MIDDLE VILLAGE Community Development District

FEBRUARY 14, 2022



Middle Village Community Development District

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

February 7, 2022

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

Dear Board Members:

The Middle Village Community Development District Board of Supervisors Meeting is scheduled to be held Monday, February 14, 2022 at 2:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065. Following is the advance agenda for the meeting:

- I. Roll Call
- II. Audience Comments (limited to three minutes)
- III. Approval of Consent Agenda
 - A. Approval of the Minutes of the January 10, 2022 Meeting
 - B. Financial Statements
 - C. Assessment Receipts Schedule
 - D. Check Registers
 - E. Ratification of Agreement with Bullard Fence Inc. for Installation of Fence Improvements
 - F. Ratification of ETM Work Authorization for Stormwater Needs Analysis
- IV. Consideration of Proposals for Updating the Capital Reserve Study
- V. Selection of Audit Committee
- VI. Staff Reports
 - A. District Counsel
 - B. District Engineer

- C. District Manager
- D. Operations Manager Memorandum
- VII. Audience Comments (limited to three minutes) / Supervisor Requests
- VIII. Next Scheduled Meeting March 14, 2022 @ 6:00 p.m. at the Plantation Oaks Amenity Center
 - IX. Adjournment

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

Sincerely,

Marilee Giles

Marilee Giles District Manager



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, January 10, 2022 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:

Michael SteinerChairmanRod SwartzVice ChairmanTim HartiganSupervisorJason MifsudSupervisorJeremy SpellmanSupervisor

Also present were:

Marilee GilesDistrict ManagerMike EckertDistrict CounselJay SorianoOperations ManagerChalon SuchslandVerdeGo Landscape

Crys Grizzle S3 Security

Rhonda Mossing MBS Capital Markets (by phone)
Bob Gang Greenberg Traurig (by phone)

FIRST ORDER OF BUSINESS Call to Order

Ms. Giles called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS Financing Matters Related to the Series 2022 Bonds

Ms. Mossing stated the bonds were refunded through Hancock Whitney Bank based on the term sheet the Board approved at the last meeting, which has resulted in savings to the residents between \$117 per year for single-family and about \$78 per year for the multi-family. Bob will review the different terms.

A. Consideration of Supplemental Assessment Methodology Report

Mr. Eckert stated the supplemental assessment methodology report takes the terms of the bond sale and runs them through your assessment methodology. That report was prepared by GMS and is in your agenda package. Unless you have questions on the report, we can go on to the delegation resolution because that assessment methodology report is technically approved through the last item, the supplemental assessment resolution.

B. Consideration of Delegation Resolution 2022-04

Mr. Gang stated resolution 2022-04 is the follow up of the action you took at your last meeting. The 2008-1 bonds, which were the senior bonds held previously by Hancock Whitney Bank are being refunded and we're leaving the 2018-2 bonds in place as subordinate bonds below them. The documents that you are approving today in substantially final form are the sixth supplemental indenture. The original master indenture was created back in 2003 and 2004 and you refunded the original bonds with your fifth supplemental indenture in 2018. The numbers that Rhonda has prepared are incorporated into the sixth supplemental indenture. Hancock Whitney Bank is not only your bondholder for the senior lien bonds, Series 2022 bonds, but in 2018 took over as trustee under your master indenture. There will be documents signed right after this meeting and on the 13th, we will actually be funding. Hancock as the holder of the 2018-1 Bonds will surrender those for termination, so there is no long escrow or anything like that. We're in the process of getting signatures from other parties and a board member will be signing today and we will have everything assembled and circulated around prior to the 13th for funding.

On MOTION by Chairman Steiner seconded by Vice Chairman Swartz with all in favor Delegation Resolution 2022-04 was approved.

C. Consideration of Supplemental Assessment Resolution 2022-05

Mr. Eckert stated the title of the resolution is "Resolution 2022-05, a resolution approving the reduced special assessments of Middle Village Community Development District due to the issuance of the senior special assessment refunding bonds Series 2022; approving, adopting and confirming a supplemental assessment allocation report; approving the annual debt service on the Series 2022 Bonds; confirming, allocating, and authorizing the collection of special assessments securing the Series 2022 bonds and the outstanding 2018-2 Bonds; providing for

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the supplement to the improvement lien book; providing for conflicts, severability and an effective date." Any time you issue bonds you have a supplemental assessment resolution, so the way we do things is you typically have a master assessment lien and that includes the entire cost of the project that you could do, and then we also have supplemental reports each time you issue bonds so that your assessments will match the terms of the bonds sale. Section one provides the authority for the resolution. Section two contains findings in terms of actions that have been taken and reports that have been adopted by the Board. Section three confirms the maximum assessment lien for the Series 2022 bonds and the outstanding 2018-2 bonds. Section four deals with the allocation of the assessments securing both series of bonds that I just mentioned. Section five provides that the District Manager is directed to update the improvement lien book to show the reduced assessments. Section six basically says the other provisions of the prior assessment resolutions remain in effect unless they conflict with this resolution. Sections seven and eight are housekeeping in nature. Exhibit A is going to be the assessment report you just reviewed for the 2022 bonds. Exhibit B is included in your agenda package and that is the District's annual debt service payment schedule for the bonds. Some people refer to that as an amortization schedule.

On MOTION by Vice Chairman Swartz seconded by Mr. Hartigan with all in favor Supplemental Assessment Resolution 2022-05 was approved.

FOURTH ORDER OF BUSINESS Approval of Consent Agenda

- A. Approval of the Minutes of the December 13, 2021 Meeting
- **B.** Financial Statements
- C. Assessment Receipt Schedule
- D. Check Register

Ms. Giles stated included in your package are the minutes of the last meeting, the financial statements as of November 30th, your assessment receipts schedule showing you are 88% collected, and the check register for \$346,110.20.

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

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-06, Adopting Revised Prompt Payment Policies

Ms. Giles stated District Counsel has gone over this a few times with us already, so unless you have any questions, I'm looking for a motion to approve.

The Board had no questions.

On MOTION by Chairman Steiner seconded by Vice Chairman Swartz with all in favor Resolution 2022-06, adopting revised prompt payment policies was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Eckert stated our bond sale is scheduled for January 13th, so on Thursday it will be official. The reduced assessment amounts will be incorporated into next year's tax invoices issued by the county.

B. District Engineer – Consideration of Work Authorization for Preparing a Stormwater Needs Analysis Report

Mr. Eckert stated one of the memos I shared with you at a prior meeting explained that the State adopted a new requirement that we have to have a 20-year needs analysis for our stormwater management system. This is the proposal from your District Engineer to prepare that needs analysis. I know they have the template that has been provided by the State of Florida and I think they proposed to do it on an hourly basis. Nobody really knows how much this is going to cost at this point in time, so we would also recommend the hourly fee rather than just estimate high on a flat fee.

Chairman Steiner stated there's a line item in the budget for engineering of \$10,500, so it should cover that. I don't know if it was earmarked for that particular item.

Mr. Eckert stated I don't think we would have planned for it. This is one of those unfunded mandates that came down from Tallahassee in the summer.

Mr. Mifsud asked what happens if things need to be corrected? Is there an allocation for it already, or is that something we will have to put into the budget?

Mr. Eckert responded anything that is an emergency you all know about it quickly, but if it's something such as we're seeing over the next two to the three years, such as a big concrete pipe needs to be replaced, we would build that into the budget and take care of it the next fiscal year unless there's some reason you can't do that and have to take care of it now. The engineer

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may identify some things, but he may not. He may come back and say it's operating exactly as it should be and then we would put that information into our needs analysis.

On MOTION by Chairman Steiner seconded by Vice Chairman Swartz with all in favor the work authorization for preparing a stormwater needs analysis report was approved.

C. District Manager – Discussion of Communication to Residents on Refinance Savings

Ms. Giles stated District Counsel and I were talking about how to lead this discussion. I think there are two courses of action. I think the first is to announce to the community what the savings are due to the refinancing, and as Rhonda said it's not much when you look at each rooftop. It's about \$118 per rooftop for single family. It's still a good news story no matter how you package this, but based on that savings, this could mean no budget increases over the next couple of years, and we could push that to O&M and to the capital reserves, but it's kind of too early to talk too much about it. We will have to see how the budget season plays out.

Mr. Eckert stated I agree. Communities do different things when a refinancing is done that saves money on the debt assessment side. Keep in mind that you have two buckets. One is debt assessment revenue, and the other bucket is O&M assessment revenue, and they are completely different under the law. Anytime you raise either one of those buckets, you have to do a mailed and published notice to the community saying your raising their assessments by a certain amount, there's a public hearing and they're invited to come to the public hearing and provide whatever comments they want. In this particular case, we're reducing the assessments in the debt service bucket, which means when we get to April or May, you as a board can do one of three things. Option 1 is you can choose not to increase your O&M assessments, which means you're not going to be increasing the amount you put into capital reserves, and then everybody's assessment goes down by the amount of the savings we just talked about. Option two is you can increase your O&M assessment by the amount that your debt service assessments decreased, which means that there is no net increase on the residents, but you're still going to have to send a letter and the letter is going to say, we reduced your debt assessments, but we're going to put an extra \$100 per household back into a reserve fund, or we're going to do a new project, but the net amount of your assessments is not going to increase. Option 3 is passing a portion of the

savings on and using a portion to fund your capital reserve. I think the reason Marilee is saying we're a little bit premature to have this discussion about how to announce this is I think there needs to be an analysis of your capital reserve fund to find out if there is a shortfall, or if there is another project you all want to do in the near term where you might want to use that savings. I think we have to do that financial analysis, present that to you, and ask you what you would like us to do moving forward. Because we have the budget season coming up, I would discourage the Board from going out to the community and saying we just saved you \$100, because they could get a letter in May saying we're going to use that \$100 in this way, so there really isn't going to be a reduction on your tax bill. The Board makes that decision on how the savings is used or not used.

Chairman Steiner asked will you and Marilee or GMS be putting together proposals?

Mr. Eckert responded GMS will be putting together the numbers and then I can do a brief memo to the Board outlining those three options so it is in the record and if the residents have input, they can come to the meeting and provide that input.

Vice Chairman Swartz asked have we had any discussion as a Board on projects that we should be looking at funding?

Mr. Hartigan stated we're about to find out what we need to do with the capital reserve study. That study will be the biggest catalyst as far as what we need to put money to.

Chairman Steiner stated and Jay works against a list of projects.

Mr. Soriano stated it's been over five years now since we've done the study, however this isn't going to include any major infrastructure stuff such as the problems with our underground pipe. This company walks through all the facilities, gets with me on when we installed everything or purchased everything, and they estimate a lifespan and let us know what we should be putting away to take care of all of these facilities.

Vice Chairman Swartz stated my question was do we have a wish list of things we would like to get done around here, such as our entrance down here off of Florida-23. It's owned by the State, but it looks terrible and is not landscaped well. What I would like to see is some way of getting with the state to landscape that to make the area under the power lines not look like a weed-fest. Should we all come up with some of those and have a list of things we think need to be done?

Mr. Soriano stated this study is stuff that we actually own, but as far as a wish list beyond that, we've never discussed anything like that. We're doing good and we're fully funded according to this study, even with the purchase of a fence. I would recommend that we update the study. The bigger items, whether they're wish list, or deeper infrastructure we haven't planned for.

Mr. Spellman asked so that is just what is owned, taking into consideration deterioration, roofing, and things like that?

Mr. Soriano responded yes. It breaks it down per year, building by building and it explains all the costs. We can send a link back out for you guys that are new because it is a big packet. It does not include anything we would wish to do.

Vice Chairman Swartz stated that's just my suggestion is to come up with some wish list items between now and the next meeting. Are we going to update that report, or is that on the agenda?

Mr. Soriano stated it's not on the agenda. It would be up to you guys. At any time we can put a bid out for third party companies to update the study. This doesn't come from me, although I do have my own. Many of you guy shave talked to me about mine and it kind of matches up with everything pretty well. I think it's good for you guys to look at getting a company out here this next year to do that. It takes a couple of months to walk through everything.

Mr. Eckert stated for the next board meeting staff can get proposals. There are usually only two or three different companies that do this type of work for CDDs.

Mr. Spellman asked are we going to have our wish list in time for that report to be completed to be included?

Mr. Eckert responded you won't see work product from that report until probably April or May at the earliest.

Vice Chairman Swartz stated it wouldn't go into that report, because that's only going to be a report of what we have such as what is the lifespan of every chair we have on the pool deck.

Mr. Spellman stated before we were talking about having a wish list in that study.

Vice Chairman Swartz stated I don't think it would be included in the study. We would use that study to determine a budget and what we're doing with the \$118.

Mr. Eckert stated the study is going to give you an idea of whether or not you're putting enough money aside for capital reserves and if the answer to that is no, that is usually where

communities allocate that savings to make sure you're adequately funding that, and if the answer is yes, then you're looking at wish list type items.

D. Operations Manager – Memorandum

Mr. Soriano stated there is not much going on this month. Generally, I like to wait until the end of January or first week or so of February to do the Polar Plunge and that is usually done at your sister district. We have tried to do that at the pools here and we just don't get the same turnout. On the report I have a note for a special resident request for the vendor fair, but this will be at your sister district in the parking lots by the soccer field. If you recall, the lady that does the vendor fair always asks to do hold one on your side in the fall. She did the last one the same day as Halloween and did a trunk or treat activity with it. She asked them for Easter so I will be bringing this to them this afternoon and then she will be back to you guys in the fall. I'll pass around a tentative schedule for the whole year. I don't put all of this on the calendar yet until we finalize everything, and I usually don't put the movies on there until we pay for the license.

Vice Chairman Swartz asked what do those licenses cost?

Mr. Soriano responded it depends on the movie. A Disney movie can cost as much as \$350-\$500. Most of the ones that I purchase will be about \$250-\$300.

Mr. Soriano continued with his report. Each month we have an event with some things at your district and some things at your sister district. The only thing I want to point out is Cocoa with Claus. Our Santa Claus has promised me he would be good for this year, but you never know what is coming up. Our world is a little different these days but people have figured out how to do these events and I would like to get back to putting on that Christmas event so that is on there. That is one I will pay attention to as we get closer.

The pools are now covered. We still have the heaters on, but they get turned down low to save you guys money so we're now heating and utilizing that pool for 10 months out of the year instead of 12. We have four or five people that use it on a regular basis, and when I saw regular basis that is being generous. The one that uses it the most uses it twice or maybe three times a week. Some of the others use it two or three times a month. I let it go all the way until this weekend and after closing it told them they could show up at this meeting if they really want to voice their opinion. I had two gentleman that were really upset. They do come swim once or twice throughout the month when it's good weather. I thought it would be best to stick with it.

The month of November hit us really cold and then warmed back up. We've had some days that were almost like summer, but I think if we go back and forth, the residents don't know what is going on and just expect it to be open all year. I've told them we're going to stick to the tenmonth schedule, and it opens back up in March. I just wanted to go through that with you guys in case we start hearing any more complaints, even from the people that don't come down and swim.

Our rentals are picking up a little bit. Between now and Spring Break we have 14 rentals already booked for weddings in this room so we're getting back to normal. The only problem I have had is I've had two events ask to be rescheduled due to sicknesses in the family. We've allowed them to reschedule. It does create a problem. I had one that was trying to reschedule for a second time. They end up taking away from somebody else, so I did charge them half of their deposit, just as if somebody canceled last minute. We explained to them it's because now we can't book out that room a week from now. We understand, but we only have so many weekends we can do that, and it takes away from positive revenue that goes into other parts of our budget. Somebody else could've wanted that room for that weekend. We can't constantly do that, so we've now had two events where we've had to work with them.

Chairman Steiner asked are we alerting those people at the time they book the rental of that clause so we're not just surprising them at the end?

Mr. Soriano responded that has always been the case, so we go over that in depth. When it comes to situations with COVID, we're not sitting down and telling them what we've seen from somebody else, but it's becoming more prevalent. I'm giving them half and I tell them if they cancel the next one, it's going to be the full amount. Our policy says if they cancel within two weeks, we keep that whole thing, which in some cases can be \$1,000. We can't continue to do that for everybody.

Vice Chairman Swartz stated I believe that was part of the rule before COVID.

Mr. Soriano stated we know there's a bigger issue out there, but we've decided we're going to open this up and operate like we normally do. We had a year where we had almost \$90,000 in revenue and we're at a third of that right now, so we need to get back up to that.

Mr. Soriano continued with his report. I have two items under operations, and one is just a quick update. There's not much I could do with the promenade lighting this past month. We did talk about setting dates for them; however, this was over the holidays and I couldn't even get

my electrician to come out and look at the two areas that we're going to disconnect. I do want to give everybody an idea of what it might cost them and even give them an option. If you remember, I said I'll get my electrician to do it at that rate if they just want to pay us to do it if they don't have their own. I'm not even sure if the Preserves have finalized their new board yet, but I know they were changing over.

Chairman Steiner stated it's been finalized, and they are cognizant.

Mr. Soriano stated as long as both of them have finalized their boards, their boards can deal with that this month and if I can get them a rate and that helps them to say you take care of it and we will pay you and we will be separate now, but I couldn't get my electrician out over the holidays so I can't get you a new cost for that. The other item is for HVAC repairs. We had our A/C guy out between Christmas and New Years because we lost our other large A/C unit for this room. This area that we sit in is controlled by one giant 10-ton unit and that is the one we replaced this last year. We will have to replace the old one now. My suggestion after looking at the two bills we did, we replaced the indoor air handler unit in 2019 and then in 2020 we voted on replacing the outdoor unit. They were \$10,000 a piece. The labor on it was doubled because we did it separately, but we were hoping it would last a little longer to save us money. Looking at the capital plan, both units would have been replaced by 2020 and both units should have been about \$17,000, so we did pretty well, and we made it a little longer on this other unit. I haven't gotten a quote on it, but estimating based on those two bills we paid, I need at least \$20,000 to replace this unit.

Mr. Hartigan asked and that's inside and outside, right?

Mr. Soriano responded yes. I'd rather not do what we did last time because it did end up costing us a little bit more. That will come out of the capital reserves.

On MOTION by Vice Chairman Swartz seconded by Chairman Steiner with all in favor replacing the HVAC system at an amount not to exceed \$20,000 was approved.

Mr. Hartigan stated I was reading about a tree in the tennis courts or something in your report?

Mr. Soriano responded they didn't come out either. We're going to remove the tree that has been struck by lightning three times.

Vice Chairman Swartz asked is it still alive?

Mr. Soriano responded it is. When you walk down the tennis walkway, you'll see the one I'm talking about. It was struck during swim practice the first time. I use that tree a lot of times when we have families that like to argue when we have thunder, and the lifeguards are kicking them out of the pool to point out to them why. This place gets struck a lot and that tree in particular has been struck three times. It's gotten to the point that we've trimmed everything down that has died on it and now it's just a skinny, ugly tree that looks a little dangerous, so we are going to remove that whole area and relandscape. The tree itself may be only about \$2,000 to remove, but the landscaping to fill that big void will be a little more expensive so when they finalize that I will bring it to you.

Mr. Spellman asked is there equipment when you plan for it's lifespan and you say I'm going to replace it in ten years, that gets replaced whether it's broken or not?

Mr. Soriano responded no. That's one way we've helped to keep that bank account full. When we go through the study the next time that helps offset that and we should be even better off. I would say the things that are not planned for are going to hit the most. So, we're going to have \$175,000 not to exceed for that fencing. I'm going to be way under that because I just got an updated quote from a company that can do it faster and that was one of the requests was how quickly could we do it and they are about \$9,000 cheaper than Armstrong, but whatever I end up being at wasn't planned at all and not only was that cost not planned on, but then we add that ongoing maintenance. So, we will see a couple thousand dollars added in per year for replacing vandalized panels, broken doors or gates. Whenever we add on new facilities, that makes a difference.

Mr. Hartigan stated speaking of doors. We talked about fencing going around and having a fenced area underneath us. What about the back entrance?

Mr. Soriano responded those gates are going to be completely locked, but there will be gates there. We talked about using them just for things like special events. We will have card readers on them. The rest of the time it's going to close down completely, and you will enter and exit from down here. We talked about how we're going to get complaints because we're going to put a sign on there saying you have to walk all the way around to check in. Eventually that will be norm for residents, but it will take a little while.

SEVENTH ORDER OF BUSINESS There being none, the next item followed. EIGHTH ORDER OF BUSINESS Mext Scheduled Meeting Ms. Giles stated the next scheduled meeting is February 14th at 2:00 p.m. here at the Plantation Oaks Amenity Center. NINTH ORDER OF BUSINESS Adjournment

Secretary/Assistant Secretary Chairman/Vice Chairman

all in favor the meeting was adjourned.

On MOTION by Chairman Steiner seconded by Mr. Hartigan with



Community Development District

Unaudited Financial Reporting December 31, 2021



Community Development District Combined Balance Sheet

December 31, 2021

Governmental Fund Types

		<u>Governmen</u>	<u>ital Fund Types</u>		
	General	Recreation	Capital Reserve	Debt Service	Totals (Memorandum Only)
Assets:	General	Recieation	Capital Kesel ve	<u> </u>	(Memor andum Omy)
Cash	\$176,386	\$243,049	\$805,100		\$1,224,536
Investments:	Ψ170,500	Ψ2 13,0 15	ψ005,100		Ψ1,221,330
Series 2018-1					
Revenue				\$2,287,631	\$2,287,631
Reserve				\$356,817	\$356,817
Prepayment				\$473,565	\$473,565
Principal				\$473,303 \$2	\$473,303 \$2
Interest				\$2 \$1	\$2 \$1
Series 2018-2				\$1	21
Reserve				\$118,883	\$118,883
					· · ·
Prepayment				\$58,725	\$58,725
<u>Operations</u>					440 556
Custody Acct - Gen Fund Excess	\$42,756				\$42,756
Custody Acct - Rec Fund Excess	*** ****	\$11,169			\$11,169
General Account	\$1,680,478		\$702		\$1,681,180
State Board					
General Fund	\$92,079				\$92,079
Recreation Fund		\$60,771			\$60,771
Capital Reserve			\$529,170		\$529,170
Due From General Fund		\$1,554,261	\$200,000		\$1,754,261
Due From Rec Fund	\$54,569				\$54,569
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
Assessment Receivable	\$2,216	\$16,365		\$21,150	\$39,731
Total Assets	\$2,059,189	\$2,015,623	\$1,534,972	\$3,316,773	\$8,926,558
Liabilities:					
Accounts Payable	\$202,455	\$20,992	\$6,658		\$230,105
Due to General Fund		\$54,569		\$10,705	\$65,274
Due to Rec Fund	\$1,554,261		\$5,065	\$83,057	\$1,642,383
Fund Balances:	• •		• •	•	.,,,
Unassigned	\$302,473	\$1,926,679	\$1,523,249		\$3,752,401
Nonspendable		\$13,383			\$13,383
Restricted for Debt Service				\$3,223,012	\$3,223,012
Total Liabilities and Fund Equity	\$2,059,189	\$2,015,623	\$1,534,972	\$3,316,773	\$8,926,558

Community Development District General Fund

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

	Amended Budget	Prorated Budget 12/31/21	Actual 12/31/21	Variance
Revenues:				
Assessments - Tax Roll	\$209,368	\$197,135	\$197,135	\$0
Assessments - Direct	\$6,319	\$6,319	\$12,536	\$6,217
Interest Income	\$350	\$88	\$29	(\$58)
Miscellaneous Income	\$0	\$0	\$0	\$0
Total Revenues	\$216,037	\$203,542	\$209,700	\$6,159
Expenditures:				
<u>Administrative</u>				
Supervisors Fees	\$12,000	\$3,000	\$2,800	\$200
Travel	\$200	\$50	\$0	\$50
FICA Expense	\$918	\$230	\$214	\$15
Engineering	\$10,500	\$2,625	\$195	\$2,430
Trustee	\$15,100	\$3,775	\$0	\$3,775
Dissemination Agent	\$3,500	\$875	\$792	\$83
Assessment Roll	\$7,550	\$7,550	\$7,550	\$0
Attorney	\$45,000	\$11,250	\$8,526	\$2,724
Attorney-Foreclosure	\$10,000	\$2,500	\$0	\$2,500
Arbitrage	\$750	\$188	\$0	\$188
Annual Audit	\$6,100	\$1,525	\$0	\$1,525
Management Fees	\$61,762	\$15,441	\$15,490	(\$50)
Information Technology	\$2,550	\$637	\$644	(\$6)
Telephone	\$425	\$106	\$142	(\$35)
Postage	\$600	\$150	\$26	\$124
Printing & Binding	\$2,700	\$675	\$135	\$540
Records Storage	\$200	\$50	\$0	\$50
Insurance	\$12,251	\$12,251	\$11,527	\$724
Legal Advertising	\$1,500	\$375	\$209	\$167
Other Current Charges	\$150	\$38	\$0	\$38
Office Supplies	\$300	\$75	\$13	\$62
Website Compliance	\$2,250	\$563	\$563	\$0
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Reserves	\$19,556	\$4,889	\$0	\$4,889
Total Administrative	\$216,037	\$68,991	\$49,000	\$19,991
Excess Revenues (Expenditures)	\$0		\$160,700	
Fund Balance - Beginning	\$0		\$141,773	
Fund Balance - Ending	\$0		\$302,473	

Middle Village Community Development District General Fund

Month By Month Income Statement

	October	November	December	January	February	March	April	May	Lung	July	August	Cantamban	Total
Revenues:	October	November	December	January	rebruary	March	Aprii	May	June	July	August	September	Total
Assessments - Tax Roll	\$0	\$194,918	\$2,216	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$197,135
Assessments - Direct	\$0	\$1,815	\$10,721	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,536
Interest Income	\$9	\$9	\$12	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29
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	\$9	\$196,742	\$12,950	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$209,700
Expenditures:													
<u>Administrative</u>													
Supervisors Fees	\$1,000	\$800	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,800
Travel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FICA Expense	\$77	\$61	\$77	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$214
Engineering	\$0	\$0	\$195	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$195
Trustee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination Agent	\$175	\$408	\$208	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$792
Assessment Roll	\$7,550	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,550
Attorney	\$3,241	\$3,095	\$2,191	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,526
Attorney-Foreclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Fees	\$5,197	\$5,147	\$5,147	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,490
Information Technology	\$219	\$213	\$213	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$644
Telephone	\$48	\$26	\$67	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$142
Postage	\$7	\$12	\$7	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26
Printing & Binding	\$87	\$6	\$42	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$135
Records Storage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Insurance	\$11,527	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,527
Legal Advertising	\$70	\$0	\$139	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$209
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$0	\$7	\$6	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13
Website Compliance	\$188	\$188	\$188	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$563
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenditures	\$29,558	\$9,963	\$9,479	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$49,000
Excess Revenues (Expenditures)	(\$29,550)	\$186,779	\$3,471	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$160,700

Community Development District Recreation Fund

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

	Amended Budget	Prorated Budget 12/31/21	Actual 12/31/21	Variance
Revenues:		7 - 7	, - ,	
Assessment - Tax Roll	\$1,545,858	\$1,455,536	\$1,455,536	\$0
Assessment - Direct	\$46,657	\$46,657	\$92,561	\$45,904
Interest	\$1,000	\$250	\$54	(\$196)
Miscellaneous Income	\$2,500	\$625	\$508	(\$117)
Amenities Revenue	\$85,000	\$21,250	\$23,852	\$2,602
Cost Share Revenue - South Village/Lighting	\$36,662	\$9,166	\$0	(\$9,166)
Total Revenues	\$1,717,677	\$1,533,484	\$1,572,510	\$39,027
Expenditures:				
Administrative				
Management Fees - On Site	\$293,904	\$73,476	\$73,476	\$0
Insurance	\$52,916	\$52,916	\$55,081	(\$2,165)
Other Current Charges	\$4,000	\$1,000	\$1,700	(\$700)
Permit Fees	\$1,500	\$375	\$0	\$375
Office Supplies	\$500	\$125	\$0	\$125
Total Administrative	\$352,820	\$127,892	\$130,257	(\$2,365)
Common Area				
Security	\$150,000	\$37,500	\$35,483	\$2,018
Security Clay County	\$47,000	\$11,750	\$7,266	\$4,484
Electric	\$18,000	\$4,500	\$6,075	(\$1,575)
Streetlighting	\$32,000	\$8,000	\$7,509	\$491
Irrigation Maintenance	\$5,000	\$1,250	\$2,077	(\$827)
Landscape Maintenance	\$450,256	\$112,564	\$109,777	\$2,787
Common Area Maintenance	\$65,000	\$16,250	\$16,452	(\$202)
Lake Maintenance	\$20,000	\$5,000	\$0	\$5,000
Miscellaneous Maintenance	\$5,000	\$1,250	\$0	\$1,250
Total Common Area	\$792,256	\$198,064	\$184,638	\$13,426

Community Development District Recreation Fund

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

	Amended	Prorated Budget	Actual	
	Budget	12/31/21	12/31/21	Variance
Recreation Facility				
Amenity Staff	\$160,000	\$40,000	\$22,723	\$17,277
Janitorial	\$55,000	\$13,750	\$11,350	\$2,400
Telephone	\$8,800	\$2,200	\$2,240	(\$40)
Electric	\$64,000	\$16,000	\$11,997	\$4,003
Water / Sewer	\$46,000	\$11,500	\$8,273	\$3,227
Gas/Heat (Pool)	\$25,000	\$6,250	\$4,727	\$1,523
Refuse Service	\$20,000	\$5,000	\$5,724	(\$724)
Pool Maintenance & Chemicals	\$45,000	\$11,250	\$8,005	\$3,245
Cable	\$5,800	\$1,450	\$1,669	(\$219)
Special Events	\$5,000	\$1,250	\$0	\$1,250
Office Supplies and Equipment	\$1,500	\$375	\$0	\$375
Facility Maintenance - General	\$55,500	\$13,875	\$11,953	\$1,922
Facility Maintenance - Preventive Contracts	\$15,350	\$3,838	\$449	\$3,389
Facility Maintenance - Contingency	\$3,651	\$913	\$304	\$609
Elevator Maintenance	\$3,000	\$750	\$0	\$750
Recreation Passes	\$5,000	\$1,250	\$1,137	\$113
Lighting Repairs	\$10,000	\$2,500	\$2,263	\$237
Tennis Court Maintenance	\$44,000	\$11,000	\$6,279	\$4,721
Total Recreation	\$572,601	\$143,150	\$99,092	\$44,058
Total Expenitures	\$1,717,677	\$469,106	\$413,988	\$55,119
Excess Revenues (Expenditures)	(\$0)		\$1,158,523	
Fund Balance - Beginning	\$0		\$781,539	
Fund Balance - Ending	(\$0)		\$1,940,062	

Community Development District

Recreation Fund

Month By Month Income Statement

	October	November	December	Ianuary	February	March	April	May	Iuno	July	August	September	Total
Revenues:	october	noveiliber	December	January	repruary	March	Aprii	way	June	July	August	september	rotar
NC Y CINCO.													
Assessment - Tax Roll	\$0	\$1,439,171	\$16,365	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,455,536
Assessment - Direct	\$0	\$13,400	\$79,161	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$92,561
Interest	\$21	\$22	\$11	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$54
Miscellaneous Income	\$45	\$0	\$463	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$508
Amenities Revenue	\$15,216	\$4,001	\$4,634	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,852
Cost Sharing Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$15,282	\$1,456,595	\$100,634	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,572,510
Expenditures:													
Administrative													
Management Fees - On Site	\$24,492	\$24,492	\$24,492	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$73,476
Insurance	\$55,081	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55,081
Other Current Charges	\$433	\$864	\$403	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,700
Permit Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Administrative	\$80,006	\$25,356	\$24,895	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$130,257
Common Area													
Security	\$12,758	\$10,733	\$11,993	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,483
Security - Clay County Off Duty Sheriff	\$5,221	\$2,044	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,266
Electric	\$3,072	\$1,581	\$1,422	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,075
Streetlighting	\$2,487	\$2,487	\$2,535	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,509
Irrigation Maintenance	\$0	\$0	\$2,077	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,077
Landscape Maintenance	\$36,592	\$36,592	\$36,592	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$109,777
Common Area Maintenance	\$5,505	\$4,874	\$6,073	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,452
Lake Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Misc. Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Administrative	\$65,635	\$58,311	\$60,692	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$184,638
Recreation Facility													
Amenity Staff	\$9,624	\$4,891	\$8,208	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,723
Janitorial	\$3,783	\$3,783	\$3,783	\$0 \$0	\$0 \$0	\$ 0	\$0	\$0	\$0	\$0	\$0	\$0 \$0	\$11,350
Telephone	\$683	\$806	\$750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,240
F	4000	4500	4.50	40	40	43	4.5	4.5	40	40	ΨΟ	40	Ψ - ,-10

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
Electric	\$3,434	\$4,185	\$4,378	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,997
Water/Sewer	\$3,403	\$2,641	\$2,229	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,273
Gas/Heat (Pool)	\$0	\$4,727	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,727
Refuse Services	\$1,695	\$2,007	\$2,023	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,724
Pool Maintenance & Chemicals	\$2,586	\$2,586	\$2,833	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,005
Cable	\$522	\$587	\$561	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,669
Special Events	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies & Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Facility Maintenance	\$3,971	\$3,537	\$4,445	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,953
Facility Maintenance - Preventative	\$175	\$0	\$274	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$449
Facility Maintenance - Contingency	\$304	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$304
Elevator Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Recreation Passes	\$0	\$0	\$1,137	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,137
Lighting Repairs	\$729	\$789	\$745	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,263
Tennis Court Maintenance	\$2,027	\$2,263	\$1,989	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,279
Total Recreation	\$32,937	\$32,801	\$33,355	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$99,092
•													
Total Expenditures	\$178,578	\$116,469	\$118,941	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$413,988
•	,		•	•			•	•	•	•	•	•	
Excess Revenues (Expenditures)	(\$163,296)	\$1,340,126	(\$18,307)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,158,523

Community Development District

Debt Service Fund - 2018-1 and 2018-2

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

	Amended Budget	Prorated Budget 12/31/21	Actual 12/31/21	Variance
Revenues:				
Interest Income	\$700	\$175	\$79	(\$96)
Assessments - Direct	\$79,111	\$28,633	\$28,633	\$0
Assessments - Tax Roll	\$1,997,844	\$1,881,114	\$1,881,114	\$0
Assessments- Prepayment	\$0	\$0	\$543,440	\$543,440
Total Revenues	\$2,077,656	\$1,909,922	\$2,453,265	\$543,344
Expenditures:				
<u>Series 2018-1</u>				
Interest Expense - 11/1	\$379,658	\$379,658	\$379,658	\$0
Principal Expense- 11/1 (Prepayment)	\$0	\$0	\$12,000	(\$12,000)
Interest Expense - 5/1	\$379,658	\$0	\$0	\$0
Principal Expense - 5/1	\$1,042,000	\$0	\$0	\$0
Series 2018-2				
Interest Expense - 11/1	\$58,638	\$58,638	\$58,613	\$25
Principal Expense- 11/1 (Prepayment)	\$0	\$0	\$5,000	(\$5,000)
Interest Expense - 5/1	\$58,638	\$0	\$0	\$0
Principal Expense - 5/1	\$120,000	\$0	\$0	\$0
Total Expenditures	\$2,038,592	\$438,296	\$455,271	(\$16,975)
Excess Revenues (Expenditures)	\$39,064		\$1,997,995	
Net Change in Fund Balance	\$39,064		\$1,997,995	
Fund Balance - Beginning	\$663,649		\$1,225,017	
Fund Balance - Ending	\$702,713		\$3,223,012	

Middle Village Community Development District

Capital Reserve Fund

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

	Adopted Budget	Prorated Budget 12/31/21	Actual 12/31/21	Variance
REVENUES:				
Interest Income	\$1,200	\$300	\$145	(\$155)
General Reserve - Transfer In	\$19,906	\$0	\$0	\$0
TOTAL REVENUES	\$21,106	\$300	\$145	(\$155)
EXPENDITURES:				
Repair And Replacements	\$125,000	\$31,250	\$24,887	\$6,363
TOTAL EXPENDITURES	\$125,000	\$31,250	\$24,887	\$6,363
EXCESS REVENUES (EXPENDITURES)	(\$103,894)		(\$24,742)	
FUND BALANCE - Beginning	\$742,020		\$1,547,991	
FUND BALANCE - Ending	\$638,126		\$1,523,249	

Community Development District Long Term Debt Report

Series 2018-1 Special Assessment Refunding	g Bonds
Interest Rate:	2.85% - 4.37%
Maturity Date:	5/1/2035
Reserve Fund Definition:	20% Max Annual Debt
Reserve Fund Requirement:	\$356,794
Reserve Fund Balance:	\$356,817
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)
Less: November 1, 2021 (Optional)	(\$12,000)
Current Bonds Outstanding	\$18,921,000

Series 2018-2 Special Assessment Refunding B	onds
	4.504 .504
Interest Rate:	4.5% -5%
Maturity Date:	5/1/2035
Reserve Fund Definition:	50% Max Annual Debt
Reserve Fund Requirement:	\$118,875
Reserve Fund Balance:	\$118,883
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)
Less: November 1, 2021 (Optional)	(\$5,000)
Current Bonds Outstanding	\$2,365,000

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MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT

FY2022 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)	31,945	28,633.03	1,814.84	13,399.76	-	43,847.63
DR HORTON (1)	156	-	10,292.52	75,994.34		86,286.86
TOTAL DIRECT BILLS NET	32,101	28,633.03	12,107.36	89,394.10	-	130,134.49
NET TAX ROLL ASSESSED NET	301,111	1,997,844.31	209,367.88	1,545,858.08	-	3,753,070.27
TOTAL ASSESSED	333,212	2,026,477.34	221,475.24	1,635,252.18	-	3,883,204.76

	BALANCE DUE (DISCOUNT NOT	TOTAL DEBT SERVICE	GENERAL FUND	RECREATION	RESERVE FUND	
DUE / RECEIVED	TAKEN)	RECEIVED	O&M PAID	FUND O&M PAID	PAID	TOTAL PAID
ODP, LLC (1)	-	28,633.03	1,814.84	13,399.76	-	43,847.63
DR HORTON (1)	(3,595.28)		10,721.37	79,160.77		89,882.14
DIRECT BILLS DUE / RECEIVED	(3,595.28)	28,633.03	12,536.21	92,560.53	-	133,729.77
TAX ROLL DUE / RECEIVED	219,285.45	1,881,113.70	197,134.88	1,455,536.24	-	3,533,784.82
TOTAL DUE / RECEIVED	215,690.17	1,909,746.73	209,671.09	1,548,096.77	-	3,667,514.59

(1) Direct bill is assessed with a 4% discount if paid by 11/30/21. Full balance due by 3/31/22. Amounts assume full discount above.

SUMMARY OF TAX ROLL RECEIPTS						
CLAY COUNTY DISTRIBUTION	DATE RECEIVED	TOTAL RECEIVED	TOTAL DEBT	GENERAL FUND O&M RECEIPTS	RECREATION FUND O&M RECEIPTS	RESERVE FUNI
1	11/10/21	91,260.23	48,579.89	5,091.02	37,589.32	-
2	11/24/21	458,311.85	243,969.78	25,567.28	188,774.79	-
3	12/06/21	2,866,838.44	1,526,083.03	159,928.76	1,180,826.65	-
4	12/20/21	77,643.39	41,331.34	4,331.40	31,980.65	-
5	01/13/22	39,730.91	21,149.66	2,216.42	16,364.83	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
TAL TAX ROLL RECEIPTS		3,533,784.82	1,881,113.70	197,134.88	1,455,536.24	

PERCENT COLLECTED	DEBT	O&M
% COLLECTED DIRECT BILL	100.00%	103.54%
% COLLECTED TAX ROLL	94.16%	94.16%
TOTAL PERCENT COLLECTED	94.24%	94.67%



Community Development District

Check Run Summary

January 31, 2022

Fund	Date	Check No.		Amount
General Fund				
Payroll	1/12/22	50897-50901	\$	923.50
		Sub-Total	\$	923.50
		Sub Total	Ψ	723.30
Accounts Payable	1/6/22	1608	\$	69.50
	1/27/22	1609-1610	\$	2,385.52
		Sub-Total	\$	2,455.02
		Sub-Total	Ф	2,455.02
Recreation Fund				
Accounts Payable	1/6/22	8826-8833	\$	24,219.70
	1/13/22	8834	\$	25,935.75
	1/20/22	8835-8840	\$	54,122.78
	1/27/22	8841-8844	\$	2,266.30
		Sub-Total	\$	106,544.53
		oub Total	Ψ	100,011.00
Capital Reserve Fund				
Accounts Payable	1/6/22	451-453	\$	2,119.84
	1/20/22	454-459	\$	162,286.11
		Sub-Total	\$	164,405.95
Total			\$	274,329.00

PR300R	:	PAYROLL CHECK REGISTER	RUN	1/12/22	PAGE	1
CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHE DA		
50897	20	JASON P MIFSUD	184.70	1/12/20	22	
50898	19	JEREMY L SPELLMAN	184.70	1/12/20:	22	
50899	13	MICHAEL J STEINER	184.70	1/12/20	22	
50900	15	ROD SWARTZ	184.70	1/12/20	22	
50901	18	TIMOTHY J HARTIGAN	184.70	1/12/20	22	

TOTAL FOR REGISTER 923.50

MVIL MIDDLE VILLAGE DLAUGHLIN

Attendance Sheet

District Name: Middle Village, CDD

Board Meeting Date: January 10, 2022 Meeting

	Name	In Attendance	Fee
1	Jason Mifsud Assistant Secretary	✓	YES - \$200
2	Michael Steiner Chairman	✓	YES - \$200
3	Jeremy Spellman Assistant Secretary	✓	YES - \$200
4	Tim Hartigan Assistant Secretary		YES - \$200
5	Rod Swartz Vice Chairman	✓	YES - \$200

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

Approved for Payment:	
DocuSigned by:	1/11/2022
Marilee Giles	
District Manager Signature	Date

PLEASE RETURN COMPLETED FORM TO DANIEL

*** CHECK DATES 01/01/2022 - 01/31/2022 *** M:	ACCOUNTS PAYABLE PREPAID/COMPUTER IDDLE VILLAGE - GENERAL FUND ANK A GENERAL FUND	CHECK REGISTER	RUN 2/03/22	PAGE 1
CHECK VEND#INVOICE EXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# :		STATUS	AMOUNT	CHECK AMOUNT #
1/06/22 00117 12/30/21 21-00333 202112 310-51300-	48000	*	69.50	
NOTICE OF 01/10 MEETING	JACKSONVILLE DAILY RECORD			69.50 001608
1/27/22 00013 1/10/22 0201010 202112 310-51300-	31100	*	195.00	
DEC ENGINEERING SERVICES	ENGLAND-THIMS & MILLER			195.00 001609
1/27/22 00119 1/19/22 2979431 202112 310-51300-	31500	*	2,190.52	
DEC LEGAL SERVICES	KUTAK ROCK LLP			2,190.52 001610
	TOTAL FOR BAN	IK A	2,455.02	
	TOTAL FOR REG	SISTER	2,455.02	

Jacksonville Daily Record

A Division of Daily Record & Observer, LLC

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

INVOICE

December 30, 2021

Date

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

001.310.51300.48000

Payment Due Upon Receipt

Serial # 21-00333C 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 12/30	_
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.

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

SUPERVISORS
Notice is hereby given that the
Board of Supervisors of the Middle
Village Community Development
District is scheduled to be meet
on Monday, January 10, 2022,
at 2:00 p.m. at the Plantation
Oaks Amenity Center, 845 Oakleaf
Plantation Parkway, Orange Park,
Elorida 32065

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.

ager's Office.

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

Marilee Giles
District Manager
Dec. 30 00 (21-00333C)



Middle Village CDD c/o GMS, LLC 475 West Town Place, Suite 114 St. Augustine, FL 32092 January 10, 2022

Project No:

01151.51000

Invoice No:

0201010

Project

01151.51000

Middle Village CDD-2014/2015 General Consulting Engineering

Services (WA#32A)

Work Description: Inspection for Annual Report

Professional Services rendered through December 31, 2021

Professional Personnel

 Principal - Vice President
 1.00
 195.00
 195.00

 Totals
 1.00
 195.00

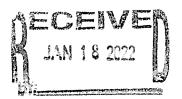
Total Labor

195.00

001.310.51300.31100

Invoice Total this Period

\$195.00



Billing Backup

ENGLAND-THIMS AND MILLER, INC.

Invoice 0201010 Dated 1/10/2022

Monday, January 10, 2022

1:18:03 PM

Project

01151.51000

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

Professional Personnel

			Hours	Rate	Amount	
Princ	ipal - Vice President					
23320	Ma, Ka Tai	8/7/2021	.50	195.00	97.50	
23320	Ma, Ka Tai	12/25/2021	.50	195.00	97.50	
	Totals		1.00		195.00	
	Total Lal	bor				195.00

Total this Project \$195.00

Total this Report \$195.00

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

January 19, 2022

Check Remit To: Kutak Rock LLP PO Box 30057 Omaha, NE 68103-1157

Wire Transfer Remit To:

ABA #104000016 First National Bank of Omaha Kutak Rock LLP A/C # 24690470

Reference: Invoice No. 2979431 Client Matter No. 14323-1

RECEIVED JAN 2 5 2022

Marilee Giles
Middle Village CDD
Governmental Management Services – St. Augustine
Suite 114
475 West Town Place
St. Augustine, FL 32092

001.310.51300.31500

Invoice No. 2979431

14323-1

Re: Middle Village CDD - General

For Professional Legal Services Rendered

12/02/21	M. Eckert	0.50	175.00	Attend agenda call
12/03/21	K. Haber	0.30	67.50	Prepare prompt payment policy and resolution
12/06/21	M. Eckert	0.20	70.00	Review agenda package; prepare for board meeting
12/13/21	M. Eckert	3.10	1,085.00	Prepare for, travel to and attend board meeting; return travel; meeting follow up
12/13/21	M. Eckert	0.50	175.00	Prepare for, travel to and attend Board meeting; return travel; meeting follow up
12/14/21	M. Eckert	0.10	35.00	Prepare fence agreement
12/14/21	D. Wilbourn	0.70	105.00	Prepare fence installation agreement
12/22/21	M. Eckert	0.70	245.00	Review draft minutes and provide comments
12/23/21	M. Eckert	0.10	35.00	Draft amended and restated prompt payment policies and corresponding resolution due to legislative changes
12/27/21	K. Haber	0.20	45.00	Revise prompt payment policy and resolution; forward documents to Ms. Giles

KUTAK ROCK LLP

Middle Village CDD January 19, 2022 Client Matter No. 14323-1 Invoice No. 2979431 Page 2

12/28/21 C. Stuart 0.30 126.00 Review proposed legislation;

monitor committee activity and agendas; monitor Amendment 12

implementation

TOTAL HOURS 6.70

TOTAL FOR SERVICES RENDERED \$2,163.50

DISBURSEMENTS

Meals 6.00 Travel Expenses 21.02

TOTAL DISBURSEMENTS 27.02

TOTAL CURRENT AMOUNT DUE \$2,190.52

AP300R *** CHECK NOS. 008826-008844

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 2/03/22 PAGE 1 MIDDLE VILLAGE - REC FUND

BANK B REC FUND

	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#		STATUS	AMOUNT	CHECK AMOUNT #
1/06/22 00397	1/03/22 01032022 202201 320-57200- 07/02/2020 SECURITY SVC	-34510	*	180.00	
	07/02/2020 BECORIII BVC	ANDRE DEWAYNE MACK			180.00 008826
1/06/22 00509	12/30/21 JS012302 202112 330-57200- PROXIMITY CARDS	49300	*	1,137.29	
	PROXIMITI CARDS	CARDS AND KEYFOBS			1,137.29 008827
1/06/22 00063	12/16/21 10040062 202201 330-57200- 01/01-03/31 MAINT SERVICE	-49500	*	479.19	
		COASTAL ELEVATOR SERVICE CORP.			479.19 008828
1/06/22 00072	12/28/21 12282021 202110 320-57200- 10/15-10/28 SECURITY REIM		*	960.00	
	12/28/21 122821 202111 320-57200-	-34510	*	1,477.50	
	10/29-11/11 SECURITY REIM	DOUBLE BRANCH CDD			2,437.50 008829
	12/22/21 1899 202112 300-36900- 12/22 TENNIS REVENUE		*	626.00	
	1/03/22 1900 202112 300-36900-		*	418.75	
	DEC FACILITY EVENT STAFF	GOVERNMENTAL MANAGEMENT SERVICES			1,044.75 008830
1/06/22 00139	1/01/22 13129560 202201 330-57200-		*	2,833.49	
	JAN POOL CHEMICALS	POOLSURE			2,833.49 008831
1/06/22 00261	1/01/22 295 202201 330-57200-		*	3,783.33	
	JAN JANITORIAL	RIVERSIDE MANAGEMENT SERVICES, IN	IC		3,783.33 008832
1/06/22 00823	1/01/22 7523 202201 320-57200-	-34500	*	12,324.15	
	JAN SECURITY PATROL	SECURITY DEVELOPMENT GROUP LLC			12,324.15 008833
			*	18,629.50	
	JAN REC FACILITY MAN. 1/01/22 1898 202201 330-57200-	-34300	*	5,862.50	
	JAN TENNIS FAC MANAGEMENT 1/11/22 1901 202201 300-36900-		*	1,443.75	
	TENNIS REVENUE 01/11	GOVERNMENTAL MANAGEMENT SERVICES		•	25,935.75 008834
	0.412.401.0022.00010F.202.55022				
1/20/22 00256	8/13/21 SSI10203 202107 320-57200- JUL ADMIN FEE	-3451U	*	460.00	

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 2/03/22 PAGE 2 MIDDLE VILLAGE - REC FUND

BANK B REC FUND

CHECK VEND# DATE	INVOICEEXPENSED TO VENDOR NAME DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK
	8/13/21 SSI10203 202107 320-57200-34510 JUL EMPLOYMENT SCHEDULE	*	187.50	
	9/18/21 SSI10245 202108 320-57200-34510	*	410.63	
	AUG ADMIN FEE 9/18/21 SS110245 202108 320-57200-34510 AUG EMPLOYMENT SCHEDULE	*	187.50	
	CLAY COUNTY SHERIFF'S OFFICE			1,245.63 008835
1/20/22 00878	1/13/22 01132022 202201 300-36900-10300	*	1,950.00	
	FELICIA JOHNSON 1/12/22 1902 202112 330-57200-62000			1,950.00 008836
1/20/22 00026	1/12/22 1902 202112 330-57200-62000 DEC GEN FAC MAINTENANCE	*	4,445.00	
	1/12/22 1902 202112 330-57200-46630	*	745.00	
	DEC LIGHTING REPAIRS 1/12/22 1902 202112 320-57200-46500	*	5,398.00	
	DEC COMMON AREA MAINT 1/12/22 1902 202112 330-57200-34400	*	1,339.00	
	DEC TENNIS COURT MAINT 1/12/22 1903 202112 330-57200-34400	*	360.00	
	DEC TENNIS FAC MAINT 1/19/22 1905 202201 300-36900-10300	*	243.75	
	JAN FACILITY EVENT STAFF GOVERNMENTAL MANAGEMENT SERVICES	S		12,530.75 008837
1/20/22 00879	1/13/22 01132022 202201 300-36900-10300	*	700.00	
	RENTAL DEPOSIT REFUND			
1/20/22 00308	MARIE JEUNE 1/12/22 45389 202201 330-57200-62100		175.00	
	JAN PEST CONTROL			175 00 000030
	PAULA'S PEST CONTROL INC			
	JAN LANDSCAPE MAINTENANCE	*		
	VERDEGO			37,521.40 008840
1/27/22 00026	1/26/22 1909 202201 300-36900-10200 TENNIS REVENUE 01.26.22	*	660.60	
	1/26/22 1910 202201 330-57200-34300 PANERA W&S TOURNAMENT	*	54.24	
	1/26/22 1910 202201 330-57200-34300	*	53.99	
	WALMART W&S TOURNAMENT 1/26/22 1910 202201 330-57200-34300 CHICKFILA W&S TOURNAMENT	*	52.43	

AP3()0R		
* * *	CHECK	NOS.	008826-008844

PUBLIX W&S STAFF PARTY

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 2/03/22 PAGE 3 MIDDLE VILLAGE - REC FUND

CHECK VEND#INVOICE.... ...EXPENSED TO... VENDOR NAME STATUS AMOUNTCHECK.....
DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS * 1/26/22 1910 202201 330-57200-34300 * 123.37

1/26/22 1910 202201 330-57200-34300 * 60.00
WINNING CONCEPTS

1/26/22 1910 202201 330-57200-34300 * 35.36
COSTCO

1/26/22 1910 202201 330-57200-34300 * 76.31
SLICE JR ACADEMY TOURN

GOVERNMENTAL MANAGEMENT SERVICES 1,116.30 008841
1/27/22 00880 1/26/22 01262022 202201 300-36900-10300 * 500.00

RENTAL DEPOSIT REFUND

KATHERYN DWECK
500.00 008842

1/27/22 00261 1/20/22 297 202112 320-57200-46500 * 150.00

DEC PRESSURE WASHING

RIVERSIDE MANAGEMENT SERVICES, INC 150.00 008843

STACEY GREEN 500.00 008844

TOTAL FOR BANK B 106,544.53

TOTAL FOR REGISTER 106,544.53

Middle Village COMMUNITY DEVELOPMENT DISTRICT

RECEIVED JAN 0.3 2022

Rec Fund

Check Request

Date	Amount	Authorized By					
January 3, 2022	\$180.00	Oksana Kuzmuk					
	Payable to:						
	Andre Dewayne Mack #397						
Date Check Needed:	Budget Categor	ry:					
ASAP	002-320-572-34	4510					
	Intended Use of Funds Requested	d:					
	7/2/2020 Security Services						
	·						
(Attach suppor	ting documentation for reques	it.)					





Order Details

Order ID: 15257

Date Added: 12/30/2021

Payment Method: Purchase Order (#JSO123021) Shipping Method: USPS Priority (Weight: 28.00lb)

Email: manager@oakleafresidents.com Telephone: 9043421441

IP Address: 75.144.114.154

Instructions

PO Number: JSO123021

Payment Address

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

Shipping Address

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

Product	Model	Quantity	Price	Total
Printable Proximity Card - Kantech® ioProx® XSF/26bit P20DYE Compatible	PrtPrx-Kan26	1000	\$1.79	\$1,790.00
Clamshell Proximity Card - Kantech® ioProx® XSF/26bit P10SHL Compatible	CshPrx- Kan26	200	\$2.24	\$448.00
Code to: 50/50 split 2-330-572-49300 \$1,137.29	and an angularis some of the first	Sub	-Total:	\$2,238.00
Middle Village Rec Passes	USPS Priority	(Weight: 28	3.00lb):	\$36.59
2-330-572-6200			Total:	\$2,274.59
Double Branch Rec. Passes		and the same and an experience of		

COASTAL ELEVATOR SERVICE CORP.

RELIABLE . RESPONSIVE . RESPECTED

Service Contract INVOICE

CUSTOMER NO.: DATE:

601535

OAKLEAF PLANTATION

INVOICE NO.:

12/16/2021 100400627402

Due Immediately PLEASE PAY PROMPTLY

ACCOUNT SUMMARY

BUILDING ADDRESS

OAKLEAF PLANTATION 845 OAKLEAF PLANTATION ORANGE PARK FL 32065-3531

CONTRACT: 108362 | TCE05011

INVOICE NOTES: FORMER CONTRACT #

FORMER CUSTOMER # 00000011

Maintenance Service from 1/1/2022 to 3/31/2022

\$479.19

Code to:

02-330-572-630

Middle Village Elevator Maintenance

NET SERVICE CONTRACT AMOUNT

Sales Tax

\$479.19 \$0.00

TOTAL SERVICE CONTRACT AMOUNT DUE

\$479.19

IMPORTANT MESSAGES

Your invoice has a new look! This transparent communication is just another way you'll receive the Otis Signature Service promise. To receive invoices by email, please contact your accounts receivable representative below. We appreciate that you've chosen us to be your trusted service provider. Visit our Payment Portal at https://otis. payinvoicedirect.com to make a one-time payment or to set up recurring payments.

QUESTIONS?

AR Rep's Email:

KaLea.Darling2@otis.com

AR Rep's Phone#: 1-959-200-3397 Customer Care: 1-855-249-6847

WE CERTIFY THAT GOODS WERE PRODUCED IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF SECTIONS 6, 7 AND 12 OF THE FAIR LABOR STANDARDS ACT, AS AMENDED, AND OF REGULATIONS AND ORDERS OF THE UNITED STATES DEPARTMENT OF LABOR ISSUED UNDER SECTION 14 HEREOF.

PAYMENTS NOT RECEIVED WITHIN 30 DAYS OF THE DATE OF THE INVOICE SHALL INCUR AN INTEREST CHARGE OF THE OVERDUE AMOUNT CALCULATED FROM THE PAYMENT DUE DATE OF THE INVOICE AT THE RATE OF ONE AND ONE HALF PERCENT (1.5%) PER MONTH (18% PER ANNUM) OR THE MAXIMUM RATE ALLOWED BY APPLICABLE LAW, WHICHEVER IS LESS.

DETACH DOCUMENT ALONG PERFORATION. ENCLOSE AND RETURN THIS COUPON WITH YOUR PAYMENT.

COASTAL ELEVATOR SERVICE CORP.

11760 US Hwy 1 Suite W600 Palm Beach Gardens FL 33408

CUSTOMER NO.:

DATE:

INVOICE NO.:

TOTAL SERVICE CONTRACT AMOUNT:

601535 12/16/2021

100400627402

\$ 479.19

MAKE CHECK PAYABLE TO:

OAKLEAF PLANTATION 370 OAKLEAF VILLAGE PARKWAY ORANGE PARK FL 32065-4259

Coastal Elevator Company PO Box 730400 Dallas TX 75373-0400

Middle Village COMMUNITY DEVELOPMENT DISTRICT

Rec Fund

RECEIVED DEC 28 2021

Check Request

Date	Amount	Authorized By				
December 28, 2021	\$960.00	Oksana Kuzmuk				
	Payable to:					
	Double Branch CDD #72					
Date Check Needed:	Budget Categor	y:				
ASAP	002-320-5720	0-34510				
,						
I	ntended Use of Funds Requested	d:				
1045	(0.4.4.0./0.0./0.4.6					
10/15/	/21-10/28/21 Security Reimbu	rsement				
	_					
(Attach supporting documentation for request.)						

Middle Village COMMUNITY DEVELOPMENT DISTRICT

Rec Fund

RECEIVED DEC 2 8 2021

Check Request

Date	Amount	Authorized By				
December 28, 2021	\$1,477.50	Oksana Kuzmuk				
	Payable to:					
	Double Branch CDD #72					
Date Check Needed:	Budget Categor	y:				
ASAP	002-320-5720	0-34510				
	Intended Use of Funds Requested	l:				
10/29	/21-11/11/21 Security Reimbu	rsement				
(Attach supporting documentation for request.)						

Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

Invoice #: 1899 Invoice Date: 12/22/21

Due Date: 12/22/21

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 12/2222021 002.300.3u900_\0200	Hours/Qty	626.00	Amount 626.00
	Total		\$626.00
	Payments	Credits	\$0.00
	Balance D	Due	\$626.00

Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

Invoice #: 1900 Invoice Date: 1/3/22

Due Date: 1/3/22

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
acility Event Staff through December 30, 2021	16.75	25.00	418.75
Amenities levenuc			
2.369.103			
2.369.103 002.300·36900.10300			
	Total		\$418.75
	Payments	c/Credits	\$0.00

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

Middle Village CDD

Facility Event Staff Service Hours

Quantity	Description	j	Rate	A	mount
16.75	Facility Event Staff	\$	25,00	\$	418.75
	Covers Period End: December 30, 2021				

Amenitles Revenue # 2-369-103



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

Invoice

Date

1/1/2022

Invoice #

131295604150

Terms	Net 20
Due Date	1/21/2022
PO#	

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

Item ID	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate	1	ea	2,725.31
Fuel Surcharge	Fuel/Environmental Transit Fee 002.330.57200.40400	1	ea	108.18

A prepayment discount of 5% is available if the entire amount for 2022 is paid by December 31st, 2021. Please contact us at ar@poolsure.com or 1-800-858-POOL(7665) if you have any questions.

Subtotal Shipping Cost (FEDEX GROUND) Total Amount Due 2,833.49 0.00 2,833.49 \$2,833.49

Remittance Slip

Customer 13OAK101 Invoice # 131295604150 Amount Due Amount Paid

\$2,833.49

Make Checks Payable To

Poolsure PO Box 55372 Houston, TX 77255-5372



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

Invoice

Invoice #: 295 Invoice Date: 1/1/2022

Due Date: 1/1/2022

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Description 2.330.572.3420 - Janitorial Services - January 2022	Hours/Qty	3,783.33	Amount 3,783.33
	Total Payments	s/Credits	\$3,783.33 \$0.00
	Balance l		\$3,783.33



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

INVOICE

BILL TO Middle Village CDD 475 West Town Place Suite 114

St Augustine, FL 32092

INVOICE # 7523
DATE 01/01/2022
DUE DATE 01/31/2022
TERMS End of the month

SERVICE MONTH

January

ACTIVITY	QTY	RATE	AMOUNT
Dedicated Officer I 10 hours (3p-1a) dedicated foot patrol Mon-Fri; 12 hours (1p-1a) dedicated foot patrol Sat-Sun	330	24.95	8,233.50
Dedicated Officer I 7 hours (3p-10p) dedicated basketball court attendant Mon-Fri; 9 hours (1p-10p) dedicated basketball court attendant Sat-Sun	237	24.95	5,913.15

PAYMENT 1,822.50
BALANCE DUE \$12,324.15

APPROVED

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

Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

Invoice #: 1897

Invoice Date: 1/1/22 Due Date: 1/1/22

Case:

P.O. Number:

BIII To:

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

Description	Hours/Qty Rate	Amount
Recreation · Facility Management - Oakleaf Plantation - January 2022 2.310・513、3400	Hours/Qty Rate 18,629	
	Total Payments/Credits	\$18,629.50 \$0.00
	Balance Due	\$18,629.50

Zun)

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

1, 11, 22

Invoice

Invoice #: 1898

invoice Date: 1/1/22 Due Date: 1/1/22

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Pescription Tennis - Facility Management - Oakleaf Plantation - January 2022 2.33.572,3430	Hours/Qty	5,862.50	Amount 5,862.50
	Total Payments	s/Credits	\$5,862.50 \$0.00
RM	Balance I		\$5,862.50

Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

Invoice #: 1901 Invoice Date: 1/11/22

Due Date: 1/11/22

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 1/11/2022		1,443.75	1,443.75
002.300.34900.10200			

DECEME			15 -1-11-11-11-11-11-11-11-11-11-11-11-11-
RECEIVED JAN 1 1 2022			and the state of t
	***		S-44-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1
	-		***************************************
			44

	****		words extensive the state of th
	Total		\$1,443.75
	Payment	s/Credits	\$0.00
	Balance	Due	\$1,443.75

Wells Farso Bank Transaction Receipt

Bran		
Accc	Branck #0066070 03	Deposit
Numb	Account Number CHK 00182	XXXXXXXX4262
Chec	Number of Checks Check Listins	19
		\$60.00
		\$180.00
		\$22,50 \$192,08
		\$50.00
		\$90.00
		\$144.00
Tota		\$120.00
Tota		\$100,00
100		£30.00
		\$120.08
		\$125.00
Trai		\$40.00
03:3		\$60.00
Depo		\$40,00
		\$24,00 \$50,00
		\$120.00 \$120.00
		\$120,00
	Total Checks Amount Total Deposit	\$1,687.50 \$1,687.50

The

Transaction # 060 2073 03:16PM 01/11/22

Deposit Credit Date: 01/11/22

Thank you, GEMMA

Middle Village CDD

Breakdown of Revenues January 11, 2022

Deposit Date	Lessons		GMS 90%	Mic	idle Village CDD 10%
1/11/2022	\$ 1,500.00	\$ \$	1,350.00	\$ \$	150.00

Subtotal	\$	1,500.00	\$	1,:	350.00	\$	150.00
Date	Ball/Racque Rent			GMS 20%		Middl	Village CDD 80%
1/11/2022			\$ \$ \$ \$ \$ \$		* * -	\$ \$ \$ \$ \$	- - - -
Subtotal	\$	-	\$		-	\$	*
Date	Miscella	neous		GMS 50%		Middle	Village CDD 50%
1/11/2022	\$	187.50	\$		93.75 -	\$ \$	93.75
			\$ \$			\$ \$	-
Subtotal	\$	187.50	\$		93.75	\$	93.75
Date				League Fe	89	Middle	Village CDD

Date	League Fees	Middle Village CDD
	10%	90%
1/11/2022		

Subtotal	\$ - \$	- \$	-
Total Revenues	\$ 1,687.50 \$	1,443.75 \$	243.75



Clay County Sheriff's Office PO Box 548/901 N. Orange Ave GREEN COVE SPRINGS, FL 32043

(904) 284-7575

Invoice Number: Invoice Date:

SSI10203 8/13/2021

Page: 1

Attn: Fiscal - Accounts Receivable

Bill

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

Ship

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

JAVIER SORIANO

Due Date Terms

8/28/2021 Net 15 Days



Customer ID P.O. Number P.O. Date Our Order No SalesPerson

C0000168

8/13/2021

Item/Description	Unit	Order Qtv	Quantity	Unit Price	Total Price
Fees-2nd Employment Admin Fee-JULY 2021		184	184	5.00	920.00
Fees-2nd Employment Scheduling		15	15	25.00	375.00

Code to: split 50/50

Double Branch Security (CCSO)

2.320.57200.34510

Middle Village Security (CCSO)

OUTSTANDING BALANCE TODAY 2.320.57200:34546 OUNT MAY BE SUSPENDED**

\$ 1047.50

Amount Subject to Sales Tax USO Amount Exempt from Sales Tax 1,295.00

1,295.00 Subtotal: Invoice Discount: Tax:

Total USD:

1,295.00

0.00

0.00



Clay County Sheriff's Office PO Box 548/901 N. Orange Ave GREEN COVE SPRINGS, FL 32043

(904) 284-7575

Invoice Number: Invoice Date: SSI10245 9/18/2021

Page: 1

(50), 20 : 1215

Attn: Fiscal - Accounts Receivable

Bill

To:

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

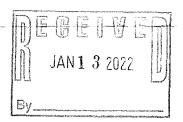
To: OAKLEAF PLANTATION CDD MVCDD & DBCDD

370 OAKLEAF VILLAGE PARKWAY

ORANGE PARK, FL 32065

JAVIER SORIANO

Due Date Terms 10/3/2021 Net 15 Days



Customer ID P.O. Number P.O. Date C0000168

9/18/2021

Our Order No SalesPerson

Item/Description	Unit	Order Qtv	Quantity	Unit Price	Total Price
Fees-2nd Employment Admin Fee-AUGUST 2021		164.25	164.25	5.00	821.25
Fees-2nd Employment Scheduling		15	15	25.00	375.00

Code to: split 50/50

Double Branch Security (CCSO)

2.320.57200.34510

Middle Village Security (CCSO)

#598.13

2.320.57200.34516 TANDING BALANCE TODAY OR YOUR ACCOUNT MAY BE SUSPENDED**

Amount Subject to Sales Tax US0
Amount Exempt from Sales Tax 1,196.25

Subtotal: Invoice Discount: Tax: **1,196.25** 0.00 0.00

Total USD:

1,196.25

From: Oakleaf Venues venomental ill o miselies identa con

Subject: MVCDD refund of deposit request - FELICIA JOHNSON (for a non-resident)

Date: January 13, 2022 at 6:00 PM

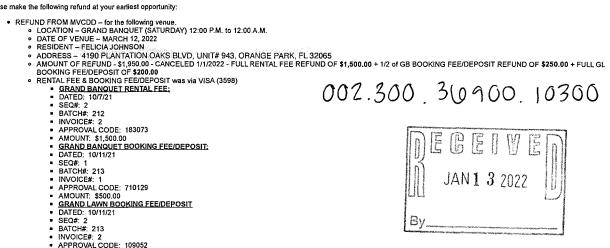
To: Margaret Bronson അരുപ്പെടുന്നു വരു Oksana Kuzmuk ത്രമുള്ള വരു Con Marilee Giles ആരുക്ക് ഇന്ത്രിക്കാര, Alison Mossing ഈ ട്രൈസ്റ്റ് ഉത്തെ വരുന



Good afternoon Margaret and Oksana,

Please make the following refund at your earliest opportunity:

- - - - INVOICE#: 2 APPROVAL CODE: 109052 AMOUNT: \$200.00



PAYMENT DATE	SETTLEMENT DATE	EVENT DATE	DESCRIPTION	HOURS	AMOUNT	ELEC.	CHECK/CASH	CREDIT CARD
10/07/21	10/07/21	03/12/22	Felicia Johnson - GB	12	\$ 1,500.00			VISA-183073
10/07/21	10/11/21	03/12/22	Felicia Johnson - GB DEPOSIT	DEPOSIT	\$ 500.00			VISA-710129
10/07/21	10/11/21	03/12/22	Felicia Johnson - GL DEPOSIT	DEPOSIT	\$ 200.00			VISA-109052

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

I will be out of the office MONDAY, JANUARY 17, 2022 through FRIDAY, JANUARY 21, 2022 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. It 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

www.OakLeafResidents.com

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

Invoice

Invoice #: 1902 Invoice Date: 1/12/22

> Due Date: 1/12/22 Case:

P.O. Number:

Bill To:

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

Description Hours/0	aty Rate	Amount
Facility Maintenance December 1 - December 31, 2021 Maintenance Supplies General \$4,44500	14,336.08 1,436.03	14,336.08 1,436.03
2.33.572.6200 Lighting Repairs \$74500 2.33.572.4663		
Common Area Maint. \$5,39800 2.320.572.4450 Repairs/Replace \$3,8454		
Jan 538. 6400		
2,33,572.		
\$ 11,927 ————————————————————————————————————		

\$15,772.11 Total Payments/Credits \$0.00 \$15,772.11 **Balance Due**

2mw 1,18,22

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

<u>Date</u>	<u>Hours</u>	Employee	Description
12/1/21	8	T.C.	Installed holiday lights, took Polaris to mechanic, worked on holiday lights
12/1/21	4.5	G.S.	Removed debris from all common areas, treated fire ant mounds in parks
12/1/21	4	L.N.	Worked on holiday decorations at amenity center
12/1/21	8	A.B.	Cleaned pools, worked on holiday lights
12/1/21	2.5	J.S.	Additional court maintenance
12/2/21	4	T.C.	Worked on holiday lights
12/2/21	3.5	G,S,	Removed debris from all common areas and ponds
12/2/21	8	L.C.	Worked on holiday lights
12/2/21	4.5	J.S.	Additional court maintenance
12/3/21	4	T.C.	Installed holiday lights
12/3/21	4	L.N.	Blew leaves and debris off boardwalk, cleaned shop, removed debris from all common areas
12/3/21	4	A.B.	Cleaned pools, balanced chemicals
12/3/21	8	L.C.	Installed holiday decorations and lights
12/3/21	2.5	J.S.	Additional court maintenance
12/6/21	4	T.C.	Covered adult pool, installed holiday lights
12/6/21	2	G.S.	Removed debris from all common areas
12/6/21	8	L.N.	Installed holiday decorations and lights along Oakleaf Village Parkway
12/6/21	6	A.B.	Installed holiday lights
12/6/21	2.5	J.S.	Additional court maintenance
12/7/21	6	T.C.	Covered adult pool, Installed holiday lights
12/7/21	6	G.S.	Removed debris from all common areas, maintenance work on EZ-Go
12/7/21	8	A.B.	Installed holiday lights
12/7/21	8	L.C.	Installed holiday decorations and lights
12/7/21	4.5		Additional court maintenance
12/8/21	5		Covered adult pool, installed holiday lights
12/8/21	4	G.S.	Removed debris from all common areas
12/8/21	4	A.B.	Installed holiday lights
12/8/21	8		Installed holiday decorations and lights
12/8/21	2.5		Additional court maintenance
12/9/21	2.0		Covered adult pool
12/9/21	4		Removed debris from all common areas
12/9/21	8		Took down tables and chairs in Banquet room, installed holiday lights
12/9/21	8		Installed holiday decorations and lights
12/9/21	4.5		Additional court maintenance
12/10/21	4		Removed debris from all common areas, blew leaves and debris off boardwalk, cleaned shop
12/10/21	6		Cleaned pool, spot trealment in splash, cover lap
12/10/21	2.5		Additional court maintenance
12/13/21	2.0		Set up CDD meeting
12/13/21	2		Removed debris from all common areas and ponds
12/13/21	8		Installed holiday decorations and lights
12/13/21	4		Spot treatment on splash pool, covered lap pool, installed holiday lights
12/13/21	8		Installed holiday decorations and lights
12/13/21	2.5		Additional court maintenance
12/14/21	6		Picked up supplies, covered adult pool, installed holiday lights
12/14/21	6.5		Removed debris from all common areas, treated fire ant mounds in parks
12/14/21	4.5		Additional court maintenance
12/15/21	4		Took down CDD meeting, fixed tollet in Grand Banquet ladies restroom
12/15/21	4		Removed debris from all common areas, maintenance work on golf cart
12/15/21	8		Installed holiday decorations and lights along Oakleaf Village Parkway
12/15/21	2.5		Additional court maintenance
12/16/21	6		Worked on gezebo project, installed holiday lights
12/16/21	4		Removed debris from all common areas, maintenance work on EZ-Go
12/16/21	4		Installed holiday lights
12/16/21	4,5		Addillonal court maintenance
12/17/21	5		Covered pool, installed holiday lights
12/17/21	4		Removed debris from all common areas
12111121	4	tust Ye	Transparence and transparence and an experience

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

Date	Hours	Employee	Description
12/17/21	8	L.Ç.	Worked on gazebo project
12/17/21	2	A.B.	Cleaned pools
12/17/21	2.5	J.S.	Additional court maintenance
12/20/21	6	T.C.	Worked on gazebo project, covered pool
12/20/21	2	G.S.	Removed debris from all common areas and ponds
12/20/21	8	S.A.	Uncovered pool and covered pool, inspect and reset GFCI's and timers, worked on gazebo deck
12/20/21	8	A.B.	Preparing deckboards, reconstructing gazebo deck
12/20/21	2.5	J.S.	Additional court maintenance
12/21/21	6	T.C.	Worked on gazebo project, covered pool
12/21/21	6	G.S.	Removed debris from all common areas, maintenance work on golf cart
12/21/21	4	A.B.	Uncovered pool, fixed bench, worked on gazebo project
12/21/21	4.5	J.S.	Additional court maintenance
12/22/21	6	T.C.	Worked on gazebo project, covered pool, picked up supplies
12/22/21	8.5	G.S.	Maintenance work on golf cart
12/22/21	8	L.N.	Building decking for promenade
12/22/21	8	L.C.	Worked on gazebo project
12/22/21	5	A.B.	Covered pool, finished bench, prepared guard rall boards
12/23/21	2	T.C.	Covered pool
12/23/21	2.5	G.S.	Removed debris from all common areas, treated fire ant mounds in common areas
12/23/21	2	A.B.	Cleaned pools
12/23/21	9	D.J.	Pressure washed park
12/27/21	3	G.S.	Removed debris from all common areas
12/28/21	6	G.S.	Additional court maintenance, removed debris in all common areas
12/29/21	2	T.C.	Covered pool
12/29/21	4	G.S.	Removed debris from all common areas, maintenance work on golf cart
12/30/21	4.5	G,S.	Removed debris from all common areas, treated fire ant mounds in parks
TOTAL	406.5		
MILES	244		*Mileage is reimbursable per section 112.061 Florida Statutes.Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 1/05/22

DISTRICT MV	DATE	SUPPLIES	PRICE	EMPLOYEE
MIDDLE VILLAGE				
OAKLEAF	12/2/21	Socket with Outlets (4)	16.69	T.C.
	12/2/21	12' Snug Plug (3)	27,50	T.C.
	12/2/21	PAR30S SW 2pk	13.36	T.C.
	12/3/21	4x6 Net Lights	80.44	T.C.
	12/6/21	Muriatic Acid	9.76	J.S.
	12/6/21		56.76	J.S.
	12/6/21	Felt LED mr16 bulbs 3pk (2)	36.52	J.S.
	12/6/21	LED Keeper Christmas Light Repair	14.36	J.S.
		Mr. Clean Magic Eraser	5.72	T.C.
		Cool White Lights (2)	45.95	T.C.
	12/13/21	Disposable Gloves	7.46	T.C.
		Lavender Pinesol	7.45	T.C.
		Lemon Pinesol	7.45	T.C.
		1000W Stem Mount Photo Control (2)	43.65	T.C.
		Cable Clamps	0.74	T.C.
		Heavy Duty Timer	20.68	T.C.
	12/14/21	Xireme Weather Timer (2)	41.35	T.C.
	12/15/21	Orthene Ant Killer (10)	143.41	G.S.
	12/15/21	18 Gallon Trash Bags 30ct	14.92	G.S.
	12/15/21	Tape Measure	4.57	G.S.
		Bleach Spray	4.92	G.S.
	12/15/21	Nifty Nabber	22.97	S.A.
		Bathroom Doorknobs (2)	68.93	S.A.
		Glass Cleaner	4.57	S.A.
		Microfiber Towels 24pk	11.48	S.A.
		Cool White Lights (2)	45.95	S.A.
		Behr Premium Adv Deckover	204.70	T.C.
		100W LED 2pk	7.35	T.C.
		4x1/2 Knit Mini PK (2)	23.78	T.C.
		Noncontact Voltage Tester	22.99	T.C.
	12/22/21	Set Your Own Combo Lock	12.90	T.C.
	12/22/21	Pelican Liner 3pk	5.03	T.C.
		Breaker QO 15 AMP 1 - Pole	13.18	S.A.
	12/23/21	Blue Nitrite Gloves 60pk	13.21	T.C.
		Blend Mop Refill	15.48	T.C.
		4.5" Grinder Wheel	3.76	J.S.
		6.5" Metal Cut Off Wheel Cordless Rechargeable Flashlight	3.42 22,98	J.S. G.S.
	12/29/21		22.90 5.15	G.S.
		Prybar Scraper	5.73	G.S.
		Nifty Nabber	22,97	G.S.
		SAE 10W-30 Oil	21.83	G,\$.
	12/20/21	Ant Polson (10)	143.41	G.S.
		Diable 5* Disc 4pk	6.87	G.S.
		4.5" Grinder Wheel - Diamond Blade	24.14	J.S.
		4.5" Grinder Wheel	9.17	J.S.
		Milwaukee Spanner Wrench and Locknut	7.46	J.S.
		Respirators	26.42	J.S.
		1ol Muriatic Acid	10.34	J.S.
		Paracord 50'	6.61	T.C.
		Large Pigskin Gloves	14.70	T.C.
		Safety Glasses	13.31	T.C.
		Wire Brush Grinder Attachment	12.64	T.C.
		the -t-att attitud total timestice.	12007	

TOTAL \$1,436.03

Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

Invoice #: 1903

Invoice Date: 1/12/22 Due Date: 1/12/22

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty Rate	Amount
acility Maintenance December 1 - December 31, 2021 (Tennis) Tennis Court Maint. 2.33.572.3440		0.00 360.0
RMW 1.18,22	Total Payments/Credit	\$360.00 s \$0.00 \$360.00

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

Date	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
12/1/21	2	J.S.	Clean and sweep tennis courts.
12/3/21	2	J.S.	Clean and sweep tennis courts.
12/6/21	2	J.S.	Clean and sweep tennis courts.
12/8/21	2	J.\$.	Clean and sweep tennis courts.
12/10/21	2	J.S.	Clean and sweep tennis courts.
12/13/21	2	J.S.	Clean and sweep tennis courts.
12/15/21	2	J.S.	Clean and sweep tennis courts.
12/17/21	2	J.S.	Clean and sweep tennis courts.
12/20/21	2	J.S.	Clean and sweep tennis courts.
TOTAL	18		

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

Invoice

Invoice #: 1905 Invoice Date: 1/19/22

Due Date: 1/19/22

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty Rate	Amount
acility Event Staff through January 13, 2022	9.75 25	5.00 243.7
Amenities Revenue		
2.369,103	,	
002.300.36900.10300		
	Total	\$243.75
	Payments/Credits	\$ 0.00
	Balance Due	\$243.75

Governmental Management Services, LLC .9655 Florida Mining Blvd.. Building 200, Suite 305, Jacksonville, Florida 32257

Middle Village CDD

Facility Event Staff Service Hours

Amenities Revenue # 2-369-103

Description	•	Rate	A	mount
cility Event Staff vers Period End: January 13, 2022	\$	25.00	\$	243.75
	cility Event Staff	Cility Event Staff \$	cility Event Staff \$ 25.00	cility Event Staff \$ 25.00 \$

รักรสา Oakleaf Venues และกูบกล่างกับกับกับ เรียกเปลดร กายก

Stable 485 MVCDD refund of deposit request - MARIE JEUNE (a non-resident)

Data: January 13, 2022 at 6:22 PM

To: Margaret Bronson reseases in general com, Oksana Kuzmuk et en sele fegreset even

Os: Marilee Giles mytes illy ment now, Alison Mossing amassamy illy metrouches

002.300.36900.10300

Good afternoon Margaret and Oksana,

Please make the following refund at your earliest opportunity:							
DATE OF VEI RESIDENT ADDRESS AMOUNT OF BOKING FE GRAN DATEL SEQ#: APPRC AMOU GRAN DATEL SEQ#: APPRC AMOU GRAN DATEL SEQ#: APPRC AMOU GRAN DATEL SEQ#: BATCH INVOIG APPRC AMOU GRAN DATEL SEQ#: BATCH INVOIG APPRC	GRAND BANQUET (5A NUE – JANUARY 8, 202 MARIE JEUNE 9923 REDFISH MAR REFUND - \$700.00 - G E/DEPOSIT: D BANQUET BOOKING 1 11/15/21 4 #: 218 DE#: 4 DVAL CODE: 052137 NYSOLODE: 052137 DE \$500.00 D LAWN BOOKING FE 12/3/21 2 2 #: 221	TURDAY) 1:00 P.M. to 10:00 P.M.			_		
PAYMENT DATE SETTLEMENT DATE EVENT DATE DESCRIPTION HOURS AMOUNT ELEC. CHECK/CASH CREDIT CARE						CREDIT CARD	
11/15/21 11/15		Marie Jeune (Paul) - GB DEPOSIT	DEPOSIT	\$ 500.00			MC-052137
PAYMENT DATE SETTLEMEN	NT DATE EVENT DATE	DESCRIPTION	HOURS	AMOUNT	ELEC.	CHECK/CASH	CREDIT CARD
12/03/21 12/03	/21 01/08/22	Marie Jeune (Paul) - GL DEPOSIT	DEPOSIT	\$ 200.00	L		MC-00704B

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

I will be out of the office MONDAY JANUARY 17, 2022 through FRIDAY JANUARY 21, 2022 therefore, if you require immediate attention please email me, or you may leave a detailed message at 904-770-4681 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 venuerentials@pateafresidents.com (904) 770-4610 voice email (904) 375-9250 set. 3 www.cateafresidents.com

Governmental Management Services

www.Oakl.eafResidents.com

Under Ploxida 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 information recognised to redevening to the intended recipient, present encountries on each of the individual responsible to redevening to the intended recipient and privileged or protected from disclosure under applicable law.

INVOICE

PAULA'S PEST CONTROL 1548 Glendale St, Jacksonville, Fla 32205 (904) 389-3419 INVOICE: 45389 QT
DATE: 01/12/22 11:30a
ACCOUNT: 1032 Oakleaf

ROUTE: 0

LAST: 10/13/21 Paula

Paula Douglas

BILL TO Middle Village CDD 14785-4 St. Augustine Rd. Jacksonville, FL 32258 SERVICE TO Plantation Oaks 845 Oakleaf Plantation Parkway Orange Park, FL 32065

904-375-9625 Lisa904-708-1134

DESCRIPTION	QTY	PRICE	AMOUNT
General Pest Control PEST		175.00	175.00
		SUBTOTAL	175.00
Ondo to	PREVIOU	S BALANCE TOTAL DUE	0.00 175.00

Code to:

Middle Village Facility Maintenance - Preventative

==== Prod	2-330-572-621 ucts	 	======		
	Advion RG	EC ,		Suspend	Polyzone
	Demand CS	Niban GB		Suspend	SC
	Demon Max	 Precor 2000			
Othe	r:	 			
Comm	ents:				

EFFECTIVE June 1, 2013 MAKE Checks Payable to:

Paula's Pest Control Inc. 1548 Glendale St. Jacksonville, Fl.32205

Note: All returned Checks will be assessed a \$50.00 FEE

THANK YOU FOR YOUR BUSINESS!
HAVE A WONDERFUL DAY!





Invoice #: 7280 Date: 01/01/22 Customer PO:

DUE DATE: 01/31/2022

BILL TO

FROM

Oakleaf - Middle Village CDD 370 Oakleaf Village Parkway Orange Park, FL 32065 VerdeGo PO Box 789 3335 North State Street Bunnell, FL 32110 Phone: 386-437-3122 www.verdego.com

DESCRIPTION

#7019 - Standard Maintenance Contract 2022 January 2022

AMOUNT \$37,521.40

Work order #1846 Zach

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$37,521.40

Code to:

2-320-572-462

Middle Village Landscape Maintenance

Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

Invoice #: 1909 Invoice Date: 1/26/22

Due Date: 1/26/22

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 1/26/22		660.60	660.60
002.300.34900.10200			
			4000.00
	Total		\$660.60
	Payments	s/Credits	\$0.00
	Balance I	Due	\$660.60

Wells Farso Bank Transaction Receipt

Branch #0066070 03	Deposit
Account Number CHK 00182	XXXXXXXXX4262
Mumber of Checks Check Listins	11
	\$25,00
	\$24.00
	\$50,00
	\$32,00
	\$100,00
	\$186.00
	\$50.00
	\$35.00
	\$50.00
	\$200.00
	\$62,00
Total Checks Amount Total Deposit	\$734.00 \$734.00

Transaction # 046 2057 02:57PH 01/26/22 Deposit Credit Date: 01/26/22

Thank you, GEMMA

Middle Village CDD

Breakdown of Revenues 1.26.21

Deposit Date	nte 90%		Middle Village CDD 10%		
1.26.21	\$ 73	34.00 \$	660.60	\$	73.40
		\$	_	\$	-

Subtotal \$ 734.00 \$ 660.60 \$ 73.40

Date	Ball/Racquet/Machine Rentals		GMS 20%	Middle	Village CDD 80%
1.26.21		\$ \$	-	\$ \$	-
		\$ \$	-	\$ \$	-
		\$	-	\$	-
		\$	•	\$	-
Subtotal	\$ *	\$	_	\$	-

Date	Miscellaneous	GMS 50%	Middle Village CDD 50%		
1.26.21		\$ *	\$	_	
		\$ -	\$	-	
		\$ - ,	\$		
		\$ -	\$	-	
Subtotal	\$ -	\$ -	\$	-	

Date	League Fees	Middle Village CDD
	10%	90%
1.26.21		

 Subtotal
 \$
 \$

 Total Revenues
 \$
 734.00
 \$
 660.60
 \$
 73.40

Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

Invoice #: 1910

Invoice Date: 1/26/22

Due Date: 1/26/22

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
2.330.572.34300 - Panera W&S Tournament 2.330.572.34300 - Walmart W&S Tournament 2.330.572.34300 - Chick Fil A W&S Tournament 2.330.572.34300 - Publix W&S Staff Christmas Party 2.330.572.34300 - Winning Concepts 2.330.572.34300 - Costco Slice JR Academy Tournament		54.24 53.99 52.43 123.37 60.00 35.36 76.31	54.24 53.99 52.43 123.37 60.00 35.36 76.31
	Total		\$455.70
	Payments	/Credits	\$0.00
	Balance D	Due	\$455.70

PERSONAL REIMBURSEMENT

Out-of-Pocket

NAME:

Andy Fletcher

November 8, 2021

DATE	DESCRIPTION	DISTRICT	AMOUNT	
12/18/21	Panera W&S Tournament	MV	\$54.24	2.330.572.34300
12/18/21	Walmart W&S Tournament	MV	\$53.99	2.330.572.34300
12/18/21	Chick Fil A W&S Tournament	MV	\$52.43	2.330.572.34300
12/18/21	Publix W&S Staff Christmas Party	MV	\$123,37	2.330.572.34300
1/12/22	Winning Concepts	MV	\$60.00	2.330.572.34300
1/24/22	Costco	MV	\$35.36	2.330.572.34300
1/14/22	Slice Jr. Academy Tournament	MV	\$76.31	
		TOTAL	\$ 455.70	

20	
Sitra - Jukiest	
B725 Grossiilii mitud Aladkaunuttisi ML-2 RD4-878-9199	2065
pilu aldonopki poli.	
Jake Out	ا - جند: خوا
gaever gregoria a Chock 1120	
070ered 1/34/22(1	. <u>199</u> 08
Subtatel	\$37200 \$70290 \$5.33
Tek Trate)	3578531
2347 PM COSH Ceah Tandered Change	\$80.00 \$3,89
Povereduby To-	
A STATE OF THE STA	

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https://mail.google.com/mail/u/1/#inbox?projecto... 1/2

REPRINT

Panera Bread Cafe #: 601182 1510 County Road 220 Fleming Island, FL 32003 Phone: 904-215-9056

Accuracy Matters Your order should be correct every time. If it's not, we'll fix it right away, and give you a free treat for your trouble. Just let an associate know.

12/18/2021 6:19:55 AM Order Number: 216390 Cashier: Doug

1 Bagel Pack		14.49
6 Blueberry Bage!		
7 Cinnamon Crunch Bgl	•	
2 Plain CC Tub		
2 Dark Rst Coffee Tote		36.98

51.47 2.77 Subtotal Tax Gratuity 0.00 Total 54.24 Visa 54.24

Acct: **********5342 AuthCode: 061951 Trans#: 00000001

View your Account at: www.mypanera.com MyPanera Member: ********44061

MyPanera Offers Earned:

\$1 off Pastry: 1 [Exp Date 01/01/22] \$1 off Pastry: 1 [Exp Date 01/08/22] \$1 off Pastry: 1 [Exp Date 01/11/22] \$1 off Pastry: 1 [Exp Date 01/13/22]

Visits To Next Reward: 2

Buy \$50 in Gift Cards, get a \$10 Bonus 11/10/21-12/31/21. In cafe + online. Visit panerabread.com for details www.panerabread.com

> To Go Your Order Number is: 216390 Customer / Pager: Andy O

> > *** Clistomer Copy ***

Give us feedback & survey.walmart.com Thank you! ID #:7CFFJN10M78M

904-278-1836 Mgr:NATHANIEL
1505 COUNTY ROAD 220
CRANGE PARK FL 32003
ST# 02920 0P# 009011 TE# 11 TR# 02174
GV 5L WATER 007874227909 F 3.98 N
GV .5L WATER 007874227909 F 3.98 N
GV .5L WATER 007874227909 F 3.98 N
GAT18PK CVP 005200012324 F 9.78 X
SIBTOTAL 51 06 3.98 N 3.98 N 3.98 N 9.78 X 9.78 X 9.78 X 9.78 X 9.78 X

51.06 2.93 SUBTOTAL TAX 1 7.500 % TOTAL 53.99 60.00 CHANGE DUE

ITEMS SOLD 7 TC# 3052 0752 1024 2606 2016



You Can Trust. 12/18/21 06:05:50

Welcome to Chick-fil-A Oakleaf Plantation FSU (#02088) Jacksonville, FL (904) 908-4488 Operator: Joe Mayo

> CUSTOMER COPY 12/18/2021 7:14:43 AM DINE IN

8338665 Order Number:

30 CFA Bisc 1 Open Percent	88.50 (44.25)
	•
Sub. Total:	\$44.25
Tax:	\$3.32
Total:	\$47.57
Discount Total:	(\$44.25)
Change	\$52.4 3
Cash	\$100.00
Register:7	Tran Seq No: 8338665
Cashier:Courtney	•

It's been a pleasure serving you! Have a wonderful day.

Publix.

Hibernia Pavilion

	nia Road Sui Island, FL					
	iger: Jason (
	4-529-1250	ool dali				
NEW YORK STRIP		22.34	F			
RIBEYE STEAK	~	25.18	F			
You Saved	3.36		•			
RIBEYE STEAK		23.08	F			
You Saved	3.08		•			
RIBEYE STEAK		25.93	F			
You Saved	3.46		-			
RIBEYE STEAK B	/I	16.09	F			
You Saved	2.30					
BIOLYTE HYDRAT		3.49 1	F			
B/E MASHD POTA						
1 @ 2 FOR	7.00	3.50	F			
You Saved	1.09					
B/E MASHD POTA						
1 @ 2 FOR	7.00	3.50	F			
You Saved	1.09					
Order Total		123.11				
Sales Tax		0.26				
Grand Total		123.37				
Debit	Payment	123.37				
Change	Caymont	0.00				
		0.00				
Savings Summary						
Special Price :		14.38				

	ings at Publ	ix *				
×	14.38	×				
**************	*****	*****				

Receipt ID: 2498 7147 0765 8238 775

PRESTO!

Trace #: 758232
Reference #: 0110004585
Acct #: XXXXXXXXXXXXXX5342
Debit Purchase FROM CHECKING
Amount: \$123.37
Auth #: 000000

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

Your cashier was Self-Checkout Lane 1 12/19/2021 12:41 S1210 R175 0687 C0775

Remember your reusable bags. Help do good. Bring them on every trip.

Publix Super Markets, Inc.



W. Jacksonville #1294 8000 Parramore Rd Jacksonville, FL 32244 4U Member 111907870051 Ε 1055728 MOTTS MEDLEY 9.89 1055728 MOTTS MEDLEY E 9.89 1473917 KS TRAIL MIX Ε 14.49 A SUBTOTAL 34.27 TAX 1.09 **** TOTAL

0880XXXXXXXXXXX CHIP Read AID: A0000000980840 VERIFIED BY PIN Seq# 5183 App#: 094481 EFT/Debit Resp: APPROVED Tran ID#: 202400005183.... Merchant ID: 991294

APPROVED - Purchase AMOUNT: \$35.36

01/24/2022 12:48 1294 5 53 83

EFT/Debit 35.36 CHANGE 0.00 A 7.500% TAX 1.09 1.09 TOTAL TAX TOTAL NUMBER OF ITEMS SOLD -3 ON 12:48 1294 5 53 83



OP#: 83 Name: Ashley L.

Thank You! Please Come Again

Whse:1294 Trm:5 Trn:53 OP:83

""ems Sold: 3 01/24/2022 12:48

WINNING CONCEPTS USA INC 950 BLANDING BLVD ORANGE PARK FL 32065 904-272-9784

Terminal ID: *****261	***3			
1/12/22	3:43 PM			
VISA CREDIT - INSERT AID: A0000000031010 ACCT #: **********6346				
	#: 1367 : 012196			
DESCRIPTION :				
AMOUNT	\$60.00			
APPROVED				

AROC - 949BA4ACCAA2AFD8

ALL SALES FINAL NO REFUNDS

CUSTOMER COPY

From: Oakleaf Venues has an entall. In take per research use MVCDD refund of deposit request - KATHRYN DWECK (non-resident) January 26, 2022 at 10:44 AM Margaret Bronson (2006) 2007 Agreed (2005), Oksana Kuzmuk (2005) 2008 (2005) 2008 (2005) Marilee Giles (2005) 2008 (2005) Alison Mossing (2005) 2008 (2005) 2008 (2005)



Good morning Margaret and Oksana,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD for the following venue.

 LOCATION GRAND BANQUET (SUNDAY) 12:00 P.M. to 12:00 A.M.

 DATE OF VENUE JANUARY 16, 2022

 RESIDENT KATHERYN DWECK

 ADDRESS 1805 CARRIAGE HILL DRIVE, WALL TWP, NEW JERSEY 07719-9524

 AMOUNT OF REFUND \$500.00

 BOOKING FEE/DEPOSIT via AMEX:

 DATED: 9/21/21

 SEQ#: 2

 BATCH#: 207

 INVOICE#: 2

 APPROVAL CODE: 882700

 AMOUNT: \$500.00

002.300.30900.10300	S
---------------------	---

PAYMENT DATE	SETTLEMENT DATE	EVENT DATE	DESCRIPTION	HOURS	AMOUNT	ELEC.	CHECK/CASH	CREDIT CARD
09/21/21	09/21/21	01/16/22	Kathryn Dweck - GB DEPOSIT	DEPOSIT	\$ 500.00			AMEX-882700

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

I will be out of the office SATURDAY, JANUARY 29, 2022 and SUNDAY, JANUARY 30, 2022 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 (304) 77-0461 voice emat (304) 375-9265 srt. 3 www.oakleafresidents.com

Governmental Management Services

www.OakLeafResidents.com

Under Florida law, e-mail addresses are public records. If you do not want you'r email address released in response to a public-records request, do not send electronic mail to this entity, Instead, contact this ciffce 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 be confidential and intended solely for the use of the individual encountries. The individual responsible for delivering to be intended projection, closes notified the sender immediately by telephone to obtain instructions as to whether information in this email and/or attachment(s) is confidential and privileed or protected from disclosure under applicable law.

Riverside Management Services, Inc

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

Invoice

Invoice #: 297

Invoice Date: 1/20/2022 Due Date: 1/20/2022

Case: P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Description Pressure Washing Services - December 2021 Common Area Maint. 2.320.572, 4650	Hours/Qty	150.00	150.00
	Total		\$150.00
	Payments	s/Credits	\$0.00
	Balance I	Due	\$150.00

BMM 1.31,38

Riverside Management Services, Inc. 9655 Florids Mining Rivd. Building 300. Suite 305. Jacksonville. Fl. 32257

Service Detail

Bill To:	Middle Village CDD		Invol	1/1/22	
			Due	Date:	Upon Receipt
Amount Due:	\$ 150	0.00			
<u>Date</u>	Description		A	mount	
12/23/21	Pressure washed Hamilton Glen Park		\$	150.00	
Hot Water and Chen	nkal Treatment to semove dirt, mildew, and algae.				
		TOTAL AMOUNT DUE:	S	150.00	

** Pressure Washing according to contract and within budget

Contract Amount	. \$	13,348.70
Invoice:		
Oct. 2021	5	521.00
Nov. 2021		
Dec. 2021	\$	150.00
Jan. 2022		
Feb. 2022		
Mar. 2022		
Apr. 2022		
May 2022		
June 2022		
July 2022		
Aug. 2022		
Sept. 2022		
Balance;	\$	 12,677.70

Should you have any questions, please contact Rich Whelsel @ (904) 759-8923 or whelsel@gmsnf.com

Remit Payment

From: Oakleaf Venues

Subject: MVCDD refund of deposit request - STACEY GREEN

Data January 26, 2022 at 10:33 AM

The Margaret Bronson repeats the right and the right, Oksana Kuzmuk abbased in greater the a

Gor Marilee Giles regree is graph adem, Alison Mossing temperation and in the control of the con



Good morning Margaret and Oksana,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD for the following venue.
 LOCATION GRAND BANQUET (SATURDAY) 4:00 P.M. to 11:00 P.M.
 DATE OF VENUE JANUARY 15, 2022
 RESIDENT STACEY GREEN
 ADDRESS 3750 TIMBERLINE DRIVE, ORANGE PARK, FL 32065
 AMOUNT OF REFUND \$500.00
 BOOKING FEE/DEPOSIT via CHECK drawn on VYSTAR CU:
 CHECK#: 3726
 DATED: 10/28/21
 DEPOSITED:
 AMOUNT: \$500.00

002.300.36900.10300

PAYMENT DATE	SETTLEMENT DATE	EVENT DATE	DESCRIPTION	HOURS	AMOUNT	ELEC.	CHECK/CASH	CREDIT CARD]
10/28/21	11/02/21	01/15/22	Stacey Green - GB DEPOSIT	DEPOSIT	\$ 500.00		CK# 3726		DEPOSITED 11/2/21

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

Thank you.

l will be out of the office SATURDAY, JANIJARY 29, 2022 and SUNDAY, JANIJARY 90, 2022 therefore, if you require mmediate 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@coakleafresidents.com (904) 770-4861 voice email (904) 375-9265 ext. 3 www.oakleafresidents.com

Governmental Management Services

www.OakLeatResidents.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 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 information in this terms and/or attachment(s) is confidential and privileged or protected from disclosure under applicable law.

AP300R YEAR-TO-DATE A *** CHECK DATES 01/01/2022 - 01/31/2022 *** M3 BA	ACCOUNTS PAYABLE PREPAID/COMPUTER CHE IDDLE VILLAGE-CAPITAL RESERVE ANK C CAPITAL RESERVE	ECK REGISTER	RUN 2/03/22	PAGE 1
CHECK VEND#INVOICE EXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
1/06/22 00079 12/01/21 14682 202112 600-53800-6		*	491.35	
POLARIS RANGER REPAIR	HOLESHOT POWERSPORTS, LLC			491.35 000451
1/06/22 00004 12/23/21 2539 202112 600-53800-6 INCLINE/LED REPAIRS	54000		1,159.35	
	SOUTHEAST FITNESS REPAIR			1,159.35 000452
1/06/22 00054 12/29/21 66051518 202112 600-53800-6 SANITIZER, SOAP, TISSUE	54000	*	469.14	
	THE HOME DEPOT PRO			469.14 000453
1/20/22 00080 1/10/22 CE4679 202201 600-53800-6 FENCE/ARCH INSTALL DEP	54000	*	71,375.00	
	BULLARD FENCE			71,375.00 000454
1/20/22 00080	54000	*	71,375.00	
	BULLARD FENCE			71,375.00 000455
1/20/22 00068 1/12/22 11479446 202201 600-53800-	54000	*	448.00	
1/12/22 11479473 202201 600-53800-6 INSPECTION REPAIR			1,550.00	
	COX FIRE PROTECTION			1,998.00 000456
1/20/22 00009 1/12/22 1902 202112 600-53800-6	54000	*	3,845.11	
	GOVERNMENTAL MANAGEMENT SERVICES			3,845.11 000457
1/20/22 00036 1/13/22 01132022 202201 600-53800-6	54000	*	13,000.00	
	TOOLE TECHNOLOGIES			13,000.00 000458
1/20/22 00050 12/31/21 7119 202112 600-53800-6	54000	*	462.00	
12/31/21 7120 202112 600-53800-6	54000	*	231.00	
OAK TREES REMOVED	VERDEGO LLC			693.00 000459

MVIL MIDDLE VILLAGE OKUZMUK

164,405.95

164,405.95

TOTAL FOR BANK C

TOTAL FOR REGISTER



Holeshot Powersports, LLC

6945 US Hwy 17 Fleming Island, FL 32003 (866)-956-9771

Repair Order

In Date: Dec. 01,2021 Follow up Date:Dec. 04,2021

Service Writer: JMartin

RO #14682



Sold To: Double Branch Community Development Saint Augustine, FL

Year Manufacturer 2011 Polaris

Unit Information

Model Ranger XP® 800

VIN/HIN/SN 4XATH76A4B4267806 Engine #

Keyboard

Miles/Hours

13284.00 /

1547.00

32092 (M) (904) 562-0249 manager@oakleafr esidents.com

Job:*UIH*A*ST*12/1* Diag Rear CV axle and front Prop shaft

Polaris Ranger XP® 800 2011 - 4XATH76A4B4267806

Customer states issues with rear driver side CV axle and front prop shaft, please diag. Called customer to let him know the unit is done, wanted me to email him an invoice so they can get a check. 12/22 JSM

Part#	Part Description	Qty	Price	Unit Extension	Extension
1332813	ASM-PROPSHAFT,FRONT	1	\$379.99	\$379.99	\$379.99
7661913	PIN,SPRING(10)	1	\$5.49	\$5.49	\$5.49
133-3008	DYNATEK DYNA 2000 PRGM IGN MOD DIGITAL HD SINGLE / DUAL FIRE	0	\$273.95	\$273.95	\$0.00
1333233	ASM-DRIVESHAFT,REAR	1	\$249.99	\$249.99	\$249.99
				Parts Subtotal:	\$635.47

Technician	Description	Hours	Rate	Discount	Labor Cost
IDavis	install parts	1.80	\$124.00	0.00 %	\$223.20
S thompson	Diag	1.00	\$124.00	0.00 %	\$124.00

\$347.20 Labor Subtotal:

Tax: \$0.00 Job Subtotal: \$982.67

Resolution:

Recommended Repairs:

NΑ

tech found left rear axle inner boot torn and prop shaft has excessive wear in the splines at the front diff pinion shaft and transmission output shaft, both prop shaft u-joints are worn excessively recommend replace left rear axle and prop shaft.

PARTS GIVEN TO ID - 12/18 KTR

Job:TECH FINDINGS.

Polaris Ranger XP® 800 2011 - 4XATH76A4B4267806

\$0.00 Tax: Job Subtotal: \$0.00

Resolution:

NΑ

Recommended Repairs:

TECH FOUND ALL SHOCK HAVE NO BUSHINGS, BOTH REAR CARRIER BUSHINGS

NEED TO BE REPLACED.

STEERING RACK HAS EXCESSIVE PLAY TURNING LEFT AND RIGHT, RECOMMEND

REPLACE STEERING RACK.

FRONT AND REAR WHEEL BEARINGS NEED

TO BE REPLACED.

SWAY ARM BUSHINGS ARE GONE.

TRANS SNORKLE SEAL IS LEAKING, FRONT

DIFF OUTPUT SEAL IS LEAKING. RECOMMEND INSPECTING PVT SYSTEM.
ALL BRAKE PADS AND ROTORS NEED TO BE REPLACED.
BREATHER HOSE AND VALVE COVER NEED TO BE REPLACED.
RECOMMEND UNIT HAS A SERVICE. NO OIL ON DIPSTICK.
RECOMMEND FRONT TIRES.

Invoice Summary					
\$635.47					
\$347.20					
\$0.00					
\$0.00					
\$982.67					
\$0.00					
\$982.67					
\$982.67					

Code to: Split 50/50

Double Branch Repair and Replacements

2.320.57200.63100

Middle Village Repair and Replacements

34-600-538-64000

\$491.35

R F P A I R Equipment Repair 6 Maintenance

Southeast Fitness Repair

14476 Duval Place West, Suite 208

Jacksonville, Florida 32218

Office: 904.683.1439 Fax: 904.683.1624

Facility Name: Middle Village

Facility Address: Plantation Oaks Attn: Lynne 370 Oakleaf Village

Parkway

Orange Park 32065

ON-SITE POC:

ESTIMATE

Date: Dec 23, 2021

All estimates are valid for 30 days

Quote#: 2539

Estimate For:	Middle Village

Description	Part #	Each	QTY.	Total
TRUE - TCS TM - INCLINE THUMB CONTROL:	90589200	\$ 41.00	1.00	\$ 41.00
TRUE - TCS TM - INCLINE THUMB CONTROL	30369200	\$ 41.00	1.00	\$ 41.00
TRUE - TCS TM - INCLINE/TRANSPORT				
WHEEL BOLT: TRUE - TCS TM -	9PS0071	\$ 1.85	1.00	\$ 1.85
INCLINE/TRANSPORT WHEEL BOLT				
TRUE - TCS TM - INCLINE/TRANSPORT				
WHEEL NUT: TRUE - TCS TM -	9FT0030	\$ 1.50	1.00	\$ 1.50
INCLINE/TRANSPORT WHEEL NUT				
TRUE - TCS TM - LED CONSOLE: TRUE - TCS	9CLEDTM	\$ 850.00	1.00	\$ 850.00
TM - LED CONSOLE	SCLEDIN	\$ 630.00	1.00	\$ 650.00
LABOR PER HOUR 1 TECH: LABOR PER HOUR		\$ 60.00	2.00	¢ 120.00
1 TECH		\$ 60.00	2.00	\$ 120.00
TRAVEL 1 - 60 MILES: TRAVEL 1 - 60 MILES		\$ 90.00	1.00	\$ 90.00
MINIMUM SHIPPING: MINIMUM SHIPPING	MINIMUM	\$ 55.00	1.00	\$ 55.00
TANTALATORA STILL THAS. INIMINION STILL THAS	SHIPPING	7 33.00	1.00	7 33.00

Comments: TRUE TM S/N 15-TCS650137C - INCLINE THUMB CONTROL, CONSOLE,

INCLINE/TRANSPORT WHEEL NUT & BOLT. (PER FH)

JAY 904-562-0249

LABOR HOUR IS ESTIMATED AND SUBJECT TO CHANGE.

Subtotal	\$1,159.35
Tax	\$0.00
TOTAL	\$1,159.35

To approve this estimate, please sign below and fax to 904.683.1624 or you may email your acceptance to rosemary@southeastfitnessrepair.com

X	Date:	

Code to:



formerly SupplyWorks'

PO BOX 2317 Jacksonville, FL 32203-2317 SHIPPED TO: DOUBLE BRANCH

370 OAKLEAF VILLAGE PARKWAY **ORANGE PARK FL 32065**

12/29/21

660515180

645245 41543607

NUMBER

SOLD TO: DOUBLE BRANCH 370 OAKLEAF VILLAGE PARKWAY **ORANGE PARK FL 32065**

FOR INQUIRIES CALL:

(866) 412-6726

FAX: (877) 712-6726

www.HomeDepotPro.com/Institutional

ORDER DATE 12/28/21	ORDER NO. 41543607		SHIPPED VIA JAX98	TERMS NET 30 DA	YS		SPERSON IAM WOOD)R
LN ITEM NO.	CAT DESCR	IPTION	ORDERED	SHIPPED	в/о	UOM	PRICE	EXT AMT T
1 REN06002-WB	8 RENOW	TWL M/F WHT 9-1/8 X 9	-1/2 - 6	6	0	CA	37.30*	223.80
2 APP17103-04	8 APPEAI	HAND SNTZR NOALCOHOL	1000ML 1	1	0	CA	63.72	63.72
3 APP17100-04	8 APPEAI	GEN PURP FOAM HAND SO	AP - 10 1	1	0	CA	39.08	39.08
4 APP17104	8 APPEAL	HAND SOAP DISP BLK 10	00ML - 8	8	0	EA	9.82	78.56
5 REN06125-WB	8 RENOWN	SINGLE ROLL BATH TISS	UE 2PLY 8	8	0	CA	70.18	561.44
	\$7.95 Hand	ing Charge						

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

Code to: Split 50/50

Double Branch Repair and Replacements

2.320.57200.63100

Middle Village Repair and Replacements
NET MERCHANDISE TOTAL DISCOUNT FR

5469 14

FREIGHT

HANDLING TAX

INVOICE TOTAL

34-600-538-6400®[∞]

-36.27

7.95

938.28 0.00

RETAIN THIS PORTION OF THE INVOICE FOR YOUR RECORDS RETURN THIS PORTION WITH YOUR REMITTANCE

Institutional

ACCOUNT NUMBER

INVOICE DATE

INVOICE NUMBER

INVOICE AMOUNT DUE

formerly SupplyWorks'

645245

12/29/21

660515180

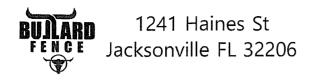
938.28

BILL TO:

DOUBLE BRANCH 370 OAKLEAF VILLAGE PARKWAY **ORANGE PARK FL 32065**

REMIT TO:

The Home Depot Pro PO Box 404468



info@bullardfence.com www.bullardfence.com (904) 781-2397

Customer

Governmental Management Services

Date Estimate # 1/10/2022 ce4679

Phone Number

Project

Oakleaf Residents

Description	Rate	Qty	Total
Install approx 925' of 8' Industrial 4 rail	142,750.00		142,750.00
aluminum fence			
(3) 4' walk gates			
Install 5' single arch gate with fence on			
each side OR 10' double drive arch gate			
gates to have "leaf" design inside	and the second s		
8-12 week lead time after deposit is			
received***	enson, emerce year on all out		. ,
Due to Covid 19 we are not able to provide	0.00		0.00
an install date until materials are ordered.			
Once deposit is received, materials are then			
ordered and an estimated date can be provided Code to:			
provided. Code to:			
Middle Village	Capital		
34-600-538-6/			

We look forward to working with you!

Total

\$142,750.00

Bullard Fence is NOT responsible for any irrigation lines that may be damaged during install.

Please mark your irrigation lines prior to install.

Due to material shortage and pricing, quotes are valid for 5 days

50% deposit : 50% due upon completion

Bullard Fence is NOT responsible for Pressure Treated wood or pickets that split, crack or change shape/form after install.

\$71,375

Proves. Jay Soriano Salah e di secución de Subject Bullard quote
Done January 13, 2022 at 10:15 AM

Marilee Giles

The Oksana Kuzmuk is a part of the market of a Margaret Bronson in the base of the second of Alison Mossing is the second of

Please cut 2 checks according to this quote. I will hold the second half here until completion of the project. They are signing and sending over an agreement that Mike made up for this project. The agreement states that their time to complete starts with the signing of the agreement, but they can't order until they get a deposit from us. Please let me know when this is ready to go out (we should probably also send them with a signature confirmation so I know when they receive it).

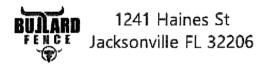
They will also be sending back a w9 with the signed agreement. I will forward it as soon as I get it

Jay Soriano - Operations Manager

Double Branch & Middle Village CDDs

Governmental Management Services

jsoriano@gmsnf.com



info@bullardfence.com www.bullardfence.com (904) 781-2397

Customer

Governmental Management Services

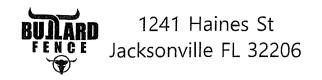
Date Estimate # 1/10/2022 ce4679

Phone Number	

Project

Oakleaf Residents

Description	Rate	Qty	Total
Install approx 925' of 8' Industrial 4 rail aluminum fence	142,750.00		142,750.00
(3) 4' walk gates			
Install 5' single arch gate with fence on			
each side OR 10' double drive arch gate			
gates to have "leaf" design inside			
8-12 week lead time after deposit is received***			
Due to Covid 19 we are not able to provide	0.00		0.00
an install date until materials are ordered.			
Once deposit is received, materials are then	A-1		



info@bullardfence.com www.bullardfence.com (904) 781-2397

Customer

Governmental Management Services

Date Estimate # 1/10/2022 ce4679 - \}

Phone Number

Project

Oakleaf Residents

1 Tojoot Oakicai ikesi	dents		
Description	Rate	Qty	Total
Install approx 925' of 8' Industrial 4 rail aluminum fence (3) 4' walk gates Install 5' single arch gate with fence on each side OR 10' double drive arch gate gates to have "leaf" design inside 8-12 week lead time after deposit is received***	142,750.00		142,750.00
Due to Covid 19 we are not able to provide an install date until materials are ordered. Once deposit is received, materials are then ordered and an estimated date can be provided. Middle Village	0.00 Capital		0.00
24 600 520 6	1000		

We look forward to working with you!

Total

\$142,750.00

Bullard Fence is NOT responsible for any irrigation lines that may be damaged during install.

Please mark your irrigation lines prior to install.

Due to material shortage and pricing, quotes are valid for 5 days

50% deposit: 50% due upon completion

Bullard Fence is NOT responsible for Pressure Treated wood or pickets that split, crack or change shape/form after install.

\$71,375

Jay Soriano Bullard quote January 13, 2022 at 10:15 AM Oksana Kuzmuk Marilee Giles



, Alison Mossing



Please cut 2 checks according to this quote. I will hold the second half here until completion of the project. They are signing and sending over an agreement that Mike made up for this project. The agreement states that their time to complete starts with the signing of the agreement, but they can't order until they get a deposit from us. Please let me know when this is ready to go out (we should probably also send them with a signature confirmation so I know when they receive it).

They will also be sending back a w9 with the signed agreement. I will forward it as soon as I get it

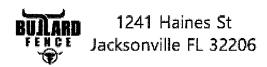
, Margaret Bronson

Jay Soriano - Operations Manager

Double Branch & Middle Village CDDs

Governmental Management Services

jsoriano@gmsnf.com



info@bullardfence.com www.bullardfence.com (904) 781-2397

Customer

Governmental Management Services

Date Estimate # 1/10/2022 ce4679

Phone Number	

Project

Oakleaf Residents

Description	Rate	Qty	Total
Install approx 925' of 8' Industrial 4 rail aluminum fence (3) 4' walk gates Install 5' single arch gate with fence on each side OR 10' double drive arch gate gates to have "leaf" design inside	142,750.00		142,750.00
8-12 week lead time after deposit is received***			
Due to Covid 19 we are not able to provide an install date until materials are ordered. Once deposit is received, materials are then	0.00		0.00

Cox Fire Protection 7910 Professional Place Tampa, FL 33637 8139803282



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

Invoice No. Invoice For

11479446

Service Location

Plantation Oaks - Middle Village Amenity

Inspection Repair Job #23513160 (01/12/2022)

Transaction Date

1/14/2022

845 Oakleaf Plantation Parkway Orange Park, FL 32065

Code	Item	Svc	Qty	Unit Price	Amt
	Extinguisher Deficiency	EXT	1	\$448.00	\$448.00
				GRAND TOTAL	\$448.00

Code to:

Cox Fire Protection 7910 Professional Place Tampa, FL 33637 8139803282



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

Invoice No.

11479473

Service Location

Plantation Oaks - Middle Village Amenity

Center

845 Oakleaf Plantation Parkway Orange Park, FL 32065

Invoice For
Transaction Date

Inspection Repair Job #23620509 (01/12/2022)

1/14/2022

Code	ltem	Svc	Qty	Unit Price	Amt
	Inspection Repair	SP	1	\$1,550.00	\$1,550.00
				GRAND TOTAL	\$1,550.00

Code to:

Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

Invoice #: 1902 Invoice Date: 1/12/22

Due Date: 1/12/22

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate Amount
Facility Maintenance December 1 - December 31, 2021 Maintenance Supplies Facility Maint. General \$4,44500 2.33.572.600 Lighting Repairs \$74500 2.33.572.4663 Common Area Maint. \$5,39800 2.320.572.4650 Repairs/Replace \$3,84511 34,538.6400 Tennis Court Maint. \$1,33900 2.33.572.3440		14,336.08 1,436.03

\$15,772.11 Total Payments/Credits \$0.00 **Balance Due** \$15,772.11

2mw 1.18.22

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

Date	<u>Hours</u>	Employee	<u>Description</u>
12/1/21	8	T.C.	installed holiday lights, took Polaris to mechanic, worked on holiday lights
12/1/21	4.5	G.S.	Removed debris from all common areas, treated fire ant mounds in parks
12/1/21	4	L.N.	Worked on holiday decorations at amenity center
12/1/21	8	A.B.	Cleaned pools, worked on holiday lights
12/1/21	2,5	J.S.	Additional court maintenance
12/2/21	4	T.C.	Worked on holiday lights
12/2/21	3.5	G.S.	Removed debris from all common areas and ponds
12/2/21	8	L.C.	Worked on holiday lights
12/2/21	4.5	J.S.	Additional court maintenance
12/3/21	4	T.C.	Installed holiday lights
12/3/21	4	L.N.	Blew leaves and debris off boardwalk, cleaned shop, removed debris from all common areas
12/3/21	4	A.B.	Cleaned pools, balanced chemicals
12/3/21	8	L.C.	Installed holiday decorations and lights
12/3/21	2.5	J.S.	Additional court maintenance
12/6/21	4	T.C.	Covered adult pool, installed holiday lights
12/6/21	2	G.S.	Removed debris from all common areas
12/6/21	8	L.N.	Installed holiday decorations and lights along Oakleaf Village Parkway
12/6/21	6	A.B.	Installed holiday lights
12/6/21	2,5	J.S.	Additional court maintenance
12/7/21	6	T.C.	Covered adult pool, Installed holiday lights
12/7/21	6	G.S.	Removed debris from all common areas, maintenance work on EZ-Go
12/7/21	8	A.B.	Installed holiday lights
12/7/21	8	L.C.	Installed holiday decorations and lights
12/ 7/21	4.5	J.S.	Additional court maintenance
12/8/21	5		Covered adult pool, installed holiday lights
12/8/21	4		Removed debris from all common areas
12/8/21	4	A,B.	Installed holiday lights
12/8/21	8	L.C.	Installed holiday decorations and lights
12/8/21	2.5		Additional court maintenance
12/9/21	2	T.C.	Covered adult pool
12/9/21	4		Removed debris from all common areas
12/9/21	8		Took down tables and chairs in Banquet room, installed holiday lights
12/9/21	8		Installed holiday decorations and lights
12/9/21	4.5	J.S.	Additional court maintenance
12/10/21	4		Removed debris from all common areas, blew leaves and debris off boardwalk, cleaned shop
12/10/21	6		Cleaned pool, spot trealment in splash, cover lap
12/10/21	2.5		Additional court maintenance
12/13/21	2		Set up CDD meeting
12/13/21	2		Removed debris from all common areas and ponds
12/13/21	8		Installed holiday decorations and lights
12/13 / 21	4		Spot treatment on splash pool, covered lap pool, installed holiday lights
12/13/21	8		Installed holiday decorations and lights
12/13/21	2.5		Additional court maintenance
12/14/21	6		Picked up supplies, covered adult pool, Installed holiday lights
12/14/21	6.5		Removed debris from all common areas, treated fire ant mounds in parks
12/14/21	4.5		Additional court maintenance
12/15/21	4		Took down CDD meeting, fixed toilet in Grand Banquet ladies restroom
12/15/21	4		Removed debris from all common areas, maintenance work on golf cart
12/15/21	8.		Installed holiday decorations and lights along Oakleaf Village Parkway
12/15/21	2.5		Additional court maintenance
12/16/21	6		Worked on gazebo project, installed holiday lights
12/16/21	4		Removed debris from all common areas, maintenance work on EZ-Go
12/16/21	4		Installed holiday lights
12/16/21	4.5		Additional court maintenance
12/17/21	5		Covered pool, installed holiday lights Removed debris from all common areas
12/17/21	4	L.N.	Mathodor denite inditi dii collenon gioge

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

<u>Date</u>	Hours	Employee	Description
12/17/21	8	L.C.	Worked on gazebo project
12/17/21	2	A.B.	Cleaned pools
12/17/21	2.5	J.S.	Additional court maintenance
12/20/21	6	T.C.	Worked on gazebo project, covered pool
12/20/21	2	G.S.	Removed debris from all common areas and ponds
12/20/21	8	S.A.	Uncovered pool and covered pool, inspect and reset GFCI's and timers, worked on gazebo deck
12/20/21	8	A.B.	Preparing deckboards, reconstructing gazebo deck
12/20/21	2.5	J.S.	Addillonal court maintenance
12/21/21	6	T.C.	Worked on gazebo project, covered pool
12/21/21	6	G.S.	Removed debris from all common areas, maintenance work on golf cart
12/21/21	4	A.B.	Uncovered pool, fixed bench, worked on gazebo project
12/21/21	4.5	J.S.	Additional court maintenance
12/22/21	6	T.C.	Worked on gazebo project, covered pool, picked up supplies
12/22/21	8.5	G.S.	Maintenance work on golf cart
12/22/21	8	L.N.	Building decking for promenade
12/22/21	8	L.C.	Worked on gazebo project
12/22/21	5	A.B.	Covered pool, finished bench, prepared guard rall boards
12/23/21	2	T.C.	Covered pool
12/23/21	2.5	G.S.	Removed debris from all common areas, treated fire ant mounds in common areas
12/23/21	2	A.B.	Cleaned pools
12/23/21	9	D.J.	Pressure washed park
12/27/21	3	G.S.	Removed debris from all common areas
12/28/21	6	G.\$.	Additional court maintenance, removed debris in all common areas
12/29/21	2	T.C.	Covered pool
12/29/21	4	G.S.	Removed debris from all common areas, maintenance work on golf cart
12/30/21	4.5	G.S.	Removed debris from all common areas, treated fire ant mounds in parks
TOTAL	406.5		
MILES	244		*Mileage is reimbursable per section 112.061 Florida Statutes.Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 1/05/22

<u>District</u> MV	DATE	SUPPLIES	PRICE	EMPLOYEE
MIDDLE VILLAGE				
OAKLEAF	12/2/21	Socket with Outlets (4)	15.69	T.C.
	12/2/21	12' Snug Plug (3)	27,50	T.C.
	12/2/21	PAR30S SW 2pk	13.36	T.C.
	12/3/21	4x6 Net Lights	80.44	T.C.
	12/6/21	Muriatic Acid	9.76	J.S.
	12/6/21	CLR 1 Gallon (2)	56.76	J.S.
		Felt LED mr16 bulbs 3pk (2)	36.52	J.S.
	12/6/21	LED Keeper Christmas Light Repair	14.36	J.S.
		Mr. Clean Magic Eraser	5.72	T.C.
	12/13/21	Cool White Lights (2)	45.95	T.C.
	12/13/21	Disposable Gloves	7.46	T.C.
	12/13/21	Lavender Pinesol	7.45	T.C.
	12/13/21	Lemon Pinesol	7.45	T,C.
	12/14/21	1000W Stem Mount Photo Control (2)	43.65	T.C.
	12/14/21	Cable Clamps	0.74	T.C.
	12/14/21	Heavy Duty Timer	20.68	T.C.
		Xtreme Weather Timer (2)	41.35	T.C.
		Orthene Ant Killer (10)	143.41	G.S.
		18 Gallon Trash Bags 30ct	14.92	G.S.
		Tape Measure	4.57	G.S.
	12/15/21	Bleach Spray	4.92	G.S.
		Nifty Nabber	22.97	S.A.
		Bathroom Doorknobs (2)	68.93	S.A.
		Glass Cleaner	4.57	S.A.
		Microfiber Towels 24pk	11,48	S,A.
		Cool White Lights (2)	45.95	S.A.
		Behr Premium Adv Deckover	204.70	T.C.
		100W LED 2pk	7.35	T.C.
	12/22/21	4x1/2 Knit Mini PK (2)	23.78	T.C.
		Nonconlact Voltage Tester	22,99	T.C.
		Set Your Own Combo Lock	12,90	T.C.
		Pelican Liner 3pk	5.03	T.C.
		Breaker QO 15 AMP 1 - Pole	13.18	S.A.
		Blue Nitrile Gloves 60pk	13.21	T.C.
	12/23/21	Blend Mop Refill	15,48	T.C.
		4.5" Grinder Wheel	3.76	J.S.
		6,5" Metal Cut Off Wheel	3,42	J.S.
		Cordless Rechargeable Flashlight	22,98	G.\$.
		Oll Filter	5.15	G.S.
	12/29/21	Prybar Scraper	5.73	G.S.
		Nifty Nabber	22.97	G.S.
		SAE 10W-30 Oil	21.83	G.S.
		Ant Poison (10)	143,41	G.S.
		Diablo 5" Disc 4pk	6.87	G.S.
		4.5" Grinder Wheel - Diamond Blade	24.14	J.S.
		4.5" Grinder Wheel	9.17	J.S.
		Miwaukee Spanner Wrench and Locknut	7.46	J.S.
		Respirators	26.42	J.S.
		1gl Muriatic Ackd	10.34	J.S.
		Paracord 50'	6.61	T.C.
		Large Pigskin Gloves	14.70	T.C.
		Safety Glasses	13.31	T.C.
		Wire Brush Grinder Attachment	12.64	T.C.
		The American American	1200)	

TOTAL \$1,436.03



Project: Date: January 13, 2022

845 Oakleaf Plantation Parkway Orange Park, FL 32065

Prepared For:

Jay Soriano

Toole Technologies, Inc. is pleased to provide the enclosed proposal for your review. The price includes the installation of a 10 Ton ICP Heat Pump System Installation with the following:

10 TON ICP HEAT PUMP UNIT REPLACEMENT

- Air Handling Unit with new condensate safety switch
- Heat Pump Condensing unit
- Use Existing Heat Strips
- Use Existing thermostats
- Attach to the existing Duct Work
- Using existing copper, electrical and low voltage wiring
- Add Refrigerant Needed to meet manufacturers specifications

Total Price:		 \$13,000.00

Code to:





Invoice #: 7119

Date: 12/31/21

Customer PO:

DUE DATE: 01/30/2022

BILL TO FROM

Oakleaf - Middle Village CDD 370 Oakleaf Village Parkway Orange Park, FL 32065 VerdeGo PO Box 789 3335 North State Street Bunnell, FL 32110 Phone: 386-437-3122

www.verdego.com

DESCRIPTION AMOUNT

#6946 - Deseased Palm tree removal near Basketball courts

Detected Fusariam Wilt in Palm while annual trimming. Too far gone and removed with verbal approval from Jay.

Landscape Enhancement \$462.00

Sub: Palm Removal (Sub) 1.00 \$462.00

Invoice Notes:

Thank you for your business! **AMOUNT DUE THIS INVOICE** \$462.00

Code to:





Invoice #: 7120 Date: 12/31/21

Customer PO: DUE DATE: 01/30/2022

BILL TO FROM

Oakleaf - Middle Village CDD 370 Oakleaf Village Parkway Orange Park, FL 32065 VerdeGo PO Box 789 3335 North State Street Bunnell, FL 32110

Phone: 386-437-3122 www.verdego.com

DESCRIPTION AMOUNT

#6947 - 2 Small dead Oaks near basketball court removed

Removed 2 Oaks dead near sidewalk between baseball and basketball courts

Landscape Enhancement \$231.00

sub (Sub) 2.00 \$115.50 \$231.00

Invoice Notes:

Thank you for your business! **AMOUNT DUE THIS INVOICE** \$231.00

Code to:



AGREEMENT FOR INSTALLATION OF FENCE IMPROVEMENTS BETWEEN THE MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT AND BULLARD FENCE, INC.

THIS AGREEMENT ("Agreement") is made and entered into this 21st day of January, 2022, by and between:

MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Clay County, Florida, and whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("District"); and

BULLARD FENCE, INC., a Florida corporation, with a mailing address of 1241 Haines Street, Jacksonville, Florida 32206 ("Contractor," together with District "Parties").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes ("Act"), by ordinance adopted by Clay County, Florida; and

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District has a need to retain an independent contractor to install fence improvements within common areas located within the District, as set forth in Exhibits A and B, including, without limitation, all materials and labor ("Work"); and

WHEREAS, Contractor submitted the proposal attached hereto as Exhibit A and represents that it is qualified to serve as a fence installation contractor and has agreed to perform the Work for the District; and

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

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. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement,

SECTION 2. DUTIES. District agrees to use Contractor to provide the Work in accordance with the terms of this Agreement. The duties, obligations, and responsibilities of the Contractor are described in Exhibit A hereto.

- A. Contractor shall provide fence installation services, as described in Exhibit A, in the locations identified on Exhibit B. The Work shall include any effort specifically required by this Agreement and Exhibit A reasonably necessary to allow the District to receive the maximum benefit of all of the Work and items described herein and demonstrated in Exhibit A, including but not limited to, the repair, construction, installation, and all materials reasonably necessary. To the extent any of the provisions of this Agreement are in conflict with the provisions of Exhibit A, this Agreement controls.
- B. Work shall commence upon execution of this Agreement on Jan. 21, 2022, and be completed within one hundred and five (105) calendar days of execution of this Agreement, unless extended in writing by the District in its sole discretion or terminated earlier in accordance with Section 13 herein.
- C. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.
- D. Contractor shall perform all Work in a neat and workmanlike manner. In the event the District in its sole determination, finds that the work of Contractor is not satisfactory to District, District shall have the right to immediately terminate this Agreement and will only be responsible for payment of work satisfactorily completed and for materials actually incorporated into the Work.
- E. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Work, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Work.
- F. Contractor shall report directly to the District Manager. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.
- G. Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Agreement. At completion of the Work, the Contractor shall remove from the site waste materials, rubbish, tools, construction equipment, machinery and surplus materials. If the Contractor fails to clean up as provided herein, the District may do so and the cost thereof shall be charged to the Contractor.

SECTION 3. COMPENSATION, PAYMENT, AND RETAINAGE.

A. The District shall pay Contractor One Hundred Forty-Two Thousand Seven

Hundred Fifty Dollars (\$142,750.00) for the Work as identified in **Exhibits A** and **B** attached hereto and incorporated herein by reference. District shall pay Contractor 50% of the contract price after execution of this Agreement and 50% of the contract price upon completion of the Work. Such amounts include all materials and labor provided for in **Exhibit A** and all items, labor, materials, or otherwise, to provide the District the maximum benefits of the Work.

- B. If the District should desire additional work or services, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order(s) to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.
 - C. The District may require, as a condition precedent to making any payment to the Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

SECTION 4. WARRANTY. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects, and will conform to the standards and practices for projects of similar design and complexity in an expeditious and economical manner consistent with the best interest of the District. In addition to all manufacturer warranties for materials purchased for purposes of this Agreement, all Work provided by the Contractor pursuant to this Agreement shall be warranted for two (2) years from the date of acceptance of the Work by the District. Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the Work, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Work. If any of the materials or Work are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct, remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowner's within the District.

SECTION 5. INSURANCE.

A. The Contractor shall maintain throughout the term of this Agreement the

following insurance:

- Worker's Compensation Insurance in accordance with the laws of the State of Florida.
- (2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - (i) Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.
- (3) Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.
- (4) Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- (5) Insurance covering the uninstalled fence and materials stored on District-owned property and the installed fence sections in an amount of at least \$150,000 through the date of final completion of the Work and final acceptance of the Work by the District. Until final completion of the Work and final acceptance of the Work by the District, Contractor shall bear the risk of loss of the uninstalled fence and materials stored on District-owned property and the installed fence sections.
- B. The District, its staff, consultants and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- C. If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that

may be required in connection with the District's obtaining the required insurance.

SECTION 6. INDEMNIFICATION.

- A. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault.
- B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

SECTION 7. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, Florida Statutes, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

Section 8. Compliance with Governmental Regulation. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 9. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 10. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 11. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 12. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

Section 13. Termination. The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

SECTION 14. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

SECTION 15. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

Section 16. Independent Contractor Status. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 17. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 18. ENFORCEMENT OF AGREEMENT. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 19. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. None of the provisions of Exhibit A shall apply to this Agreement and Exhibit A shall not be incorporated herein, except that Exhibit A is applicable to the extent that it states the Work's scope of services for the labor and materials to be provided under this Agreement.

SECTION 20. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties.

SECTION 21. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 22. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

A. If to District:

Middle Village Community Development District

475 West Town Place, Suite 114 St. Augustine, Florida 32092 Attn: District Manager

With a copy to:

Kutak Rock LLP P.O. Box 10230

Tallahassee, Florida 32302 Attn: District Counsel

B. If to the Contractor:

Bullard Fence, Inc. 1241Haines Street

Jacksonville, Florida 32206

Attn: Monica Stevens

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notices on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

SECTION 23. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 24. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Clay County, Florida.

Section 25. Compliance with Public Records Laws. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Contractor acknowledges that the designated public records custodian for the District is Marilee Giles ("Public Records Custodian"). Among other

requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 940-5850, MGILES@GMSNF.COM, AND 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092.

SECTION 26. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 27. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 28. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

SECTION 29. E-VERIFY. The Contractor shall comply with and perform all applicable provisions of Section 448.095, Florida Statutes. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, Florida Statutes. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of this Agreement.

SECTION 30. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES. The Contractor agrees to comply with Section 20.055(5), Florida Statutes, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), Florida Statutes.

[CONTINUED ON FOLLOWING PAGE]

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

MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT

Chairperson, Board of Supervisors

BULLARD FENCE, INC.

Exhibit A: Scope of Work

Exhibit B: Sketch of Location of New Fence Sections

EXHIBIT A

SCOPE OF SERVICES

Middle Village Community Development District

ALUMINUM FENCE CRITERIA

- Industrial grade "spear" top (comparable to Ameristar, Montage commercial, etc...) Fencing specs should be provided to show 4 rails, 1" pickets.
 Generalized map attached, deviations due to landscaping, utilities, etc will be determined with on site management before commencing work
- 3 single walk gates (typical install to allow pedestrian traffic and securing.
 Extra items such as crash bars, mounts for card access, etc... will be determined at a later date and will be billed separately for custom, work).
- 1 large "custom decorative" gate at Amenity entry point.

SCOPE OF WORK/SPECIFICATIONS

- Install approx. 950' X 8' tall Aluminum fencing. Industrial grade "spear" top (comparable to Ameristar, Montage commercial, etc...) Fencing specs should be provided to show 4 rails, 1" pickets. Generalized map attached, deviations due to landscaping, utilities, etc will be determined with on site management before commencing work. All install work shall including all posts, post footings (anchors if needed), and gates at designated areas.
- 2. All Posts will be installed with concrete footings. Concrete footings will be made with 3000psi concrete. All footings shall be flush leveled when in finished surfaces such as sidewalks. All line posts or gate posts shall be installed by cored drilling and concrete anchored when installed in pre-existing walkways.
- 8' tall fence line posts footings shall be 12" diameter (min) and a footing depth of 30" (min).
- 4. 8' tall comer posts shall have a footing 12" diameter and depth of 36" (min).
- All panels shall be raked to maintain 8' height above grade, any deviations due to landscaping, etc... shall be coordinated with on-site management before and during install
- 6. All panels, pickets, gates, etc... scratched, nicked, or otherwise damaged in any

- "minor" fashion during normal install shall be touched up (coated black) to match surrounding fence before finalization of install.
- Install all fence and gate hardware, including: gate hinges, locks, latches, post caps, etc... to allow for typical pedestrian traffic. All hardware should be industrial or commercial grade. All to be coated black in color
- Contractor will be responsible for all locates, planning, and digging to avoid utilities, cabling, irrigation, and landscaping. Any unavoidable issues (such as irrigation lines, landscaping, etc... that would need to be moved) should be discussed with on-site management and coordination will be made for repairs beforehand.
- Contractor will be provided access to running water for work provided and on-site
 restrooms during facility operating hours. If contractor's schedule is outside of
 typical operating hours, coordination will need to be made with on-site
 management for use of facilities. Any trash is to be removed daily.
- Contractor's staging area/material lay-down area is to be designated by on-site management.
- 11. Sidewalks (other than those being worked on for fence install) shall be kept clear of debris and open for pedestrian use at all times.
- 12. At the end of each work day the Contractor shall clean the affected area and "safe-off' any open holes and/or trenches so as not to pose a safety hazard.



info@bullardfence.com www.bullardfence.com (904) 781-2397

Customer

Governmental Management Services

Date Estimate # 1/10/2022 ce4679

Phone Number

Project

Oakleaf Residents

Description	Rate	Qty	Total
Install approx 925' of 8' Industrial 4 rail aluminum fence (3) 4' walk gates Install 5' single arch gate with fence on each side OR 10' double drive arch gate gates to have "leaf" design inside	142,750.00		142,750.00
8-12 week lead time after deposit is received***			
Due to Covid 19 we are not able to provide an install date until materials are ordered. Once deposit is received, materials are then ordered and an estimated date can be provided.	0.00		0.00

We look forward to working with you!

Total

\$142,750.00

Bullard Fence is NOT responsible for any irrigation lines that may be damaged during install.

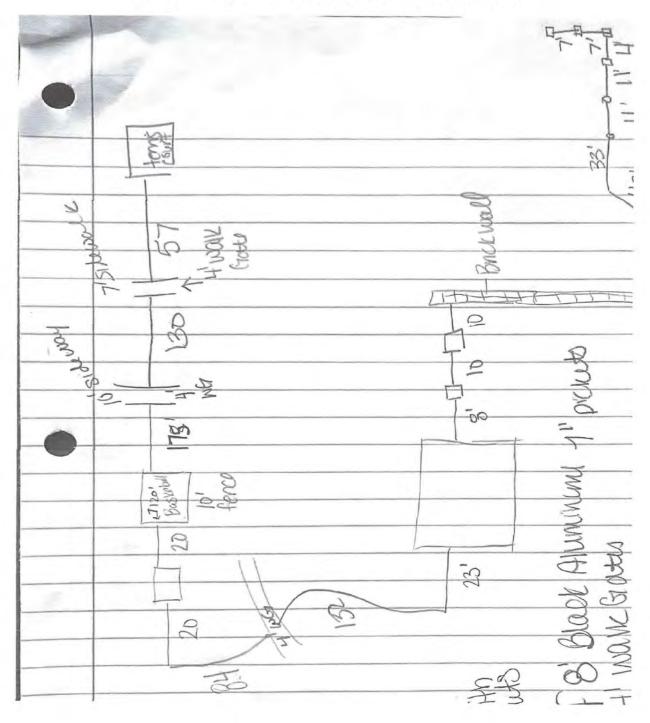
Please mark your irrigation lines prior to install.

Due to material shortage and pricing, quotes are valid for 5 days

50% deposit: 50% due upon completion

Bullard Fence is NOT responsible for Pressure Treated wood or pickets that split, crack or change shape/form after install.

EXHIBIT B SKETCH OF LOCATION OF NEW FENCE SECTIONS







December 22, 2021

WORK AUTHORIZATION NO. 34A MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT

CONTINUING SERVICES

Scope of Work for the following:

State Mandated - Storm Water Need Analysis (20 years)

ETM No. Job Number 01-151-52

England-Thims & Miller, Inc. shall prepare a 20-year stormwater needs analysis for the Middle Village CDD to be completed by June 30, 2022. It is our understanding that the stormwater needs analysis is a requirement of the passage of House Bill 53, Section 403.9302, Florida Statutes. Since this a new requirement and will require coordinating our efforts with the District Manager to provide the analysis, we are proposing to perform this work on an hourly basis with an estimated budget. We have attached a template with our comments showing the responsibilities of the District Engineer and the District Manager.

FEE......HOURLY

(BUDGET ESTIMATE: \$10,000.00)

Not to Exceed without prior authorization

Expenses shall be invoiced in accordance with previously approved General Consulting Services Contract and District Policy. Sub-consultant fees shall be invoiced at cost plus 5%.

Page 2 of 3

Re: State Mandated – Storm Water Need Analysis (20 years)

ITEMS NOT INCLUDED

1.	Waste Water Needs Analysis	23.	ACOE Permitting
2.	NPDES Permitting / Analysis	24.	Signage Design / Permitting
3.	MS4 Permitting Analysis	25.	Unified Sign Plan Design / Compliance
4.	Geotechnical Investigations	26.	Community Development District Issues (CDD)
5.	Soil Boring / Analysis	27.	Homeowners Association issues
6.	Groundwater Modeling / testing	28.	NDPES permit compliance
7.	Environmental Investigation	29.	Life Safety /Code compliance
8.	Wetland drawdown analysis	30.	Project Wide code compliance
9.	Wetland mitigation / Design / Permitting	31.	OSHA or other safety issues
10.	Irrigation or Irrigation supply design	32.	Administrative Hearing
11.	Electrical, Phone, Gas, Design / Permitting	33.	Utility Locations / Analysis / Design / Soft digs
12.	Lighting design / Street / Parking / etc.	34.	Consumptive Use Permitting (CUP)
13.	FEMA Floodplain / Model / Analysis / Permitting	35.	Historical / Archeological Issues
14.	Overhead Power line adjustments	36.	Endangered species
15.	Offsite drainage study	37.	Traffic study
16.	Hardscape/ Design / Permitting	38.	Pool Grading and Drainage (by others)
17.	Comprehensive plan	39.	Application / Permit Fees
18.	Fire Hydrant Testing	40.	Retaining wall or Structural design
19.	ADA Compliance	41.	Separate clearing / grading permit
20.	As-built Surveying	42.	Streetscape Design (specialty paving)
21.	Surveying (Topo, Bound., Route, Tree, Rw)	43.	Utility Locations / Analysis / Design / Soft digs
22.	Const. Stakeout / Locates / Verification		

ENGLAND-THIMS & MILLER, INC. HOURLY FEE SCHEDULE – 2022

CEO/CSO	\$375.00/Hr.
President	\$330.00/Hr.
Executive Vice President	\$320.00/Hr.
Vice President	\$257.00/Hr.
Senior Engineer/ Senior Project Manager	\$205.00/Hr.
Project Manager	\$190.00/Hr.
Director	\$175.00/Hr.
Engineer	\$165.00/Hr.
Assistant Project Manager	\$155.00/Hr.
Senior Planner /Planning Manager	\$190.00/Hr.
Planner	\$155.00/Hr.
CEI Project Manager	\$175.00/Hr.
CEI Senior Inspector	\$155.00/Hr.
CEI Inspector	\$125.00/Hr.
Senior Landscape Architect	\$175.00/Hr.
Landscape Architect	\$160.00/Hr.
Senior Technician	\$155.00/Hr.
GIS Developer / Senior Analyst	\$170.00/Hr.
GIS Analyst	\$140.00/Hr.
Senior Engineering Designer / Senior LA Designer	\$160.00/Hr.
Engineering Intern	\$140.00/Hr.
Engineering/Landscape Designer	\$140.00/Hr.
CADD/GIS Technician	\$125.00/Hr.
Administrative Support	\$90.00/Hr.

DocuSign Envelope ID: 641B2822-61F7-4361-A005-D29B3B484C36 CDD Board / CO District Manager

Middle Village Community Development District

December 22, 2021 Page 3 of 3

Re: State Mandated – Storm Water Need Analysis (20 years)

Please indicate your agreement with this proposal by signing in the space provided and return one copy to our office.

If you should have any questions or require additional information, please call. Thank you for this opportunity to be of professional service.

Yours sincerely,

Accepted this 10th day, 2022

ENGLAND, THIMS & MILLER, INC.

K.T. Peter Ma, P.E.

Executive Vice President

of: January

By: Michael Steiner

For: Middle Village CDD

SAW:SJL:shb





January 25, 2022

Ms. Marilee Giles Operations Manager Governmental Management Services 475 West Town Place, Suite 114 St. Augustine, FL 32092

Re: Level II Reserve Study Update for Middle Village CDD

Dear Ms. Giles:

Thank you for the opportunity to submit a Reserve Study Update with Site Visit proposal for your District. We only update Reserve Studies that we have initially performed to ensure accuracy and consistency in our work product. We store your project in our electronic database which provides quick access to begin your update therefore reducing time and cost.

All work is completed or supervised by Reserve Analyst who have been awarded professional certifications of Certified Construction Inspector (CCI), Professional Reserve Analyst (PRA) and Reserve Specialist (RS) signifying broad experience with successful results. Your reserve study is completed following guidelines for Reserve Studies established by the Association of Professional Reserve Analysts (APRA) and the Community Associations Institute (CAI).

Best Regards,

Charles R. Sheppard RS PRA CCI

President & Reserve Analyst

CRShamand







Scope of Work for The District

What is Included in

- ❖ Limited to component inventory established in previous reserve study dated January 30, 2015 prepared by Community Advisors. Components added since our initial site visit may cause additional cost depending on the quantity. Photos only included for new components. Report will be updated for component remaining life, replacement cost and funding plan generated.
- ❖ One revision with limited adjustments is included for your report after your review within 90 days of issue. Additional revisions are invoiced at \$350.00 per issue. One site visit with meeting is included. Additional site visits are invoiced at \$500 plus travel expense each.

Terms of Service

Physical Analysis

- The site visit includes meeting with your representative to discuss any maintenance or operational concerns. We observe major components to determine quantity, age, condition and remaining useful life. Quantities are determined by field measurement and internet measurement tools or aerial measurement services.
- ❖ Building walls, trim and other features are observed from ground level. Flat roofs are observed only if safe fixed ladder access is available. Pitched roofs are observed from ground level. Building Systems are not operated.
- ❖ Upon completion of the site visit, an inventory of major components is established which includes quantity, replacement cost and remaining useful life. We recommend you review this information and provide historical cost and previous replacement time for any components.

Financial Analysis

A review of your current funding plan is completed to determine fund status and performance. We provide a funding plan using the Cash Flow Method (pooled cash) with a funding goal of adequate funding which keeps reserves above a percent funded or balance threshold level. If component funding (line item) is used, then full funding is the funding goal.

Your Reserve Study Includes

- **Executive summary with current funding status, fund balances and assumptions.**
- ❖ Cash Flow with 30-year cash flow projection or Component Funding Projection year one only.
- ❖ Inventory of major components with replacement cost, useful and remaining life projections.
- Various charts and photographs of major components.
- Completed Report is sent via email in a PDF file. Printed & bound copies available at additional cost.

Payment Agreement & Terms

- To maintain excellent customer service and requested delivery schedules we ask that your acceptance of this proposal is made within 30 days. Signed proposals received after 30 days are subject to revision of delivery time and cost. If indicated a deposit fee may be required with signed agreement to place your project in our production schedule and begin your study. A progress payment may be requested upon completion of site visit depending on the size of the project. Remaining fee is due upon receipt of the preliminary report. Payments not received 30 days after invoice date are assessed a 1.5% late fee per month. After 90 days past, due payments will be subject to addition charges for collection including attorney fees and other reasonable cost incurred by Community Advisors, LLC. Returned checks will be invoiced at \$25.00 each.
- Our financial analysis is based on information provided by this client which we assume is accurate. Your report is a guide to be used for future capital component replacement planning, not a complete property inspection analysis. This agreement for consulting services is accepted this date:

Prof	essional Fee: \$2,300.00	Deposit Required: -0-	
Delivery of Dr	aft Report is typically 4-6	weeks after completion of site visit	
Authorized Signature:		Title:	
Printed Name:		Date:	

Reserve Analyst & Inspector's Credentials

Charles R. Sheppard RS PRA CCI

Charlie Sheppard is the owner and President of Community Advisors which provides capital reserve analysis, consulting services, commercial inspections and project management for community associations, private clubs, churches, schools and other entities.

He has over 30 years of experience in real estate development, property operation, commercial property inspections and construction management. He has participated on the development team for large planned unit developments and mid-rise office building parks. He has also worked for many years as commercial construction manager for a wide range of structures including medical facilities, office buildings, churches, restaurants, clubhouses, infrastructure installation and remodeling and repositioning of properties to match market conditions.

Areas of expertise include mechanical and electrical systems, energy management systems, life safety systems, plumbing systems, building envelope and roof components. Horizontal improvement experience include marine structures, street and site concrete construction, utilities, site work and landscaping improvements.

Inspection projects include: High rise office and residential buildings, restaurants, industrial properties, churches, private schools, private clubs, marinas, medical facilities, warehouse and industrial properties, water treatment facilities and residential properties.

Charlie is a regular speaker at CAI events, teaches continuing education classes and enjoys attending Board of Director meetings to share the benefits of Reserve Planning. He has also published articles on Capital Reserve Analysis and Construction Management.

Education - Virginia Polytechnic Institute & State University - BS

License - Certified General Contractor, Certified Home Inspector - Florida

Professional Designations & Memberships

Certified Construction Inspector, (CCI) Association of Construction Inspectors

Professional Reserve Analyst, (PRA) Association of Professional Reserve Analyst APRA

Reserve Specialist, (RS) Community Associations Institute CAI



Partial Client List

Community Development Districts

- Tolomato, (Nocatee)
- Amelia Concourse
- Tisons Landing
- Amelia Walk
- South Village
- Sampson Creek
- Middle Village
- Ridgewood Trails
- Glen St. Johns
- Bartram Springs
- Rivers Edge
- Aberdeen
- Durbin Crossing
- St. Johns Forrest
- Dunes Utility
- Double Branch
- Pine Ridge
- Brandy Creek
- Turnbull Creek
- Arlington Ridge
- Magnolia West

Condominiums

- Dunes Club Villas Amelia Island
- Cumberland On Church Nashville, TN
- Surf Club III Palm Coast, FL
- The Peninsula Jacksonville, FL
- The Plaza at Berkman Plaza Jacksonville, FL
- 1661 Riverside Jacksonville, FL
- Seascape Jacksonville Beach, FL
- Southshore Condominium Jacksonville Beach, FL
- Ocean Club Villas Amelia Island, FL
- Sand Dollar Condominium Amelia Island, FL
- Captain's Court Amelia Island, FL
- Ocean Villas at Serenata Beach St. Augustine, FL
- Watermark Jacksonville Beach, FL
- Oceanic Condominium Jacksonville Beach, FL
- Ocean 14 Condominium Jacksonville Beach, FL
- Serena Point Condominium Jacksonville Beach, FL
- Oceania Condominium Jacksonville Beach, FL

Communities

- Queens Harbour Jacksonville, FL
- Preserve at Summer Beach Fernandina Beach, FL
- Amelia Park Neighborhood Fernandina Beach, FL
- Amelia Oaks Fernandina Beach, FL
- Coastal Oaks Amelia Fernandina Beach, FL
- Oyster Bay POA Fernandina, FL
- Oyster Bay Yacht Club Fernandina, FL
- Ocean Breeze HOA Fernandina Beach, FL
- The Enclave at Summer Beach Fernandina Beach, FL
- RiverPlace at Summer Beach Fernandina Beach, FL
- Amelia National Fernandina, FL
- The Landings Skidaway Island, GA
- Beresford Hall Assembly North Charleston, SC
- The Georgia Club Statham, GA
- Cimarrone POA St. Johns, FL
- Corolla Light POA Corolla, NC
- Deercreek Country Club Owners Association Jacksonville, FL
- Deerwood Country Club Jacksonville, FL
- Coastal Oaks Ponte Vedra, FL
- Cumberland Harbour St. Mary's, GA

Active Adult Communities

- Del Webb Ponte Vedra Ponte Vedra, FL
- Stone Creek by Del Webb Ocala, FL
- Villages of Seloy St. Augustine, FL
- Cascades at World Golf Village St. Augustine, FL
- The Haven at New Riverside Bluffton, SC

Religious/Schools

- St. Mark's Episcopal Church Brunswick, GA
- Memorial Presbyterian Church St. Augustine, FL
- Frederica Academy St. Simons Island, GA
- Trinity Episcopal Church St. Augustine, FL
- St. Mark's Towers Brunswick, GA
- Fishburn Military School Waynesboro, VA
- Isle of Faith United Methodist Church Jacksonville, FL
- Deermeadows Baptist Church Jacksonville, FL



RESERVE STUDY PROPOSAL

Middle Village Community Development District

Prepared for: Mr. Jay Soriano, On Site Manager c/o Governmental Management Services

February 8, 2022



Prepared by:

Reserve Advisors, LLC

5 Utility Drive, Suites C&G Palm Coast, Florida 32137 (800) 980-9881 www.reserveadvisors.com



February 8, 2022

Dear Mr. Jay Soriano,

Thank you for the opportunity to present Middle Village Community Development District with this reserve study proposal.

As a fiduciary, your Board of Directors has been entrusted to represent and protect the best interests of their community. Our expert reserve study will be the guide that you and your board rely on for maintaining sufficient reserve funds and prioritizing long-term capital planning.

While our industry-leading team of consultants have conducted over 26,000 reserve studies, they will approach your study with the firm understanding that your community's needs are truly unique. That's why we guarantee:



FULL ENGAGEMENT

It's our job to understand your specific concerns and to discuss your priorities in order to ensure your reserve study experience exceeds your expectations.



DETAILED UNDERSTANDING

We will do whatever it takes to ensure Middle Village Community Development District has complete confidence in interpreting and putting into practice our findings and recommendations.



ONGOING SUPPORT



This will not be a one-and-done report. Unlike other firms, we provide your current and future boards with additional insight, availability to answer questions and guidance well beyond report delivery.

At Reserve Advisors, we take great pride in helping communities thrive. By applying industry leading expertise, we deliver unbiased guidance that supports the Middle Village Community Development District Board with maintaining their community's long-term physical and financial health.

Please sign and return the Confirmation of Services page to get started.

Sincerely,

Nick Brenneman, Southeast Regional Account Manager

(800) 980-9881



RESERVE STUDY BENEFITS



FOR BOARDS

- ✓ Fulfills your fiduciary responsibility
- Supports board decisions
- ✓ Streamlines your budget process
- Prioritizes capital projects



FOR HOMEOWNERS

- Ensures fair and equitable reserve contributions
- Reduces long-term cost of ownership
- Minimizes risk of assessments

✓ Dedicated Support During and After the Reserve Study

MAIN REASONS COMMUNITIES CHOOSE RESERVE ADVISORS

✓ Multi-disciplined Expert Engineers

- With more than 40 engineers, we match our expertise with your community rather than a "one size fits all" engineer
- ✓ Comprehensive Reports to Solve Problems Before They Escalate
- Thorough condition assessments that prioritize your near-term projects
- Best practices and technical illustrations to better understand project scope and compare contractor bids
- your complete satisfaction

Industry leading support by our team

of multi-disciplined engineers ensures

- Knowledge of Local Replacement Costs
- Our proprietary cost database comprises actual client project costs and is the basis for adequate — not excessive — reserve budgets

Unbiased Recommendations With Your Best Interests in Mind

- We do not provide design or project management services
- We do not profit from your capital projects

Exclusive and Unique Easy-to-use Expenditures Table

- View all of your community's reserve components in one place
- See all of your prioritized capital projects for the next 30 years

✓ Unmatched Local Experience

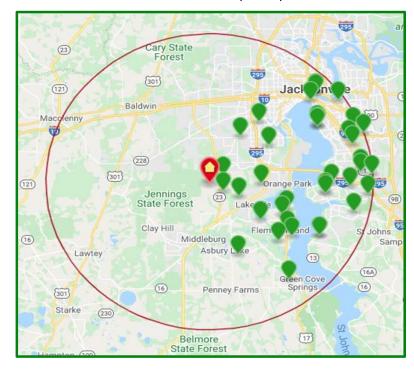
Intimate working knowledge of local costs and conditions that affect your community



CLIENTS SERVED NEAR YOU

Red represents your property, Green represents our clients.

References available upon request.



Name	City
The Preserve at Oakleaf Plantation Condominium Association, Inc.	Orange Park
The Cottages at Oakleaf Condominium Association, Inc.	Orange Park
Kindlewood Homeowners' Association, Inc.	Middleburg
Briar Oak at Oakleaf Plantation Townhomes Owners' Association, Inc.	Orange Park
Orange Park Country Club Owners Association, Inc.	Orange Park
McGirts Village Owners Association, Inc.	Jacksonville
Paradise Moorings Homeowners Association, Inc.	Middleburg
Natures Hideaway Condominium Association, Inc.	Jacksonville
The Crossings at Fleming Island Community Development District	Orange Park
Lakeside Townhomes at Lane Avenue Owners' Association, Inc.	Jacksonville
Pace Island Owners Association, Inc.	Fleming Island
Silver Creek of Clay County Homeowners Association, Inc.	Green Cove Springs
Stone Creek at Eagle Harbor Association, Inc.	Fleming Island
River Hills Reserve Owners Sub-Association, Inc.	Fleming Island
Hibernia Plantation Homeowners Association, Inc.	Fleming Island
Loch Rane Improvement Association, Inc.	Orange Park
JAXOffices 500 Condominium Association, Inc.	Jacksonville
Mandarin Glen Condominium Association, Inc.	Jacksonville
Old San Jose on the River Sunset View Condominium Association, Inc.	Jacksonville
Old San Jose on the River Coach House Condominium Association, Inc.	Jacksonville



QUALIFICATIONS

SPECIALIZING IN RESERVE STUDIES SINCE 1991

Reserve Advisors is an engineering firm that specializes in reserve study consulting services for common-interest communities. We've partnered with more than 26,000 clients, providing communities across the United States the peace of mind that comes from long-term planning and proactive asset management. Our full-time staff of engineers conduct life and valuation analyses for building, mechanical system, site and recreational components and utilizes its breadth of experience to deliver the most realistic capital planning solutions in the industry.

44 ENGINEERS

26,000
RESERVE STUDIES CONDUCTED

270+
YEARS OF RESERVE STUDY EXPERIENCE

A LEADERSHIP TEAM LIKE NO OTHER

Reserve Advisors' leadership team comprises 5 licensed professional engineers with a combined 50 years of reserve study experience. What sets our leadership team apart is the around-the-clock collaboration they demonstrate to share field intelligence, market trends and to discover new products, materials, and best practices. The intelligence they gather is constantly enhancing our recommendations for the good of your community, and keeps Reserve Advisors a step ahead.

Nick Brenneman REGIONAL ACCOUNT MANAGER

10 Years of Experience



Since joining Reserve Advisors in 2010, Nick has partnered with more than 2,600 clients to deliver comprehensive reserve study solutions that guide community association boards in fulfilling their fiduciary responsibilities for the maintenance, operation and longevity of their properties.

Matt Kuisle REGIONAL EXECUTIVE DIRECTOR

21 Years of Experience 275+ Studies Conducted



B.S. CIVIL ENGINEERING
Professional Engineer (FL)
Reserve Specialist
Professional Reserve Analyst

Ashley Doucet REGIONAL ENGINEERING MANAGER

7 Years of Experience 400+ Studies Conducted



B.S. CIVIL ENGINEERING, M.S. ENGINEERING MANAGEMENT Professional Engineer (FL) Reserve Specialist



SCOPE OF WORK

FOR CONFIDENCE IN ALL DECISIONS

Reserve Advisors will perform a Full Reserve Study (Level I) in accordance with Community Associations Institute (CAI) National Reserve Study Standards. The reserve study includes both a physical analysis and financial analysis of your association's common property. Your reserve study comprises the following activities:

Physical Analysis: The reserve study consultant develops a detailed list of reserve components, also known as a component inventory, and related quantities for each. A condition assessment or physical evaluation is completed for each reserve component and the current condition of each is documented with photographs. Life and valuation estimates are performed to determine estimated useful lives, remaining useful lives and current cost of repair or replacement.

Financial Analysis: The reserve study consultant identifies the current reserve fund status in terms of cash value. A funding plan is then prepared. The funding plan outlines recommended annual reserve contributions to offset the future cost of capital projects over the next 30 years.

Middle Village Community Development District comprises 2,997 units in Orange Park. We've identified and will include the following reserve components in your Full Reserve Study:

Exterior Building Elements

- Sloped Roofs including Roofing Assembly
- · Balconies & Railings
- Decks
- Patios
- Breezeways

Additional Building Elements

- Lobbies, Hallways & Stairwells including Paint Finishes, Wall Coverings, Light Fixtures, Floor Coverings, etc.
- Elevator
- Plumbing & Mechanical Systems

Site Components

- Pools including Fence, Deck, Mechanicals & Furniture (2)
- Pool Houses (2)
- Wading Pool
- Splash Pad
- Basketball Courts (2)
- Tennis Courts (8)
- Playgrounds (3)
- · Streets & Curbs
- Parking Areas
- Driveways
- · Post or Pole Lights
- Sidewalks
- Walking Paths
- Ponds (14)
- Irrigation System
- Landscaping
- Retaining Walls
- Fences

- Monuments
- Signage
- Fountain
- Bell Tower
- Clock Tower
- Boardwalk
- Wells
- Lake Pavilion including Pier
- Lawn Pavilions
- · Sports Pavilion
- Ball Fields
- Tennis Complex
- Family Pool Complex
- Lap Pool Complex
- Pocket Parks
- Maintenance Facility and Equipment

Clubhouse Elements

- · Roofs including Assembly
- Exterior Wall Finishes
- Windows and Doors
- Kitchen
- Furnishings
- Appliances
- Party Room
- Fitness Room
- Locker Rooms
- Shower RoomsRestrooms
- Office
- Security System
- Fire Detection System
- Plumbing, Mechanical and HVAC Systems

Scope of work includes all property owned-in-common as defined in your association's declaration and other property specifically identified that you'd like us to include.



KEY ELEMENTS OF YOUR RESERVE ADVISORS RESERVE STUDY

INDUSTRY LEADING SUPPORT

- ✓ Your reserve study experience is tailored to your specific needs, ensuring your community's concerns are thoroughly addressed and its priorities are met
- ✓ We provide current and future boards with additional insight, availability to answer questions and guidance well beyond report delivery

TABLES AND GRAPHS EXCLUSIVE TO RESERVE ADVISORS

✓ Reserve Expenditures - View your community's entire schedule of prioritized expenditures for the next 30-years; on one spreadsheet

RESERVE EXPENDITURES

Reserve Component Inventory	Estimated 1st Year of Event	RUL = 0 FY2021	1 2022	2 2023	3 2024	4 2025	5 2026
Exterior Building Elements							
Roofs, Asphalt Shingles, Phased	2025					228,696	234,414
Roofs, Flat, Phased	2025					71,748	73,542
Walls, Stucco, Paint Finishes and Capital Repairs	2022		38,438	39,398	40,383		
Walls, Trim, Soffits and Fascia, Paint Finishes	2022		12,812	13,133	13,461		
Property Site Elements		₩	DOWNLO	DAD EXA	MPLE		
Asphalt Pavement, Mill and Overlay, Phased	2025					108,643	111,359
Pavers, Masonry	2025					22,518	
Retaining Walls, Timber (Replace with Masonry)	2024				76,998	78,923	
Anticipated Expenditures, By Year		0	51,250	52,531	130,842	510,528	419,315

✓ Funding Plan - Establishes adequate, not excessive recommended annual reserve contributions to meet your future project needs

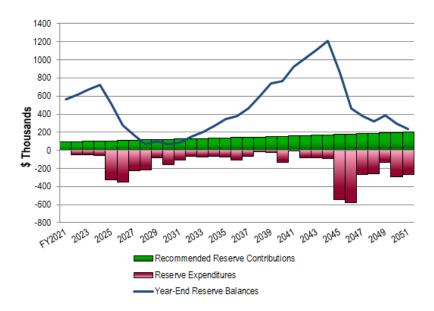
RESERVE FUNDING PLAN

	<u>Individual Reserve Budgets & Cash Flows for the Next 30 Y</u>					<u>) Years</u>
	FY2021	2022	2023	2024	2025	2026
Reserves at Beginning of Year	567,289	666,648				357,432
Total Recommended Reserve Contributions	92,000	95,500	П, ↓, ро	WNLOAD E	XAMPLE	109,500
Estimated Interest Earned, During Year	7,359	8,265				2,430
Anticipated Expenditures, By Year	0	(51,250)	(52,531)	(130,842)	(510,528)	(419,315)
Anticipated Reserves at Year End	<u>\$666,648</u>	<u>\$719,163</u>	<u>\$774,541</u>	<u>\$755,323</u>	<u>\$357,432</u>	<u>\$50,047</u>



KEY ELEMENTS OF YOUR RESERVE ADVISORS RESERVE STUDY

Reserve Funding Graph highlights your community's financial health and provides visibility to your projected 30-year cash flow



COMPREHENSIVE REPORTS

Reserve Advisors delivers insights that enhance your ability to make informed decisions. Our reports:

- Include detailed photos that document the condition of your property
- Provide project-specific best practices and diagrams to help you understand the scope of future projects
- Recommend preventative maintenance activities to maximize component useful lives



FORESITE

Our proprietary cloud-based application that allows for easy collaboration with your board. Record comments and bids. Also track actual replacement costs and reserve contributions over time. Optionally, subscribe to ForeSite Plus to create unlimited reserve expenditure and reserve funding scenarios. View Preview Video

Download Our Report Overview



It is more than just a reserve study. It's added value and peace of mind with unconditional support.

CONFIRMATION OF SERVICES FOR MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT

Full Reserve Study (Level I) for a total investment of \$11,500 (includes all expenses). You'll receive:



- Electronic PDF Report with 30-year Reserve Expenditure and Funding Plan tables
- Excel file of Reserve Expenditures and Funding Plan with formulas for "what-if" scenarios



- We tailor your experience to your specific needs and ensure your priorities are addressed
- Meeting with our engineer on the day of our visual property inspection
- We are available to answer questions and to provide guidance well beyond report delivery



 ForeSite Basic – Access your reserve study files online, record comments and project costs. Also, receive a free 60-day trial to <u>ForeSite Plus</u>.

OPTIONAL SERVICES

ForeSite with unlin	TM Plus 3-year subscription empowers maited models and scenarios for \$1,150 pe	ditional copies at \$75 ea. – indicate quantity: Lultiple users to create, share and collaborate er year of the American Society of Appraisers for \$5,500
To authorize the	ne reserve study:	
	nd email agreement to reserveadvisors.com.	2. Send \$5,750 retainer to: Reserve Advisors, LLC 735 N. Water Street, Suite 175 Milwaukee, WI 53202
(Print Name):		*Retainer invoice will be emailed to you and is due upon authorization
Title:		and prior to inspection. The balance is due net 30 days from report shipment. Following receipt of balance due, you may request one set
Date:		of complimentary changes within six months of report shipment.
For:	Middle Village Community	Agreement is subject to our Professional Services Conditions.
	Development District (220005)	

You will receive your electronic report approximately four (4) weeks after our inspection, based on timely receipt of all necessary information from you. Authorization to inspection time varies depending on demand for our services. This proposal, dated February 8, 2022, is valid for 45 days.



PROFESSIONAL SERVICE CONDITIONS

Our Services - Reserve Advisors, LLC (RA) performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan to create reserves for anticipated future replacement expenditures of the property.

Our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. The report is based upon a "snapshot in time" at the moment of inspection. RA may note visible physical defects in our report. The inspection is made by employees generally familiar with real estate and building construction but in the absence of invasive testing RA cannot opine on, nor is RA responsible for, the structural integrity of the property including its conformity to specific governmental code requirements for fire, building, earthquake, and occupancy, or any physical defects that were not readily apparent during the inspection.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the report. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, ureaformaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services; nor does RA investigate water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions. RA assumes no responsibility for any such conditions. The Report contains opinions of estimated costs and remaining useful lives which are neither a guarantee of the actual costs of replacement nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. You agree to indemnify and hold RA harmless against and from any and all losses, claims, actions, damages, expenses or liabilities, including reasonable attorneys' fees, to which we may become subject in connection with this engagement, because of any false, misleading or incomplete information which we have relied upon supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction. Your obligation for indemnification and reimbursement shall extend to any director, officer, employee, affiliate, or agent of RA. Liability of RA and its employees, affiliates, and agents for errors and omissions, if any, in this work is limited to the amount of its compensation for the work performed in this engagement.

Report - RA completes the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations and is deemed complete. RA, however, considers any additional information made available to us within 6 months of issuing the Report if a timely request for a revised Report is made. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit.

Your Obligations - You agree to provide us access to the subject property for an on-site visual inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

Use of Our Report - Use of our Report is limited to only the purpose stated herein. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and you shall hold RA harmless from any consequences of such use. Use by any unauthorized third party is unlawful. The Report in whole or in part is not and cannot be used as a design specification for design engineering purposes or as an appraisal. You may show our Report in its entirety to the following third parties: members of your organization, your accountant, attorney, financial institution and property manager who need to review the information contained herein. Without the written consent of RA, you shall not disclose the Report to any other third party. The Report contains intellectual property developed by RA and shall not be reproduced or distributed to any party that conducts reserve studies without the written consent of RA.

RA will include your name in our client lists. RA reserves the right to use property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

Payment Terms, Due Dates, and Interest Charges - Retainer payment is due upon authorization and prior to inspection. The balance is due net 30 days from the report shipment date. Any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Any litigation necessary to collect an unpaid balance shall be venued in Milwaukee County Circuit Court for the State of Wisconsin.





Middle Village Community Development District (CDD)

845 Plantation Oaks Parkway, Orange Park, FL 32065 904-375-9285; manager@oakleafresidents.com

Memorandum

Date: February 2022

To: Board of Supervisors

From: GMS – OakLeaf Operations Manager

Community:

Special Events

- o Polar Plunge report
- Upcoming: Movies w/ food trucks, Vendor fair (Easter) at DB, Spring Break at Pools

Aquatics

- Pools closed for the season. Adults only until Spring Break 2022 (at DB)
- Lap pool will close for heating/covered usages, will resume operations in March
- Presentation of 2022 Tentative Aquatics Schedule

Amenity Usage

- Total Facilities Usage 4211
- Average daily usage –135

Card counts:

MV Owners	21
MV Renters	16
MV Replacements	1
MV Updated	9

Total cards printed: 105 (both districts)

Rentals

- 14 of 31 days rented in Jan , 3 of 4 weekends rented
- 20 Grand Ballroom rentals, 4 Grand Lawn rental, 2 Bridal Suite rentals, 0 patio rentals
- 33 tours (79 approx. hours)/91 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:

- promenade lighting repair, updates
- Fencing update and planning
- Coordination of capitol studies w / supervisor future requests

MAINTENANCE

- Install of HVAC at Grand Banquet room
- Touch up painting on decorative street poles in neighborhood (ongoing)
- Inspection and wire tracing at Briar Oaks
- cleaning/clearing of water fountain systems and replacement of filters (hallway/tennis)
- Wire tracing at multiple junction boxes on Promenade
- Continued Gazebo flooring repair
- Repair lighting issues with Bell tower LEDS after install of new breakers, install new drivers
- Replace flood lights at Bell Tower
- Repair/replacement of multiple lights along boardwalk
- Tree removal at Amenity grounds
- Replace autofill float at Spray ground
- Continued repair of second treadmill at Fitness Center (warranty work)
- Remove Christmas lighting installs at all entries, columns and buildings
- Change out of multiple soap fixture through-out (ongoing)
- Multiple drop off trips for refuse removal (rosemary hill)
- Audit of access cards ongoing (to include audit of adult family members in household)
- Cut backing for new and replacement signs ongoing
- 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 1/9. Forest Brook, Creekview, Oakpoint, and Timberlake completed 1/20.

Landscaping

Monthly report for Jan. submitted and filed at Operations office

For questions, comments, or clarification, please contact:

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

jsoriano@gmsnf.com

Double Branch (Phase 1) 2022 Pool Hours

March 12 - March 21 (Spring Break)

Sat, 3/13: 10am - 6pm Sun, 3/14: 11am - 6pm

Mon, 3/15 - Sat, 3/20: 10am - 6pm

Sun, 3/21: 11am - 6pm

Mon, 3/22: 10am – 6pm- Pool Monitors only – no slide

April 2 – May 1 (Weekends Only)

Sat: 10am - 6pm

(*Monitor Only until 12pm – Slide opens at noon)

Sun: 11am - 6pm

(*Monitor Only until 12pm – Slide opens at noon)

May 2 - May 27

CLOSED: Tuesdays and Thursdays

Mon, Wed, Fri: 12-3pm (*Monitor Only – Slide not open)

3-7pm Slide open – Guards on Duty

Saturdays and Sundays: 10am - 7pm

May 28 – August 9

Monday-Friday: 10am - 8 pm Saturday and Sundays: 10am - 8pm

August 10 - September 5

CLOSED: Tuesdays and Thursdays

Mon, Wed, Fri: 12-3pm *Monitor Only – Slide not open

3-7pm Slide open – Guards on Duty

Saturday and Sundays: 10am - 7pm

Labor Day Hours:

Monday, September 5: 10am - 7pm (Slide open!)

September 6 – September 30

CLOSED: Tuesdays and Thursdays

Mon, Wed: 12-6pm (*Monitor Only – Slide not open)
Fri: 12-3pm (*Pool Monitor Only – Slides not open until 3)

3-6pm – Guards on Duty, Slide open

Saturdays and Sundays: 10am - 6pm

October 1 – October 16 (Weekends Only)

Sat: 10am - 6pm

(*Monitor Only until 12pm – Slide opens at noon)

Sun: 11am - 6pm

(*Monitor Only until 12pm – Slide opens at noon)

Middle Village (Phase 2) 2022 Pool Hours

March 12 - March 21 (Spring Break)

Sat, 3/13: 10am - 6pm Sun, 3/14: 11am - 6pm

Mon, 3/15 - Sat, 3/20: 10am - 6pm

Sun, 3/21: 11am - 6pm

Mon, 3/22: 10am - 6pm- Pool Monitors only - no slide

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3-6pm – Guards on Duty, Slide open Saturdays and Sundays: 10am - 6pm

October 1 – October 16 (Weekends Only)

Sat: 10am - 6pm

(*Monitor Only until 12pm – Slide opens at noon)

Sun: 11am - 6pm

(*Monitor Only until 12pm – Slide opens at noon)