXABLE

PO Number	Order Date	Salesperson	Job Number
	5/4/2021	Doris Gabrielsen	OLS1646807

Terms

Net 30 Days

Non - Specified Equipment

Description	Quantity	Unit Price	Subtotal	Tax	Total
UJ15P2DM US Motors Close Coupled Pump (	1.00	\$1,283.00	\$1,283.00	\$0.00	\$1,283.00
CFW110045T2ON1Z WEG Vari Drive (Single / Three	1.00	\$1,630.00	\$1,630.00	\$0.00	\$1,630.00
CFW110024T2ON1Z WEG Vari Drive 7.5 HP	1.00	\$1,060.00	\$1,060.00	\$0.00	\$1,060.00
Freight	1.00	\$230.00	\$230.00	\$0.00	\$230.00

Totals \$4,203.00 \$0.00 \$4,203.00

Total Due \$4,203.00

WEG tracking # Fed-Ex 984479281402

US Motors tracking # Fed-Ex 8242799154

Code to: Split 50/50

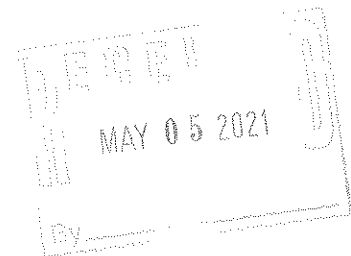
Double Branch Repair and Replacements

2.320.57200.63100

Middle Village Repair and Replacements

34-600-538-64000 \$ 2,101.50

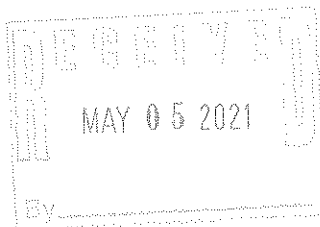
515



T Fenceman Inc.

" Built With Pride and Quality "

1506 Summit Oaks Drive West
Jacksonville Fl. 32221
904.759.5875 Fax: 904.683.1432



DATE: 4/30/2021
INVOICE # 348
FOR: Storage Yard

Bill To:
Middle Village
370 Oakleaf Village parkway
Orange park, Fl. 32065
Jay S. 904 562-0249

DESCRIPTION	AMOUNT
1. Remaining balance from previous gates invoice.	\$ 356.00
Code to: Middle Village Repair and Replacements 34-600-538-64000 17	
TOTAL	\$ 356.00

Please make check payable to **T fenceman Inc.**

If you have any questions concerning this invoice, contact N: Terry at 904-683-1432 cell 904.759 5875

THANK YOU FOR YOUR BUSINESS!

PO BOX 2317
Jacksonville, FL 32203-2317

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

INVOICE DATE 04/30/21
INVOICE NUMBER 614520641
ACCOUNT NUMBER 647283
ORDER NUMBER 36576388

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

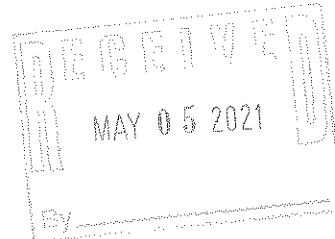
FOR INQUIRIES CALL:
(866) 412-6726 FAX: (877) 712-6726

www.HomeDepotPro.com/Institutional

ORDER DATE	ORDER NO.	CUSTOMER P.O.	SHIPPED VIA	TERMS	SALESPERSON					
04/14/21	36576388		JAX91	NET 30 DAYS	VERONICA WOOD					
LN	ITEM NO.	CAT	DESCRIPTION	ORDERED	SHIPPED	B/O	UOM	PRICE	EXT AMT	T
1	REN06125-WB	8	RENOWN SINGLE ROLL BATH TISSUE 2PLY	10	10	0	CA	49.17	491.70	
2	REN14512-CA	8	RENOWN LNR 40X48 12MIC NAT - NATURA	10	10	0	CA	39.34*	393.40	
3	REN06132-WB	8	CONTROLLED HARD ROLL TOWEL NATURAL	8	8	0	CA	44.97	359.76	
4	APP17104	8	APPEAL HAND SOAP DISP BLK 1000ML -	8	8	0	EA	8.10	64.80	
5	APP17100-04	8	APPEAL GEN PURP FOAM HAND SOAP - 10	8	8	0	CA	24.08	192.64	

\$7.95 Handling Charge

Delivery information for this invoice may be
found at: www.HomeDepotPro.com/Institutional



Code to: Split 50/50
Double Branch Repair and Replacements
2.320.57200.63100
Middle Village Repair and Replacements
34-600-538-64000 \$755.13

54

NET MERCHANDISE TOTAL	FREIGHT	HANDLING	TAX	INVOICE TOTAL
1,502.30	0.00	7.95	0.00	1,510.25

RETAIN THIS PORTION OF THE INVOICE FOR YOUR RECORDS

RETURN THIS PORTION WITH YOUR REMITTANCE

Pro Institutional
formerly SupplyWorks

ACCOUNT NUMBER	INVOICE DATE	INVOICE NUMBER	INVOICE AMOUNT DUE
647283	04/30/21	614520641	1,510.25

BILL TO:

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

NET
AMOUNT
PAID

REMIT TO:

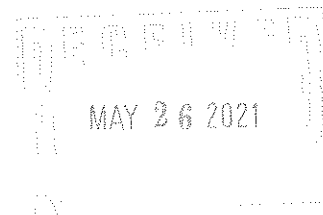
The Home Depot Pro
PO Box 404468
Atlanta, GA 30384-4468

First Coast Summer Swim League
 139 Underwood Dr.
 Palatka, FL 32177
 Email- bosox22@comcast.net

Quote / Invoice

Date	Invoice#
5/25/21	2525

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



P.O. No.	Terms	Project
	Due on receipt	

Description	Qty	Rate	Amount
Swim League Fees for Orcas \$20 per swimmer Mail to: Kathy Breed 139 Underwood Dr, Palatka FL 32177 Code to: Middle Village Repair and Replacements 34-600-538-64000 69	95 swimmers	\$20 per swimmer	\$1900.00
		Total	\$1900.00
		Payments/Credits	\$0.00

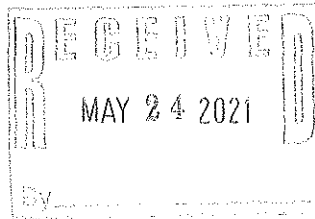
Governmental Management Services, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 1815
Invoice Date: 5/19/21
Due Date: 5/19/21
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 Maintenance April 1 - April 30, 2021		11,614.85	11,614.85
Maintenance Supplies		2,191.14	2,191.14
Facility Maint. - General \$2864 ⁰⁰ 2.33.572.6200			
Facility Maint. - Cont. \$1987 ⁰⁰ 2.33.572.6220			
Lighting Repairs \$735 ⁰⁰ 2.33.572.4663			
Common Area Maint. \$4217 ⁰⁰ 2.320.572.4650			
Tennis Court Maint. \$1723 ⁰⁰ 2.33.572.3440			
Repairs / Replace \$2279 ⁹⁹ 34.538.6400			
9			

Total \$13,805.99

Payments/Credits \$0.00

Balance Due \$13,805.99

5/21/21
[Signature]

MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF APRIL 2021

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/1/21	3.5	G.S.	Removed debris in all common areas, treated fire ant mounds in parks
4/1/21	4.5	J.S.	Additional court maintenance
4/2/21	1	E.T.	Clean pump basket on lap pool
4/2/21	2.5	J.S.	Additional court maintenance
4/5/21	4	T.C.	Worked on pool gate
4/5/21	2	G.S.	Removed debris in all common areas
4/5/21	2.5	J.S.	Additional court maintenance
4/6/21	2	T.C.	Set up CDD meeting
4/6/21	5	G.S.	Cleaned deceased animal, removed debris in all common areas, maintenance work on tennis cart, picked up supplies, sprayed weeds around shop
4/6/21	4.5	J.S.	Additional court maintenance
4/7/21	4	G.S.	Removed debris in all common areas, treated fire ant mounds in parks
4/7/21	2.5	J.S.	Additional court maintenance
4/8/21	6	T.C.	Take down holiday eggs, paint fence around pool
4/8/21	4	G.S.	Removed debris in all common areas and ponds
4/8/21	4.5	J.S.	Additional court maintenance
4/9/21	2	G.S.	Clean and vacuum lap pool, backwash filter and clean pump basket
4/9/21	4	L.N.	Removed debris in all common areas
4/9/21	2.5	J.S.	Additional court maintenance
4/12/21	2	T.C.	Poured concrete slab for trash receptacle holder
4/12/21	2	G.S.	Removed debris in all common areas, removed deceased animal from road
4/12/21	8	L.N.	Paint pool fencing area, set up for CDD meeting
4/12/21	2.5	J.S.	Additional court maintenance
4/13/21	6	T.C.	Repaired swing at park, built trash receptacle holder
4/13/21	7	G.S.	Worked on tennis sweeper cart, travel to shop for supplies, removed debris in all common areas
4/13/21	4.5	J.S.	Additional court maintenance
4/14/21	8	T.C.	Worked on tennis boardwalk, replaced rotten wood, repaired split rail fence at park, cleaned and filled fountain in breezeway
4/14/21	3.5	G.S.	Removed debris in all common areas and ponds
4/14/21	8	L.N.	Pour concrete around playground trash receptacle, fix bottom stalls in men's and women's restroom
4/14/21	2.5	J.S.	Additional court maintenance
4/15/21	8	T.C.	Worked on tennis boardwalk, replaced rotten wood, cleaned and organized shop, unloaded and set up freezer
4/15/21	4	G.S.	Removed debris in all common areas, maintenance work on EZ-Go
4/15/21	4.5	J.S.	Additional court maintenance
4/16/21	6	E.T.	Replaced basketball hoop net at amenity center playground, blew leaves and debris off boardwalk, light inspection, replaced boards on tennis court walkway, cleaned and vacuumed lap pool
4/16/21	2	T.C.	Put out garage sale signs
4/16/21	4	L.N.	Put yard sale signs in every community
4/16/21	2.5	J.S.	Additional court maintenance
4/19/21	1.5	G.S.	Removed debris in all common areas, maintenance work on tennis cart
4/19/21	2	L.N.	Pick up all yard sale signs
4/19/21	2.5	J.S.	Additional court maintenance
4/20/21	4	E.T.	Clean pool filter on family pool and spray ground, repot plants for pool deck, prep and paint flower basket, form up slab for trash receptacles at baseball field
4/20/21	4	T.C.	Planted plants on pool deck, poured concrete slab for trash receptacle holders
4/20/21	2	G.S.	Removed debris in all common areas
4/20/21	4.5	J.S.	Additional court maintenance
4/21/21	4	E.T.	Clean pool filters, removed trash around shop area, clean pump basket on lap pool, paint hanging flower baskets
4/21/21	2	T.C.	Blew leaves and debris off Nature Trail walkway
4/21/21	7	G.S.	Removed debris in all common areas, cleaned shop, cleaned inside of trash receptacles
4/21/21	2.5	J.S.	Additional court maintenance
4/22/21	8	T.C.	Removed damaged street sign from roadway, replaced tires on dolly, painted fence around pool deck
4/22/21	3.5	G.S.	Removed debris in all common areas, maintenance work on golf cart
4/22/21	4.5	J.S.	Additional court maintenance
4/23/21	4	E.T.	Clean and vacuum lap pool, repair skimmer pump on chlorine tube, place picnic tables at tennis court area
4/23/21	2	T.C.	Repaired picnic tables and set up at tennis
4/23/21	4	L.N.	Remove pavers on pool deck, removed debris around amenity center
4/23/21	2.5	J.S.	Additional court maintenance

MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
 MAINTENANCE BILLABLE HOURS
 FOR THE MONTH OF APRIL 2021

Date	Hours	Employee	Description
4/26/21	8	T.C.	Worked on pool deck fence, made concrete umbrella holder
4/26/21	3.5	G.S.	Removed debris in all common areas, removed deceased animal from road
4/26/21	8	L.N.	Removed pavers and installing fence
4/26/21	2.5	J.S.	Additional court maintenance
4/27/21	8	E.T.	Clean family pool filter and spray ground, clean lap pool pump basket, repair skimmer pump on lap pool lines leaking and tube bad, build fence for pool deck
4/27/21	8	T.C.	Worked on pool deck fence and pavers, make concrete umbrella holder
4/27/21	6	G.S.	Removed debris in all common areas, treated fire ant mounds in parks
4/27/21	4.5	J.S.	Additional court maintenance
4/28/21	6	E.T.	Repair paver on pool deck and install fence
4/28/21	8	T.C.	Worked on pool deck fence and pavers, make concrete umbrella holder
4/28/21	3.5	G.S.	Removed debris in all common areas, cleaned fountain at amenity center, maintenance work on golf cart
4/28/21	8	L.N.	Remove pavers and installing fence
4/28/21	2.5	J.S.	Additional court maintenance
4/29/21	8	T.C.	Worked on pool fence, dug hole for footer for pool shade, installed new door knob on shop door
4/29/21	3.5	G.S.	Removed debris in all common areas, cleaned up around shop
4/29/21	4.5	J.S.	Additional court maintenance
4/30/21	8	E.T.	Repair paver and install fence
4/30/21	8	T.C.	Worked on pool fence and pavers, made concrete umbrella stand, dug holes for footers for pool shade
4/30/21	5	L.N.	Stock supplies, installing fence and remove pavers, removed debris around amenity center
4/30/21	2.5	J.S.	Additional court maintenance

TOTAL 326.5

MILES 421

*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 05/05/21

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
MV				
MIDDLE VILLAGE				
OAKLEAF	4/6/21	Weed Killer	43.09	G.S.
	4/6/21	Electric Ring Terminal 3pk	4.12	G.S.
	4/6/21	Cooper Connector Lugs	6.59	G.S.
	4/6/21	Wire Brush	3.42	G.S.
	4/6/21	3pk Cleaning Brush	4.57	G.S.
	4/6/21	Fine Cutting Knife	4.57	G.S.
	4/6/21	Carb Choke Cleaner	4.58	G.S.
	4/6/21	Electric Contector Cleaner	10.32	G.S.
	4/6/21	Face Masks 16pk	40.22	G.S.
	4/6/21	Hand Sanitizer 128oz	28.72	G.S.
	4/6/21	DeWalt 2 Gallon Sprayer	40.22	G.S.
	4/6/21	55lb Mortar Mix	20.67	G.S.
	4/7/21	Nitrile Gloves 40pk	11.47	T.C.
	4/7/21	Clorox Disinfectant	20.68	T.C.
	4/7/21	Pine Sol	11.48	T.C.
	4/12/21	Claw Hammer	6.89	T.C.
	4/12/21	Caution Tape	5.16	T.C.
	4/13/21	1/4x3/4 Zinc Screw 50pc	9.83	T.C.
	4/13/21	#10x4" PG10 EXT Screw 1lb	10.90	T.C.
	4/13/21	Right Angle Adapter	22.97	T.C.
	4/13/21	Sheet Metal 1/4x1-1/2 (3)	4.07	T.C.
	4/14/21	Ryobi 1qt Electro Static Sprayer	493.35	J.S.
	4/14/21	Large Mortar Tub	14.93	S.A.
	4/20/21	Black Cow Fertilizer	9.10	J.S.
	4/20/21	Mirical Grow Potting Soil	4.91	J.S.
	4/20/21	Vigoro Garden Soil	4.57	J.S.
	4/20/21	Fire Ant Poison (8)	105.52	G.S.
	4/20/21	Ant Bait	22.97	G.S.
	4/21/21	14" English Flower Basket (2)	22.95	S.A.
	4/22/21	Pine Sol	17.22	T.C.
	4/22/21	Terry Towels 18pk	8.04	T.C.
	4/22/21	2 Gallon Sprayer	14.34	T.C.
	4/22/21	Roundup Weed Killer	11.20	T.C.
	4/22/21	1qt Mixing Container (2)	3.40	T.C.
	4/22/21	12" Coco Liner	8.03	J.S.
	4/22/21	14" English Flower Basket	11.48	J.S.
	4/23/21	1cuft Black Kow	6.06	J.S.
	4/23/21	Marble Chips (2)	10.76	J.S.
	4/23/21	Dipledania	26.43	J.S.
	4/26/21	Lock Handleset	32.17	J.S.
	4/27/21	80lb Sakrete (60)	290.49	J.S.
	4/28/21	2x4-8 Weathershield (6)	67.41	T.C.
	4/28/21	6" Screw 12pk	19.40	T.C.
	4/29/21	FlipToggle Anchors 1/4x2-1/2 Bolt 10pk	12.63	T.C.
	4/29/21	Schlage Key	3.08	T.C.
	4/29/21	Stainless Steel Contour Gauge	5.16	T.C.
	4/29/21	VAC Filter	14.36	T.C.
	4/30/21	Hex Bolts 50pk	15.01	S.A.
	4/30/21	5 gallon Bucket	4.35	S.A.
	4/30/21	HDX Spray Bottles (4)	10.49	S.A.
	5/3/21	Multi Tool Drill Combo	91.43	J.S.
	5/3/21	Flat Bar (3)	43.06	J.S.
	5/3/21	3/4"x6" Drill Bit	19.52	S.A.
	5/3/21	FlipToggle Anchors 1/4x2-1/2 Bolt 25pk	24.13	T.C.
	5/3/21	LED 4pk	15.85	T.C.
	5/3/21	Pine Sol	5.74	T.C.
	5/4/21	Ryobi 40v Leaf Blower	182.85	J.S.

5/4/21	Flat Bar	14.36	J.S.
5/4/21	2"x3/8" Rebar (6)	16.91	J.S.
5/4/21	4"x3/8" Rebar (2)	7.52	J.S.
5/4/21	T Square Straight Edge	4.59	J.S.
5/4/21	Mason Line	6.31	J.S.
5/4/21	Caution Tape	5.74	J.S.
5/5/21	Microfiber Towel 12pk	5.74	T.C.
5/5/21	Terry Towels 10pk	5.74	T.C.
5/5/21	Nitrile Gloves 50pk	14.93	T.C.
5/5/21	Terry Towels 18pk	8.04	T.C.
5/5/21	Zep Degreaser	17.24	T.C.
5/5/21	2x4-8 #2 PTGC (2)	19.02	T.C.
5/5/21	1-5/8" Coarse Drywall Screws 1lb	7.67	T.C.
5/5/21	Carbide 1-3/8" Sutting Tool	17.24	T.C.
5/5/21	4 Outlet Surge Protector	20.65	T.C.
5/5/21	1/2" Drill Bit	6.31	T.C.
5/5/21	1/4x2-1/2 Bolt 25pk	24.13	T.C.
5/5/21	Quikcrete Anchoring Cement 20lb	22.28	T.C.

TOTAL \$2,191.14



Invoice

Invoice #: 5290

Date: 04/30/21

Customer PO:

DUE DATE: 05/30/2021

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

#4043 - middle village micro install

Install micro tubing to all flower baskets and hibiscus pots around the amenity center
Irrigation

AMOUNT

\$680.00

Invoice Notes:

Thank you for your business!

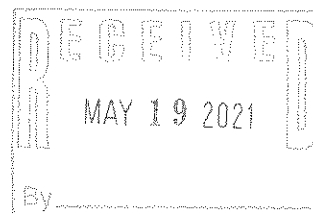
AMOUNT DUE THIS INVOICE

\$680.00

Code to:

Middle Village Repair and Replacements
34-600-538-64000

704



FOURTH ORDER OF BUSINESS

RESOLUTION 2021-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A RULE SETTING FORTH AN ANNUAL NON-LANDOWNER USER RATE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Middle Village Community Development District (“**District**”) is organized and exists pursuant to the provisions of the Uniform Community Development District Act of 1980, codified as Chapter 190 of the Florida Statutes (“**Act**”); and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules governing the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors previously directed staff to publish notice of its proposed Rule for Non-Landowner Annual User Rate to be \$2,200 (the “**Rule**”); and

WHEREAS, the District published notices regarding the Rule in accordance with Florida Law and held a public hearing on the Rule on June 14, 2021; and

WHEREAS, the Board of Supervisors has analyzed the District’s amenities, as well as the costs to construct, reconstruct, install, replace, repair, operate and maintain the same; and

WHEREAS, the Board of Supervisors has analyzed the level of debt service assessments paid and to be paid by unit owners within the District (“**Landowners**”); and

WHEREAS, the Board of Supervisors has analyzed the level of operation and maintenance assessments paid by Landowners; and

WHEREAS, the Board of Supervisors has analyzed the wear and tear on community facilities, both publicly and privately-owned, that is anticipated to be created by additional use of the facilities by non-landowners, the cost of which is required to be paid for by Landowners within the District; and

WHEREAS, the Board of Supervisors has considered the fact that non-landowner users bear no financial responsibility for general liabilities of the District in the operation of the District property, including the property used by non-landowner users, whereas Landowners are subject to special assessments under Florida law to satisfy such liabilities; and

WHEREAS, the Board of Supervisors has analyzed the anticipated treatment of District facilities by persons using the facilities without a sense of ownership; and

WHEREAS, the Board of Supervisors has analyzed and considered the possibility of daily user rates and monthly user rates for non-landowners, and believes it will be too inefficient and costly to administer daily and monthly user rates, and therefore, daily and monthly user rates are not feasible or in the best interests of the District, its constituents or the public; and

WHEREAS, the Board of Supervisors has considered that Landowners cannot be given the option of daily or monthly commitments to pay for the amenities and therefore an annual non-landowner user rate is consistent with the obligations of Landowners; and

WHEREAS, the Board of Supervisors finds that the adoption of the Rule, as set forth in Exhibit A, is appropriate, fair and in the best interests of the District, its constituents and the public.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

SECTION 1. This Resolution is adopted pursuant to Chapters 190, *Florida Statutes*.

SECTION 2. Based on the analysis outlined in the recitals above and the information introduced at the public hearing on this proposed rate, which are incorporated herein as findings by the Board of Supervisors, the Board of Supervisors concludes: 1) that an annual non-landowner user fee structure is appropriate, fair and in the best interests of the District, Landowners, its constituents and the public; and 2) a Non-Landowner Annual User Rate of twenty-two hundred dollars (\$2,200.00) per year is established for up to six (6) related individuals residing in the same household and is non-transferable; 3) the Non-Landowner Annual User Rate shall cover the period from October 1 until September 30, and shall not be subject to proration; and 4) non-landowner users shall be subject to the District's policies and rules, as amended from time to time. The Rule, attached hereto as **Exhibit A**, is hereby adopted pursuant to this Resolution as necessary for the conduct of District business.

SECTION 3. The Rule shall take effect immediately and remain in full force and effect until such time as the Board of Supervisors amends or terminates the Rule. The Rule supersedes any prior rule establishing a Non-Landowner Annual User Rate.

SECTION 4. If any provision of this Resolution is determined to be illegal or invalid by a court of competent jurisdiction, such illegal or invalid provision shall be of no force or effect; however, the remaining provisions of this Resolution shall continue in full force and effect.

SECTION 5. This Resolution shall be effective upon adoption by the Board of Supervisors of the District.

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DONE AND RESOLVED, this 14th day of June, 2021 by the Board of Supervisors of the Middle Village Community Development District.

**MIDDLE VILLAGE COMMUNITY
DEVELOPMENT DISTRICT**

Chairman / Vice-Chairman

ATTEST:

District Secretary

Exhibit A

The Annual Non-Landowner User Rate is \$2,200 for up to six (6) related individuals residing in the same household and is non-transferable. The Annual Non-Landowner User Rate shall cover the time period from October 1 until September 30, and shall not be subject to proration. Non-Landowner Users shall be subject to the District's policies and rules, as amended from time to time.

SIXTH ORDER OF BUSINESS

RESOLUTION 2021-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2021/2022 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, 2021, proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("**Fiscal Year 2021/2022**"); 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 2021/2022 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 for the following date, hour and location:

DATE: _____

HOUR: _____

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 14TH DAY OF JUNE, 2021.

ATTEST:

**MIDDLE VILLAGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Middle Village Community Development District



Proposed Budget

FY2022



**Middle Village
Community Development District**

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Middle Village

Community Development District

General Fund

Description	Amended Budget FY 2021	Actual Thru 4/30/21	Next 5 Months	Projected Thru 9/30/21	Proposed Budget FY 2022
<u>Revenues</u>					
Maintenance Assessments	\$ 215,687	\$ 203,576	\$ 12,111	\$ 215,687	\$ 215,687
Interest Income	\$ 5,000	\$ 187	\$ 150	\$ 337	\$ 350
Carry Forward Surplus	\$ 200,000	\$ 200,000	\$ -	\$ 200,000	\$ -
Total Revenues	\$ 420,687	\$403,762	\$ 12,261	\$ 416,023	\$ 216,037
<u>Expenditures</u>					
Supervisors Fees	\$ 12,000	\$ 7,000	\$ 5,000	\$ 12,000	\$ 12,000
Travel	\$ 209	\$ -	\$ 100	\$ 100	\$ 200
FICA Expense	\$ 918	\$ 536	\$ 383	\$ 918	\$ 918
Engineering	\$ 10,500	\$ -	\$ 5,000	\$ 5,000	\$ 10,500
Trustee	\$ 15,144	\$ 15,100	\$ -	\$ 15,100	\$ 15,100
Dissemination Agent	\$ 2,500	\$ 2,458	\$ 875	\$ 3,333	\$ 3,350
Assessment Roll	\$ 7,928	\$ 7,550	\$ -	\$ 7,550	\$ 7,550
Attorney	\$ 45,000	\$ 17,128	\$ 27,500	\$ 44,628	\$ 45,000
Attorney-Foreclosure	\$ 10,000	\$ -	\$ 5,000	\$ 5,000	\$ 10,000
Arbitrage	\$ 750	\$ -	\$ 750	\$ 750	\$ 750
Annual Audit	\$ 5,900	\$ -	\$ 5,900	\$ 5,900	\$ 5,900
Management Fees	\$ 59,963	\$ 34,978	\$ 24,985	\$ 59,963	\$ 61,762
Information Technology	\$ 2,350	\$ 1,487	\$ 1,062	\$ 2,550	\$ 2,550
Telephone	\$ 425	\$ 207	\$ 215	\$ 422	\$ 425
Postage	\$ 600	\$ 242	\$ 355	\$ 597	\$ 600
Printing & Binding	\$ 2,700	\$ 1,172	\$ 950	\$ 2,122	\$ 2,700
Records Storage	\$ 200	\$ -	\$ 100	\$ 100	\$ 200
Insurance	\$ 11,137	\$ 11,173	\$ -	\$ 11,173	\$ 12,251
Legal Advertising	\$ 1,500	\$ 822	\$ 600	\$ 1,422	\$ 1,500
Other Current Charges	\$ 150	\$ 74	\$ 75	\$ 149	\$ 150
Office Supplies	\$ 300	\$ 158	\$ 140	\$ 298	\$ 300
Website Compliance	\$ 2,250	\$ 1,313	\$ 938	\$ 2,250	\$ 2,250
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Reserves	\$ 28,088	\$ 28,088	\$ -	\$ 28,088	\$ 19,906
Interfund Transfer Out	\$ 200,000	\$ 200,000	\$ -	\$ 200,000	\$ -
Administrative Expenses	\$ 420,687	\$329,660	\$ 79,927	\$ 409,587	\$ 216,037
EXCESS REVENUES / (EXPENDITURES)	\$ -	\$ 74,103	\$ (67,666)	\$ 6,437	\$ -

Middle Village
Community Development District
BUDGET
Fiscal Year 2022

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.

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.

Middle Village
Community Development District
BUDGET
Fiscal Year 2022

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

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Middle Village
Community Development District
BUDGET
Fiscal Year 2022

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	Amended Budget FY 2021	Actual Thru 4/30/21	Projected 5 Months	Projected Thru 9/30/21	Proposed Budget FY 2022
<u>Revenues</u>					
Maintenance Assessments	\$ 1,501,738	\$ 1,579,439	\$ 13,076	\$ 1,592,515	\$ 1,592,515
Interest Income	\$ 5,000	\$ 458	\$ 400	\$ 858	\$ 1,000
Miscellaneous Revenue	\$ -	\$ 1,456	\$ 1,000	\$ 2,456	\$ 2,500
Amenities Revenue	\$ 55,000	\$ 45,255	\$ 34,500	\$ 79,755	\$ 80,000
Cost Share Revenue-South Village	\$ 36,662	\$ 28,781	\$ -	\$ 28,781	\$ 36,662
Carry Forward Surplus	\$ 775,766	\$ 775,766	\$ -	\$ 775,766	\$ -
Total Revenues	\$ 2,374,166	\$2,431,157	\$ 48,976	\$ 2,480,133	\$ 1,712,677
<u>Expenditures</u>					
<u>Administrative</u>					
Management Fees - On Site Staff	\$ 293,904	\$ 171,444	\$ 122,460	\$ 293,904	\$ 293,904
Insurance	\$ 52,534	\$ 51,938	\$ -	\$ 51,938	\$ 52,916
Other Current Charges	\$ 4,000	\$ 1,765	\$ 2,205	\$ 3,970	\$ 4,000
Permit Fees	\$ 1,500	\$ 640	\$ 700	\$ 1,340	\$ 1,500
Office Supplies	\$ 500	\$ -	\$ 250	\$ 250	\$ 500
Capital Reserve	\$ 31,861	\$ 31,861	\$ -	\$ 31,861	\$ -
Administrative Expenses	\$ 384,299	\$ 257,648	\$ 125,615	\$ 383,263	\$ 352,820
<u>Maintenance</u>					
Security	\$ 75,000	\$ 25,415	\$ 65,000	\$ 90,415	\$ 150,000
Security Clay County	\$ 47,000	\$ 20,739	\$ 26,230	\$ 46,969	\$ 47,000
Electric	\$ 18,000	\$ 8,050	\$ 9,750	\$ 17,800	\$ 18,000
Streetlighting	\$ 32,000	\$ 17,339	\$ 13,335	\$ 30,674	\$ 32,000
Irrigation Maintenance	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 5,000
Landscape Maintenance	\$ 437,143	\$ 255,000	\$ 182,143	\$ 437,142	\$ 437,143
Common Area Maintenance	\$ 54,847	\$ 24,906	\$ 39,420	\$ 64,326	\$ 65,000
Lake Maintenance	\$ 23,668	\$ 10,633	\$ 9,000	\$ 19,633	\$ 20,000
Miscellaneous Maintenance	\$ 5,000	\$ 70	\$ 345	\$ 415	\$ 5,000
Common Area Expenses	\$ 697,658	\$ 362,151	\$ 347,723	\$ 709,874	\$ 779,143
<u>Recreation Facility</u>					
Amenity Staff	\$ 145,000	\$ 50,272	\$ 95,000	\$ 145,272	\$ 160,000
Janitorial	\$ 49,976	\$ 26,154	\$ 20,820	\$ 46,974	\$ 55,000
Telephone	\$ 7,200	\$ 4,948	\$ 3,575	\$ 8,523	\$ 8,600
Electric	\$ 78,000	\$ 30,625	\$ 32,500	\$ 63,125	\$ 65,000
Water / Sewer	\$ 45,000	\$ 16,699	\$ 28,500	\$ 45,199	\$ 46,000
Gas/Heat (Pool)	\$ 20,000	\$ 16,897	\$ 15,000	\$ 31,897	\$ 32,000

Middle Village

Community Development District

Recreation Fund

Description	Amended Budget FY 2021	Actual Thru 4/30/21	Projected 5 Months	Projected Thru 9/30/21	Proposed Budget FY 2022
Refuse Service	\$ 14,200	\$ 11,602	\$ 8,350	\$ 19,952	\$ 20,000
Pool Maintenance & Chemicals	\$ 72,318	\$ 18,100	\$ 20,000	\$ 38,100	\$ 45,000
Cable	\$ 5,102	\$ 3,289	\$ 2,451	\$ 5,740	\$ 5,800
Special Events	\$ 5,000	\$ 1,076	\$ 3,850	\$ 4,926	\$ 5,000
Office Supplies and Equipment	\$ 1,500	\$ 507	\$ 800	\$ 1,307	\$ 1,500
Facility Maintenance - General	\$ 47,707	\$ 25,913	\$ 17,500	\$ 43,413	\$ 55,500
Facility Maintenance - Preventive Contracts	\$ 15,350	\$ 4,402	\$ 10,850	\$ 15,252	\$ 15,350
Facility Maintenance - Contingency	\$ 27,600	\$ 8,998	\$ 2,500	\$ 11,498	\$ 2,764
Elevator Maintenance	\$ 2,576	\$ 1,634	\$ 1,500	\$ 3,134	\$ 3,200
Recreation Passes	\$ 5,000	\$ 1,464	\$ 3,500	\$ 4,964	\$ 5,000
Lighting Repairs	\$ 10,000	\$ 4,637	\$ 5,350	\$ 9,987	\$ 10,000
Tennis Court Maintenance	\$ 40,680	\$ 19,510	\$ 25,000	\$ 44,510	\$ 45,000
Interfund Transfer Out	\$ 700,000	\$ 700,000	\$ -	\$ 700,000	\$ -
Total Recreation Facility	\$ 1,292,209	\$ 946,727	\$ 297,046	\$ 1,243,773	\$ 580,714
Total Expenses	\$ 2,374,166	\$1,566,526	\$ 770,384	\$ 2,336,910	\$ 1,712,677
EXCESS REVENUES / (EXPENDITURES)	\$ -	\$ 864,631	\$ (721,408)	\$ 143,223	\$ -

**Middle Village
Community Development District**

BUDGET
Fiscal Year 2022

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 2022

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
Total	\$ 1,500

Office Supplies

Miscellaneous office supplies for onsite manager and rental coordinator.

Middle Village
Community Development District
 BUDGET
 Fiscal Year 2022

Capital Reserve

Established to maintain community service levels at present standards for budgeted fiscal year.

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	\$ 12,500	\$ 150,000
Contingency/Extra Coverage	\$ -	\$ -
Total	\$ 12,500	\$ 150,000

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	\$ 329
6144521	384 Oakleaf Plantation Boulevard	\$ 116	\$ 1,389
6177042	726-1 Chestnut Chase Drive	\$ 47	\$ 559
6214282	707 Oak Leaf Plantation Pkwy	\$ 144	\$ 1,723
6411763	4222-1 Plantation Oaks Blvd	\$ 209	\$ 2,505
7131568	893-1 Cardinal Hills Street	\$ 28	\$ 339
7131600	508-1 Chestwood Chase Drive	\$ 32	\$ 386
7131634	3215-1 Live Oak Hollow Drive	\$ 33	\$ 401
7131642	1016-1 Oakleaf Plantation Parkway	\$ 29	\$ 345
7131691	1225-1 Deerview Lane	\$ 28	\$ 338
7138258	3786-1 Timberline Drive	\$ 30	\$ 355
7709488	711-1 Oak Leaf Plantation	\$ 54	\$ 646
7778707	4219-1 Plantation Oaks Blvd	\$ 63	\$ 761
8339848	1097-1 Oakleaf Planta U/G	\$ 50	\$ 605
8455321	713-1 Oakleaf Plantation Pkwy	\$ 92	\$ 1,104
8455347	573-2 Oakleaf Plantation Pkwy	\$ 112	\$ 1,347
	Contingency	\$ 406	\$ 4,868
Total		\$ 1,500	\$ 18,000

Middle Village
Community Development District
BUDGET
Fiscal Year 2022

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
Total		\$ 2,667	\$ 32,000

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	\$ 36,429	\$ 437,143
Total	\$ 36,429	\$ 437,143

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 2022

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	\$ 178	\$ 2,132
Total	\$ 1,667	\$ 20,000

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	\$ 3,783	\$ 45,400
Contingency	\$ 150	\$ 1,800
Supplies	\$ 650	\$ 7,800
Total	\$ 4,583	\$ 55,000

Middle Village Community Development District

BUDGET
Fiscal Year 2022

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	\$ 583	\$ 7,000
Contingency	\$ 133	\$ 1,600
Total	\$ 717	\$ 8,600

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	\$ 3,000	\$ 36,000
8353831	853 Oakleaf Plantation Pkwy (Pool)	\$ 1,750	\$ 21,000
	Contingency	\$ 667	\$ 8,000
Total		\$ 5,417	\$ 65,000

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
Total JEA		\$ 1,150	\$ 12,000
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
Total CCUA		\$ 2,461	\$ 29,532
	Contingency	\$ 372	\$ 4,468
Total Water/Sewer/Reclaim		\$ 3,983	\$ 46,000

**Middle Village
Community Development District**

BUDGET
Fiscal Year 2022

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
Pool maintenance/chemiclas	\$ 2,500	\$ 30,000
Contingency	\$ 1,250	\$ 15,000
Total	\$ 3,750	\$ 45,000

Cable

The District currently uses Comcast for cable services.

Description	Monthly	Annual
Tennis	\$ 70	\$ 839
Fitness	\$ 413	\$ 4,961
Total	\$ 483	\$ 5,800

Special Events

Monthly events and organized functions the Amenity Center Director provide for all residents of Oakleaf Plantation.

Office Supplies and Equipment

Office supplies for the Amenity Center.

**Middle Village
Community Development District**

BUDGET
Fiscal Year 2022

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.

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	\$ 86	\$ 1,034
Total	\$ 246	\$ 3,200

Recreation Passes

Entry cards are issued to all CDD residents for facility access. Recreation Passes include the cards, ribbon, cleaner, guest cards etc.

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.

Middle Village

Community Development District

Debt Service Fund

Series 2018-1/2018-2

Description	Adopted Budget FY 2021	Actual Thru 4/30/21	Next 5 Months	Projected Thru 9/30/21	Proposed Budget FY 2022
Revenues					
Carry Forward Surplus	\$613,846	\$795,335	\$0	\$795,335	\$757,796
Special Assessments	\$2,145,533	\$2,062,645	\$82,888	\$2,145,533	\$2,145,533
Special Assessments- Prepayment	\$0	\$678,517	\$0	\$678,517	\$0
Interest Income	\$5,000	\$387	\$250	\$637	\$700
Total Revenues	\$2,764,379	\$3,536,884	\$83,138	\$3,620,022	\$2,904,029
Expenditures					
Series 2018A-1					
Interest 11/1	\$409,688	\$409,675	\$0	\$409,675	\$379,658
Special Call 11/1	\$0	\$64,000	\$0	\$64,000	\$0
Interest 5/1	\$409,689	\$0	\$409,689	\$409,675	\$379,658
Principal 5/1	\$1,044,000	\$0	\$1,044,000	\$1,042,000	\$1,042,000
Special Call 5/1	\$0	\$0	\$605,000	\$605,000	\$0
Series 2018A-2					
Interest 11/1	\$63,438	\$63,438	\$0	\$63,438	\$58,638
Special Call 11/1	\$0	\$10,000	\$0	\$10,000	\$0
Interest 5/1	\$63,438	\$0	\$63,438	\$63,438	\$58,638
Principal 5/1	\$120,000	\$0	\$120,000	\$120,000	\$120,000
Special Call 5/1	\$0	\$0	\$75,000	\$75,000	\$0
Other Financing Sources					
Interfund Transfer Out	\$0	0	\$0	\$0	\$0
Other Debt Costs	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$2,110,252	\$547,113	\$2,317,127	\$2,862,226	\$2,038,592
EXCESS REVENUES / (EXPENDITURES)	\$654,127	\$2,989,770	(\$2,233,989)	\$757,796	\$865,437

Interest November 1, 2022

Series 2018-1

\$362,309

Series 2018-2

\$55,938

\$418,247

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
05/01/21	\$ 19,975,000	\$ 1,042,000.00	\$ 409,975	\$ 1,451,975
11/01/21	\$ 18,933,000		\$ 379,658	\$ 1,801,317
05/01/22	\$ 18,933,000	\$ 1,042,000.00	\$ 379,658	
11/01/22	\$ 17,891,000		\$ 362,309	\$ 1,802,618
05/01/23	\$ 17,891,000	\$ 1,078,000.00	\$ 362,309	
11/01/23	\$ 16,813,000		\$ 343,498	\$ 1,802,996
05/01/24	\$ 16,813,000	\$ 1,116,000.00	\$ 343,498	
11/01/24	\$ 15,697,000		\$ 323,466	\$ 1,804,932
05/01/25	\$ 15,697,000	\$ 1,158,000.00	\$ 323,466	
11/01/25	\$ 14,539,000		\$ 301,985	\$ 1,806,970
05/01/26	\$ 14,539,000	\$ 1,203,000.00	\$ 301,985	
11/01/26	\$ 13,336,000		\$ 278,948	\$ 1,807,895
05/01/27	\$ 13,336,000	\$ 1,250,000.00	\$ 278,948	
11/01/27	\$ 12,086,000		\$ 254,448	\$ 1,809,895
05/01/28	\$ 12,086,000	\$ 1,301,000.00	\$ 254,448	
11/01/28	\$ 10,785,000		\$ 228,493	\$ 1,810,985
05/01/29	\$ 10,785,000	\$ 1,354,000.00	\$ 228,493	
11/01/29	\$ 9,431,000		\$ 201,006	\$ 1,813,013
05/01/30	\$ 9,431,000	\$ 1,411,000.00	\$ 201,006	
11/01/30	\$ 8,020,000		\$ 171,869	\$ 1,813,738
05/01/31	\$ 8,020,000	\$ 1,470,000.00	\$ 171,869	
11/01/31	\$ 6,550,000		\$ 141,146	\$ 1,816,292
05/01/32	\$ 6,550,000	\$ 1,534,000.00	\$ 141,146	
11/01/32	\$ 5,016,000		\$ 108,625	\$ 1,817,251
05/01/33	\$ 5,016,000	\$ 1,600,000.00	\$ 108,625	
11/01/33	\$ 3,416,000		\$ 74,305	\$ 1,819,611
05/01/34	\$ 3,416,000	\$ 1,671,000.00	\$ 74,305	
11/01/34	\$ 1,745,000		\$ 38,128	\$ 1,821,257
05/01/35	\$ 1,745,000	\$ 1,745,000.00	\$ 38,128	
11/01/35				
Total		\$ 19,975,000	\$ 6,415,770	\$ 25,348,770

Middle Village

Community Development District

Amortization Schedule

Series 2018-2, Special Assessment Refunding Bonds

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/21	\$ 2,565,000	\$ 120,000	\$ 63,438	\$ 183,438
11/01/21	\$ 2,370,000		\$ 58,638	
05/01/22	\$ 2,370,000	\$ 120,000	\$ 58,638	\$ 237,275
11/01/22	\$ 2,250,000		\$ 55,938	
05/01/23	\$ 2,250,000	\$ 125,000	\$ 55,938	\$ 236,875
11/01/23	\$ 2,125,000		\$ 53,125	
05/01/24	\$ 2,125,000	\$ 130,000	\$ 53,125	\$ 236,250
11/01/24	\$ 1,995,000		\$ 49,875	
05/01/25	\$ 1,995,000	\$ 140,000	\$ 49,875	\$ 239,750
11/01/25	\$ 1,855,000		\$ 46,375	
05/01/26	\$ 1,855,000	\$ 145,000	\$ 46,375	\$ 237,750
11/01/26	\$ 1,710,000		\$ 42,750	
05/01/27	\$ 1,710,000	\$ 155,000	\$ 42,750	\$ 240,500
11/01/27	\$ 1,555,000		\$ 38,875	
05/01/28	\$ 1,555,000	\$ 160,000	\$ 38,875	\$ 237,750
11/01/28	\$ 1,395,000		\$ 34,875	
05/01/29	\$ 1,395,000	\$ 170,000	\$ 34,875	\$ 239,750
11/01/29	\$ 1,225,000		\$ 30,625	
05/01/30	\$ 1,225,000	\$ 180,000	\$ 30,625	\$ 241,250
11/01/30	\$ 1,045,000		\$ 26,125	
05/01/31	\$ 1,045,000	\$ 190,000	\$ 26,125	\$ 242,250
11/01/31	\$ 855,000		\$ 21,375	
05/01/32	\$ 855,000	\$ 200,000	\$ 21,375	\$ 242,750
11/01/32	\$ 655,000		\$ 16,375	
05/01/33	\$ 655,000	\$ 205,000	\$ 16,375	\$ 237,750
11/01/33	\$ 450,000		\$ 11,250	
05/01/34	\$ 450,000	\$ 220,000	\$ 11,250	\$ 242,500
11/01/34	\$ 230,000		\$ 5,750	
05/01/35	\$ 230,000	\$ 230,000	\$ 5,750	\$ 241,500
11/1/35				
Total		\$ 2,370,000	\$ 983,900	\$ 3,353,900

Middle Village CDD
Operation and Maintenance Assessment Allocation

Description	Single Family	Multi-Family	High Density Mult-Family	High Density MF & Aquatics	Commercial/ Office	Total
Units	1,114	909 (1)	228 (2)	704 (3)	330,000 Sq.Ft.	
Gross Per Units	\$ 723.77	\$ 588.41	\$ 550.18	\$ 488.03	\$ 0.34	
Gross Assessment	\$ 806,281	\$ 534,865	\$ 125,440	\$ 343,573	\$ 112,431	\$ 1,922,590
Net Assessment (.94)	\$ 758,872	\$ 502,773	\$ 117,914	\$ 322,959	\$ 105,685	\$ 1,808,202

Allocation By Fund

General Fund	\$ 215,687
Recreation Fund	\$ 1,592,515
Total	\$ 1,808,202

(1) Includes Cambridge 172 units, Coventry 130 units, Chestnut Ridge 148 units, Briar Oaks 209 units, and Willow Brook 200 units.

(2) Includes Preserve 228 units.

(3) 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 2021	Actual Thru 4/30/21	Next 5 Months	Projected Thru 9/30/21	Proposed Budget FY 2022
REVENUES:					
Interest	\$5,000	\$623	\$550	\$1,173	\$1,200
Capital Reserve - Transfer In	\$31,861	\$31,861	\$0	\$31,861	\$0
General Reserve - Transfer In	\$28,088	\$28,088	\$0	\$28,088	\$19,906
Interfund Transfer In	\$0	\$900,000	\$0	\$900,000	\$0
Carryforward	\$742,020	\$742,020	\$0	\$742,020	\$1,580,542
TOTAL REVENUES	\$806,969	\$1,702,592	\$550	\$1,703,142	\$1,601,648
EXPENDITURES:					
Repair Replacements	\$104,471	\$72,600	\$50,000	\$122,600	\$125,000
Capital Projects	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$104,471	\$72,600	\$50,000	\$122,600	\$125,000
EXCESS REVENUES (EXPENDITURES)	\$702,498	\$1,629,992	(\$49,450)	\$1,580,542	\$1,476,648

Middle Village
Community Development District

Exhibit "A"

Allocation of Operating Reserves

Estimated Funds Available - First Quarter Operating Capital

General Fund - Beginning Fund Balance - 10/1/20	\$ 347,415
Recreation Fund - Beginning Fund Balance - 10/1/20	\$ 1,336,185
Estimated General Excess Revenues - Fiscal Year 2021	\$ 6,437
Estimated Recreation Excess Revenues - Fiscal Year 2021	\$ 143,223
	<hr/>
Total Estimated Operating Funds Available - 9/30/2021	<u><u>\$ 1,833,260</u></u>

Allocation of Funds Available - First Quarter Operating Capital

General Fund Operating Reserve - First Quarter Operating Capital	\$ 54,009
Recreation Fund Operating Reserve - First Quarter Operating Capital	\$ 428,169
Total Reserve	<hr/>
	<u><u>\$ 482,178</u></u>
	<hr/>
Total Working Capital Surplus	<u><u>\$ 1,351,081</u></u>

Projected Capital Reserve Funds Available for FY 2021

Capital Reserve Funds - Beginning Fund Balance

Capital Reserve- Beginning Fund Balance - 10/1/20	\$ 900,000
Projected Capital Excess Revenues - Fiscal Year 2021	<u>\$ 680,542</u>
Total Estimated Reserve Funds Available - 9/30/20	<u>\$ 1,580,542</u>
	<hr/>
Recreation Fund - General Reserve	\$ -
General Fund - Reserves	<u>\$ 19,906</u>
Total Funding Fiscal Year 2021	<u>\$ 19,906</u>
	<hr/>
Total Estimate Reserve Fund Balances - 9/30/22	<u><u>\$ 1,600,448</u></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

Memorandum

Date: June 2021
To: Board of Supervisors
From: GMS – OakLeaf Operations Manager

Community:

Special Events

- Report on: Dive in Movies, Schools out pool party
- Upcoming event: Dog Park opening at DB , Summer nights at Oakleaf, Dive in August

Aquatics

- Pools fully open
- Swim team and Swim meets (done as of the 12th) in progress
- Requests for pool usage during High School Swim Season
- Aqua Zumba taking place at DB pools

Amenity Usage

- *Total Facilities Usage – 5283*
- *Average daily usage – 170*

Card counts:

MV Owners	60
MV Renters	78
MV Replacements	25
MV Updated	20

Total cards printed: 472 (both districts)

Rentals

- *6 of 30 days rented in April , 2 of 4 weekends rented*
- *3 Grand Ballroom rentals, 0 Grand Lawn rental, 0 Bridal Suite rentals, 4 patio rentals*

Middle Village Community Development District (CDD)

845 Plantation Oaks Parkway, Orange Park, FL 32065

904-375-9285; manager@oakleafresidents.com

Memorandum

Operations:

- Training and acclimation for security staff at facilities

MAINTENANCE

- Pressure Wash pavers and concrete decking surfaces at pools
- Inspect and coordinate repair of sidewalk at pool deck entry
- Repair and replace multiple planks at Tennis court walkway
- Pour and install new concrete umbrella bases for pool decks
- Change out of Tennis walkway (concrete work) begun will begin second half at end of summer (and end of summer camp)
- HVAC work completed at Grand Banquet room
- HVAC inspection for aquatics office and concession stand completed
- Begin audit of access cards – finalization will be determined by policies
- Finalize shade sail work at Adult Pool Deck
- Rekey of multiple lock cylinders at Amenity Center
- Replace lock set on Women's bathroom at Amenity Center
- Replace batteries (6 – 8 volt) on Tennis Sweeper cart
- Repair filter grid pipes at Slide Pool
- Inspect sinkhole repairs made pond-side in the fall – will begin to replace sod
- Repair multiple pavers on pool deck at Adult Pool
- Prep deck and facilities for swim meets
- Inspect wiring for 12 volt lighting at trees and facilities
- Cut backing for new and replacement signs – ongoing
- Coordinate repairs to irrigation clock at Bell Tower (vandalism)
- Inspect lighting at Promenade
- Coordinate repairs of lighting at promenade damaged during construction
- Coordinate repairs of irrigation at promenade (damage due to construction)
- Data collection for Florida Department of Labor
- 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 5/9. Forest Brook, Creekview, Oakpoint, and Timberlake completed 5/21.

Middle Village Community Development District (CDD)

845 Plantation Oaks Parkway, Orange Park, FL 32065

904-375-9285; manager@oakleafresidents.com

Memorandum

Landscaping

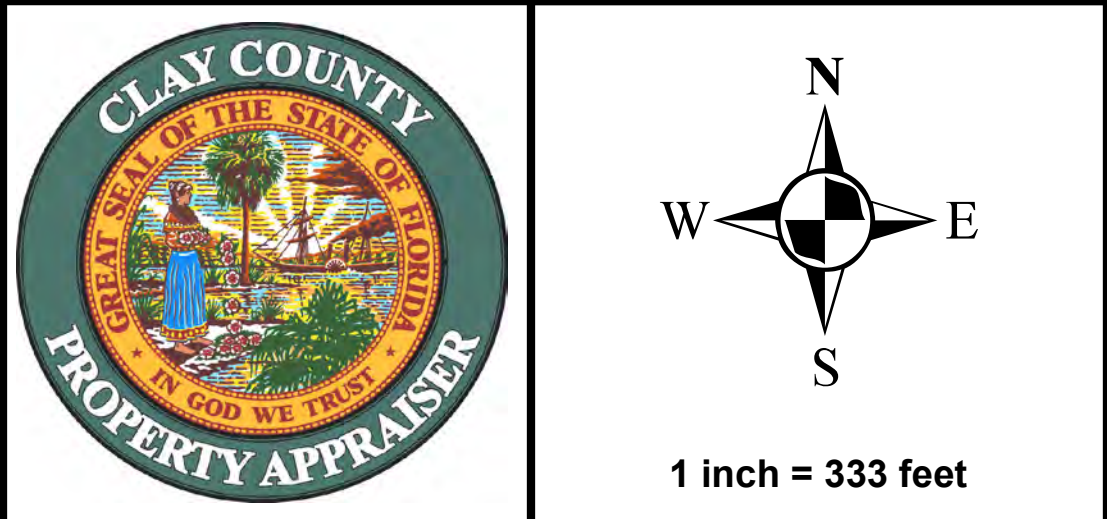
- *Tree Trimming throughout – on going*
- *Mainline repairs at softball fields and amenity center lines*
- *Mainline repair at Plantation Oaks pkwy completed*
- *Mainline repair at Oakleaf Plantation pkwy (near publix) completed*
- *Monthly report for May submitted and filed at Operations office*

For questions, comments, or clarification, please contact:

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

jsoriano@gmsnf.com

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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

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