

MIDDLE VILLAGE
Community Development District

SEPTEMBER 7, 2021

AGENDA

Middle Village Community Development District

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

August 31, 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 **Tuesday, September 7, 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. Organizational Matters
 - A. Acceptance of Resignation from Mike Reynolds
 - B. Consideration of Appointing a New Supervisor to Fill the Vacancy
 - C. Oath of Office for Newly Appointed Supervisor
 - D. Consideration of Resolution 2021-09 Designating Officers
- IV. Approval of Consent Agenda
 - A. Approval of the Minutes of the August 9, 2021 Meeting
 - B. Financial Statements
 - C. Assessment Receipts Schedule
 - D. Check Registers
- V. Consideration of Amendment to Fee Agreement with Hopping Green & Sams
- VI. Acceptance of the Annual Engineer's Report for Fiscal Year 2021

- VII. Public Hearing for the Purpose of Adopting the Fiscal Year 2022 Budget
 - A. Consideration of Resolution 2021-10, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2022
 - B. Consideration of Resolution 2021-11, Imposing Special Assessments and Certifying an Assessment Roll
- VIII. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - 1. Consideration of Work Authorization for Onsite Management and Maintenance Contract Administration for FY22
 - 2. Consideration of Work Authorization for General Maintenance Services for FY22
 - 3. Consideration of Work Authorization for Professional Tennis Services for FY22
 - D. Operations Manager - Memorandum
- IX. Audience Comments (limited to three minutes) / Supervisor's Requests
- X. Next Scheduled Meeting – October 11, 2021 @ 2:00 p.m. at the Plantation Oaks Amenity Center
- XI. 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

D.

RESOLUTION 2021-09

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
MIDDLE VILLAGE COMMUNITY DEVELOPMENT
DISTRICT DESIGNATING THE OFFICERS OF THE
DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, Middle Village Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of Orange Park, Florida; and

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

NOW, THEREFORE, be it resolved by the Board of Supervisors of Middle Village Community Development District:

SECTION 1. _____ is appointed Chairman.

SECTION 2. _____ is appointed Vice Chairman.

SECTION 3. _____ is appointed Secretary and Treasurer.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Treasurer.

_____ is appointed Assistant Secretary.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 7TH DAY OF SEPTEMBER, 2021.

ATTEST

**MIDDLE VILLAGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH 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, August 9, 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 (by phone)

Also present were:

Jim Perry	District Manager
Mike Eckert	District Counsel
Jay Soriano	Operations Manager
Chalon Suchsland	VerdeGo Landscape
Marilee Giles	GMS

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 were no members of the public in attendance.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of the Minutes of the July 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 June 30th, your assessment receipts schedule showing you are 100% collected and the check register totaling \$96,614.

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

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2021-08,
Designating Officers**

Mr. Perry stated we are asking the Board to keep the current slate of officers as-is, other than adding Ms. Giles as Secretary and Assistant Treasurer and removing myself.

Mr. Swartz asked is this effective today?

Mr. Perry responded it can be effective today and she can sign the documents.

On MOTION by Mr. Morris seconded by Mr. Steiner with all in favor Resolution 2021-08, designating Ms. Giles as Secretary and Assistant Treasurer was approved.

FIFTH ORDER OF BUSINESS

Discussion on the Fiscal Year 2022 Budget

Mr. Perry stated this item is a placeholder. We don't have any changes to report right now. We will be updating the year-to-date actuals for the next meeting, which will include adoption of the budget. We don't expect any material changes. Our assessments are set at the same levels as last year.

SIXTH ORDER OF BUSINESS

**Consideration of Designating a Regular
Meeting Schedule for Fiscal Year 2022**

Mr. Perry stated the only date we questioned, and we've done this before, but your February meeting is the 14th so we didn't know if you wanted to change that or not.

The Board had no objections to the February 14, 2022 meeting date.

On MOTION by Mr. Morris seconded by Mr. Swartz with all in favor the Fiscal Year 2022 meeting schedule was approved as presented.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel – Consideration of HGS Rate Adjustment

Mr. Eckert stated every year at the end of the calendar year we reevaluate our rates and sometimes we propose adjustments to those rates and sometimes we do not. The last time that we proposed an adjustment to our rate was in 2019. The rate adjustments that are proposed would not take effect until October 1. The proposed adjustment is \$15 an hour for myself, paralegals

would increase to \$150 from \$130 and then the associate rates, which you don't have a lot of associates that work on your project, would be somewhere in the range of \$265 and \$285. I would ask the Board if they would consider this request for an adjustment. It will not affect the amount you have budgeted for next year.

On MOTION by Mr. Morris seconded by Mr. Steiner with all in favor the rate adjustments for Hopping, Green & Sams were approved.

Mr. Eckert stated we are reaching out to insurance companies to talk to them about the revised CDC guidance to see if there is anything they are expecting the District to do in relation to that and if we find anything out, we will communicate that with Jay and Jim and let them know. At this point we have received no word from them that they are expecting us to do anything differently.

B. District Engineer

There being nothing to report, the next item followed.

C. District Manager

There being nothing to report, the next item followed.

D. Operations Manager – Memorandum

Mr. Soriano stated we just had a dive in movie Friday night at your pools and it worked out great. The place was packed with food trucks. There were five food trucks out here. The weather held out for us pretty well, so everybody enjoyed themselves. That is the last event at your pool here. We will do one last dive in at your sister district next month and then movie events will be held outside on the multiuse fields over at your sister district. We also had our back-to-school party yesterday. Kids had orientation today and start officially tomorrow. This was the first time it looked like a regular summer day out there. At any given point there were anywhere from 300 to 400 people out on that pool deck during the party. There was a DJ out there and they were able to win tickets to take part in a raffle. We also had a grand prize where we gave away a stuffed backpack for each grade level. We are now back into our limited schedule

for the pools since they're back in school Your pools are closed today, and your sister district's pools are open. Then they will close tomorrow, and your pools will open. That way, for the few families that may not be in school whether they're home schooled or doing online, they can come out to the pool. There's no sense in having a full staff over here and over there so we are on that limited schedule all the way into the middle of September and then we cut back even more. We are getting into our high school swim season. You guys will have two teams here. They are already working together to get enough practice time and they will be working out their swim meet schedules together so one will be gone when the other has a home meet.

If you look at the usage numbers, they're getting a little bit back up to what we saw pre-pandemic. It doesn't quite match those July numbers from 2018 or 2019, but the other thing I want to point out is this was a wet summer. We got to save a little bit for lifeguard staffing from when we closed down, but that also limits our usage numbers.

I do have a couple of items for you on the operations and maintenance side. I was hoping to have a couple of mock-ups, but I don't have any pictures drawn for you yet so I'm going to hold off on bothering Peter for any kind of engineering for the parking lot until we decide we want to move farther ahead. I have gotten verbal quotes after coming out and looking at this area. Both from companies that we got quotes from at your sister district and the company that did the parking lot work that is over there right now. The cheaper company from before was All Pro Asphalt and right now, their standard square yardage for an expansion like this for just the area that I'm looking at, which would get you an extra 32 spaces, is about \$53,000 for just the base and grading. We would also have to have curbing and then the asphalt laid on top. When I take that square yardage which is approximately 1,340 square yards right now and that is not quite double what they did. Theirs was 840 at your sister district so it is a good size. The total for just the asphalt work will be about \$105,000 for the cheaper company. If you go out there, behind the softball fields you'll notice there is a giant drainage pipe. We do have to hook those that are already in the parking lot, which means we do have to do a little underground utility work. There is no flowing water, so we don't have anything as far as JEA or Clay Utility on that part of the property, but we do have our own drainage that we have to hook to. With that size of a dry stated, there's going to be a lot of runoff so we have to have drainage. Adding an underground pipe there will add on a little bit of money. I'll find out what the cost will be for that, but that will be on top of \$100,000 plus dollars so I wanted to bring that to you. The guys that did Double

Branch's expansion are not completely done. They have to do some striping work, but if you've been over there you've seen the curbing. They didn't have to add in any piping because we already had a drainage pipe in the perfect location over there. When they gave me their quotes it added up to be about \$140,000, so definitely a little more expensive per square yard. The underground utility that I'm worried about could easily be another \$10,000 or \$20,000 just to dig a pipe so we start inching up to a lot of money for just 30 spots so I wanted to bring those numbers to you before I start asking Peter for any drawings or going any further and spending a lot of time on this to see if this is something we still want to do.

Mr. Steiner asked are you looking at being close to \$200,000?

Mr. Soriano responded at a minimum if we're lucky it will be \$100,000 to \$150,000. Once I'm done with the pipe, then of course we have to add some landscaping. The parking lot over there doesn't look good because we don't have any trees or bushes or anything like that around it. We're going to kill a lot of our landscaping. That whole side down there right now where the kids practice at the softball field there are a lot of nice large trees. We have some round top Ligustrum out there, some of the Hollies and a couple of different bushes in the hedge line and we're going to have to take all of that out. We're going to have to replace all that and try to match the design so I would think \$100,000 to \$150,000 for 30 spots is our minimum right now.

Mr. Swartz asked what is it like here when we have a wedding and God forbid, a tennis tournament at the same time? Is it totally packed with people driving circles up and down the main drag looking for somewhere to park?

Mr. Soriano responded we can handle a wedding and usually one of their events. It's tough to handle multiple events and that's why in the last couple of years when we do things at the pool, I try to get Wanda and Andy to know the schedule out here for the residents.

Mr. Swartz asked so we don't do a morning wedding at the same time we do a swim meet?

Mr. Soriano responded right. Some of those I can control and some of those I cannot. Those CDD events that we handle, I set that up. I get a little bit of safe in the swim meets. The coaches come to me with their thoughts, but the league finalizes everything, so swimming is a little tougher. There are a few tournaments for tennis where Andy doesn't get much say. If he wants to host it, he has to do it on that weekend, but most of our stuff that we do ere such as the clinics and local tournaments we can control. So, we can change our schedule, but there are going to be times where there's three events going on out here. It does become hectic. Usually when

we have the swim meets, I've seen times where people are parking on our grass out here on the sidewalk and we have to get people to move and we get yelled at a bit. Most of the time we can find a way to squeeze them in.

Ms. Swartz stated when this venue is rented out for a wedding parking usually isn't an issue?

Mr. Soriano responded it gets busy, but we've never had a real issue with anybody that's upset because they had to park farther down.

Mr. Swartz stated I'm just wondering if they all get parked. If there is enough parking, I'm not sure why we're having this discussion.

Mr. Steiner stated we initiated it because at one time it was rated to be a problem that there wasn't enough parking, so at least we now know how much it is.

Mr. Morris stated it's \$5,000 to \$6,000 a space.

Mr. Swartz stated if the need is there and it's consistent, I understand it, but I don't see the need.

Mr. Soriano stated I think there's a slight need there, but at that cost, there's a difference if I can get it for \$1,000 to \$2,000 per parking spot. We're not affecting the rental of this room. Sometimes when it's busy with swim meets and the tennis events people complain, but it's usually those people coming here and this is not their facility and they don't have to deal with it after that or pay for it. I don't see that being an issue.

Mr. Steiner asked are we still seeing issues when there are ballgames?

Mr. Soriano responded that is problematic but it's more so because they don't want to park too far away. We will get the ladies that are on the Board over there sending me pictures and contacting me and I forward that right to the sports associations, and they go out there and get on those coaches. What I see is these spaces up here will not be packed, they just want to be by the fields. That would help those sports programs, but at the same time it's not really our programs.

Mr. Steiner stated I wasn't so much concerned with the sports programs but with those in conflict with what we have going on here.

Mr. Soriano stated other than rentals and parties, by then we slow down so we don't have the pool crowds as an issue. Once we get away from our District events, they're not conflicting

with that too much. We also slow down with our tennis programs. I don't know that parking is that big of an issue. At that cost I think it's better to try to get some understanding with people.

Mr. Swartz stated you can feel free to mention to the sports associations that if it's that important to them, they can offer to kick in money.

Mr. Soriano stated and they have asked for it. I have to get on them because they have those volunteer coaches and parents. Usually, it's not creating a problem here, what they do is they start spilling over, even when we put in the bollards years ago they drive over into the Preserve. If somebody gets towed, I don't feel for them. I can always put the parking expansion on hold, and we can look at that years from now, but I won't spend any more time or waste Peter's time trying to draw up things for this.

Mr. Reynolds stated this community is growing leaps and bounds. We've got a new community down here and another one over there. This COVID situation someday will end and those crowds are going to be different and it's going to get crowded here, probably over the next year. We may want to keep that in mind.

Mr. Soriano stated that was one of the comments you guys had when we first started looking at this a few months back. I just always have to be wary and remind people that are we looking at it from our resident's standpoint though. Is it really benefitting them or the people that are visiting for other things? We talked about the non-resident events like the Halloween party and drawing people in from the outside just for the day. The parking lot is not big enough for that, but then again, those people don't live here and don't pay for that extra work to be done either.

Mr. Reynolds asked how long would it take to get it done?

Mr. Soriano responded your sister district's expansion has taken over a year, but I did start that during the pandemic time so it's going to be about a year. All of these companies when they gave us the original quote, even at the start of the pandemic they were up to six months out for scheduling.

Mr. Steiner stated our areas are not growing. The ones that are growing are those outside of our area. You have Greyhawk and all of those apartments. There are 51 homes, but that is it and then we had some expansion there at Jennings Point, but to my knowledge, we are built out. We're going to have some increase, but it's not going to be like the 900 and something units

going in next to us. I think what is going to have to happen is some of these other places that are growing are going to have to address needs and not sell on the fact that we're available.

Mr. Reynolds stated also, what is \$5,000 a spot now, next year it might be \$6,000.

Mr. Soriano stated I just look at some of the other things that we will have coming up in the next couple of years. To me, that's a lot and I think we can do many other things right now with that \$150,000 or more. Either things that residents have asked for, or things we can catch up to around the neighborhood. We can keep this on the backburner for the next couple of years and come back to it.

Mr. Steiner stated I think we've done our due diligence if somebody comes and asks us about it. We now have a price. If it's a resident we say okay, it's going to cost this amount, how much more do you want your assessments to go up?

Mr. Soriano continued with his report. A couple of months ago we talked about salt systems and changing the pools completely over to salt. I was holding off because I get the best savings if we do it in the winter. Right now, the way the contract works with Poolsure is I get a better rate on liquid chlorine in the summer so it's nice to have them here. If I go through 1,000 gallons a month or 300 gallons a month, we pay the same. The only difference we pay for is more truck deliveries. We didn't have to deal with the shortage issues with liquid chlorine, so it worked out well. We get the most savings on our chemicals if we do this change over in the winter. Double Branch does have one pool that has a pretty big leak so salt is a problem in that pool because we would constantly be losing that treated salt water, so it's not a good savings for that one pool until we get that fixed, but I do want to go ahead and move forward. If this something we want to do this year, I'd like to go ahead and finish it with capital if we can. Based on this company's measurements, your two pools will use a minimum of six cells and a maximum of 14 cells to create enough chlorinated water from the salt water in the pools. Right now, the cost of those from the company we have a contract with, the PRO6 system is \$13,790. For these two pools I would need a set of two on each one, so about \$28,000 to create the salt system for each pool.

Mr. Swartz asked you're saying the slide pool is a pool and the spray ground is the other one?

Mr. Soriano responded no, the big pool in the back.

Mr. Swartz stated I thought it was already salt.

Mr. Soriano stated we have a different type of salt system. That is a single cell, which doesn't work well and it's also proprietary, so it's very expensive. Years ago, I used to complain about replacing it's one giant salt cell because it cost about \$7,000, so even though it saves us chlorine, when you do it that way and every few years that thing goes out, we spend as much in maintenance, and we don't see much savings. This one is different. This is more like the route that we went with the heaters. These almost look like the same salt cell you would have at your house. You have one of them and you screw it in, but there is a line of six of them and then we have a second system with another six. For your pools they estimate it as high as 14 to make all the chlorine we would need, but we would need a minimum of six.

Mr. Morris asked so it would be \$56,000?

Mr. Soriano responded yes, for the two together. The spray ground is a small system. It looks big, but the volume of water is only a little bigger than what you would have at your house. The only difference there is we have a lot of movement and that does create a need for more salt water that when it sprays like that, we have to add more chlorine. That system I didn't put the price on there, but it's only \$774 for the controller and right next to it is the salt cell so that's something I can handle on my own. That one is also easy. You can pour in about a gallon of chlorine and adjust that for two days. The two big pools at 180,000 gallons plus is a little harder to deal with chemicals. Right now, we pay about \$25,000 in chemicals every year just for this front pool so after at least a full year on that pool we will start to see a return on investment.

Mr. Morris asked we have the capital for it in our budget?

Mr. Soriano responded we do.

Mr. Morris stated I'm in favor of it. Should we do a not to exceed \$60,000?

Mr. Soriano responded this was just to purchase the items. I don't know what it will cost to ship them to us so if you want to do \$60,000, we should be good.

On MOTION by Mr. Morris seconded by Mr. Swartz with all in favor purchasing a salt system for the pools at an amount not to exceed \$60,000 was approved.

Mr. Soriano stated there is one last item for discussion on operations and that is just heater planning. We have adjusted our operational budget the last couple of years to match our heating. Every year it is different though depending on our temperature. The biggest thing to me is when

we pull covers. The covers make a huge difference. You will see months where we spend as much as \$6,000 in gas in one month compared to another month where it is \$2,000. The way we used to do it with the big unit before, where we had it constantly going down for maintenance or anything like that, we could turn that thing off in the coldest months. That always created complaints because people say they want the heated pool year-round.

Mr. Swartz asked how many people are we talking?

Mr. Soriano responded I probably get a dozen emails if we have that heater off. If we say it's unavailable, they will be mad about it, but as far as how many use it, we have less than a handful of people. I could pull the names of people that use it more than once in the winter and it is less than five and we've talked about that in the last couple of years, but if we put it out there that we're just going to close it January and February, it helps a little bit. We have to keep it heated. I can't let it go below 63 because to bring it back up spends a lot of money. I throw those covers on and I turn it down so we can save that heat. Last year we didn't start pulling the covers until the first week of December. We can pull them earlier; I just know the big one is usually Thanksgiving holiday for that whole week and Christmas time too. They want to be able to come later in the day and those covers are already on at 5:00. If we put it out there that it is our regular schedule, it helps cut down on some of those complaints.

Mr. Swartz asked and you're saying we're still shutting it down January and February?

Mr. Soriano responded yes, that's shutting down completely. We're not going to have any open hours. Those are our two coldest months. Usually by March it's cold, but we're starting off anyway because sometimes we have early spring break the third week of March and kids are in the water.

Mr. Steiner stated the main thing I think if you're going to schedule it, is it needs to be put out with why we're doing it. Rising costs and limited use and that way it's not based on the fact that we're just trying to kill somebody's joy.

Mr. Soriano stated when we take stuff away, we get that complaint even if they didn't show up. I've gotten the complaint that we've made it to where they can't use it anyway, but we've been trying this for years and years.

Mr. Steiner stated yes and it's like the parking spots. When you get to where it's costing \$3,000 or even \$2,000 per swimmer and there's only five of them, then the rest of the community is having to pay for that.

Mr. Morris stated so yes, go ahead, Jay.

Mr. Soriano stated that will just be the plan and as we get close, usually this time of year I start sending out the emails anyway that we're cutting back on our regular operational hours. When we get to September it's even worse because it's not just the alternating days, we also cut down hours that we're open so I send out those emails and we will get ready for that heated pool letting them know it's available now. We start heating usually in October and we will heat it all the way through November and December depending on weather and after that Thanksgiving holiday we will start pulling the covers and then in January and February we close down completely for those two months and then we open back up, finish up whatever is left in those gas tanks and hopefully that will keep us under the \$15,000 budget this year.

Mr. Swartz asked when are we going to redo the bottom of the boardwalk?

Mr. Soriano responded we were going to do the gazebo next, and then we will move out to the boardwalk. We have a good amount of that material that we have already cut and made the railings so we can pull it off in small sections. Hopefully we can get that done now that we're getting away from the items in the pool area.

Mr. Steiner stated I have an issue that was brought about by this new development down here. I've been working with Jay over the last week or so. It seems that they've cut some lines that provide the lighting to the promenade and then they've gone in and tried to patch it. We've ended up where right now we only have two lights available behind the Preserve where we normally have six to eight. You go up to the next community and again you'll have one or two. From what Jay was saying, the wiring is not all in series. It is basically done in sectional units and it appears that they may have mismatched, or done something to blow out all of the LEDs that have been put in there. I think we need to do two things. One, we need to get an electrician to go do the tracing and get everything back online, and then we need to give that bill to the developer. It's getting to be a safety hazard.

Mr. Morris stated obviously the developer foot the bill to attempt a repair, but not successfully?

Mr. Steiner responded we're assuming that. The key thing to it is at first, we thought it was nothing more than an adjustment of the clock and Jay kept telling me he's turned it on and I go look out there and there's no lights. He was judging it by the light that was by the control

panel and he would flip it on and we could see that one. The problem is he went and walked it and I forgot how many he found that were working, but I think it was just a handful.

Mr. Soriano stated I guess they did this so a whole area doesn't go out at one time. If you have a section of seven lights, the sets are all wired separately so the number one here and the number one here are hooked together. So, the whole zone doesn't go out at one time, however out of the seven lights I have one, so all the rest of them have gone out and that's the way it is all the way down. When we looked at the breaker, that's what it is. There are a lot of zones so we have to trace every single one of those wires. They ripped out a whole pole when they were doing the work for that new draining that went across the promenade. They did tell us they were pulling it out and they put it back. It seemed like after they did that everything was working fine. Now, it's either a short issue where they didn't do the best job of plugging that pole back up, or they just cut those wires and didn't realize what they needed to hook back up.

Mr. Reynolds asked have they been told this?

Mr. Soriano responded not yet. I sent a nastygram to the guy that I work with over there, the one that contacted me about the drainage letting him know we've been having electrical issues and I believe it's from them removing that light. At first it didn't look like they were going to put it back, but it is back in place now. I let them know it's been happening since they removed that light. Could they have blown all of those LEDs? Yes. That would seem a little harder to believe, but it can happen. There would probably be 40 or 50 that we've replaced since last year that are not even a year old so that is going to add up in cost too. So, I am going to have to trace those either way.

Mr. Morris stated you could approach the developer, your contact with them, and just give them an ultimatum. We need this fixed; you guys can do this by this date and if you can't agree to that, then we're going to do it and you're going to pay for it.

Mr. Eckert stated I agree with that approach to start out and if that doesn't work, let me know.

Mr. Steiner stated they need to check all of the lights, not go by the ones that are out.

Mr. Soriano stated they're focusing on their area, and I don't think they realized it affected everything else.

Mr. Steiner stated and like I said, it gets rather dark out there at night and we have a lot of people that walk.

Mr. Soriano stated right I'm more worried about it because as we come up to September/October, that's one of the official walkways for the kids that go to school from those neighborhoods over there.

Mr. Steiner stated behind the Preserve we have big floods on the back of each building, so it's not quite as bad there but you get over into Cambridge and Briar Oaks, we have families there but there's no lights coming out on that. Plus, those are areas that might be conducive to folks taking advantage of there being no lights.

Mr. Steiner stated you might want to reach out to Peter too because he might have a contact to get some help too.

Mr. Soriano stated I have one more thing to share with you guys. Because it's disciplinary I do have to share this with you. To me it is straight forward, black and white. We had an issue with a parent of one of our employees. One of our employees was working and the parent wanted him to eat lunch. She became mad because he couldn't eat lunch right then so she decided to cause a scene on the pool deck, yell and cuss at our staff. I do have a lot of witness statements, but this was the supervisor that was there. Both security and Clay County Sheriff's Office were called. Security showed up as she finally decided to leave, but at first, she was refusing to leave so the supervisor that wrote this statement out did explain we are able to trespass people so she did eventually leave. This was after our last meeting. I did talk to her finally last night. What happens in these cases as we've mentioned before is I instruct the staff to turn off the card temporarily. You guys are the ones that take away privileges from them beyond that. I can tell her she's no longer allowed to be on the pool deck. She doesn't believe I have that ability and she didn't like the rest of the conversation with me, so she hung up on me. I will let her know that any decision we have here, she can come to the Board and ask for forgiveness and explain why she thought it was okay. She did eventually tell me she wasn't yelling and cussing at our staff, she was yelling and cussing at her son who was in the stand at that time, which I let her know is still not acceptable. I don't know that she quite gets it. She thinks she should be allowed to use profanity.

Mr. Morris asked what are you asking for?

Mr. Soriano responded I believe she should be treated like any of our other residents. At first I was a little bothered because this is an employee's parent and that is a little awkward. He was extremely embarrassed, and he felt like this was going to be held against him but we let him

know that is not the case. He no longer works for us. He slept in one too many days, but this did not affect him whatsoever. If this was any other resident, we would have either trespassed or when I bring it to you guys we would take her privileges.

Mr. Eckert asked what is the current status in terms of privileges? Does she have privileges today?

Mr. Soriano responded I've turned her card off. She was told she can't come in until she talks to me and yesterday, I spoke to her and explained but like I said she wasn't happy but she understands why I'm telling her she can't be here. She doesn't agree that I can do that to her, and I let her know that she can always come here to appeal that decision.

Mr. Swartz asked you said she was rude to you on the phone yesterday?

Mr. Soriano responded she just doesn't believe I have the ability to do that, and she doesn't agree with me. One of the statements also was that the supervisor was repeating what she was saying. So, she was saying, you can't say this word but she was saying the actual word, so she felt that was hypocritical that I'm not getting on my employee and taking privileges away from her. I told her that's a whole other issue. I can work with my employee and explain she doesn't have to repeat the word fully, but did you curse at the employee and that's where it came out that she cursed, but she was cursing at her son. She didn't quite seem to get that I was saying it wasn't appropriate out here and it's not allowed. It is explained well in our policies and because of that she can no longer be on the pool deck.

Mr. Morris stated let it remain and if she chooses to come and talk to us, we can address it then.

Mr. Eckert asked has she been sent a letter?

Mr. Soriano responded not yet. Typically, there is a first, second and third offense, but this was extremely ugly. I have other statements from residents that were at the pool, but just the staff and you could hear her from across the pool, so these are the offenses I consider more serious.

Mr. Eckert stated what I would suggest is the District can continue the suspension until your next meeting, but we provide a letter after this meeting giving her a formal opportunity of notice and the ability to come to the Board and you can address it at your September meeting.

Mr. Morris stated it is an issue, she's a resident of Phase 1, right?

Mr. Soriano stated she is a resident of Phase 1. This occurred here at your pool.

Mr. Morris stated if there is a sequence that needs to take place since she's a resident over there if they have an opinion. I'm sure they will agree.

Mr. Eckert stated I think what you can do, which would help us from a process standpoint it just say she's not allowed in the Middle Village facilities until the September meeting and then we will talk to Double Branch about that later and they may come up with the same result and I will look at which Board is the one that has to suspend her, and I think it's going to end up being Double Branch that does it so I think all we would be looking for today is the Board to be okay with continuing the suspension, sending the letter on behalf of Double Branch, but the notice and opportunity to be heard is the important part and we have to give her that. He's done that verbally; I just think it's better if we do that in writing.

Mr. Swartz asked wouldn't that probably be something we would write up with these kind of violation reports?

Mr. Eckert responded I don't think it has to come immediately. A lot of times this happens really close to a Board meeting and when we aren't able to give the person 21 days' notice or something it gets carried over to the next Board meeting, so if we are in that situation then we can bring it before the Board and we can write a letter. The suspension will be in place until the next meeting.

Mr. Soriano stated I try to take care of these items before you guys see them. I don't always bring these to you because most of the time they understand. I just spoke to her yesterday and had that conversation been different I might have been able to work with her, but that's not the way the conversation went. It was yes, she was cussing and yelling, and she feels she has the right to. That leaves my mind that she shouldn't be here and that's why I bring it to you guys. That's where we have to make those decisions and we have to go through that due process and they have to have the letter and the opportunity if she wants to show up, even after the appeal. They're allowed to show up at every meeting and ask for forgiveness, even though they rarely do.

Mr. Swartz stated is my assumption correct that if you live in Phase 1 and you live in Phase 2 it goes for both phases?

Mr. Eckert responded the suspension is reciprocal, but I don't know as a matter of practice as to whether or not the boards have tried to deal with their own residents rather than having the other board deal with it.

Mr. Swartz stated I'm fine with dealing with our own residents, I just wanted to make sure we don't have people that are kicked out of one side but able to use the other side.

Mr. Eckert stated no, that's not the way it's been enforced. Any discipline has been applied to use of both Districts' amenities.

EIGHTH ORDER OF BUSINESS

Audience Comments / Supervisors' Requests

There were no audience comments.

Supervisor Requests

Mr. Reynolds stated this is my last meeting. I'll be moving to Tampa. It was an honor to serve with you all.

Mr. Steiner stated at the last meeting, there was something having to do with the air conditioner out here, you guys were looking for one.

Mr. Soriano stated it is in. I have not received the bill yet, so you guys will probably see that in the next set of financials.

Ms. Giles stated it is large. You can't miss it.

Mr. Soriano stated yes, when you walk down there, you'll notice it compared to the other ones. It's much bigger.

Mr. Eckert stated one other thing. The other board has asked us to write a letter to Clay County asking Clay County Board of County Commissioners asking us to pay attention to the condition of the sidewalks and roads in the Oakleaf community and we've drafted a letter for that. We will talk to the Double Branch board about that, but before we sent that, we wanted to know if this board also wanted to send a letter to the county on behalf of your residents trying to get the county commissioner's attention to some of the roads and sidewalk repairs in this area.

Mr. Morris stated yes, absolutely.

NINTH ORDER OF BUSINESS

Next Scheduled Meeting

Mr. Perry stated our next meeting is going to be September 7, 2021, at 2:00 p.m. at this location.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Swartz seconded by Mr. Morris with all in favor the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Middle Village

Community Development District

Unaudited Financial Reporting
July 31, 2021



Middle Village
Community Development District
Combined Balance Sheet
July 31, 2021

	<u>Governmental Fund Types</u>				
	<u>General</u>	<u>Recreation</u>	<u>Capital Reserve</u>	<u>Debt Service</u>	<u>Totals</u> <u>(Memorandum Only)</u>
<u>Assets:</u>					
Cash	\$642,706	\$34,040	\$854,371	---	\$1,531,117
Investments:					
<u>Series 2018-1</u>					
Revenue	---	---	---	\$805,360	\$805,360
Reserve	---	---	---	\$368,543	\$368,543
Prepayment	---	---	---	\$18	\$18
Principal	---	---	---	\$2	\$2
Interest	---	---	---	\$2	\$2
<u>Series 2018-2</u>					
Reserve	---	---	---	\$122,885	\$122,885
Prepayment	---	---	---	\$2	\$2
<u>Operations</u>					
Custody Acct - Gen Fund Excess	\$42,755	---	---	---	\$42,755
Custody Acct - Rec Fund Excess	---	\$11,168	---	---	\$11,168
General Account	\$68,291	---	\$702	---	\$68,993
<u>State Board</u>					
General Fund	\$92,033	---	---	---	\$92,033
Recreation Fund	---	\$460,642	---	---	\$460,642
Capital Reserve	---	---	\$528,899	---	\$528,899
Due From General Fund	---	\$465,090	\$200,000	---	\$665,090
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	<u><u>\$856,491</u></u>	<u><u>\$1,101,428</u></u>	<u><u>\$1,583,972</u></u>	<u><u>\$1,296,812</u></u>	<u><u>\$4,838,703</u></u>
<u>Liabilities:</u>					
Accounts Payable	\$205,725	\$54,618	\$3,748	---	\$264,091
Due to General Fund	---	---	---	\$10,705	\$10,705
Due to Rec Fund	\$465,090	---	\$5,065	\$83,057	\$553,212
<u>Fund Balances:</u>					
Unassigned	\$185,676	\$1,033,427	\$1,575,159	---	\$2,794,262
Nonspendable	---	\$13,383	---	---	\$13,383
Restricted for Debt Service	---	---	---	\$1,203,050	\$1,203,050
Total Liabilities and Fund Equity	<u><u>\$856,491</u></u>	<u><u>\$1,101,428</u></u>	<u><u>\$1,583,972</u></u>	<u><u>\$1,296,812</u></u>	<u><u>\$4,838,703</u></u>

Middle Village
Community Development District
General Fund

Statement of Revenues & Expenditures
For the Period ending July 31, 2021

	Amended Budget	Prorated Budget 7/31/21	Actual 7/31/21	Variance
Revenues:				
Maintenance Assessments - Tax Roll	\$210,540	\$210,540	\$201,820	(\$8,720)
Maintenance Assessments - Direct	\$5,147	\$5,147	\$5,147	\$0
Interest Income	\$5,000	\$4,167	\$244	(\$3,922)
Miscellaneous Income	\$0	\$0	\$0	\$0
Total Revenues	\$220,687	\$219,854	\$207,212	(\$12,642)
Expenditures:				
<u>Administrative</u>				
Supervisors Fees	\$12,000	\$10,000	\$9,800	\$200
Travel	\$209	\$174	\$0	\$174
FICA Expense	\$918	\$765	\$750	\$15
Engineering	\$10,500	\$8,750	\$1,273	\$7,478
Trustee	\$15,144	\$15,144	\$15,100	\$44
Dissemination Agent	\$2,500	\$2,500	\$3,083	(\$583)
Assessment Roll	\$7,928	\$7,928	\$7,550	\$378
Attorney	\$45,000	\$37,500	\$27,354	\$10,146
Attorney-Foreclosure	\$10,000	\$8,333	\$600	\$7,733
Arbitrage	\$750	\$625	\$0	\$625
Annual Audit	\$5,900	\$5,900	\$6,100	(\$200)
Management Fees	\$59,963	\$49,969	\$49,969	(\$0)
Information Technology	\$2,350	\$1,958	\$2,125	(\$166)
Telephone	\$425	\$354	\$230	\$124
Postage	\$600	\$500	\$397	\$103
Printing & Binding	\$2,700	\$2,250	\$1,799	\$451
Records Storage	\$200	\$167	\$0	\$167
Insurance	\$11,137	\$11,137	\$11,173	(\$36)
Legal Advertising	\$1,500	\$1,250	\$1,217	\$34
Other Current Charges	\$150	\$125	\$74	\$51
Office Supplies	\$300	\$250	\$221	\$29
Website Compliance	\$2,250	\$1,875	\$1,875	\$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	\$395,718	\$368,951	\$26,767
Excess Revenues (Expenditures)	(\$200,000)		(\$161,739)	
Fund Balance - Beginning	\$200,000		\$347,415	
Fund Balance - Ending	\$0		\$185,676	

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	\$1,045	\$2,346	\$0	\$0	\$0	\$201,820
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	\$19	\$16	\$24	\$0	\$0	\$244
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	\$1,064	\$2,362	\$24	\$0	\$0	\$207,212
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Expenditures:

Administrative

Supervisors Fees	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$800	\$0	\$0	\$9,800
Travel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FICA Expense	\$77	\$77	\$77	\$77	\$77	\$77	\$77	\$77	\$77	\$61	\$0	\$0	\$750
Engineering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,273	\$0	\$0	\$1,273
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	\$208	\$208	\$208	\$0	\$0	\$3,083
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	\$2,400	\$3,443	\$4,383	\$0	\$0	\$0	\$27,354
Attorney-Foreclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600	\$0	\$0	\$0	\$0	\$600
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000	\$5,100	\$0	\$0	\$6,100
Management Fees	\$4,997	\$4,997	\$4,997	\$4,997	\$4,997	\$4,997	\$4,997	\$4,997	\$4,997	\$4,997	\$0	\$0	\$49,969
Information Technology	\$212	\$212	\$212	\$212	\$212	\$212	\$212	\$212	\$212	\$212	\$0	\$0	\$2,125
Telephone	\$34	\$37	\$21	\$44	\$19	\$37	\$14	\$14	\$0	\$9	\$0	\$0	\$230
Postage	\$29	\$35	\$25	\$77	\$26	\$30	\$20	\$83	\$28	\$44	\$0	\$0	\$397
Printing & Binding	\$260	\$120	\$153	\$116	\$186	\$310	\$27	\$179	\$194	\$254	\$0	\$0	\$1,799
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	\$209	\$152	\$0	\$139	\$0	\$0	\$1,217
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	\$21	\$21	\$22	\$0	\$0	\$221
Website Compliance	\$188	\$188	\$188	\$188	\$188	\$188	\$188	\$188	\$188	\$188	\$0	\$0	\$1,875
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	\$37,440	\$11,173	\$12,307	\$13,306	\$0	\$0	\$368,951
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Excess Revenues (Expenditures)

	(\$229,939)	\$13,481	\$160,803	(\$8,398)	(\$7,033)	(\$23,231)	(\$34,086)	(\$10,109)	(\$9,945)	(\$13,282)	\$0	\$0	(\$161,739)
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Middle Village
Community Development District
Recreation Fund

Statement of Revenues & Expenditures
For the Period ending July 31, 2021

Revenues:

	Amended Budget	Prorated Budget 7/31/21	Actual 7/31/21	Variance
Maintenance Assessment - Tax Roll	\$1,461,822	\$1,461,822	\$1,565,814	\$103,992
Maintenance Assessment - Direct	\$39,916	\$39,916	\$39,936	\$20
Interest	\$5,000	\$4,167	\$615	(\$3,552)
Miscellaneous Income	\$0	\$0	\$1,920	\$1,920
Amenities Revenue	\$55,000	\$55,000	\$71,898	\$16,898
Cost Share Revenue - South Village/Lighting	\$36,662	\$28,781	\$28,781	\$0
Total Revenues	\$1,598,400	\$1,589,686	\$1,708,964	\$119,278

Expenditures:

Administrative

Management Fees - On Site	\$293,904	\$244,920	\$244,920	\$0
Insurance	\$52,534	\$52,534	\$51,938	\$596
Other Current Charges	\$4,000	\$3,333	\$3,093	\$241
Permit Fees	\$1,500	\$1,250	\$694	\$557
Office Supplies	\$500	\$417	\$0	\$417
Capital Reserve	\$31,861	\$31,861	\$31,861	\$0
Total Administrative	\$384,299	\$334,315	\$332,505	\$1,810

Common Area

Security	\$75,000	\$62,500	\$56,228	\$6,272
Security - Clay County Off Duty Sheriff	\$47,000	\$39,167	\$28,657	\$10,510
Electric	\$18,000	\$15,000	\$11,737	\$3,263
Streetlighting	\$32,000	\$26,667	\$24,800	\$1,867
Irrigation Maintenance	\$5,000	\$4,167	\$510	\$3,657
Landscape Maintenance	\$437,143	\$364,286	\$364,285	\$1
Common Area Maintenance	\$54,847	\$45,706	\$40,941	\$4,765
Lake Maintenance	\$23,668	\$19,723	\$15,190	\$4,533
Misc. Maintenance	\$5,000	\$4,167	\$70	\$4,097
Total Common Area	\$697,658	\$581,382	\$542,419	\$38,963

Middle Village
Community Development District
Recreation Fund

Statement of Revenues & Expenditures
For the Period ending July 31, 2021

	Amended Budget	Prorated Budget 7/31/21	Actual 7/31/21	Variance
<u>Recreation Facility</u>				
Amenity Staff	\$145,000	\$120,833	\$133,683	(\$12,850)
Janitorial	\$49,976	\$41,647	\$36,758	\$4,888
Telephone	\$7,200	\$7,200	\$7,429	(\$229)
Electric	\$78,000	\$65,000	\$49,822	\$15,178
Water/Sewer	\$45,000	\$37,500	\$26,595	\$10,905
Gas/Heat (Pool)	\$20,000	\$16,667	\$18,794	(\$2,128)
Refuse Services	\$14,200	\$14,200	\$16,722	(\$2,522)
Pool Maintenance & Chemicals	\$72,318	\$60,265	\$25,857	\$34,408
Cable	\$5,102	\$4,252	\$4,749	(\$498)
Special Events	\$5,000	\$4,167	\$1,617	\$2,550
Office Supplies & Equipment	\$1,500	\$1,250	\$845	\$405
Facility Maintenance	\$47,707	\$39,756	\$34,717	\$5,039
Facility Maintenance - Preventative	\$15,350	\$12,792	\$5,124	\$7,667
Facility Maintenance - Contingency	\$27,600	\$23,000	\$14,594	\$8,406
Elevator Maintenance	\$2,576	\$2,576	\$2,592	(\$16)
Recreation Passes	\$5,000	\$4,167	\$3,639	\$528
Lighting Repairs	\$10,000	\$8,333	\$6,906	\$1,427
Tennis Court Maintenance	\$40,680	\$33,900	\$32,969	\$931
Interfund Transfer Out	\$700,000	\$700,000	\$700,000	\$0
Total Recreation	\$1,292,209	\$1,197,504	\$1,123,414	\$74,089
Total Expenses	\$2,374,166	\$2,113,200	\$1,998,338	\$114,862
Excess Revenues (Expenditures)	(\$775,766)		(\$289,375)	
Fund Balance - Beginning	\$775,766		\$1,336,185	
Fund Balance - Ending	\$0		\$1,046,810	

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	\$8,107	\$18,204	\$0	\$0	\$0	\$1,565,814
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	\$44	\$36	\$76	\$0	\$0	\$615
Miscellaneous Income	\$2	\$0	\$749	\$461	\$0	\$0	\$244	\$0	\$463	\$0	\$0	\$0	\$1,920
Amenities Revenue	\$638	\$1,913	\$8,928	\$371	\$5,523	\$10,730	\$17,152	\$13,798	\$6,397	\$6,448	\$0	\$0	\$71,898
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	\$21,948	\$25,101	\$6,524	\$0	\$0	\$1,708,964

Expenditures:

Administrative

Management Fees - On Site	\$24,492	\$24,492	\$24,492	\$24,492	\$24,492	\$24,492	\$24,492	\$24,492	\$24,492	\$24,492	\$0	\$0	\$244,920
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	\$481	\$404	\$443	\$0	\$0	\$3,093
Permit Fees	\$0	\$27	\$390	\$223	\$0	\$27	\$27	\$0	\$0	\$0	\$0	\$0	\$694
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	\$23,971	\$56,727	\$24,973	\$24,896	\$24,935	\$0	\$0	\$332,505

Common Area

Security	\$4,236	\$4,236	\$4,236	\$4,236	\$4,236	\$4,236	\$0	\$7,043	\$12,195	\$11,576	\$0	\$0	\$56,228
Security - Clay County Off Duty Sheriff	\$3,723	\$4,788	\$2,523	\$2,268	\$2,243	\$2,355	\$2,841	\$3,484	\$1,933	\$2,501	\$0	\$0	\$28,657
Electric	\$972	\$1,066	\$1,135	\$1,199	\$1,023	\$976	\$1,679	\$1,302	\$1,315	\$1,070	\$0	\$0	\$11,737
Streetlighting	\$2,507	\$2,430	\$2,476	\$2,476	\$2,476	\$2,487	\$2,487	\$2,487	\$2,487	\$2,487	\$0	\$0	\$24,800
Irrigation Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$510	\$0	\$0	\$510
Landscape Maintenance	\$36,429	\$36,429	\$36,429	\$36,429	\$36,429	\$36,429	\$36,429	\$36,429	\$36,429	\$36,429	\$0	\$0	\$364,285
Common Area Maintenance	\$3,709	\$3,602	\$3,702	\$5,111	\$4,421	\$4,361	\$5,067	\$6,435	\$2,191	\$2,342	\$0	\$0	\$40,941
Lake Maintenance	\$1,519	\$1,519	\$1,519	\$1,519	\$1,519	\$1,519	\$1,519	\$1,519	\$1,519	\$1,519	\$0	\$0	\$15,190
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	\$50,022	\$58,698	\$58,068	\$58,434	\$0	\$0	\$542,419

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	\$8,571	\$10,470	\$12,154	\$22,402	\$47,155	\$0	\$0	\$133,683
Janitorial	\$3,535	\$3,535	\$4,240	\$3,535	\$3,535	\$3,535	\$4,240	\$3,535	\$3,535	\$3,535	\$0	\$0	\$36,758
Telephone	\$737	\$748	\$742	\$743	\$661	\$747	\$747	\$817	\$741	\$745	\$0	\$0	\$7,429
Electric	\$5,603	\$3,765	\$4,415	\$4,780	\$3,895	\$3,615	\$4,552	\$4,397	\$7,470	\$7,330	\$0	\$0	\$49,822
Water/Sewer	\$3,094	\$2,723	\$2,232	\$1,371	\$2,270	\$2,768	\$2,241	\$4,264	\$2,848	\$2,784	\$0	\$0	\$26,595
Gas/Heat (Pool)	\$0	\$2,948	\$7,946	\$6,191	\$1,420	\$0	\$0	\$290	\$0	\$0	\$0	\$0	\$18,794
Refuse Services	\$1,622	\$1,618	\$1,641	\$1,700	\$1,670	\$1,665	\$1,685	\$1,695	\$1,695	\$1,730	\$0	\$0	\$16,722
Pool Maintenance & Chemicals	\$2,586	\$2,586	\$2,586	\$2,586	\$2,586	\$2,586	\$2,586	\$2,586	\$2,586	\$2,586	\$0	\$0	\$25,857
Cable	\$394	\$472	\$472	\$480	\$490	\$490	\$491	\$491	\$483	\$487	\$0	\$0	\$4,749
Special Events	\$0	\$183	\$738	\$154	\$0	\$225	\$316	\$0	\$0	\$0	\$0	\$0	\$1,617
Office Supplies & Equipment	\$398	\$0	\$0	\$109	\$0	\$138	\$200	\$0	\$0	\$0	\$0	\$0	\$845
Facility Maintenance	\$3,975	\$3,981	\$6,193	\$4,465	\$3,827	\$3,472	\$2,864	\$3,971	\$1,969	\$0	\$0	\$0	\$34,717
Facility Maintenance - Preventative	\$2,060	\$274	\$1,195	\$699	\$0	\$0	\$175	\$274	\$0	\$449	\$0	\$0	\$5,124
Facility Maintenance - Contingency	\$2,300	\$2,297	\$0	\$0	\$2,217	\$2,184	\$1,987	\$2,297	\$1,312	\$0	\$0	\$0	\$14,594
Elevator Maintenance	\$479	\$0	\$1,155	\$0	\$0	\$479	\$0	\$0	\$479	\$0	\$0	\$0	\$2,592
Recreation Passes	\$27	\$0	\$0	\$0	\$1,437	\$0	\$0	\$1,088	\$1,088	\$0	\$0	\$0	\$3,639
Lighting Repairs	\$802	\$830	\$817	\$634	\$825	\$729	\$735	\$831	\$703	\$0	\$0	\$0	\$6,906
Tennis Court Maintenance	\$5,600	\$3,227	\$3,247	\$2,432	\$2,125	\$5,030	\$3,704	\$4,746	\$1,945	\$914	\$0	\$0	\$32,969
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	\$34,544	\$30,707	\$36,235	\$36,992	\$43,434	\$49,255	\$67,714	\$0	\$0	\$1,123,414
Total Expenditures	\$876,498	\$112,669	\$121,681	\$112,921	\$107,853	\$112,569	\$143,740	\$127,105	\$132,219	\$151,083	\$0	\$0	\$1,998,338
Excess Revenues (Expenditures)	(\$875,773)	\$48,794	\$1,233,993	(\$64,136)	(\$86,404)	(\$88,591)	(\$100,422)	(\$105,158)	(\$107,119)	(\$144,558)	\$0	\$0	(\$289,375)

Middle Village
Community Development District
Capital Reserve Fund
Statement of Revenues & Expenditures
For the Period ending July 31, 2021

	Adopted Budget	Prorated Budget 7/31/21	Actual 7/31/21	Variance
<u>REVENUES:</u>				
Interest Income	\$5,000	\$4,167	\$808	(\$3,359)
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	\$64,116	\$960,757	\$896,641
<u>EXPENDITURES:</u>				
Repair And Replacements	\$104,471	\$87,059	\$100,738	(\$13,679)
Capital Projects	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$104,471	\$87,059	\$100,738	(\$13,679)
EXCESS REVENUES (EXPENDITURES)	(\$39,522)		\$860,019	
FUND BALANCE - Beginning	\$742,020		\$715,140	
FUND BALANCE - Ending	\$702,498		\$1,575,159	

Middle Village
Community Development District
Debt Service Fund - 2018-1 and 2018-2
Statement of Revenues & Expenditures
For the Period ending July 31, 2021

Amended Budget	Prorated Budget 7/31/21	Actual 7/31/21	Variance
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Revenues:

Interest Income	\$5,000	\$4,167	\$547	(\$3,620)
Special Assessments - Direct	\$63,787	\$63,787	\$43,154	(\$20,633)
Special Assessments - Tax Roll	\$2,081,746	\$2,081,746	\$2,054,005	(\$27,741)
Special Assessments- Prepayment	\$0	\$0	\$678,517	\$678,517

Total Revenues

\$2,150,533	\$2,149,700	\$2,776,222	\$626,523
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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	\$409,689	\$408,402	\$1,287
Principal Expense - 5/1	\$1,044,000	\$1,044,000	\$1,042,000	\$2,000
Special Call 5/1	\$0	\$0	\$605,000	(\$605,000)

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	\$63,438	\$63,187	\$250
Principal Expense - 5/1	\$120,000	\$120,000	\$120,000	\$0
Special Call 5/1	\$0	\$0	\$75,000	(\$75,000)

Total Expenditures

\$2,110,252	\$2,110,252	\$2,860,702	(\$750,450)
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Excess Revenues (Expenditures)

\$40,281	(\$84,480)
----------	------------

Total Other Sources (Uses)

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

Net Change in Fund Balance

\$40,281	(\$84,480)
----------	------------

Fund Balance - Beginning

\$663,649	\$1,287,530
-----------	-------------

Fund Balance - Ending

\$703,931	\$1,203,050
-----------	-------------

Middle Village
Community Development District
Capital Projects Fund

Statement of Revenues & Expenditures
For the Period ending July 31, 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
---------------------------	------------

Excess Revenues (Expenditures)	\$0
---------------------------------------	------------

Other Sources(Uses):

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

Total Other	\$0
--------------------	------------

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

Fund Balance - Beginning	\$8,453
---------------------------------	----------------

Fund Balance - Ending	\$8,453
------------------------------	----------------

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:	\$364,251
Reserve Fund Balance:	\$368,543
 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)
Less: May 1, 2021 (Mandatory)	(\$1,042,000)
Less: May 1, 2021 (Optional)	(\$605,000)
 Current Bonds Outstanding	 \$18,933,000

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:	\$121,375
Reserve Fund Balance:	\$122,885
 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)
Less: May 1, 2021 (Mandatory)	(\$120,000)
Less: May 1, 2021 (Optional)	(\$75,000)
 Current Bonds Outstanding	 \$2,370,000

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	(10,500.07)	2,054,004.52	201,819.73	1,468,059.88	97,754.21	3,821,638.34
TOTAL DUE / RECEIVED	(10,500.07)	2,097,158.89	206,967.10	1,505,502.44	100,247.41	3,909,875.83

(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
9	05/11/21	19,785.66	10,634.14	1,044.88	7,600.54	506.10
10	06/05/21	6,309.71	3,391.26	333.21	2,423.84	161.40
TAX CERTIFICATES	06/11/21	38,120.65	20,488.59	2,013.14	14,643.82	975.10
		-	-	-	-	-
TOTAL TAX ROLL RECEIPTS		3,821,638.34	2,054,004.52	201,819.73	1,468,059.88	97,754.21

PERCENT COLLECTED	DEBT	O&M
% COLLECTED DIRECT BILL	100.00%	100.00%
% COLLECTED TAX ROLL	100.28%	100.28%
TOTAL PERCENT COLLECTED	100.27%	100.27%

D.

Middle Village

Community Development District

Check Run Summary

August 31, 2021

Fund	Date	Check No.	Amount
General Fund			
Payroll	8/11/21	50874-50878	\$ 923.50
		Sub-Total	\$ 923.50
Accounts Payable	8/11/21	1584	\$ 350,000.00
	8/12/21	1585-1588	\$ 10,305.37
	8/17/21	1589	\$ 177.00
	8/30/21	1590-1591	\$ 1,272.50
		Sub-Total	\$ 361,754.87
Recreation Fund			
AP- Wells Fargo	8/16/21	8702	\$ 650.00
	8/17/21	8703-8708	\$ 23,736.93
	8/25/21	8709-8717	\$ 44,291.47
	8/30/21	8718-8737	\$ 52,641.55
		Sub-Total	\$ 121,319.95
Capital Reserve Fund			
Accounts Payable	8/12/02	419	\$ 1,059.42
	8/30/21	420-427	\$ 4,961.86
		Sub-Total	\$ 6,021.28
Total			\$ 490,019.60

Attendance Sheet


District Name: Middle Village, CDD

Board Meeting Date: August 9, 2021 Meeting

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

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

Approved for Payment:


District Manager Signature

8/9/21
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 #
8/11/21	00028	8/11/21 08112021	202108 300-58100-10000	TRANSFER TO REC FUND	*	350,000.00	
				MIDDLE VILLAGE CDD-REC FUND			350,000.00 001584
8/12/21	00026	8/01/21 1839	202108 310-51300-34000	GEN FD- AUG MGMT FEES	*	4,996.92	
		8/01/21 1839	202108 310-51300-52000	AUG WEBSITE ADMIN	*	187.50	
		8/01/21 1839	202108 310-51300-35100	AUG INFORMATION TECH	*	195.83	
		8/01/21 1839	202108 310-51300-31300	AUG DISSEM AGENT SRVC	*	208.33	
		8/01/21 1839	202108 310-51300-35100	IQ NECT EMAIL SRVS	*	16.65	
		8/01/21 1839	202108 310-51300-51000	OFFICE SUPPLIES	*	20.00	
		8/01/21 1839	202108 310-51300-42000	POSTAGE	*	21.54	
		8/01/21 1839	202108 310-51300-42500	COPIES	*	198.00	
		8/01/21 1839	202108 310-51300-41000	TELEPHONE	*	8.40	
				GOVERNMENTAL MANAGEMENT SERVICES			5,853.17 001585
8/12/21	00014	7/21/21 123910	202106 310-51300-31500	JUNE GENERAL COUNSEL	*	2,525.00	
				HOPPING GREEN & SAMS			2,525.00 001586
8/12/21	00014	7/21/21 123911	202106 310-51300-31500	JUNE MONTHLY MEETINGS	*	1,857.70	
				HOPPING GREEN & SAMS			1,857.70 001587
8/12/21	00117	7/29/21 21-00182	202107 310-51300-48000	NOTICE OF MEETING 7/29/21	*	69.50	
				JACKSONVILLE DAILY RECORD			69.50 001588
8/17/21	00117	8/12/21 21-00192	202108 310-51300-48000	PUB HEARING NOTICE8/12,19	*	177.00	
				JACKSONVILLE DAILY RECORD			177.00 001589
8/25/21	00013	8/06/21 199074	202107 310-51300-31100	JUL PROFESSIONAL SERVICES	*	1,272.50	
				ENGLAND-THIMS & MILLER			1,272.50 001590
8/29/21	00013	8/06/21 199074	202107 310-51300-31100	JUL PROFESSIONAL SERVICES	V	1,272.50-	
				ENGLAND-THIMS & MILLER			1,272.50-001590
				MVIL MIDDLE VILLAGE OKUZMUK			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/30/21	00013	8/06/21 199074	202107 310-51300-31100	JUL PROFESSIONAL SERVICES	*	1,272.50	
				ENGLAND-THIMS & MILLER			1,272.50 001591
						TOTAL FOR BANK A	361,754.87
						TOTAL FOR REGISTER	361,754.87

MVIL MIDDLE VILLAGE OKUZMUK

Middle Village
COMMUNITY DEVELOPMENT DISTRICT

Gen Fund

RECEIVED

AUG 11 2021

Check Request

Date	Amount	Authorized By
August 11, 2021	\$350,000.00	Oksana Kuzmuk

Payable to:

Middle Village CDD-Rec Fund #28

Date Check Needed:

Budget Category:

ASAP	001-300-58100-10000
------	---------------------

Intended Use of Funds Requested:

Transfer Funds to Rec Fund
(Attach supporting documentation for request.)

Middle Village

Community Development District

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

(904) 940-5850 *office* • (904) 940-5899 *fax*

July 6, 2021

Via Email

Hancock Whitney

Attn: John Shiroda

John.Shiroda@hancockwhitney.com

Dear John,

Please be advised that the Middle Village Community Development District ("District") sent more than \$1.6 million of the District's FY21 Assessments to the General Trust Account #4085006190. The District requires \$350,000.00 to be immediately wired to the following District checking account:

Middle Village CDD

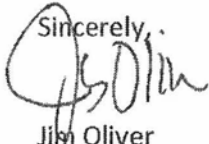
RBK: Wells Fargo

ABA: 121000248

ACCT: 2000021133200

ACCT Name: Middle Village Community Development District

Sincerely,



Jim Oliver

Assistant District Manager

James Perry, District Manager

Sheryl Fulks, Assessment Administrator

Hannah Smith, District Accountant

Governmental Management Services, LLC1001 Bradford Way
Kingston, TN 37763**Invoice**

Invoice #: 1839

Invoice Date: 8/1/21

Due Date: 8/1/21

Case:

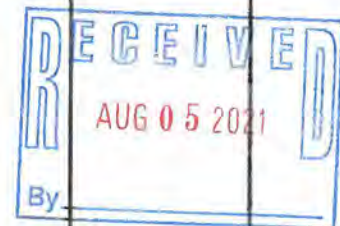
P.O. Number:

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

26A

Description	Hours/Qty	Rate	Amount
1 General Fund - Management Fees - August 2021		4,996.92	4,996.92
2 Website Administration - August 2021		187.50	187.50
3 Information Technology - August 2021		195.83	195.83
4 Dissemination Agent Services - August 2021		208.33	208.33
5 IQ Nect Email Services		16.65	16.65
6 Office Supplies		20.00	20.00
7 Postage		21.54	21.54
8 Copies		198.00	198.00
9 Telephone		8.40	8.40

1. 1.310.51300. 34000
2. 1.310. 51300. 520.00
3. 1.310. 51300. 357.00
4. 1.310. 51300. 313.00
5. 1.310. 51300. 357.00
6. 1.310. 51300. 510.00
7. 1.310. 51300. 420.00
8. 1.310. 51300. 425.00
9. 1.310. 51300. 410.00

**Total** \$5,853.17**Payments/Credits** \$0.00**Balance Due** \$5,853.17

Hopping Green & Sams

Attorneys and Counselors

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

STATEMENT

July 21, 2021

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

Bill Number 123910
Billed through 06/30/2021

General Counsel (O&M)
MVCDD 00001 MCE



14A
1-310-51300-31500

FOR PROFESSIONAL SERVICES RENDERED

06/30/21	VDG	Confer with district engineer and district manager; review related materials.	0.60 hrs
06/01/21	MKR	Confer with Bickner regarding 2021 swim team agreement.	0.20 hrs
06/02/21	MKR	Confer with Soriano regarding possible swim team agreement.	0.20 hrs
06/03/21	MKR	Follow up with Bickner, Perry and Soriano regarding possible district facility usage agreement for Oakleaf and RidgeView High Schools' swim teams.	0.20 hrs
06/06/21	MCE	Prepare resolution adopting non-resident user rates.	0.40 hrs
06/07/21	MKR	Follow up with Bickner, Clay County School Board attorney, regarding form of swim team agreement.	0.20 hrs
06/10/21	MKR	Confer with Bickner regarding swim team agreement.	0.10 hrs
06/11/21	MKR	Confer with Bickner regarding form of swim team agreement.	0.10 hrs
06/14/21	MKR	Prepare form of swim team agreement per discussion with Bickner.	0.90 hrs
06/20/21	MCE	Review draft audit; research impact fee credits.	1.00 hrs
06/21/21	RCV	Research impact fee questions; prepare analysis of impact fee amendment.	0.50 hrs
06/21/21	DGW	Compile materials for review regarding impact fee credits.	1.20 hrs
06/22/21	RCV	Review impact fee agreement; analyze state and local regulations regarding impact fee transfer and assignment.	0.30 hrs
06/23/21	RCV	Research impact fee credit transfer and assignment; prepare questions and outline regarding impact fee issues.	1.30 hrs
06/28/21	RCV	Prepare for conference call regarding impact fee issues; review impact fee credit agreement and Clay County mobility fee ordinance.	0.20 hrs
06/29/21	RCV	Prepare for conference call with district engineer; analyze relevant transfer and assignment criteria.	0.30 hrs

=====

06/30/21	RCV	Prepare for conference call; analyze mobility fee program; review statutes; analyze credit agreement; revise questions for district manager and district engineer; participate in conference call with district manager and district engineer.	2.30 hrs
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Total fees for this matter	\$2,525.00
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MATTER SUMMARY

Wilbourn, David - Paralegal	1.20 hrs	130 /hr	\$156.00
Eckert, Michael C.	1.40 hrs	335 /hr	\$469.00
Rigoni, Michelle K.	1.90 hrs	235 /hr	\$446.50
Volpe, Robert C.	4.90 hrs	255 /hr	\$1,249.50
Godelia, Vinette D.	0.60 hrs	340 /hr	\$204.00

TOTAL FEES	\$2,525.00
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TOTAL CHARGES FOR THIS MATTER	\$2,525.00
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BILLING SUMMARY

Wilbourn, David - Paralegal	1.20 hrs	130 /hr	\$156.00
Eckert, Michael C.	1.40 hrs	335 /hr	\$469.00
Rigoni, Michelle K.	1.90 hrs	235 /hr	\$446.50
Volpe, Robert C.	4.90 hrs	255 /hr	\$1,249.50
Godelia, Vinette D.	0.60 hrs	340 /hr	\$204.00

TOTAL FEES	\$2,525.00
------------	------------

TOTAL CHARGES FOR THIS BILL	\$2,525.00
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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

July 21, 2021

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

Bill Number 123911
Billed through 06/30/2021

14A
1,310.51300.31500

Monthly Meetings (O&M)

MVCDD 00101 MCE

FOR PROFESSIONAL SERVICES RENDERED

06/01/21 MCE Attend agenda conference call.
06/11/21 MCE Prepare for board meeting.
06/14/21 MCE Prepare for, travel to and attend board meeting; return travel; follow up.
06/20/21 MCE Review draft meeting minutes.



Total fees for this matter \$1,700.00

DISBURSEMENTS

Travel 140.47
Travel - Meals 17.23
Total disbursements for this matter \$157.70

MATTER SUMMARY

TOTAL FEES	\$1,700.00
TOTAL DISBURSEMENTS	\$157.70
TOTAL CHARGES FOR THIS MATTER	\$1,857.70

BILLING SUMMARY

TOTAL FEES	\$1,700.00
TOTAL DISBURSEMENTS	\$157.70
TOTAL CHARGES FOR THIS BILL	\$1,857.70

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

July 29, 2021

Date

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

117A

1-310-51300-48000

Payment Due Upon Receipt

Serial #	21-00182C	PO/File #		\$69.50
Notice of Meeting of the Board of Supervisors				Amount Due
				Amount Paid
Middle Village Community Development District				\$69.50
				Payment Due
Case Number				
Publication Dates	7/29			
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.

**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, August 9, 2021, at 2:00 p.m.** at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

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

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

James A. Perry
District Manager

Jul. 29 00 (21-00182C)

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

August 12, 2021

Date

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

1.310.51300.48000
117 A

Payment Due Upon Receipt

Serial # 21-00192C	PO/File #	\$177.00
Notice of Public Hearing		Amount Due
		Amount Paid
Middle Village Community Development District		\$177.00
		Payment Due
Case Number		
Publication Dates 8/12,19		
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.

**MIDDLE VILLAGE
COMMUNITY
NOTICE OF PUBLIC
HEARING TO CONSIDER
THE ADOPTION OF THE
FISCAL YEAR 2021/2022
BUDGETS; AND NOTICE
OF REGULAR BOARD OF
SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the Middle Village Community Development District ("District") will hold a public hearing on September 7, 2021 at 2:00 p.m. at Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065, for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budget") of the District for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("Fiscal Year 2021/2022"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 ("District Manager's Office"), during normal business hours, or by visiting the District's website at www.middlevillagecdd.com.

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

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Perry
District Manager

Aug. 12/19 00 (21-00192C)



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

August 6, 2021
Project No: 01151.51000
Invoice No: 0199074

Project 01151.51000 Middle Village CDD-2014/2015 General Consulting Engineering Services (WA#32A)

Work Description: Inspection for Annual Report

Professional Services rendered through July 31, 2021

Professional Personnel

	Hours	Rate	Amount
Sr. Inspector	.50	130.00	65.00
Inspector	11.50	105.00	1,207.50
Totals	12.00		1,272.50
Total Labor			1,272.50

Invoice Total this Period \$1,272.50

13A
1.310.51300.31100
July Prof Svs



England-Thimj & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
14775 Old St. Augustine Road • Jacksonville, Florida 32258 • tel 904-642-9990 • fax 904-646-9486
CA-00002584 LC-0000316

Billing Backup

ENGLAND-THIMS AND MILLER, INC.

Invoice 0199074 Dated 8/6/2021

Friday, August 6, 2021

7:48:07 AM

Project 01151.51000 Middle Village CDD-2014/2015 General Consulting Engineering Services (WA#32A)

Professional Personnel

			Hours	Rate	Amount
Sr. Inspector					
14250	Donchez, James	7/24/2021	.50	130.00	65.00
Inspector					
22100	Lanh, Pong	7/17/2021	1.00	105.00	105.00
22100	Lanh, Pong	7/17/2021	9.00	105.00	945.00
22100	Lanh, Pong	7/24/2021	1.50	105.00	157.50
	Totals		12.00		1,272.50
	Total Labor				1,272.50

Total this Project \$1,272.50

Total this Report \$1,272.50

England-Thims & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
14775 Old St. Augustine Road • Jacksonville, Florida 32225 • Tel 904-842-8500 • Fax 904-848-9485
CA-00002584 LC-00003916

MVIL MIDDLE VILLAGE OKUZMUK

MVIL MIDDLE VILLAGE OKUZMUK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
8/25/21	00130	8/03/21 62921	202108 330-57200-34400		*	1,999.59	
		HARTRU IN 50# BAGS					
		8/03/21 62921	202108 330-57200-34400		*	375.00	
		FREIGHT					
				WELCH TENNIS COURTS, INC.			2,374.59 008717
8/29/21	00130	8/03/21 62921	202108 330-57200-34400		V	1,999.59-	
		HARTRU IN 50# BAGS					
		8/03/21 62921	202108 330-57200-34400		V	375.00-	
		FREIGHT					
				WELCH TENNIS COURTS, INC.			2,374.59-008717
8/26/21	00072	7/26/21 07262021	202107 320-57200-34510		*	1,286.25	
		5/14/21-5/27/21 SEC REIMB					
				DOUBLE BRANCH CDD			1,286.25 008718
8/26/21	00072	7/26/21 07262021	202107 320-57200-34510		*	1,215.00	
		5/28-6/10 SECURITY REIMB					
				DOUBLE BRANCH CDD			1,215.00 008719
8/26/21	00026	3/19/21 1821	202103 330-57200-41000		*	88.73	
		MARCH PHONES					
		3/19/21 1821	202103 310-51300-49300		*	26.95	
		MARCH PERMITS/LICENSE					
		3/19/21 1821	202103 330-57200-49400		*	225.31	
		MAR SPEC EVENTS					
		3/19/21 1821	202103 330-57200-51000		*	138.12	
		MAR OFFICE SUPPLIES					
		3/19/21 1821	202103 330-57200-34600		*	180.82	
		MAR AQUA STAFF					
				GOVERNMENTAL MANAGEMENT SERVICES			659.93 008720
8/26/21	00026	7/29/21 1844	202107 300-36900-10200		*	2,616.00	
		TENNIS REV DEPOSIT 7/28					
				GOVERNMENTAL MANAGEMENT SERVICES			2,616.00 008721
8/26/21	00026	7/29/21 1845	202107 330-57200-34400		*	329.70	
		WINNING CONCEPTS					
		7/29/21 1845	202107 330-57200-34400		*	139.84	
		WINNING CONCEPTS					
		7/29/21 1845	202107 330-57200-34400		*	13.47	
		WALMART					
		7/29/21 1845	202107 330-57200-34400		*	39.91	
		PUBLIX					
		7/29/21 1845	202107 330-57200-34400		*	77.19	
		DO IT YOURSELF RENTAL					
				GOVERNMENTAL MANAGEMENT SERVICES			600.11 008722
				MVIL MIDDLE VILLAGE OKUZMUK			

*** CHECK DATES 08/01/2021 - 08/31/2021 ***

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 #
8/26/21	00026	8/02/21 1846	202107 300-36900-10300		*	587.50	
		JUL AMENITIES REVENUE					
				GOVERNMENTAL MANAGEMENT SERVICES			587.50 008723
8/26/21	00026	8/01/21 1841	202108 330-57200-34300		*	5,862.50	
		AUG FAC MGMT-TENNIS					
				GOVERNMENTAL MANAGEMENT SERVICES			5,862.50 008724
8/26/21	00845	7/24/21 07242021	202107 300-36900-10300		*	100.00	
		RENTAL DEPOSIT REFUND					
				NATALLA MCCOY			100.00 008725
8/26/21	00844	7/24/21 07242021	202107 300-36900-10300		*	500.00	
		GB DEP- RENTAL DEP REFUND					
		7/24/21 07242021	202107 300-36900-10300		*	200.00	
		GL DEP- RENTAL DEP REFUND					
				NEKIA JACKSON			700.00 008726
8/26/21	00139	8/01/21 13129560	202108 330-57200-46400		*	2,585.73	
		AUG POOL CHEMICALS					
				POOLSURE			2,585.73 008727
8/26/21	00704	7/01/21 5748	202107 320-57200-46200		*	36,428.53	
		JULY LANDSCAPE MAINT					
				VERDEGO			36,428.53 008728
8/30/21	00026	8/16/21 1850	202108 300-36900-10300		*	593.75	
		AUG AMENITIES REVENUE					
				GOVERNMENTAL MANAGEMENT SERVICES			593.75 008729
8/30/21	00850	8/23/21 08232021	202108 300-36900-10300		*	100.00	
		RENTAL DEPOSIT REFUND					
				HEIDI GADDIS			100.00 008730
8/30/21	00756	8/23/21 08232021	202108 300-36900-10300		*	100.00	
		RENTAL DEPOSIT REFUND					
				JOYCE MEDLEY			100.00 008731
8/30/21	00062	8/01/21 593853	202108 320-57200-46800		*	1,519.00	
		AUG LAKE MAINTENANCE					
				THE LAKE DOCTORS			1,519.00 008732
8/30/21	00261	8/20/21 287	202107 320-57200-46500		*	2,342.00	
		JUL PRESSURE WASHING					
				RIVERSIDE MANAGEMENT SERVICES, INC			2,342.00 008733

MVIL MIDDLE VILLAGE OKUZMUK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
8/30/21	00851	8/23/21 08232021	202108 300-36900-10300	RENTAL DEPOSIT REFUND	*	50.00	
				SHAUNTIA BANKS			50.00 008734
8/30/21	00271	7/28/21 16283A	202107 330-57200-62100	PREVENTATIVE MAINTENANCE	*	273.60	
				SOUTHEAST FITNESS REPAIR			273.60 008735
8/30/21	00704	7/28/21 5940	202107 330-57200-43400	IRRIGATION REPAIRS	*	510.00	
		8/01/21 6102	202108 320-57200-46200	AUG LANDSCAPE MAINTENANCE	*	36,428.53	
				VERDEGO			36,938.53 008736
8/30/21	00130	8/03/21 62921	202108 330-57200-34400	HARTRU IN 50# BAGS	*	1,999.59	
		8/03/21 62921	202108 330-57200-34400	FREIGHT	*	375.00	
				WELCH TENNIS COURTS, INC.			2,374.59 008737
TOTAL FOR BANK B						121,319.95	
TOTAL FOR REGISTER						121,319.95	

From: Jay Soriano jsoriano@gmsnf.com

Subject: Refund for Valnard Stubbs

Date: August 10, 2021 at 5:19 PM

To: Oksana Kuzmuk okuzmuk@gmsnf.com, Daniel Laughlin dlaughlin@gmsnf.com

Cc: Valnard Stubbs svalnard@gmail.com, Marilee Giles mgiles@gmsnf.com, Wanda McReynolds venuerentals@oakleafresidents.com

Please process a rental refund check to Valnard Stubbs in the amount of \$650.00 and mail out as soon as possible. Her address is 876 Thoroughbred Dr. Orange Park, FL 32065.

This is a refund for a rental at Middle Village CDD. If there are any concerns of when her payment/original deposit was made please contact Wanda.

Jay Soriano - Operations Manager

Double Branch & Middle Village CDDs

Governmental Management Services

jsoriano@gmsnf.com

2.800.369.103
846

From: Daniel Laughlin dlaughlin@gmsnf.com
Subject: Fwd: MVCDD refund of deposit request - ASHLEY DENYKO
Date: August 11, 2021 at 5:47 PM
To: Margaret Bronson mbronson@gmsnf.com



----- Forwarded message -----

From: Oakleaf Venues <venue@oakleafresidents.com>
Date: Wed, Aug 11, 2021, 4:53 PM
Subject: MVCDD refund of deposit request - ASHLEY DENYKO
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) 11:00 A.M. to 3:00 P.M.
 - DATE OF VENUE – JULY 31, 2021
 - RESIDENT/CUSTOMER – ASHLEY DENYKO
 - ADDRESS – 3022 OATLAND COURT, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND – \$100.00
 - RENTAL FEE DEPOSIT was via DISCVR (3413)
 - DATED: 06/30/21
 - SEQ#: 2
 - BATCH#: 185
 - INVOICE#: 2
 - APPROVAL CODE#: 03079R
 - AMOUNT: \$100.00

847B
2-300-369-10300
Rental
Deposit
Refund

PAYMENT DATE	SETTLEMENT DATE	EVENT DATE	DESCRIPTION	HOURS	AMOUNT	ELEC.	CHECK/CASH	CREDIT CARD
06/30/21	06/30/21	07/31/21	Ashley Denyko - PO PATIO DEPOSIT	DEPOSIT	\$ 100.00			DISCVR-03079R

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

Thank you.

I will be out of the office MONDAY, AUGUST 16, 2021 thru WEDNESDAY, AUGUST 18, 2021, therefore, if you require immediate attention please email me, or you may 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@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.



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

Invoice

Invoice #: 1840
Invoice Date: 8/1/21
Due Date: 8/1/21
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Recreation - Facility Management - Oakleaf Plantation - August 2021 2.310.513.3400		18,629.50	18,629.50
<div>RECEIVED</div> <div>AUG 06 2021</div> <div>By _____</div>			
Total			\$18,629.50
Payments/Credits			\$0.00
Balance Due			\$18,629.50

8/5/21
Q

1001 Bradford Way
Kingston, TN 37763

Invoice #: 1847
Invoice Date: 8/10/21
Due Date: 8/10/21
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Tennis Revenue / Funds deposited 08/10/2021 2,300.369.10200 ^{26B}		1,272.60	1,272.60
		Total	\$1,272.60
		Payments/Credits	\$0.00
		Balance Due	\$1,272.60

Wells Fargo Bank
Transaction Receipt

Branch #0066070 05 Deposit

Account Number XXXXXXXXXX4262
CHK 00182

Number of Checks 11
Check Listing

\$36.00
\$206.00
\$25.00
\$45.00
\$180.00
\$75.00
\$50.00
\$60.00
\$158.00
\$125.00
\$394.00

Total Checks Amount \$1,414.00
Total Deposit \$1,414.00

Transaction # 035 2044
01:41PM 08/10/21
Deposit Credit Date: 08/10/21

Thank you, KARIS

Middle Village CDD

Breakdown of Revenues 8.10.21

Deposit Date	Lessons	GMS 90%	Middle Village CDD 10%
8.10.21	\$ 1,414.00	\$ 1,272.60	\$ 141.40
		\$ -	\$ -

Subtotal \$ 1,414.00 \$ 1,272.60 \$ 141.40

Date	Ball/Racquet/Machine Rentals	GMS 20%	Middle Village CDD 80%
8.10.21		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
Subtotal	\$ -	\$ -	\$ -

Date	Miscellaneous	GMS 50%	Middle Village CDD 50%	
8.10.21		\$ -	\$ -	*Stringing
		\$ -	\$ -	*Shirts
		\$ -	\$ -	
		\$ -	\$ -	
Subtotal	\$ -	\$ -	\$ -	

Date	League Fees 10%	Middle Village CDD 90%
8.10.21		

Subtotal \$ - \$ - \$ -

Total Revenues \$ 1,414.00 \$ 1,272.60 \$ 141.40

Riverside Management Services, Inc

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

Invoice

Invoice #: 285

Invoice Date: 8/1/2021


Due Date: 8/1/2021

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 - August 2021 <i>261B</i> 2.33 572.3420 <i>2.330.57200.34200</i>		3,534.83	3,534.83
			

Total	\$3,534.83
--------------	-------------------

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

Balance Due	\$3,534.83
--------------------	-------------------

8/5/21
COB

From: Daniel Laughlin dlaughlin@gmsnf.com
Subject: Fwd: MVCDD refund of deposit request - TAMMARA MIDDLETON
Date: August 11, 2021 at 5:47 PM
To: Margaret Bronson mbronson@gmsnf.com

DI

----- Forwarded message -----

From: Oakleaf Venues <venue rentals@oakleafresidents.com>
Date: Wed, Aug 11, 2021, 4:45 PM
Subject: MVCDD refund of deposit request - TAMMARA MIDDLETON
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) 3:00 P.M. to 7:00 P.M.
 - DATE OF VENUE – JULY 31, 2021
 - RESIDENT/CUSTOMER – TAMMARA MIDDLETON
 - ADDRESS – 3685 CRESWICK CIRCLE UNIT G, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND - \$100.00
 - RENTAL FEE DEPOSIT was via VISA (6847)
 - DATED: 06/30/21
 - SEQ#: 4
 - BATCH#: 185
 - INVOICE#: 4
 - APPROVAL CODE#: 031040
 - AMOUNT: \$100.00

PAYMENT DATE	SETTLEMENT DATE	EVENT DATE	DESCRIPTION	HOURS	AMOUNT	ELEC.	CHECK/CASH	CREDIT CARD
06/30/21	06/30/21	07/31/21	Tammara Middleton - PO PATIO DEP	DEPOSIT	\$ 100.00			VISA-031040

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

Thank you.

I will be out of the office MONDAY, AUGUST 16, 2021 thru WEDNESDAY, AUGUST 18, 2021, therefore, if you require immediate attention please email me, or you may 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



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.

849 B

2-300-369-10300

Rental
Deposit
Refund

From: Daniel Laughlin dlaughlin@gmsnf.com
Subject: Fwd: MVCDD refund of deposit request - YASMINE SPATCHER
Date: August 11, 2021 at 5:47 PM
To: Margaret Bronson mbronson@gmsnf.com

----- Forwarded message -----

From: Oakleaf Venues <venue rentals@oakleafresidents.com>
Date: Wed, Aug 11, 2021, 5:03 PM
Subject: MVCDD refund of deposit request - YASMINE SPATCHER
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) 3:00 P.M. to 7:00 P.M.
 - DATE OF VENUE – AUGUST 7, 2021
 - RESIDENT/CUSTOMER – YASMINE SPATCHER
 - ADDRESS – 707 REESE AVENUE, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND - \$100.00
 - RENTAL FEE DEPOSIT was via VISA (0987)
 - DATED: 06/10/21
 - SEQ#: 4
 - BATCH#: 179
 - INVOICE#: 4
 - APPROVAL CODE#: 173917
 - AMOUNT \$100.00

2-300-369-10300
848B
Rental
Deposit
Refund

PAYMENT DATE	SETTLEMENT DATE	EVENT DATE	DESCRIPTION	HOURS	AMOUNT	ELEC. CHECK/CASH	CREDIT CARD
06/10/21	06/10/21	08/07/21	Yasmine Spatcher - PO PATIO DEPOSIT	DEPOSIT	\$ 100.00		VISA-173917

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

Thank you.

I will be out of the office MONDAY, AUGUST 16, 2021 thru WEDNESDAY, AUGUST 18, 2021, therefore, if you require immediate attention please email me, or you may 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

RECEIVED

Rec Fund

JUL 26 2021

Check Request

Date	Amount	Authorized By
July 26, 2021	\$1,286.25	Oksana Kuzmuk

Payable to:

Double Branch CDD #72 B/

Date Check Needed:

Budget Category:

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

Intended Use of Funds Requested:

5/14/21-5/27/21 Security Reimbursement
(Attach supporting documentation for request.)

**Middle Village
COMMUNITY DEVELOPMENT DISTRICT**

RECEIVED

JUL 26 2021

Rec Fund

Check Request

Date	Amount	Authorized By
July 26, 2021	\$1,215.00	Oksana Kuzmuk

Payable to:

Double Branch CDD #72 <i>M</i>

Date Check Needed:

Budget Category:

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

Intended Use of Funds Requested:

5/28/21-6/10/21 Security Reimbursement

(Attach supporting documentation for request.)

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 1821

Invoice Date: 3/19/21

Due Date: 3/19/21

Case:

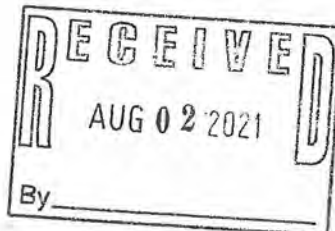
P.O. Number:

Bill To:

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

26B

Description	Hours/Qty	Rate	Amount
2.330.572.4100 - Phones - March 2021		88.73	88.73
2.310.513.49300 - Permits / Licenses - March 2021		26.95	26.95
34.600.538.64000 - Repair and Replacements - March 2021		1,059.42	1,059.42
2.330.572.49400 - Special Events - March 2021		225.31	225.31
2.330.572.51000 - Office Supplies - March 2021		138.12	138.12
2.330.572.34600 - Aqua Staff - March 2021		180.82	180.82



\$659.93

Total \$1,719.35

Payments/Credits \$0.00

Balance Due \$1,719.35


\$659.93

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 1844**Invoice Date:** 7/29/21**Due Date:** 7/29/21**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 07/28/2021		2,616.00	2,616.00
2- 30036900-10200			
			

Total	\$2,616.00
--------------	-------------------

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

Balance Due	\$2,616.00
--------------------	-------------------

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 1845**Invoice Date:** 7/29/21**Due Date:** 7/29/21**Case:****P.O. Number:****Bill To:**

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

26B

Description	Hours/Qty	Rate	Amount
Winning Concepts 2.330.572.34900		329.70	329.70
Winning Concepts 2.330.572.34900		139.84	139.84
Walmart 2.330.572.34900		13.47	13.47
Publix 2.330.572.34900		39.91	39.91
Do It Yourself Rental 2.330.572.34900		77.19	77.19

**Total** \$600.11**Payments/Credits** \$0.00**Balance Due** \$600.11

PERSONAL REIMBURSEMENT

Out-of-Pocket

NAME: Andy Fletcher

7.27.21

DATE	DESCRIPTION	DISTRICT	AMOUNT	
6.21.21	Winning Concepts	MV	\$329.70	2.330.572.34300
6.29.21	Winning Concepts	MV	\$139.84	2.330.572.34300
7.21.21	Walmart	MV	\$13.47	2.330.572.34300
7.15.21	Publix	MV	\$39.91	2.330.572.34300
6.21.21	Do It Yourself Rental	MV	\$77.19	2.330.572.34300
		TOTAL	\$ 600.11	

Wells Fargo Bank
Transaction Receipt

Branch #0066070 03 Deposit

Account Number XXXXXXXXX4262
CHK 00182

Number of Checks 22
Check Listing

\$187.50
\$45.00
\$89.00
\$30.00
\$120.00
\$125.00
\$187.50
\$125.00
\$175.00
\$60.00
\$173.00
\$90.00
\$250.00
\$125.00
\$45.00
\$120.00
\$330.00
\$150.00
\$125.00
\$125.00
\$180.00
\$125.00

Total Checks Amount \$2,982.00
Total Deposit \$2,982.00

Transaction # 004 2006
09:07AM 07/28/21
Deposit Credit Date: 07/28/21

Thank you, GEMMA

Middle Village CDD

Breakdown of Revenues 7.28.21

Deposit Date	Lessons	GMS 90%	Middle Village CDD 10%
7.28.21	\$ 2,800.00	\$ 2,520.00	\$ 280.00
		\$ -	\$ -

Subtotal \$ 2,800.00 \$ 2,520.00 \$ 280.00

Date	Bail/Racquet/Machine Rentals	GMS 20%	Middle Village CDD 80%
7.28.21		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
Subtotal	\$ -	\$ -	\$ -

Date	Miscellaneous	GMS 50%	Middle Village CDD 50%	
7.28.21	\$ 192.00	\$ 96.00	\$ 96.00	*Stringing
		\$ -	\$ -	*Shirts
		\$ -	\$ -	
		\$ -	\$ -	
Subtotal	\$ 192.00	\$ 96.00	\$ 96.00	

Date	League Fees 10%	Middle Village CDD 90%
7.28.21		

Subtotal \$ - \$ - \$ -

Total Revenues \$ 2,992.00 \$ 2,616.00 \$ 376.00



WINNING
CONCEPTS USA, INC.

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

Invoice

Date	Invoice #
6/21/2021	34095

PAID
07/27/2021

Bill To
Oakleaf Tennis

Ship To

		P.O. No.	Terms	Rep
				DCM
Quantity	Description	Rate		Amount
30	Screen print full front one color imprint UCLA blue On PC380Y white t-shirts 20 med, 10 Lg	10.99		329.70
Thank you for your business! Daniel McClees 904/272-9784		Total		\$329.70
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		-\$329.70
		Balance Due		\$0.00



WINNING
CONCEPTS USA, INC.

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

Invoice

Date	Invoice #
6/29/2021	34148

Bill To
Oakleaf Tennis

Ship To

		P.O. No.	Terms	Rep
				DCM
Quantity	Description	Rate		Amount
16	Screen print full back with center vertical print black imprint On LST356 dri-fit racerbacks Screen print full back with center vertical print black imprint Raspberry - 2 sm, 2 med, 3 Lg, 2 XL, 1 XXL Coral - 1 sm, 3 med, 1 XL, 1 XXL	8.49		135.84
2	Add for XXL	2.00		4.00
		Total		\$139.84
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		\$0.00
		Balance Due		\$139.84

Give us feedback @ survey.walmart.com
Thank you! ID #:7QCRT914THJ7

Walmart *

904-214-9411 Mr: COREY
1580 BRAVAN FIELD RD
MIDDLEBURG FL 32068

STW 03308 OPH 003070 TEN 07 TRN 06772
ST ORT BUN 002200027960 F 1.42 X
DESKPAD 003057608202 5.07 T
DESKPAD 003057607912 5.24 T
SUBTOTAL 12.53
TAX 1 7.500 8 0.94
TOTAL 13.47

DEBIT TEND 13.47
CHANGE DUE 0.00
PAY FROM PRIMARY
EFT DEBIT 13.47 TOTAL PURCHASE
US DEBIT ***** 5342 I 0
REF # 120200954062
NETWORK ID. 0076 APPR CODE 001876
US DEBIT
AID A0000000980840
ARC 05FF4C97ED046CC2
TERMINAL # SC011247
07/21/21 16:48:19
ITEMS SOLD 3
TCN 9956 9232 9430 5238 2777



07/21/21 16:48:24

Publix

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

G/ADE ALLSTAR VARI	10.99	T F
KOOL-AID JAMMERS		
1 @ 2 FOR	5.00	2.50 T F
KOOL-AID JAMMERS		
1 @ 2 FOR	5.00	2.50 T F
KOOL-AID JAMMERS		
1 @ 2 FOR	5.00	2.50 T F
KOOL-AID JAMMERS		
1 @ 2 FOR	5.00	2.50 T F
FUN POPS_VARIETY		2.69 T F
FUN POPS_VARIETY		2.69 T F
FUN POPS_VARIETY		2.69 T F
FUN POPS_VARIETY		2.69 T F
FUN POPS_VARIETY		2.69 T F
FUN POPS_VARIETY		2.69 T F

Order Total	37.13	
Sales Tax	2.78	
Grand Total	39.91	
Debit	Payment	39.91
Change		0.00

PRESTO!

Trace #: 075647

Reference #: 0362034303

Acct #: XXXXXXXXXXXX5342

Debit Purchase FROM CHECKING

Amount: \$39.91

Auth #: 000000

DEBIT CARD	PURCHASE
A0000000980840	US DEBIT
Entry Method:	Chip Read
Mode:	Issuer-PIN Verified

Your cashier was Michelle

07/15/2021 16:59 S1169 R107 0276 C0210

Together, we'll get through this.
Get the latest updates at
publix.com/coronavirus.

Publix Super Markets, Inc.

Don't Rouseit Rental
Cart-A-Way Concrete
975 Blanding Blvd.
Orange Park, FL 32065
(904) 579-3477

Open Order

Rent Date:	6/19/2021 11:21 AM
Due Date:	6/21/2021 11:21 AM
Return Date:	
Order Terms:	Due on Receipt
PO #:	
Job #:	

Customer Information

L.Tcher, Andrew
 1723 Secluded Woods Way
 Fleming Island, FL 32003-8608

Ship VIA:	Customer Drivers License:	Cell Phone #:	Fax Phone #:
	F432000661430 FL	(904) 333-6380	

Customer #:	Authorized Contact Name:	Contact Phone #:	Sales Person Name:	Employee Name:
42841				PGB

Description:	Qty Out:	Qty In:	Daily:	Weekly:	Monthly:	Per Unit:	Taxable:	Extended:
Weedeater, #5	1		\$35.90	\$107.70	\$323.10	\$71.80	<input checked="" type="checkbox"/>	\$71.80

Item ID: 3060

<< Rental >>

Rent Date: 6/19/2021 11:21 AM

Due Date: 6/21/2021 11:21 AM

Serial: T76214008699

FAILURE TO RETURN RENTAL PROPERTY OR EQUIPMENT UPON EXPIRATION OF THE RENTAL PERIOD AND FAILURE TO PAY ALL AMOUNTS DUE (INCLUDING COSTS FOR DAMAGE TO THE PROPERTY OR EQUIPMENT) ARE EVIDENCE OF ABANDONMENT OR REFUSAL TO REDELIVER THE PROPERTY, PUNISHABLE IN ACCORDANCE WITH SECTION 812.155 FLORIDA STATUTES.

CUSTOMER COPY

Order Terms:

Scheduled rental rates begin when equipment leaves our store and continues until returned thereto.

UNDERSTAND THAT I AM RESPONSIBLE FOR ALL TIRE, TRACK, HOSES AND BELT DAMAGE.

CUSTOMER SIGNATURE:

Customer Signature

Customer Name (Printed)

Date

HOURS:
 Monday - Friday 7:30 am - 5:30 pm
 Saturday 7:30 am - 5:00 pm
 Closed Sunday



Rental Charges:	\$71.80
Sub Total:	\$71.80
Tax:	\$5.39
Order Total:	\$77.19
Amount Paid:	\$77.19
Amount Due:	\$0.00

Transaction History:

Date	Type	Amount	Kind	Number
6/19/2021	VISAMC	\$38.59	Payment	5342
6/21/2021	VISAMC	\$38.60	Payment	5342

Thank You, We appreciate your business!

Printed: Monday, June 21, 2021 2:44 PM

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 1846

Invoice Date: 8/2/21

Due Date: 8/2/21

Case:

P.O. Number:

Bill To:

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

26B

Description	Hours/Qty	Rate	Amount
Facility Event Staff through July 29, 2021	23.5	25.00	587.50
Amenities Revenue 2-369-103			

Total \$587.50**Payments/Credits** \$0.00**Balance Due** \$587.508-3-21
OK

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>
23.50	Facility Event Staff	\$ 25.00	\$ 587.50

Covers Period End: July 29, 2021

Amenities Revenue # 2-369-103

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 1841
Invoice Date: 8/1/21
Due Date: 8/1/21
Case:
P.O. Number:

Bill To:

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

26B

Description	Hours/Qty	Rate	Amount
Tennis -Facility Management - Oakleaf Plantation - August 2021 2-330-57200-34300		5,862.50	5,862.50



Total	\$5,862.50
Payments/Credits	\$0.00
Balance Due	\$5,862.50

From: Daniel Laughlin dlaughlin@gmsnf.com
Subject: Fwd: MVCDD refund of deposit request - NATALLA McCOY
Date: July 29, 2021 at 8:46 AM
To: Margaret Bronson mbronson@gmsnf.com

Daniel Laughlin
Governmental Management Services, LLC
District Manager
475 West Town Place, Suite 114
Saint Augustine, Florida 32092
(904)-940-5850 x401 (Office)
(904)-940-5899 (Fax)
dlaughlin@gmsnf.com

Begin forwarded message:

From: Oakleaf Venues <venue rentals@oakleafresidents.com>
Subject: MVCDD refund of deposit request - NATALLA McCOY
Date: July 28, 2021 at 5:47:22 PM EDT
To: Oksana Kuzmuk <okuzmuk@gmsnf.com>
Cc: Daniel Laughlin <dlaughlin@gmsnf.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 - JULY 24, 2021
 - * RESIDENT/CUSTOMER - NATALLA McCOY
 - * ADDRESS - 774 PALMETTO PLACE COURT, ORANGE PARK, FL 32065
 - * AMOUNT OF REFUND - \$100.00
 - * RENTAL FEE DEPOSIT was via VISA (2053)
 - * DATED: 05/28/21
 - * SEQ#: 2
 - * BATCH#: 175
 - * INVOICE#: 2
 - * APPROVAL CODE#: 01099C
 - * AMOUNT: \$100.00

PAYMENT DATE	SETTLEMENT DATE	EVENT DATE	DESCRIPTION	HOURS	AMOUNT	ELEC.	CHECK/CASH	CREDIT CARD
05/28/21	05/28/21	07/24/21	Natalla McCoy - PO PATIO DEPOSIT	DEPOSIT	\$ 150.00			VISA-01099C

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

Thank you.

I will be out of the office SATURDAY, JULY 31, 2021 and SUNDAY, AUGUST 1, 2021, therefore, if you require immediate attention please email me, or you may 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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845 B

2-300-36900-10300
Rental Deposit
Refund

From: Daniel Laughlin dlaughlin@gmsnf.com
Subject: Fwd: MVCDD refund of deposit request - NEKIA JACKSON
Date: July 29, 2021 at 8:47 AM
To: Margaret Bronson mbronson@gmsnf.com

Daniel Laughlin
Governmental Management Services, LLC
District Manager
475 West Town Place, Suite 114
Saint Augustine, Florida 32092
(904)-940-5850 x401 (Office)
(904)-940-5899 (Fax)
dlaughlin@gmsnf.com

Begin forwarded message:

From: Oakleaf Venues <venue rentals@oakleafresidents.com>
Subject: MVCDD refund of deposit request - NEKIA JACKSON
Date: July 28, 2021 at 6:50:10 PM EDT
To: Oksana Kuzmuk <okuzmuk@gmsnf.com>
Cc: Daniel Laughlin <dlaughlin@gmsnf.com>

Good evening Oksana.

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue:
 - LOCATION – GRAND BANQUET (SATURDAY) 12:00 P.M. to 12:00 A.M.
 - DATE OF VENUE – JULY 24, 2021
 - RESIDENT – NEKIA JACKSON
 - ADDRESS – 3132 HEARTHSTONE LANE, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND - \$700.00 (\$500.00 GB DEPOSIT & \$200.00 GL DEPOSIT)
 - BOOKING FEE/DEPOSIT was via VISA (2100) & VISA (5874)
 - **GRAND BANQUET DEPOSIT:**
 - DATED: 3/22/21
 - SEQ#: 5
 - BATCH#: 158
 - INVOICE#: 5
 - APPROVAL CODE: 062326
 - AMOUNT#: \$500.00
 - **GRAND LAWN DEPOSIT:**
 - DATED: 7/2/2021
 - SEQ#: 1
 - BATCH#: 187
 - INVOICE#: 1
 - APPROVAL CODE: 010754
 - AMOUNT#: \$200.00

PAYMENT DATE	SETTLEMENT DATE	EVENT DATE	DESCRIPTION	HOURS	AMOUNT	ELEC.	CHECK/CASH	CREDIT CARD
03/22/21	03/22/21	07/24/21	Nekia Jackson - GB DEPOSIT	DEPOSIT	\$ 500.00			VISA-062326
PAYMENT DATE	SETTLEMENT DATE	EVENT DATE	DESCRIPTION	HOURS	AMOUNT	ELEC.	CHECK/CASH	CREDIT CARD
07/02/21	07/02/21	07/24/21	Nekia Jackson - GL DEPOSIT	DEPOSIT	\$ 200.00			VISA-010754

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

Thank you.

I will be out of the office SATURDAY, JULY 31, 2021 and SUNDAY, AUGUST 1, 2021, therefore, if you require immediate attention please email me, or you may 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) 375-9265 ext. 3
www.oakleafresidents.com

Governmental Management Services

www.OakLeafResidents.com

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841 B

2-300-369-10300
Rental Deposit
Refund



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

Invoice

Date

8/1/2021

Invoice #

131295601015

Terms	Net 20
Due Date	8/21/2021
PO #	
For Invoice Grouping	No

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
<p><i>Aug Pool chemicals</i> <i>2.330.9720246400</i> <i>139B</i></p> <p>RECEIVED JUL 26 2021</p>				

Total 2,585.73
Amount Due \$2,585.73

Remittance Slip

Customer
13OAK101

Invoice #
131295601015

Amount Due \$2,585.73

Amount Paid

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295601015



Invoice

Invoice #: 5748

Date: 07/01/21

Customer PO:

DUE DATE: 07/31/2021

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 July 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

704B



1001 Bradford Way
Kingston, TN 37763

Invoice #: 1850
Invoice Date: 8/16/21
Due Date: 8/16/21
Case:
P.O. Number:

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

RECEIVED
AUG 19 21
By _____

8/16/21
De

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>
23.75	Facility Event Staff	\$ 25.00	\$ 593.75

Covers Period End: August 12, 2021

Amenities Revenue # 2-369-103

From: Oakleaf Venues venuerentals@oakleafresidents.com

Subject: MVCDD refund of deposit request - HEIDI GADDIS

Date: August 21, 2021 at 4:45 PM

To: Margaret Bronson mbronson@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com

Cc: Daniel Laughlin dlaughlin@gmsnf.com, Marilee Giles mgiles@gmsnf.com

Good afternoon Margaret and Oksana,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – PO PATIO (SATURDAY) 11:00 A.M. to 3:00 P.M.
 - DATE OF VENUE – AUGUST 21, 2021
 - RESIDENT/CUSTOMER – HEIDI GADDIS
 - ADDRESS – 3083 CHESTNUT RIDGE WAY, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND - \$100.00
 - RENTAL FEE DEPOSIT was via DISCVR (3968)
 - DATED: 07/29/21
 - SEQ#: 2
 - BATCH#: 189
 - INVOICE#: 2
 - APPROVAL CODE#: 01660B
 - AMOUNT: \$100.00

850B
2-300-36900-10300

PAYMENT DATE	SETTLEMENT DATE	EVENT DATE	DESCRIPTION	HOURS	AMOUNT	ELEC.	CHECK/CASH	CREDIT CARD
07/16/21	07/16/21	08/21/21	Heidi Gaddis - PO PATIO DEPOSIT	DEPOSIT	\$ 100.00			DISCVR-01660B

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

Thank you.

I will be out of the office MONDAY, AUGUST 23, 2021 thru FRIDAY, AUGUST 27, 2021, therefore, if you require immediate attention please email me, or you may 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 venuerentals@oakleafresidents.com
Subject: Re: MVCDD refund of deposit request - JOYCE MEDLEY
Date: August 21, 2021 at 4:43 PM
To: Margaret Bronson mbronson@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Daniel Laughlin dlaughlin@gmsnf.com, Marilee Giles mgiles@gmsnf.com

CORRECTION TO THIS PREVIOUS REQUEST - SEE BELOW:

PAYMENT DATE	SETTLEMENT DATE	EVENT DATE	DESCRIPTION	HOURS	AMOUNT	ELEC.	CHECK/CASH	CREDIT CARD
07/29/21	07/29/21	08/15/21	Joyce Medley - PO PATIO DEPOSIT	DEPOSIT	\$ 100.00			VISA-895378

Thank you.

I will be out of the office MONDAY, AUGUST 23, 2021 thru FRIDAY, AUGUST 27, 2021, therefore, if you require immediate attention please email me, or you may 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.

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

Governmental Management Services

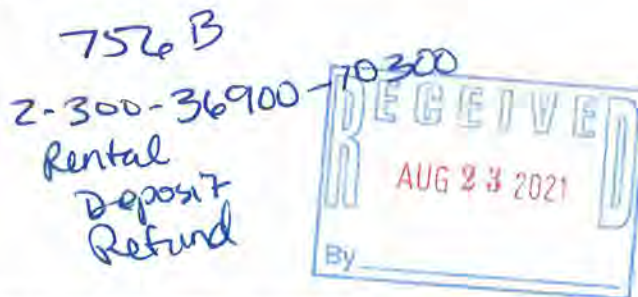
www.OakLeafResidents.com

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On Sat, Aug 21, 2021 at 4:37 PM Oakleaf Venues <venuerentals@oakleafresidents.com> wrote:
Good afternoon Margaret and Oksana,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD - for the following venue
 - LOCATION - PO PATIO (SUNDAY) 10:30 A.M. to 2:30 P.M.
 - DATE OF VENUE - AUGUST 15, 2021
 - RESIDENT/CUSTOMER - JOYCE MEDLEY
 - ADDRESS - 3168 TOWER OAKS DRIVE, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND - \$100.00
 - RENTAL FEE DEPOSIT was via VISA (4168)
 - DATED: 07/29/21
 - SEQ#: 2
 - BATCH#: 191
 - INVOICE#: 2
 - APPROVAL CODE#: 895375
 - AMOUNT: \$100.00



PAYMENT DATE	SETTLEMENT DATE	EVENT DATE	DESCRIPTION	HOURS	AMOUNT	ELEC.	CHECK/CASH	CREDIT CARD
07/09/21	07/09/21	07/31/21	Laura Garcia - OV PATIO DEPOSIT	DEPOSIT	\$ 100.00			VISA-082620

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

Thank you.

I will be out of the office MONDAY, AUGUST 23, 2021 thru FRIDAY, AUGUST 27, 2021, therefore, if you require immediate attention please email me, or you may 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.

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

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From: Oakleaf Venues venuerentals@oakleafresidents.com

Subject: MVCDD refund of deposit request - JOYCE MEDLEY

Date: August 21, 2021 at 4:38 PM

To: Margaret Bronson mbronson@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com

Cc: Daniel Laughlin dlaughlin@gmsnf.com, Marilee Giles mgiles@gmsnf.com

Good afternoon Margaret and Oksana,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – PO PATIO (SUNDAY) 10:30 A.M. to 2:30 P.M.
 - DATE OF VENUE – AUGUST 15, 2021
 - RESIDENT/CUSTOMER – JOYCE MEDLEY
 - ADDRESS – 3168 TOWER OAKS DRIVE, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND - \$100.00
 - RENTAL FEE DEPOSIT was via VISA (4168)
 - DATED: 07/29/21
 - SEQ#: 2
 - BATCH#: 191
 - INVOICE#: 2
 - APPROVAL CODE#: 895375
 - AMOUNT: \$100.00

PAYMENT DATE	SETTLEMENT DATE	EVENT DATE	DESCRIPTION	HOURS	AMOUNT	ELEC.	CHECK/CASH	CREDIT CARD
07/09/21	07/09/21	07/31/21	Laura Garcia - OV PATIO DEPOSIT	DEPOSIT	\$ 100.00			VISA-082620

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

Thank you.

I will be out of the office MONDAY, AUGUST 23, 2021 thru FRIDAY, AUGUST 27, 2021, therefore, if you require immediate attention please email me, or you may 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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INVOICE



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

Bill To

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

Invoice # 593853

Account # 711194

Invoice Date 8/1/2021

Due Date 8/11/2021

Rep MAS

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

Purchase Order Number

Terms

NET 10 DAYS

Invoice Date Reflects Month of
Service Provided

Item

Description

Amount

Monthly Water Management Service (R)

1,519.00

Code to:

2-320-572-4680

Middle Village Lake Maintenance

62B



Customer Total Balance \$1,519.00

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 # 593853

Account # 711194

Date 8/1/2021

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 _____

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

Invoice

Invoice #: 287
Invoice Date: 8/20/2021
Due Date: 8/20/2021
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
2613 Pressure Washing Services - July 2021 Common Area Maint. 2.320, 572.4650		2,342.00	2,342.00
<div>RECEIVED AUG 20 2021 By _____</div>			

Total \$2,342.00

Payments/Credits \$0.00

Balance Due \$2,342.00

8/20/21
CDD

Riverside Management Services, Inc.

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

Service Detail**Bill To:** Middle Village CDD**Invoice Date:** 8/1/21**Due Date:** Upon Receipt**Amount Due:** \$ 2,342.00

<u>Date</u>	<u>Description</u>	<u>Amount</u>
7/12/21	Pressure wash 1,133' of lattice top	\$ 510.00
7/14/21	Pressure wash 1,229 of lattice top	\$ 553.00
7/16/21	Pressure wash 1,481 of lattice top	\$ 667.00
7/20/21	Pressure wash 1,359 of lattice top	\$ 612.00

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

TOTAL AMOUNT DUE:\$ 2,342.00**** Pressure Washing according to contract and within budget**

Contract Amount \$ 13,348.70

Invoice:

Oct. 2020	\$	1,775.00
Nov. 2020		
Dec. 2020		
Jan. 2021	\$	1,670.00
Feb. 2021		
Mar. 2021		
Apr. 2021	\$	850.00
May 2021		
June 2021		
July 2021	\$	2,342.00
Aug. 2021		
Sept. 2021		

Balance: \$ 6,811.70Should you have any questions, please contact Rich Whetsel @ (904) 759-8923
or rwhetsel@gmsnf.com**Remit Payment**

From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - SHAUNTIA BANKS

Date: August 21, 2021 at 5:23 PM

To: Margaret Bronson mbronson@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com

Cc: Daniel Laughlin dlaughlin@gmsnf.com, Marilee Giles mgiles@gmsnf.com

OV

Good afternoon Margaret and 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 – AUGUST 14, 2021
 - RESIDENT/CUSTOMER – SHAUNTIA BANKS
 - ADDRESS – 670 REESE AVENUE ORANGE PARK, FL 32065
 - AMOUNT OF REFUND – \$50.00 - (CHECKED OUT LATE and LEFT EVENT - CHARGED 1/2 OF DEPOSIT)
 - RENTAL FEE DEPOSIT was via DISCVR (3968)
 - DATED: 07/29/21
 - SEQ#: 4
 - BATCH#: 191
 - INVOICE#: 4
 - APPROVAL CODE#: 838793
 - AMOUNT: \$100.00

8513
2-300-36900-10300

PAYMENT DATE	SETTLEMENT DATE	EVENT DATE	DESCRIPTION	HOURS	AMOUNT	ELEC. CHECK/CASH	CREDIT CARD
07/29/21	07/29/21	08/14/21	Shauntina Banks - PO PATIO DEPOSIT	DEPOSIT	\$ 100.00		AMEX-838793

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

Thank you.

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

Governmental Management Services

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SoutheastFitness

REPAIR

Equipment Repair & Maintenance

14476 Duval Place West, Suite 208 • Jacksonville, FL 32218

Office: 904.683.1439 • Fax: 904.683.1624

southeastfitnessrepair@comcast.net

www.southeastfitnessrepair.com

Invoice # 16283A

Facility Name:	Middle Village
Facility Address:	Plantation Oaks Attn: Lynne 370 Oakleaf Village Parkway Orange Park, Florida 32065
Billing Address:	Plantation Oaks Attn: Lynne 370 Oakleaf Village Parkway Orange Park, Florida 32065
Contact & Phone:	
Reason for call:	PM 3 TREADMILLS 3 ELLIPTICALS 2 SPIN/ROWERS 2 BIKES 1 MULTI STATION 7 SINGLE STATIONS \$273.60 JAY 904-562-0249

Date: 28-Jul-2021

Payment is due within 30 days of
invoice date.

Description	Part #	Part Cost	QTY	Total
PM - FLAT RATE: TRAVEL + FIRST HOUR LABOR		273.60	1.00	273.60
Comments:			Parts Total	273.60
			Tax	0.00
			Balance	273.60

Technician: FRANK HARDY

2713

Thank you for your business.

Code to:

**Middle Village Facility Maint. - Preventative
2-330-572-62100**





Invoice

Invoice #: 5940

Date: 07/28/21

Customer PO:

DUE DATE: 08/27/2021

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

AMOUNT

#5732 - Main line leak on Jennings pointe

Irrigation detected on jennings pointe system 4 in main line

Irrigation

\$510.00

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$510.00

Code to:
Middle Village - Irrigation Repairs
2-330-572-43400

704B





Invoice

Invoice #: 6102

Date: 08/01/21

Customer PO:

DUE DATE: 08/31/2021

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 August 2021
Work order #1846 Zach

AMOUNT

\$36,428.53

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$36,428.53

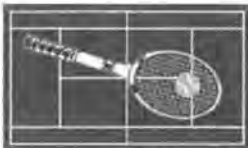
Code to:

2-320-572-462

704B

Middle Village Landscape Maintenance





Invoice

Welch Tennis Courts, Inc.
P.O. Box 7770
Sun City, FL 33586
Phone: 813-641-7787
Fax: 813-641-7795

Date	Invoice #
8/3/2021	62921

Bill To
Jay Soriano OakLeaf Plantation 370 Oak Leaf Village Pkwy Orange Park FL 32065

Ship To
Tennis (Jay or Andy) OakLeaf Plantation 845 Oak Leaf Plantation Pkwy Orange Park FL 32065

Terms	PO #	Due Date
Net 30	Andy	9/2/2021
Sales Rep	Ship Via	Ship Date
Shannon Wilder		8/3/2021

Notes

Quantity	Units	Description	Options	Unit Price	Amount
5.6		HarTru in 50# bags. Each pallet is 1.4 tons or 56 bags.	Size: 50lb	357.07	1,999.59
1		Delivery for East Coast		375.00	375.00

Thank you for your business.	Total	\$2,374.59
------------------------------	-------	------------

ALL PAST DUE ACCOUNTS ARE SUBJECT TO AN ANNUAL INTEREST CHARGE OF 1-1/2% PER MONTH THIS REPRESENTS AN ANNUAL INTEREST RATE OF 18%. MATERIALS AND EQUIPMENT SHALL REMAIN THE PROPERTY OF WELCH TENNIS COURTS, INC. UNTIL PAID IN FULL. ALL RETURNS ARE SUBJECT TO A RESTOCKING FEE.

Code to:

Middle Village Tennis Court Maintenance
2-330-572-344

130B



*** CHECK DATES 08/01/2021 - 08/31/2021 ***
MIDDLE VILLAGE-CAPITAL RESERVE
BANK C CAPITAL RESERVE

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/12/21	00009	3/19/21 1821	202103 600-53800-64000		*	1,059.42	
			MAR REPAIR/REPLACEMENT				
				GOVERNMENTAL MANAGEMENT SERVICES			1,059.42 000419
8/25/21	00074	6/30/21 22360782	202106 600-53800-64000		*	280.00	
			LIFEGUARDING CLASS				
				AMERICAN RED CROSS TRAINING SERVICE			280.00 000420
8/29/21	00074	6/30/21 22360782	202106 600-53800-64000		V	280.00-	
			LIFEGUARDING CLASS				
				AMERICAN RED CROSS TRAINING SERVICE			280.00-000420
8/25/21	00073	7/15/21 822846	202107 600-53800-64000		*	150.00	
			SHIPPING				
				ERC WIPING PRODUCTS			150.00 000421
8/29/21	00073	7/15/21 822846	202107 600-53800-64000		V	150.00-	
			SHIPPING				
				ERC WIPING PRODUCTS			150.00-000421
8/25/21	00050	7/31/21 5951	202107 600-53800-64000		*	1,358.57	
			LIMBS TRIMMING				
		7/31/21 6073	202107 600-53800-64000		*	900.00	
			TREE REMOVAL				
				VERDEGO LLC			2,258.57 000422
8/29/21	00050	7/31/21 5951	202107 600-53800-64000		V	1,358.57-	
			LIMBS TRIMMING				
		7/31/21 6073	202107 600-53800-64000		V	900.00-	
			TREE REMOVAL				
				VERDEGO LLC			2,258.57-000422
8/30/21	00074	6/30/21 22360782	202106 600-53800-64000		*	280.00	
			LIFEGUARDING CLASS				
				AMERICAN RED CROSS TRAINING SERVICE			280.00 000423
8/30/21	00073	7/15/21 822846	202107 600-53800-64000		*	150.00	
			SHIPPING				
				ERC WIPING PRODUCTS			150.00 000424
8/30/21	00054	6/30/21 06302021	202106 600-53800-64000		*	2,273.29	
			REF#36212033625110 CHPPR				
				THE HOME DEPOT PRO			2,273.29 000425
8/30/21	00054	6/30/21 06302021	202107 600-53800-64000		*	2,273.29	
			REF #36212033625110-CHPPR				

MVIL MIDDLE VILLAGE OKUZMUK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		6/30/21 06302021	202107 600-53800-64000		V	2,273.29-	
		REF #36212033625110-CHPPR		THE HOME DEPOT PRO			.00 000426
8/30/21 00050		7/31/21 5951	202107 600-53800-64000	LIMBS TRIMMING	*	1,358.57	
		7/31/21 6073	202107 600-53800-64000	TREE REMOVAL	*	900.00	
				VERDEGO LLC			2,258.57 000427
TOTAL FOR BANK C						6,021.28	
TOTAL FOR REGISTER						6,021.28	

MVIL MIDDLE VILLAGE OKUZMUK

Governmental Management Services, LLC1001 Bradford Way
Kingston, TN 37763**Invoice**Invoice #: 1821 *A*

Invoice Date: 3/19/21

Due Date: 3/19/21

Case:

P.O. Number:

Bill To:Middle Village CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092*9C*

Description	Hours/Qty	Rate	Amount
2.330.572.4100 - Phones - March 2021		88.73	88.73
2.316.513.49300 - Permits / Licenses - March 2021		26.95	26.95
34.600.538.64000 - Repair and Replacements - March 2021		1,059.42	1,059.42
2.330.572.49400 - Special Events - March 2021		225.31	225.31
2.330.572.51000 - Office Supplies - March 2021		138.12	138.12
2.330.572.34600 - Aqua Staff - March 2021		180.82	180.82
<div data-bbox="613 1234 945 1470"><div>RECEIVED</div><div>AUG 02 2021</div><div>By _____</div></div>			

*\$1,059.42***Total** \$1,719.35**Payments/Credits** \$0.00**Balance Due** \$1,719.35*\$1,059.42*

Send Payment To:
American Red Cross
Training Services
25688 Network Place
Chicago IL 60673-1256

GMS, LLC-MIDDLE VILLAGE CDD
ATTN:JAY SORIANO
370 OAKLEAF VILLAGE PKWY
ORANGE PARK FL 32065

INVOICE	
Invoice No:	22360782
Invoice Date:	06-30-2021
Customer Number:	P0041375
Org ID:	GMSLLCMIDDLE
Invoice Total:	\$280.00
Payment Terms:	NET 30
Due Date:	07-30-2021

Red Cross Resuscitation Suite programs - BLS, ALS and PALS - set the standard of excellence for resuscitation training with the latest scientific evidence and guidelines. Call your account exec for details.

ORDER	CRS/ OFFERING ID	DATE	DESCRIPTION	QUANTITY	INSTRUCTOR/ STUDENT NAME	TOTAL
O-0004100292	CLS-01373649	06-27-21	Lifeguarding <i>clay</i>	7	Susan Raab	\$280.00
					Subtotal	\$280.00
					Payment	\$0.00
					Invoice Total:	\$280.00

Code to:
Middle Village Repair and Replacements
34-600-538-64000

RECEIVED
AUG 19 2021
BY _____

Thank you for supporting the American Red Cross! Visit us at www.redcross.org/TSBilling to learn how to read your invoice. For questions or to make a credit card payment, please call **888-284-0607**. You may also email your questions to billing@redcross.org.

Please detach this stub and include it with your payment



REMITTANCE STUB

☐ Check enclosed \$ _____

Customer Number:
Org ID:
Invoice No:
Invoice Date:
Amount Due:

P0041375
GMSLLCMIDDLE
22360782
06-30-2021
\$280.00

American Red Cross
Training Services
25688 Network Place
Chicago IL 60673-1256

0022360782 00P0041375 000028000 3



19 Bennett Street • Lynn, MA 01905
1-800-225-9473 (WIPE)
781-593-4000 • Fax 781-593-4020
email: erc@ercwipe.com • www.ercwipe.com

Invoice Number	Page
822846	1
7/15/2021	

Bill-To #: 29121
OAKLEAF PLANTATION
370 OAKLEAF VILLAGE PARKWAY
ORANGE PARK, FL 32065

Ship-To #:
OAKLEAF PLANTATION
370 OAKLEAF VILLAGE PARKWAY
ORANGE PARK, FL 32065

Order No.	Customer P/O	Ship Via	Terms	Sales Rep
763548	MIDDLE BRANCH	UPS LTL-FRT- EXC	NET 30	SHOPPING CART

Item	Description	U/M	Order	Ship	B/O	Net Price	Extended
EW3000MAX	MAX ROLL	CSE	15	15		57.5000	862.50
	Tracking/Pro #:030230480						

	* **PLEASE PAY WITHIN TERMS**						
	* WE ACCEPT ALL MAJOR CREDIT CARDS						
	* VISA - MASTERCARD - DISCOVER						
	* AMERICAN EXPRESS						
	* PLEASE CALL 781-593-4000 TO PAY						

	Code to:						
	Middle Village Repair and Replacements						
	34-600-538-64000						
	Pay Shipping only - \$150						
	73C						
	RAGS • TOWELS • PAPER WIPERS						
	<i>Thank You For Your Business</i>						



FINANCES CHARGES OF 1.5% PER MONTH (18% PER ANNUM)
WILL BE CHARGED ON INVOICES OVER 30 DAYS

ALL FEES AND EXPENSES INVOLVED IN THE COLLECTION OF PAST DUE ACCOUNTS OR
BAD CHECKS WILL BE PAID BY THE CUSTOMER



A MEMBER
OF
SECONDARY MATERIALS AND RECYCLED TEXTILES
SMART
AN
INTERNATIONAL
ASSOCIATION

AT	Sub Total:	862.50
	Sales Tax:	.00
DUE DATE: 8/14/2021	Shipping:	150.00
Please Remit To: 19 Bennett St Lynn MA 01905	Deposits:	.00
	Balance:	1012.50



Secure Checkout

Contact

[Update Your Info](#)

Jay Soriano

manager@oakleafresidents.com

(904) 562-0249

☐

Text me when my order is ready.

Home Depot will send you a text message when your order is ready for pickup. Message and data rates may apply and texts may be sent between the hours of [8:00 am and 9:00 pm]. [Privacy Policy](#) at [www.homedepot.com/c/Privacy_Security](#). Full terms

Will someone else pick it up?

Store Pickup Location

Jacksonville W (oakleaf) Store

Where would you like to pick up your items?

☐

In Store

☒

Curbside

Your Order **\$4,887⁵⁸**

[Edit Cart \(1\)](#)



Pick Up In Store

See below for pick up availability.

FREE

Jacksonville W (oakleaf) Store

9751 Crosshill Blvd, Jacksonville, FL 32222 | (904)771-3228

☒ Curbside Selected



DK25 in. 14 HP Gas Powered ... \$4546.58

Qty : 1

Expected pick up by
Jul 12 - Jul 15

chipper shredder

Subtotal

\$4,546.58

Pick Up In Store

FREE

Estimated Sales Tax*

\$341.00

Apply Tax Exempt ID

Total

\$4,887⁵⁸

[Have a promo code?](#)

Feedback

DK2 Commercial Chipper

\$4546.58

Code to: Split 50/50

Middle Village Repair and Replacements

34-600-538-64000 #2,27329 54

Double Branch Repair and Replacements

2.320.57200.63100

6/30/2021A

JUN 30 2021

From: RingCentral notify@ringcentral.com
Subject: New Voice Message from (800) 366-1048 on 08/26/2021 12:30 PM
Date: August 26, 2021 at 12:30 PM
To: Margaret Bronson mbronson@gmsnf.com



Voice Message

Dear Margaret Bronson,

You have a new voice message:

From: (800) 366-1048
Received: Thursday, August 26, 2021 at 12:30 PM
Length: 00:57
To: (904) 940-5850 * 410 Margaret Bronson

Voicemail Preview:

" Yes. Hello, Margaret. This is Michael young calling from tele check I'm calling today. In regards to the home Depot we spoke last week. In regards to a the check we had their check number 412, and you authorized a draft to cover that particular, check and that draft has been returned to us as unpaid. So I do need you to give me a call back cause if you need trying to figure out a way to get this taken care of so if you could please give me a call at 1-800-697-9283 and when you call in please use reference number 36212033625110. Thank you. And I do look forward to hearing from you."

Listen to this message on your [RingCentral app](#) or [login](#) to your RingCentral account.

Thank you for using RingCentral!

Work from anywhere with the RingCentral app. It's got everything you need to stay connected: team messaging, video meetings and phone - all in one app. **[Get started](#)**

By subscribing to and/or using RingCentral, you acknowledge agreement to our [Terms of Use](#).

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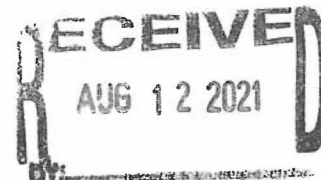


NOTICE OF UNPAID ELECTRONIC FUND TRANSFER

1600 Terrell Mill Road
Marietta, GA 30067
Telephone:
678-255-2828
800-366-1048

Original Creditor: The Home Depot
Current Creditor: TeleCheck Services, LLC
Principal Amount: \$4,752.79
Returned Item Fee: \$237.64
Total Amount Due: \$4,990.43

Transaction Date: July 16, 2021
Reference Number: 36212033625110
Return Reason: Refer to maker



July 30, 2021

This is a communication from a debt collector. This is an attempt to collect a debt. Any information obtained will be used for that purpose.

The above Electronic Fund Transfer (EFT) was returned by your financial institution unpaid. TeleCheck Services, LLC (TeleCheck) now owns this dishonored EFT and has placed the debt with TRS Recovery Services, LLC (TRS) for collection. TeleCheck has also entered information regarding this debt into its nationwide database. As a result, until this item is resolved, TeleCheck may not approve your checks, including electronic checks, or the opening of a new checking account at over 300,000 merchants and financial institutions who use TeleCheck's check acceptance and new account screening services nationally.

TRS has assigned this debt to a collection agent who may take reasonable steps to contact you to secure payment of the Total Amount Due.

If you do not dispute or require validation of the debt, you may avoid further collection efforts by mailing payment of the Total Amount Due in the enclosed envelope using the payment coupon below. Please enclose a money order or cashier's check. Do not send cash.

For faster service in updating your account you may pay online by Visa or MasterCard at www.trсреcoveryservices.com or by phone at 800-366-1048. You may call us at that same number if you have any questions regarding this debt.

RECR1ECA

SEE REVERSE SIDE FOR VALIDATION NOTICE AND OTHER IMPORTANT INFORMATION (NOTHING ABOVE INTERFERES WITH ANY RIGHT YOU MAY HAVE TO HAVE THIS DEBT VALIDATED)

Detach and return bottom portion with payment

Returned Mail Processing Center
P.O. Box 674229
Marietta, GA 30006
ELECTRONIC SERVICE REQUESTED

Amount Paid: _____

362120336251101004752790108000237649

36212033625110-RECR1ECA-July 30, 2021

MDG2021 00001144 00



MIDDLE VILLAGE CDD
475 W TOWN PL
ST AUGUSTINE, FL 32092

TRS Recovery Services, LLC
Payment Processing Center
PO BOX 60022
City of Industry, CA 91716-0022

Validation Notice

Unless you notify this office within thirty (30) days after receiving this notice that you dispute the validity of this debt, or any portion thereof, this office will assume this debt is valid. If you notify this office in writing within thirty (30) days from receiving this notice that you dispute the validity of this debt or any portion thereof, this office will obtain verification of the debt or obtain a copy of the judgment and mail you a copy of such verification or judgment. If you request of this office in writing within thirty (30) days after receiving this notice, this office will provide you with the name and address of the original creditor, if different from the current creditor.

If you have a dispute or inquiry, please write or fax to:

TRS Recovery Services, Inc.
P.O. Box 674169
Marietta, GA 30006
Fax: 402.916.8140

Or if you would like to complete the online inquiry or dispute form, please visit our website at www.trсреcoveryservices.com. The form may be faxed or mailed to the number/address provided. Please include your reference number in all correspondence. The reference number can be found in the reference number field on your notice.

TELECHECK PRIVACY STATEMENT **HOW WE PROTECT CONSUMER PRIVACY DURING DEBT COLLECTION:**

The following privacy notice of current creditor, TeleCheck Services, Inc., has been included in order to reduce the number of communications you receive.

Protecting consumer privacy is important to TeleCheck Services, Inc. This Privacy Statement provides you with information about TeleCheck Services, Inc.'s collection and use of non-public personal information about our current and former customers.

TeleCheck Services, Inc. may collect nonpublic personal information about you from the following sources: (1) information we, or our clients such as retailers and financial institutions, receive from you on checks, applications or other forms; (2) information about your transactions with us, our clients such as retailers and financial institutions, our affiliates, or others; (3) information we receive from other companies; and (4) information we receive from other consumer reporting agencies and financial institutions. The types of personal information from the above sources that TeleCheck collects and shares can include: social security numbers, drivers license numbers or other identification information; name, address and phone number; account balances and transactions; payment history; transaction or loss history; overdraft history; checking account information.

Financial companies need to share customers' personal information to run their everyday business. TeleCheck may share personal information with affiliated and non-affiliated companies (both financial and non-financial companies) for everyday business purposes. For instance, we may use it to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus.

To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. We also restrict access to nonpublic personal information about you to those employees who need to know that information to perform their job duties.

Please send GENERAL CORRESPONDENCE to the following address:

TRS RECOVERY SERVICES, INC.
PO BOX 674169
Marietta, GA 30006



Invoice

Invoice #: 5951

Date: 07/31/21

Customer PO:

DUE DATE: 08/30/2021

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

AMOUNT

#5634 - Clock tower Crape Myrtle and Oak tree trimming

As requested per the Clay County Traffic Division for visibility of crossing signs and lights around the Clock tower

Round a bout:

1. Cutting back larger limbs for more upright form of 8 Crape Myrtle trees, chipping debris
2. Limbing/Thinning out (4) Mid-size Oak trees, chipping of debris and haul of sight



This price also includes labor for Traffic control for safety of the workers while trimming trees.

Landscape Enhancement

\$1,358.57

Clock tower (Sub)	4.00	\$125.00	\$500.00
Disposal Fee (Other)	1.00	\$50.00	\$50.00
Labor and Prep (Labor)	6.00	\$41.43	\$248.57
Subcontract Crape Myrtle Pruning (Sub)	8.00	\$70.00	\$560.00

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$1,358.57

Code to:

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

Booth 50C



Invoice

Invoice #: 6073

Date: 07/31/21

Customer PO:

DUE DATE: 08/30/2021

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

AMOUNT

#5754 - Hamilton Glen Pine removal (4)

Sub contract removal of 4 dead pine trees,(flush cut, no stump grinding) in Hamilton Glen next to Pond and east of Residence. Chip and haul away debris.

Lower margin as sub is doing work in Oakleaf already and multiple jobs.

Landscape Enhancement

Tree Removal (Sub)

4.00

\$225.00

\$900.00



Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$900.00

Code to:

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

70413 SOC

FIFTH ORDER OF BUSINESS

AMENDMENT TO FEE AGREEMENT

THIS AMENDMENT is made and entered into as of the ____ day of _____, 2021, by and between:

MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
475 West Town Place, Suite 114
St. Augustine, Florida 32092
(the “**District**”), and

HOPPING GREEN & SAMS, P.A
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301
 (“**HGS**” and, together with the District, the “**Parties**”).

RECITALS

WHEREAS, the District and HGS previously entered into that certain *Fee Agreement* dated October 15, 2003, as amended from time to time, for the provision of legal services to be provided to the District (the “**Agreement**”);

WHEREAS, the Parties desire to amend the Agreement in order to change the \$1,700 flat fee expense for Board meeting attendance and preparation to an hourly fee at the current, mutually agreed upon, hourly rates for attorneys, associates, paralegals and staff (the “**Amendment**”); and

WHEREAS, the District and HGS warrant and agree that they have all right, power and authority to enter into and be bound by this Amendment.

NOW THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Amendment.

SECTION 2. The Agreement is hereby amended to change the \$1,700 flat fee expense for Board meeting attendance and preparation to an hourly fee at the current, mutually agreed upon, hourly rates for attorneys, associates, paralegals and staff.

SECTION 3. This Amendment shall be effective as of September 1, 2021.

SECTION 4. Except as specifically amended above, the Agreement shall remain in full force and effect, unaltered by this Amendment.

IN WITNESS WHEREOF, the Parties hereto have signed this Amendment on the day and year first written above.

Attest:

MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairman, Board of Supervisors

HOPPING GREEN & SAMS, P.A.

By: _____

Print: _____

Its: _____

SIXTH ORDER OF BUSINESS

July 27, 2021

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

**Re: Consulting Engineer's Report, Section 9.21 of the Master Trust Indenture
Middle Village Community Development District
Fiscal Year 2021
ETM Proj Numb: 01-151**

Dear Mr. Perry:

In accordance with Section 9.21 of the Master Trust Indenture for the 2004A Bonds, we have completed our annual review of the portions of the project within the Middle Village Community Development District constructed to date. We find, in general, these portions have been maintained in good repair with the following exception:

1. Loose Veneer at the Clocktower Roundabout.
2. Park Bench at Creekview has rust spot and holes.
3. Washed out around the mitered end section at the Oakpoint pond.
4. Cracks in the Amenity Center stairway steps.
5. Several washout at the Hamilton Glenn stormwater pond.

We have reviewed the Middle Village Community Development District Operations and Maintenance budget for fiscal year 2021 and appears to be sufficient for proper maintenance and repair of the items listed above.

In addition, in accordance with Section 9.14 of the Master Trust Indenture, we recommend that the District Manager and Insurance Provider review the insurance coverage for the CDD improvements and CDD property, which may include but not limited to:

Mr. James Perry
Middle Village Community Development District
c/o GMS, LLC.

July 27, 2021

**Re: Consulting Engineer's Report, Section 9.21 of the Master Trust Indenture Middle Village
Community Development District
Fiscal Year 2021**

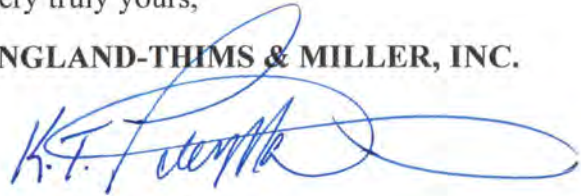
1. Amenity Center and Pools	5. Neighborhood Parks and Structures
2. Clock Tower	6. Stormwater Ponds
3. Entry Monuments	7. Bell Tower and Entry Fountains
4. Slip Lanes and Parking	

We are not qualified to provide specific insurance coverage recommendations and recommend that the insurance coverage amounts be reviewed by the District Manager annually to confirm that the coverages and current replacement costs are appropriate.

If you have any questions, please contact our office.

Very truly yours,

ENGLAND-THIMS & MILLER, INC.



K.T. Peter Ma, P.E.
Executive Vice President/Shareholder
District Engineer

SEVENTH ORDER OF BUSINESS

Middle Village Community Development District



Approved Budget

FY2022



**Middle Village
Community Development District**

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Exhibit 'A'	20

Middle Village

Community Development District

General Fund

Description	Amended Budget FY 2021	Actual Thru 7/31/21	Next 2 Months	Projected Thru 9/30/21	Approved Budget FY 2022
<u>Revenues</u>					
Maintenance Assessments	\$ 215,687	\$ 206,967	\$ 8,720	\$ 215,687	\$ 215,687
Interest Income	\$ 5,000	\$ 244	\$ 50	\$ 294	\$ 350
Carry Forward Surplus	\$ 200,000	\$ 200,000	\$ -	\$ 200,000	\$ -
Total Revenues	\$ 420,687	\$407,212	\$ 8,770	\$ 415,982	\$ 216,037
<u>Expenditures</u>					
Supervisors Fees	\$ 12,000	\$ 9,800	\$ 2,000	\$ 11,800	\$ 12,000
Travel	\$ 209	\$ -	\$ 100	\$ 100	\$ 200
FICA Expense	\$ 918	\$ 750	\$ 153	\$ 903	\$ 918
Engineering	\$ 10,500	\$ 1,273	\$ 5,000	\$ 6,273	\$ 10,500
Trustee	\$ 15,144	\$ 15,100	\$ -	\$ 15,100	\$ 15,100
Dissemination Agent	\$ 2,500	\$ 3,083	\$ 417	\$ 3,500	\$ 3,500
Assessment Roll	\$ 7,928	\$ 7,550	\$ -	\$ 7,550	\$ 7,550
Attorney	\$ 45,000	\$ 27,354	\$ 17,500	\$ 44,854	\$ 45,000
Attorney-Foreclosure	\$ 10,000	\$ 600	\$ 4,000	\$ 4,600	\$ 10,000
Arbitrage	\$ 750	\$ -	\$ 750	\$ 750	\$ 750
Annual Audit	\$ 5,900	\$ 6,100	\$ -	\$ 6,100	\$ 6,100
Management Fees	\$ 59,963	\$ 49,969	\$ 9,994	\$ 59,963	\$ 61,762
Information Technology	\$ 2,350	\$ 2,125	\$ 425	\$ 2,550	\$ 2,550
Telephone	\$ 425	\$ 230	\$ 180	\$ 410	\$ 425
Postage	\$ 600	\$ 397	\$ 200	\$ 597	\$ 600
Printing & Binding	\$ 2,700	\$ 1,799	\$ 890	\$ 2,689	\$ 2,700
Records Storage	\$ 200	\$ -	\$ 100	\$ 100	\$ 200
Insurance	\$ 11,137	\$ 11,173	\$ -	\$ 11,173	\$ 12,251
Legal Advertising	\$ 1,500	\$ 1,217	\$ 240	\$ 1,457	\$ 1,500
Other Current Charges	\$ 150	\$ 74	\$ 50	\$ 124	\$ 150
Office Supplies	\$ 300	\$ 221	\$ 75	\$ 296	\$ 300
Website Compliance	\$ 2,250	\$ 1,875	\$ 375	\$ 2,250	\$ 2,250
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Reserves	\$ 28,088	\$ 28,088	\$ -	\$ 28,088	\$ 19,556
Interfund Transfer Out	\$ 200,000	\$ 200,000	\$ -	\$ 200,000	\$ -
Administrative Expenses	\$ 420,687	\$368,951	\$ 42,448	\$ 411,399	\$ 216,037
EXCESS REVENUES / (EXPENDITURES)	\$ -	\$ 38,261	\$ (33,678)	\$ 4,582	\$ -

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 7/31/21	Projected 2 Months	Projected Thru 9/30/21	Approved Budget FY 2022
<u>Revenues</u>					
Maintenance Assessments	\$ 1,501,738	\$ 1,605,750	\$ -	\$ 1,605,750	\$ 1,592,515
Interest Income	\$ 5,000	\$ 615	\$ 350	\$ 965	\$ 1,000
Miscellaneous Revenue	\$ -	\$ 1,920	\$ 570	\$ 2,490	\$ 2,500
Amenities Revenue	\$ 55,000	\$ 71,898	\$ 2,500	\$ 74,398	\$ 85,000
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	\$2,484,730	\$ 3,420	\$ 2,488,150	\$ 1,717,677
<u>Expenditures</u>					
<u>Administrative</u>					
Management Fees - On Site Staff	\$ 293,904	\$ 244,920	\$ 48,984	\$ 293,904	\$ 293,904
Insurance	\$ 52,534	\$ 51,938	\$ -	\$ 51,938	\$ 52,916
Other Current Charges	\$ 4,000	\$ 3,093	\$ 900	\$ 3,993	\$ 4,000
Permit Fees	\$ 1,500	\$ 694	\$ 700	\$ 1,394	\$ 1,500
Office Supplies	\$ 500	\$ -	\$ 250	\$ 250	\$ 500
Capital Reserve	\$ 31,861	\$ 31,861	\$ -	\$ 31,861	\$ -
Administrative Expenses	\$ 384,299	\$ 332,505	\$ 50,834	\$ 383,339	\$ 352,820
<u>Maintenance</u>					
Security	\$ 75,000	\$ 56,228	\$ 55,000	\$ 111,228	\$ 150,000
Security Clay County	\$ 47,000	\$ 28,657	\$ 18,000	\$ 46,657	\$ 47,000
Electric	\$ 18,000	\$ 11,737	\$ 6,200	\$ 17,937	\$ 18,000
Streetlighting	\$ 32,000	\$ 24,800	\$ 7,134	\$ 31,934	\$ 32,000
Irrigation Maintenance	\$ 5,000	\$ 510	\$ 4,490	\$ 5,000	\$ 5,000
Landscape Maintenance	\$ 437,143	\$ 364,285	\$ 72,857	\$ 437,142	\$ 450,256
Common Area Maintenance	\$ 54,847	\$ 40,941	\$ 24,000	\$ 64,941	\$ 65,000
Lake Maintenance	\$ 23,668	\$ 15,190	\$ 4,800	\$ 19,990	\$ 20,000
Miscellaneous Maintenance	\$ 5,000	\$ 70	\$ 4,930	\$ 5,000	\$ 5,000
Common Area Expenses	\$ 697,658	\$ 542,419	\$ 197,411	\$ 739,830	\$ 792,256
<u>Recreation Facility</u>					
Amenity Staff	\$ 145,000	\$ 133,683	\$ 26,300	\$ 159,983	\$ 160,000
Janitorial	\$ 49,976	\$ 36,758	\$ 18,228	\$ 54,986	\$ 55,000
Telephone	\$ 7,200	\$ 7,429	\$ 1,360	\$ 8,789	\$ 8,800
Electric	\$ 78,000	\$ 49,822	\$ 14,000	\$ 63,822	\$ 64,000
Water / Sewer	\$ 45,000	\$ 26,595	\$ 19,000	\$ 45,595	\$ 46,000
Gas/Heat (Pool)	\$ 20,000	\$ 18,794	\$ 6,000	\$ 24,794	\$ 25,000

Middle Village

Community Development District

Recreation Fund

Description	Amended Budget FY 2021	Actual Thru 7/31/21	Projected 2 Months	Projected Thru 9/30/21	Approved Budget FY 2022
Refuse Service	\$ 14,200	\$ 16,722	\$ 3,340	\$ 20,062	\$ 20,000
Pool Maintenance & Chemicals	\$ 72,318	\$ 25,857	\$ 19,143	\$ 45,000	\$ 45,000
Cable	\$ 5,102	\$ 4,749	\$ 980	\$ 5,730	\$ 5,800
Special Events	\$ 5,000	\$ 1,617	\$ 3,350	\$ 4,967	\$ 5,000
Office Supplies and Equipment	\$ 1,500	\$ 845	\$ 600	\$ 1,445	\$ 1,500
Facility Maintenance - General	\$ 47,707	\$ 34,717	\$ 20,000	\$ 54,717	\$ 55,500
Facility Maintenance - Preventive Contracts	\$ 15,350	\$ 5,124	\$ 10,226	\$ 15,350	\$ 15,350
Facility Maintenance - Contingency	\$ 27,600	\$ 14,594	\$ 500	\$ 15,094	\$ 3,651
Elevator Maintenance	\$ 2,576	\$ 2,592	\$ 400	\$ 2,992	\$ 3,000
Recreation Passes	\$ 5,000	\$ 3,639	\$ 1,350	\$ 4,989	\$ 5,000
Lighting Repairs	\$ 10,000	\$ 6,906	\$ 2,750	\$ 9,656	\$ 10,000
Tennis Court Maintenance	\$ 40,680	\$ 32,969	\$ 11,000	\$ 43,969	\$ 44,000
Interfund Transfer Out	\$ 700,000	\$ 700,000	\$ -	\$ 700,000	\$ -
Total Recreation Facility	\$ 1,292,209	\$1,123,414	\$ 158,527	\$ 1,281,942	\$ 572,601
Total Expenses	\$ 2,374,166	\$1,998,338	\$ 406,773	\$ 2,405,111	\$ 1,717,677
EXCESS REVENUES / (EXPENDITURES)	\$ -	\$ 486,391	\$ (403,353)	\$ 83,039	\$ -

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	\$ 37,521	\$ 450,256
Total	\$ 37,521	\$ 450,256

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	\$ 683	\$ 8,196
Contingency	\$ 50	\$ 604
Total	\$ 733	\$ 8,800

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	\$ 583	\$ 7,000
Total		\$ 5,333	\$ 64,000

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.

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.

Middle Village
Community Development District
BUDGET
Fiscal Year 2022

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	\$ 835
Total	\$ 246	\$ 3,000

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 7/31/21	Next 2 Months	Projected Thru 9/30/21	Approved Budget FY 2022
Revenues					
Carry Forward Surplus	\$613,846	\$796,112	\$0	\$796,112	\$758,833
Special Assessments	\$2,145,533	\$2,097,159	\$48,374	\$2,145,533	\$2,145,533
Special Assessments- Prepayment	\$0	\$678,517	\$0	\$678,517	\$0
Interest Income	\$5,000	\$547	\$100	\$647	\$700
Total Revenues	\$2,764,379	\$3,572,335	\$48,474	\$3,620,809	\$2,905,066
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	\$408,402	\$0	\$409,675	\$379,658
Principal 5/1	\$1,044,000	\$1,042,000	\$0	\$1,042,000	\$1,042,000
Special Call 5/1	\$0	\$605,000	\$0	\$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	\$63,187	\$0	\$63,187	\$58,638
Principal 5/1	\$120,000	\$120,000	\$0	\$120,000	\$120,000
Special Call 5/1	\$0	\$75,000	\$0	\$75,000	\$0
Total Expenses	\$2,110,252	\$2,860,702	\$0	\$2,861,975	\$2,038,592
EXCESS REVENUES / (EXPENDITURES)	\$654,127	\$711,632	\$48,474	\$758,833	\$866,474

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

\$ 2,145,533

Middle Village

Community Development District

Amortization Schedule

Series 2018-1, Special Assessment Refunding Bonds

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
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		\$ 18,933,000	\$ 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
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 7/31/21	Next 2 Months	Projected Thru 9/30/21	Approved Budget FY 2022
REVENUES:					
Interest	\$5,000	\$808	\$250	\$1,058	\$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	\$1,578,027
TOTAL REVENUES	\$806,969	\$1,702,777	\$250	\$1,703,027	\$1,599,133
EXPENDITURES:					
Repair Replacements	\$104,471	\$100,738	\$24,262	\$125,000	\$125,000
Capital Projects	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$104,471	\$100,738	\$24,262	\$125,000	\$125,000
EXCESS REVENUES (EXPENDITURES)	\$702,498	\$1,602,039	(\$24,012)	\$1,578,027	\$1,474,133

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	\$ 4,582
Estimated Recreation Excess Revenues - Fiscal Year 2021	\$ 83,039
Total Estimated Operating Funds Available - 9/30/2021	<u>\$ 1,771,222</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	\$ 429,419
Total Reserve	<u>\$ 483,428</u>
Total Working Capital Surplus	<u>\$ 1,287,793</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>\$ 678,027</u>
Total Estimated Reserve Funds Available - 9/30/20	\$ 1,578,027
Recreation Fund - General Reserve	\$ -
General Fund - Reserves	<u>\$ 19,906</u>
Total Funding Fiscal Year 2021	\$ 19,906
Total Estimate Reserve Fund Balances - 9/30/22	<u>\$ 1,597,933</u>

A.

RESOLUTION 2021-10

THE ANNUAL APPROPRIATION RESOLUTION OF THE MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2021, submitted to the Board of Supervisors ("**Board**") of the Middle Village Community Development District ("**District**") proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("**Fiscal Year 2021/2022**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

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

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Middle Village Community Development District for the Fiscal Year Ending September 30, 2022."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2021/2022, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
RECREATION FUND	\$_____
DEBT SERVICE FUND (SERIES 2018)	\$_____
CAPITAL RESERVE FUND	\$_____
TOTAL ALL FUNDS	\$_____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2021/2022 or within 60 days following the end of the Fiscal Year 2021/2022 may amend its Adopted Budget for that fiscal year as follows:

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

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

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 7TH DAY OF SEPTEMBER, 2021.

ATTEST:

**MIDDLE VILLAGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

B.

RESOLUTION 2021-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2021/2022; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District is located in Clay County, Florida ("**County**"); and

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

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("**Fiscal Year 2021/2022**"), attached hereto as **Exhibit "A"** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2021/2022; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Middle Village Community Development District ("**Assessment Roll**") attached to this Resolution as **Exhibit "B"** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits "A" and "B,"** is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits "A" and "B."** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 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.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 7th day of September, 2021.

ATTEST:

**MIDDLE VILLAGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget
Exhibit B: Assessment Roll

EIGHTH ORDER OF BUSINESS

C.

1.

Double Branch & Middle Village Work Authorization #1 FY 2022

Onsite Management and Maintenance Contract Administration

The following are the onsite services provided by Governmental Management Services, LLC:

- Onsite Community Manager is the liaison for the Community Development District Board. Attend all Community Development District meetings and provide monthly report on District operations.
- Community Manager is the on-site representative for the District Manager. Answer resident questions concerning the District / complaints/ customer service and refer to appropriate party if required.
- Community Manager provides maintenance contract administration for District recreational amenities including swimming pools, recreational fields, basketball courts, clubhouse and area parks to ensure contractors are providing services in accordance with contracts approved by the Board of Supervisors. During the annual budget process recommendations will be made to the Board as well as during contract renewals.
- Community Manager provides maintenance contract administration for landscape, security, refuse and lake maintenance contracts to ensure contractors are providing services in accordance with contracts approved by the Board of Supervisors.
- Community Manager supervises the GMS employees which manage the Aquatics and Athletic functions of the Districts.
- Community Manager interfaces with vendors for repairs, billings/payments and approval of certain invoices.
- Community Manager inspects and coordinates Amenity Center and Common Area maintenance including pest control, lighting, cleaning, trash, pressure washing, irrigation, signage, fencing and pump maintenance.
- Community Manager assists in coordinating special events during the planning stages and working with the vendors in the processing of charges. Additionally, during some special events the Community Manager will be present to supplement other staff.
- Community Manager enforces and evaluates Policies and Procedures of the Amenity Center and Athletic Facilities. Coordinates District policies and procedures with staff and brings to the Board recommendations for changes to the policies and procedures.
- Rental coordinator provides services for reservation of District facilities.

- Community Manager provides other services as required by the Board of Supervisors to ensure satisfactory operation of the District

Such services shall be staffed by full time employees consisting of an onsite Community Manager, a rental coordinator, staff administrator, Amenity Director and an Amenity Supervisor. The services are split between the Districts based upon the development unit's proration and reflects the basis of the level of service required for the Districts assets.

Total fees for FY 2022 are \$192,766 for Double Branch CDD and \$201,535 for Middle Village CDD. Although the fees are based upon five full time employees of GMS, LLC they will from time to time be supplemented by additional operational management resources of GMS, LLC at no additional charge. Such fees may be adjusted annually based upon the District's adopted budget and will be billed accordingly.

Double Branch CDD Chairperson	Date
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Middle Village CDD Chairperson	Date
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GMS, LLC Managing Director	Date
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2.

Middle Village Work Authorization #2 FY 2022

General Maintenance Services

The following are the general maintenance services provided by Governmental Management Services, LLC as directed by the onsite Community Manager:

- General maintenance to include but not limited to: painting, patching, special cleaning, maintenance and repairs at a rate of \$35 per hour plus mileage if necessary at .45/mile.
- Special trash pickup utilizing ATV at a rate of \$43 per hour.

Middle Village CDD Chairperson	Date
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GMS, LLC Managing Director	Date
----------------------------	------

3.

Middle Village Community Development District
Work Authorization #3 FY 2022

Tennis Professional Services and Instruction

As a part of the District's recreational program, the following services shall be provided by Governmental Management Services, LLC (GMS, LLC). The amounts to be paid to GMS, LLC for these services are set forth herein. These services may be continued in Fiscal Year 2021-22 and beyond by separate work authorization for subsequent fiscal years.

1. Retain an individual with requisite knowledge and experience to develop and conduct a tennis program utilizing the District's tennis facilities. Said individual must have the knowledge, skill and experience to teach tennis to players at varying levels, and be able to organize tennis teams and provide lessons. This individual shall be known as the "Tennis Director." GMS, LLC shall provide services set forth herein on a full time basis, recognizing the need to offer vacation time for Tennis Director.
2. Recruit and develop a tennis team/s based at the Middle Village CDD tennis facility. Offer lessons and instruction.
3. Develop and conduct summer tennis program and/or clinics for youth.
4. Tennis Director or his/her designee shall be responsible for scheduling of court use during daylight hours, 7 days per week. With the exception of tennis tournaments, there shall be at least 2 courts available for use by persons not involved with the tennis program described herein. Actual operating hours shall be set by GMS, LLC and provide notice of same to the District Board. The District reserves the right to alter the hours of operation.
5. Offer racket restringing, grip repair and shall provide for rental of ball return machine.
6. Maintain the tennis facility in good repair, including net repair.
7. The Tennis Director shall report to the Community Manager. The Tennis Director shall provide information about available lessons and tennis programs to the Community Manager so they are able to answer resident inquiries.
8. Tennis Director shall follow all applicable District rules and policies with respect to use and operation of District facilities, including the tennis area. Tennis Director shall enforce applicable District rules and policies when conducting the tennis program. Tennis Director is encouraged to suggest revisions to applicable District policies and rules relating to tennis activity directly to the District Manager and On-Site Manager.
9. Tennis Director shall be a GMS, LLC employee. GMS, LLC is providing services to the District as an independent contractor. To the extent required by law, the tennis director shall be bonded. GMS, LLC shall be liable for actions of its Tennis Director as provided in the contract in effect between GMS, LLC and the District.

10. GMS, LLC shall cause participants in the tennis program to sign applicable waivers of liability.

11. Payment for services:

Annual personnel costs: \$73,868 (12 months)

Annual routine maintenance costs: Daily / Weekly \$32,235 (12 months) Billed Hourly

Maintenance for Drainage cleaning and repairs: \$4,800 (12 months) Billed Hourly

GMS, LLC to retain 90% of lesson income; District to receive 10%

GMS, LLC to retain 20% of ball return machine rental; District to receive 80%

GMS, LLC to retain 50% of miscellaneous revenue; District to receive 50%

ATTEST:

MIDDLE VILLAGE
COMMUNITY DEVELOPMENT
DISTRICT

Chairperson

Date:_____

GOVERNMENTAL
MANAGEMENT SERVICES, LLC

Witness

Managing Director

By:_____

Date:_____

D.

Middle Village Community Development District (CDD)

845 Plantation Oaks Parkway, Orange Park, FL 32065

904-375-9285; manager@oakleafresidents.com

Memorandum

Date: September 2021

To: Board of Supervisors

From: GMS – OakLeaf Operations Manager

Community:

Special Events

- Upcoming event: Dive in at DB pools, Fall resident run event at MV – Oct. 30
- Bringing back Pumpkin Plunge, Virtual Turkey Trot, Discussion of Christmas Event

Aquatics

- High School Swim Season – discussion of usage and expectations
- Pools back to alternating “limited” schedule

Amenity Usage

- *Total Facilities Usage – 8873*
- *Average daily usage – 295*

Card counts:

MV Owners	58
MV Renters	83
MV Replacements	39
MV Updated	27

Total cards printed: 408 (both districts)

Rentals

- 15 of 30 days rented in Aug , 3 of 4 weekends rented
- 4 Grand Ballroom rentals, 1 Grand Lawn rental, 0 Bridal Suite rentals, 4 patio rentals
- 16 tours (approx.42 hours)/55 hours used for scheduling, administrative, etc.

Middle Village Community Development District (CDD)

845 Plantation Oaks Parkway, Orange Park, FL 32065

904-375-9285; manager@oakleafresidents.com

Memorandum

Operations:

- Updates on projects: Boardwalk and Gazebo flooring and railing replacements, tree lighting at Plantation Oaks Pkwy

MAINTENANCE

- Inspect and diagnose issue with Slide pool filter motor/pack
- Coordinate repair/removal of slide pool filter motor
- Replace motor, impeller, sleeve, and seal on filter motor
- Replace multiple guest wi-fi routers at Amenity center
- Inspect HVAC issues at GB room (over condensation) warranty work
- Repair leak damage in fitness center (caused by condensation issues at HVAC units)
- Replace water fountain filter at GB room
- Audit of access cards – ongoing
- Continued formwork and prep for Change out of Tennis walkway (concrete)
- Replace drive on Sprayground filter motor
- Coordinate inspections with electrician of lighting at Promenade
- Coordinate possible repairs and expectation from developer
- Cut backing for new and replacement signs – ongoing
- Preventative maintenance on golf carts
- Replace solenoid and battery on 2008 workhorse cart
- Coordinated drop off and repair of 2013 RXV golf cart
- Coordinated drop off and repair of Ranger UTV
- Coordinate repair/ replacement of tennis building window
- Repair damaged gel coating on Frog slide at Sprayground (will apply new gel coat during off-season)
- Coordinate install of large slide on Sprayground
- Pressure washing schedule coordination/changes – due to high number of rain days, almost caught up to typical annual schedule
- Data collection for Florida Department of Labor
- Continual Lake Inspections – all lakes inspected monthly – reports kept on file in Ops. Manager office.
- Continual Park inspections and cleaning – reports kept on file.
- Light Inspections completed – Whitfield, Boulevard, Parkway, and Hamilton Glenn completed 8/8. Forest Brook, Creekview, Oakpoint, and Timberlake completed 8/20.

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 for canopy heights*
- *Finalize contract amount install for this past fiscal year*
- *Monthly report for Aug submitted and filed at Operations office*

For questions, comments, or clarification, please contact:

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



Middle Village 2013 CDD

Clay County, Florida

THE HONORABLE ROGER A. SUGGS, CFA, AAS
CLAY COUNTY PROPERTY APPRAISER
State-Certified General Real Estate Appraiser
RZ2771

GENERATED BY THE GIS DEPARTMENT 05/02/2013

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