

*MIDDLE VILLAGE*  
*Community Development District*

*AUGUST 15, 2022*

# *AGENDA*

# Middle Village Community Development District

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

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August 8, 2022

Board of Supervisors  
Middle Village Community Development District

Dear Board Members:

The Middle Village Community Development District Board of Supervisors Meeting is scheduled to be held **Monday, August 15, 2022 at 6:00 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 July 11, 2022 Meeting
  - B. Financial Statements
  - C. Assessment Receipts Schedule
  - D. Check Registers
- IV. Consideration of Amended and Restated Disclosure of Public Financing
- V. Public Hearing for the Purpose of Adopting the Fiscal Year 2023 Budget
  - A. Consideration of Resolution 2022-06, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2023
  - B. Consideration of Resolution 2022-07, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2023
- VI. Other Business
- VII. Staff Reports
  - A. District Counsel

- B. District Engineer
- C. District Manager – Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2023
- D. Operations Manager – Memorandum

VIII. Audience Comments (limited to three minutes) / Supervisor Requests

IX. Next Scheduled Meetings – September 12, 2022 @ 4:00 p.m. at the Plantation Oaks Amenity Center

X. Adjournment

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

Sincerely,

*Marilee Giles*

Marilee Giles  
District Manager

*THIRD ORDER OF BUSINESS*

*A.*

MINUTES OF MEETING  
MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Middle Village Community Development District was held on Monday, July 11, 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 Steiner	Chairman
Tim Hartigan	Vice Chairman
Jeremy Spellman	Supervisor
Jonel Hicks	Supervisor
Jason Mifsud	Supervisor

Also present were:

Marilee Giles	District Manager
Mike Eckert	District Counsel
Jay Soriano	Field Operations Manager
Chalon Suchsland	VerdeGo Landscape
Marla Dietrich	S3 Security

**FIRST ORDER OF BUSINESS**

**Call to Order**

Ms. Giles called the meeting to order and called the roll at approximately 2:00 p.m.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There being no members of the audience present, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of Consent Agenda**

- A. Approval of the Minutes of the June 13, 2022 Board of Supervisors 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 May 31st, your assessment receipts schedule showing you are 100% collected, and the check register totaling \$151,357.68. Other than the change to the spelling of Supervisor Mifsud's name, are there any other changes?

There being no other changes, the following motion was made.

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

**FOURTH ORDER OF BUSINESS**

**Acceptance of the Fiscal Year 2021 Audit Report**

Ms. Giles stated as you all know, Districts are required to have an annual audit done by an independent CPA. The financial report from Grau & Associates is included in your agenda package for the Fiscal Year ending September 2021. Grau & Associates did a thorough job. I'd like to point out a few things in the report. On page one of the report, under opinions it says, "In our opinion, the financial statements referred to above present fairly in all material respects, the financial position of the governmental activities and each major fund of the District as of September 30, 2021." Further down, on page 27 under internal control over financing reporting it says, "Given these limitations during our audit, we did not identify any deficiencies in internal control that we consider to be material weaknesses." On page 29 of the report is the compliance letter and under the third paragraph it says, "In our opinion, the District complied in all material respects, with the aforementioned requirements for the fiscal year ending September 30, 2021." On the management letter it says, "The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following: Current year findings and recommendations, status of prior year findings and recommendations, and compliance with the Provisions of the Auditor General of the State of Florida." On the next page it says there were no current year findings or recommendations, no prior year findings and recommendations and then it goes into compliance with the provisions of the Auditor General of the State of Florida and there were no significant findings for those seven items. We just ask that you accept the auditor's report.

On MOTION by Chairman Steiner seconded by Vice Chairman Hartigan with all in favor the fiscal year 2021 audit report was accepted.

**FIFTH ORDER OF BUSINESS**

**Discussion of the Fiscal Year 2023 Budget**



Ms. Giles stated just as a reminder, the public hearing is scheduled for August 15<sup>th</sup> at 6:00 p.m. There is an increase overall, but the budget includes the numbers from the refinancing built into it.

Chairman Steiner stated I know in our previous discussion there were concerns about putting out an increase with the climate the way it is, but as you know, our assessments are made up of two parts, the debt and the O&M. At the last meeting we went over that we applied some savings and there was an increase in the O&M, but at that time it wasn't really clear as to what net impact that would have on the individual owners and their assessments. Right now, with the figures that are here, single family homes do have an increase, but after their savings in the debt are calculated in, it's \$19.38 for the year. All the other owners received a reduction and that ranges from \$0.80 to \$50 depending on the type of multi-family. With the numbers that Jay and GMS have provided I think it's going to position us very well to continue to do what we have to do to keep the community as it is today, keeping in mind that our debt service will go away in 2035, so we will be dropping down to just the O&M assessments at that point. We've gone the last 10 years without an increase. With what is forecast in the budget and how we've been operating, we have enough to maintain our reserves and we have enough to take care of the major projects such as the roof. Doing the roof this year may be beneficial only because the damage is only going to get worse. The following year we have over \$30,000 that is planned to be taken care of, so we have some fluctuation. It's not that we're looking at multiple years of large amounts of money.

Ms. Giles stated this item was just a discussion point if Jay wanted to add anything about the capital reserve study, or any budget lines the supervisors want to look at.

Chairman Steiner stated Jay, on the items you put into the budget, am I correct in assuming that you've calculated any rate hikes? I know with one of them you identified there is a rate hike for GMS and a rate hike for landscaping I believe. Were there any others you wanted to point out?

Mr. Soriano stated all of those vendors went in there. We also had a request for increases for the Clay County Sheriff's Office, which is one of the largest increases overall. All of those were planned in there properly, and then we did look at how we spend bills, so if those lines tend to have a little bit of savings, we tried to keep that padding in there for next year. So, it's not a situation where I feel like I've cut it close. It's always nicer to have a bigger padding, but at the

moment I don't feel like there's any concern unless we have another bad market and we're still going through a lot of what we're going through this year that we will see a need to do this big increase next year. My hope is we can get through a couple years and then we can revisit this in another two to three years if we need more money. We've talked about things like the staffing costs. That's going to go up for at least the next five years. We already have this plan for the lifeguards. The minimum wage goes up every year for the next five years. Hopefully with the rest of the vendors we're not getting requests for 10 to 20% increases and these numbers here still give us a little leeway for next year.

Vice Chairman Hartigan stated we had all this fencing put up, and we're waiting on the finalization to adjust certain expenses to offset. When are we looking at that finalization?

Mr. Soriano responded we should be getting the extra gates and our check-in windows this month and then I would like the locks and any access controls and cameras next month. If that happens, I would start locking down those fences and having the pool check-in downstairs by September, which lines up with our school year too. That would allow us to cut back that one security guard at \$50,000 plus a year if they can make it work with the other security guard doing everything. Then we would see that savings in this first fiscal year. We did put it in there because I can't count on that. So, what you have in there now would create a lot of padding if we can get rid of that. That goes to offsetting the \$150,000 we spent on the fencing within three years we would recover, and it would be a wash.

Vice Chairman Hartigan asked one of the other things was the swimsuits for lifeguards, we purchased 93?

Mr. Soriano responded we still have to purchase for a lot of our old kids. It's not just the suits; it's suits, shirts and all those things we get for them. We have about 54 on staff.

Vice Chairman Hartigan asked is that just for here?

Mr. Soriano responded no; they're employed by both districts. If you look through the receipts, all of the receipts for uniforms and things like that are split 50/50. That also includes any costs that we spend for the swim team too. The swim team is separate. We do expense out lines for repair and replacements. When that money comes back in, it goes into miscellaneous income.

Mr. Mifsud stated so the single-family homes are assessed differently than the other ones. If four people live in a condo or an apartment versus a home, is the difference in price attributed

to area where more grounds are being maintained by the condo association or apartment association versus the single-family homes?

Mr. Soriano responded a little bit. You see it's broken down for multi-family, and then multi-family with aquatics because they have their own pool. The thought in the beginning was that some of those properties wouldn't use your facilities as much, so they get a bit of a discount. Even though they have the ability to use it just as much as a single-family home, they pay for their own amenities and have their own amenities, so it's supposed to take some of that burden away from us and put it on them.

Vice Chairman Hartigan asked do we know if those that have their own aquatics are using our facilities as much as other communities?

Mr. Soriano responded we do not have data from them, but we can ask if they would share any data they have. We have the ability to do that internally. I can track by neighborhood. It's a lot more work, but what that would allow us to see is, are we getting lower usage from those multi-family aquatics and higher usage from single-family homes. I don't have it right now because we've never tracked it that way. The system does allow us to put notes in there and I can start pulling it back out, but that would only help up is in the future.

Vice Chairman Hartigan stated that would be beneficial in the future because some are getting discounts with aquatics.

Chairman Steiner stated I believe we need to see whether those agreements are documented and where. Then, based on that finding, look to see if we have any recourse to modify that in the future. We're finding a lot of the agreements were made verbally with the developers before homeowner took over the Board. There are several areas that are curious and one is the clock tower down here. The other has to do with variances on who owns the property between the fences and the street and who handles landscaping where. Inside the fences is their property, but some of them take care of the area outside the fence. We're not supposed to be maintaining property owned by other entities.

Mr. Mifsud one of the reasons I asked the question is I think we're going to get questions on why somebody is getting a discount.

Chairman Steiner stated the assessments were based on acreage for multi-family.

Mr. Eckert stated let me give you some background on assessment methodologies first and then we will dissect it from there. When a community is first planned, assessments are levied

on an equal acreage basis, which means the first time we sell bonds if there are no platted lots, every acre is assigned an equal unit of debt. As property is platted, or site planned into individual units, the acreage assessment then goes to the platted lots according to the methodology and it gets affixed to those individual pieces until the whole area is platted. Typically, what we see is in that assessment methodology, it will make a finding that multi-family units have less of a benefit from the District's capital improvement plan than single family units have. For example, you may have a single-family house that's 2,500 square feet, but you have a multi-family unit that is 1,500, so your assessment methodology is going to say your single-family unit has more drainage, more impervious area, more people in it that will use the roads, sidewalks, amenities and everything, so therefore a multi-family unit is going to have a lower assessment than a single-family unit. Your assessment methodologies were all validated by a circuit court so nobody can go back and question whether those are valid methodologies. What we're talking about now is a distinction between types of multi-family units, or characteristics of those multi-family complexes and that's something I think we have a little more flexibility on in terms of dealing with it. The other thing we're also talking about is operations and maintenance assessments. We're not talking about changing debt assessments that are secured and pledged to the bondholders. All we're looking at is whether there is a legitimate reason for drawing a distinction between two different types of multi-family units today, because when you levy O&M assessments, you're levying them for the next year. You're not levying them forever like the debt. Each year you're supposed to take a snapshot and say is this benefit fairly apportioned. If you find in a year that you want to make a change to that methodology and that change is also reasonable, it should be supported by the courts. So, it would be helpful to have some of that usage information because we could look at that and find out if there is a distinction between the multi-family units that have aquatics and the multi-family units that don't, because if the numbers bear out that out and there is no distinction, then that is easy for you to come back next year and say we're not going to draw this distinction anymore. If the numbers are dramatically different, that cuts against it. It doesn't mean you can't do it, because ultimately, you're looking at the benefit to the property, not to the people and that property is able to use your facilities just like the other property is able to use your facilities. We can make changes. I think it's a little late in the game for us to do it this year, but certainly next year. If we have the information that supports what we're doing, all the better.

Mr. Soriano asked do you have any districts that have looked at that and talked about possible changes?

Mr. Eckert responded I don't have any other districts that have that aquatic carve-out.

**SIXTH ORDER OF BUSINESS**

**Other Business**

There being no other business, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

There being nothing to report, the next item followed.

**B. District Engineer – Acceptance of the Annual Engineer's Report**

Ms. Giles stated Mr. Ma identified fourteen items in his report.

Chairman Steiner stated most of the items that were identified we've talked about over the last year. It's just a matter of getting them done. We've talked about cap stones on the promenade. I believe I mentioned that we have a mold. The cap stones are not able to be replaced, but Jay had purchased a form to create a cap across the top with concrete. The sidewalk pavers have been an ongoing battle. Jay sends out a crew to collect them from the lake, they're put down with glue and if the glue gets loose, it seems to catch people's attention that they need to be liberated, so we have that issue. I didn't see anything in here that was new to me. The ADA mats was one thing.

Mr. Soriano stated there is a picture of the parking lot. The design of many sidewalks these days either have these little yellow mats glued to the sidewalk, or when they pour them, they have little bumps in the concrete. This place was built before the last update of ADA, so that's why that is not out there and that's why it popped up. That is a new one and that's either a big fix where I can rip out the slab and pour it correctly so the bumps are in there for good, or we can do a glued down mat and those generally last about seven years. We don't have those in any of our sidewalks here or at your sister district.

Vice Chairman Hartigan asked what is the cost of the mat?

Mr. Soriano responded about \$400 or \$500. A permanent pour I'd have to get quotes on. The nice part of the yellow mats is if there is a concern of an ADA claim, we can get them done quickly.

Chairman Steiner stated with the poured concrete, isn't there a requirement for a color contrast, either black or yellow?

Mr. Soriano responded I'll have to look at the updates. We do have some out on the sidewalks near the school zones that the school did.

Chairman Steiner stated check on it, because in our complex that was an issue.

Mr. Soriano stated if that's the way you guys wanted to go, that's what I would do. My guys can do regular slab, but they can't do forming of the ADA slopes. I will bring back quotes that actually have those requirements in there.

Chairman Steiner asked the mats meet the requirement if we go that way?

Mr. Soriano responded yes.

Chairman Steiner asked do we need to go ahead and address this?

Mr. Soriano responded if you guys want to pick a direction you can tell me which. If the poured one comes in under \$2,500, I can still take care of it, you guys just have to give me direction. The other stuff on here like the pavers, we constantly do paver repair. Some of the sidewalks we bust out the whole slab and pour a new one, some we patch. These are all items the guys are constantly working on. We've talked about if I had more guys I could get more done quicker, but we're always going to have these types of items. The boardwalk we've already approved repairs, in fact, there's a section we did two weeks ago and that's in my report. We were able to figure out that this one has a little different design. We can repair the floor without pulling down the rails, so that's why we did that section, and that way we don't have to shut it down for long periods of time.

Vice Chairman Hartigan asked wasn't the boardwalk supposed to be done for two seasons?

Mr. Soriano responded if I can keep it open we can go as slow as we need to. My concern is closing it. I don't want to close it if it takes too long because we use it for school access. We can come back and do the rails separately. So, there's nothing in that report that would be high dollar where I need movement from you guys to give me any amounts right now. That's my concern when he does these reports is if he found something like going into the gazebo you can see a good six to eight inches from the sidewalk down to the grass and that's just from runoff. We need to fill that in higher. If there's more than six inches, they're always concerned with somebody stepping off that edge and falling. My concern with those is in one spot you can see a

space under the sidewalk. That will crack the sidewalk, so we have to fill those in. It's still not high dollar, but structural and safety issues are my first concern.

Chairman Steiner stated the only thing I would suggest is there are several items that I mentioned have been on there for a long period of time, such as the cap stones. We keep pushing that off. It might be good to get started on that and do a couple as we can.

Mr. Soriano stated it's like when we replace the pavers and fish them out of the pond, they sometimes go back. As soon as we fix one section, another is going to be loose, and we have to go back.

Vice Chairman Hartigan asked if they keep disappearing, why can't we remove them and put a concrete curbing on them? We can take those pavers and use them someplace else.

Mr. Soriano responded that's kind of what we're doing. This pour-form will have a rock cut.

Chairman Steiner stated I believe Jay will vouch for the fact that when you patch one place or nail something down, they keep finding other places.

Mr. Soriano stated we can definitely do that if we want to move them. I have a good amount of the small pavers leftover from the contractor. I don't have any more of the cap stones. We talked about that a long time ago. A good amount are out in that pond. Some we've been able to fish out. When that water gets low people will let me know when they see them, and we will go out there and get them. Most of our pavers we have backups for, but not this.

Chairman Steiner stated as far as the low wall that runs along there, that's a good place to pour, but we also have the cap stones that go around the gazebos going down the promenade. Those are little bit harder to put a poured cap on, so the stones that we recover can be filled in temporarily so we're moving this activity at a rate Jay can work with, but at least the community would see some improvement in those areas.

Mr. Soriano stated we can start coordinating pouring the ledge instead of trying to replace those cap stones.

On MOTION by Vice Chairman Hartigan seconded by Mr. Spellman with all in favor the annual engineer's report was accepted.
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**C. District Manager**

There being nothing to report, the next item followed.

#### **D. Operations Manager – Memorandum**

Mr. Soriano stated I don't plan many events for July because the week of July 4<sup>th</sup> is the busiest time, so we stay away from drawing in extra people with community events. After this last week until kids go back to school in four weeks it will slow down. The swim team is done after championships this weekend. We will have the high school starting in another week or two, so there's a little bit of down time in between them and then the high school starts summer practice, then once school is back in, they're here every day from 3:00 until close each night. They're much smaller so they don't cause as much commotion. Next month we start back up with our dive-in movies. We have two, one on each side and we have community events pretty much every month until the end of the year.

Compared to our last couple months and the last two years, this has been the highest usage we've seen before the shutdown. I thought it was going to happen last year because we were back open and we took away some of the restrictions, but it didn't. It's slowly picking up and now we're starting to see people coming back to the pool even. In 2019 that usage number was up to about 10,000 for the month, so the fact that we're up to 8,700 is a lot. If you look at how many cards we printed last month, 759, that is a lot of cards. Back in 2018 and 2019 we were seeing 1,000 cards go out the door every month with new tenants, change overs and things like that. Like I said, July starts to slow down, so we may see a little bit of a high number next month, but after this everything slows down until we hit spring break next year.

On the operations side, we already updated the fencing plan. That has helped out greatly. When we first put up that fence we had some comments, but within a week or two, we noticed a lot of things. We used to have families that would come out to the playgrounds, and they would come and talk to us and I would find out they were from Arbor Mill or Forest Hammock, so it's already started to help do its job, but once we lock down I think we're going to see it drop down even more. Our tennis programs are already making their plans to figure out how to get their people in because they have a lot of guests, so we will have that, and basketball is going to have to figure their part out. You can buy more guest passes and the idea is that helps put it back into our budget. We do sell some guest passes. I wouldn't say it brings in thousands of dollars in revenue, but we do sell guest passes throughout the year. It's the same way at the pool. When



you run out of your twelve passes, you have to pay for extra guest passes. We're getting that complaint at your sister district because of pickleball. They bring guests constantly and that means they have to pay. They're looking for a way to get a discount right now.

Chairman Steiner stated you also have the ability to get the house pass.

Vice Chairman Hartigan asked what is the plan for control for little Johnny bringing 20 of his friends in through the gates?

Mr. Soriano responded they will have to check in downstairs and they're not going to get through. Same way as the staff at the pool will tell you the rules say you get five people per day and that's it. If you little Jimmy from next door is coming up to play, then he can check in another five, but you have to follow those rules or you can't get in. It's going to be the same way getting out to the tennis courts and things like that.

Mr. Soriano continued his report stating, there are a couple of items I want to point out that weren't in the report. The first one is an issue that was pointed out to me by the County Public Works Department. They had a complaint at our median going out of Plantation Parkway. Chalon and I will make a plan, but this is just to prepare you. The redlight at the ramp, the original plan wasn't like that. If you remember, those roads went straight there, and they made an X so they curve. That creates a problem as you're driving next to these nice big myrtle trees and you come around a corner and there's a redlight, so they've gotten a formal complain about the sight distance. They held off because when they looked at it, they figured the only way they could fix it is taking the trees completely out. You can't just trim it and see that light. I wanted to warn you guys because we're not sure yet what plans we can do and how much trimming, but we are going to have to do some drastic cutting there and it's going to change the way it looks. It's a long entryway and everything has grown down there well.

Mr. Mifsud stated I think there's twelve of those caps because I emailed you about one that got hit by a car.

Mr. Soriano stated we could do bushes and the four at the end would have to be lower in some fashion. A couple of years ago we had an issue with FPL with the ones at the other end. Those sit underneath the power line, and they would like us to cut those lower. There's a space they don't want you to come into because it could catch on fire. Those trees are getting full, and we cut those down after the winter, but they were trimming both sides and changing the way it

looked. I just wanted to warn you. We're going to look at the area and see what we can come up with. I hate to take those trees out.

Mr. Mifsud asked did they give you an option as to how many rows you have to go back?

Mr. Soriano responded they didn't, they just wanted us to look at them first because the only thing they can do is take those trees out to satisfy those complaints and they didn't want to do that. It's their area, but we maintain it.

Mr. Hicks asked there's no guidelines such as how many feet it has to be?

Mr. Soriano responded not there, because it's not straight on. Right now, they're all full, but in another month they're going to start to thin down and once we get into the winter there won't be a problem with any distancing there, but that's the time we have to plan for any changes. Hopefully we can bring a plan back to you guys, but it's just something to be aware of. They have given me time, but we're going to have to do something.

Mr. Hicks stated they could hang another stoplight there.

Mr. Soriano stated that's beyond us. If they had the light up closer, even the ones that blink to prepare you to stop, that would've helped, but I don't think we will get FDOT to work with us much at all.

Mr. Soriano continued his report stating, the other item is pools. We handle a lot of the maintenance. The RMS maintenance crew will do maintenance on your pools and then a couple of years ago we switched to training lifeguards to be CPOs. One thing a lot of large neighborhoods will do is shut down facilities one time per week. They have multiple waterparks, so they will shut down one and shock it. If you have your own pool, you know that's throwing in a whole bunch of chemicals in at once and you don't swim in it for that day because the content is really high. We are getting to the point this summer where we're fighting things like algae blooms constantly. I want to keep that pool clean, so I think we're going to move to that. It's not something we've ever done. I like keeping our pools open as much as possible. Plus, short of doing stuff like trying to burn out algae, I find it to be a waste of a lot of chemicals. I think it is something we're going to need here. The water is warmer this year, so we've seen extra growth. I've heard some complaints, so I'm going to move to that and let the residents know we will shut down one side during the week. I'd like to do it on a Tuesday or Wednesday. I don't want to do anything when there are people set up for parties. The other side will be open so people can go to that side. That way it doesn't affect operations too much, but I know when we shut down a

pool people are going to complain. I think that's going to be one of the only ways to allow them to fight this better.

Vice Chairman Hartigan stated its public safety, so as long as you put it on the website and send out an email blast.

Mr. Soriano stated that's what we will do. Like I said, the swim team has one week left so I will let them know. The high school swim team starts after next week, so that won't be a problem. I just want to make sure nobody has booked birthday parties and things like that.

Mr. Mifsud asked do you foresee this happening once a week?

Mr. Soriano responded that only affects this month because once we get into September the kids are back in school and we do that alternating schedule anyway. We do have it set up with swim at your own risk for the adults, but they're going to have to understand. I don't think I can make it into the school year.

Chairman Steiner stated while you're on the pool, I know you've been having problems with the slide pump pack overheating.

Mr. Soriano stated it actually did well this year and this was a hot year. We've had one or two shutdowns, but it wasn't from overheating. The other day we had a surge during the storms. I had one time at the beginning of the summer where the computer told me overheating and we've talked before about putting some kind of shade over that, and I still think that's a good idea as those breakers get older, but after that, I haven't had a problem.

Chairman Steiner stated we came up with some nieces and nephews and the pump had overheated, or the breaker had tripped because of heat, so I was wondering if that was a reoccurring problem.

Mr. Soriano stated I think even when it surges the lifeguards just think it's overheating. I've talked with supervisors. It will tell them an error code on the screen, and you can tell when it's an overheat problem, or if it's an electrical surge. When we have lightning strikes, if that electrical incoming changes even the slightest, it'll shut off so it's protecting the motor. They have to go through and reset it. We haven't had as many problems with overheating. The one at the beginning of the year did concern me. I changed that breaker about five years ago and as much as we use those breakers, when you flip them on and off you wear them out. They should last about seven or eight years. Those are expensive breakers, so I want it to last as long as it can.

Vice Chairman Hartigan asked is that shade project in our future build-up?

Mr. Soriano responded it's not an expensive project. We talked about it a couple of years ago when we first started having overheating problems and that was just the design with two big drives in one box. It's off the side of the slide, so there's not much shade over there. We did put a couple of trees in when we added to the pool deck area, but they're immature right now so they're not casting shade on that area. We talked about it, but it was going to look odd, so we were trying to hold off as much as we could. It's going to be kind of like the shade structure that is over the check-in desk for the lifeguards.

Vice Chairman Hartigan stated maybe it's something to consider for next year.

Mr. Soriano stated we can look at that in the off-season, so we don't have the problem coming up next year.

Chairman Steiner stated I know the breaker box was open when we were up here, and they said it had tripped. If we have a weak breaker or something that is starting to show some problems. A lot of people come for the slide and that was the first time I had run into that problem.

Mr. Soriano stated the last issue I had from heat was last month. I haven't been concerned with the heat. If we had any more issues from heat I would have just gone ahead and bought a new breaker because it will get changed sooner or later. That issue was probably a surge, kind of like what happened to you guys the last meeting. This is a new phone line. The line from the road to here was damaged due to lightning. Last month we lost that, we lost a control board on the access panel, and a server for the check-in station downstairs at the fitness center. There have been years where we lose a lot during lightning storms, so we've tried to do surge protection on a lot of these items. Some of them I just keep backups like servers or adapters for the internet because those are easily taken out.

Vice Chairman Hartigan asked is there anything further on the motorized scooters? Have we come up with any type of realistic game plan to slow them down or deter them?

Mr. Soriano responded it's really just trying to catch them with the Clay County Sheriff's officers. I had talked about putting gates out there and we've steered away from that for the concern of people that like to bike out there. I thought if we put walk-through gates out there they have to come to a stop to open the gates and then it's not as much fun for them. Right now they can fly from Briar Oaks all the way through. They do have access from the new townhome

section. We've talked about putting bollards in there, but I have to make sure I have space for ADA allowance. It still allows a motor bike through, but it can be used as a deterrent and that's about all we can do right now.

Chairman Steiner last night they came through at 8:00 to 10:00 and by the time you hear them coming, they're gone. I can't get to where I can get a good picture of them. Then once I do get a picture you have to identify them. At the last meeting the security folks said something about them coming from Eagle Landing. They don't stop for you and our security folks don't have any means to catch them.

Mr. Soriano stated the only way they can get involved is if they can stop somebody and ask them, but then all the kids have to do is lie. If we get a good shot on camera of them, internally if they're residents we can affect some things. We can go through the process of suspending privileges. We have to have proof that it's them, but if we can't prove they're our residents, we really can't do anything other than rely on Clay County Sheriff's office.

Mr. Eckert stated you can hire Clay County to come in for a month and hopefully they catch them within that month and get it under control, then you'd have to do it again nine to ten months from now.

Mr. Mifsud stated maybe it will back down when school is back in.

Mr. Soriano stated I'm sure that will be a little bit of it. This summer has been worse, but we've always had cases like this.

Chairman Steiner stated we've had the electric one-wheel devices and motorized skateboards, but they've elevated to gas-powered, and they do fly. I'm just afraid somebody is going to get hurt. I know you were going to talk to the sheriff's department, but we may need to see if we can get one of them to sit out here and possibly catch someone coming up through there.

Mr. Soriano stated we can do that. We're not over in our budget for what we have for off-duty right now, so we can ask for a couple shifts for a separate guy that does nothing but just hang out that way. That will need to come from you guys if you want me to put extra patrols on.

Chairman Steiner stated I think it's something we need to do. It's been going on for so long and there doesn't seem to be anything else we can do. Maybe get an idea of what our costs would be.

Mr. Mifsud asked do you foresee Clay County being on a motorized vehicle to catch them?

Chairman Steiner stated they would be better off sitting in a vehicle up here and hopefully catching them coming up. It's in the promenade and they come up between the string of pines between the soccer fields and they will come out of the promenade over to the neighborhoods on the side of the nature walk. I thought maybe they were going to school, but now school is out and it's at odd hours of the evening.

Mr. Eckert asked is it weekly?

Chairman Steiner stated they skipped last week, but they were out there this week.

Mr. Eckert stated if you get the police out there for two weeks straight, you're probably going to have a good chance to catch them. If they see them and don't stop then it's a bigger problem.

Chairman Steiner stated at one point we were having problems with the response from the Sheriff's department being this is private property and there's not anything they can do.

Mr. Soriano stated off-duty officers have no problem doing their job as a Clay County Sheriff's Officer, but the beat guys don't like to come in and do that when they're just calls. I don't like that response, but I have heard that before.

Chairman Steiner stated I've been trying to log the hours that I hear them go by and try to find some kind of pattern associated with some activity going on at the school or whatever. At this time, I think we need to find a way to narrow it down rather than just putting somebody out here unless we're going to for a long enough period of time. If we were to do it, it would probably have to be multiple weeks and seven days a week, because they don't seem to be on any particular day.

Mr. Soriano stated with the off-duty officers, I can only schedule a minimum of four-hour shifts, so we have to have them out here for four hours.

Chairman Steiner stated I haven't seen it so much during the day. I don't know if they're playing ball, or if they live up here and going to some event in the other area, or whether they're just visiting friends in other neighborhoods.

Mr. Soriano stated right now we're at \$27,000 for our security line for off-duty officers. Based on bills, she thinks we are going to end the year a little higher than what we planned, so this would put us way over for what we planned for off-duty officers.

Chairman Steiner spoke to Ms. Dietrich stated I believe you answered one of our questions at the last meeting as to your observance of these kids coming through with the motor bikes.

Ms. Dietrich stated we have talked to them. We try not to take photos of any particular person, but they have reported that they've seen them, and they tell them they have to get off of the sidewalk or they have to leave, but it's not something they regularly report. So, if you want us to start documenting that a little better like if it's a male or female, young or old or a description of the motor bikes. I think you're trying to establish a pattern, or if they're coming up here and using the motor bike to get back and forth.

Chairman Steiner stated I would say that would be beneficial.

Mr. Soriano stated more in the reports definitely. I have no concern with them trying to snap a picture of them either. It is our property. That's only helpful if we can get a picture that shows me they're a resident though.

Chairman Steiner stated it helps narrow down which direction they're going and what days of the week they may be frequenting and a timeframe. Then we may be able to create a window for CCSO.

Ms. Dietrich stated we can do that.

Mr. Soriano stated I think that would be the best way to go. I think blindly putting extra hours for an officer out there would cost us more. Right now it's not costing us anything, it's just an annoyance. We do worry about somebody getting hurt, but for the amount of money we're going to pay in off-duty officers if we just blindly put them out there seven days a week.

**EIGHTH ORDER OF BUSINESS**

**Audience Comments / Supervisors' Requests**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS**

**Next Scheduled Meetings**

Ms. Giles stated our next meetings is scheduled for August 15<sup>th</sup> at 6:00 p.m. here at the Plantation Oaks Amenity Center.

**TENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Chairman Steiner seconded by Vice Chairman Hartigan with all in favor the meeting was adjourned.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman



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# Middle Village

## Community Development District

Unaudited Financial Reporting  
June 30, 2022



**Middle Village**  
**Community Development District**  
**Combined Balance Sheet**  
June 30, 2022

Governmental Fund Types

	<u>General</u>	<u>Recreation</u>	<u>Capital Reserve</u>	<u>Debt Service</u>	<u>Totals (Memorandum Only)</u>
<b>Assets:</b>					
Cash	\$181,262	\$1,130,547	\$774,175	---	\$2,085,984
Investments:					
<b>Series 2022</b>					
Revenue	---	---	---	\$201,959	\$201,959
Reserve	---	---	---	\$154,191	\$154,191
Principal	---	---	---	\$70	\$70
Interest	---	---	---	\$75,410	\$75,410
Acquisition & Construction	---	---	---	\$15,826	\$15,826
Prepayment	---	---	---	\$744	\$744
<b>Series 2018-2</b>					
Reserve	---	---	---	\$118,980	\$118,980
Prepayment	---	---	---	\$14	\$14
Sinking Fund	---	---	---	\$3	\$3
Interest	---	---	---	\$2	\$2
<b>Operations</b>					
Custody Acct - Rec Fund Excess	---	\$4	---	---	\$4
Custody Account	\$30,318	---	---	---	\$30,318
<b>State Board</b>					
General Fund	\$92,320	---	---	---	\$92,320
Recreation Fund	---	\$60,929	---	---	\$60,929
Capital Reserve	---	---	\$530,550	---	\$530,550
Due From General Fund	---	\$68,358	---	---	\$68,358
Due From Debt Service	\$10,705	\$83,057	---	---	\$93,762
Due from Other	---	\$27	---	---	\$27
Electric Deposits	---	\$13,383	---	---	\$13,383
Prepaid Expenses	---	\$479	---	---	\$479
<b>Total Assets</b>	<u>\$314,605</u>	<u>\$1,356,784</u>	<u>\$1,304,725</u>	<u>\$567,199</u>	<u>\$3,543,313</u>
<b>Liabilities:</b>					
Accounts Payable	\$21,559	\$13,002	\$7,814	---	\$42,375
Due to General Fund	---	---	---	\$10,705	\$10,705
Due to Rec Fund	\$68,358	---	---	\$83,057	\$151,415
<b>Fund Balances:</b>					
Unassigned	\$224,688	\$1,330,399	\$1,296,911	---	\$2,851,999
Nonspendable	---	\$13,383	---	---	\$13,383
Restricted for Debt Service	---	---	---	\$473,437	\$473,437
<b>Total Liabilities and Fund Equity</b>	<u>\$314,605</u>	<u>\$1,356,784</u>	<u>\$1,304,725</u>	<u>\$567,199</u>	<u>\$3,543,313</u>

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

Statement of Revenues & Expenditures  
For the Period ending June 30, 2022

	Adopted Budget	Prorated Budget 6/30/22	Actual 6/30/22	Variance
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**Revenues:**

Assessments - Tax Roll	\$209,368	\$209,368	\$210,372	\$1,004
Assessments - Direct	\$6,319	\$6,319	\$12,536	\$6,217
Interest Income	\$350	\$350	\$561	\$211
<b>Total Revenues</b>	<b>\$216,037</b>	<b>\$216,037</b>	<b>\$223,469</b>	<b>\$7,432</b>

**Expenditures:**

***Administrative***

Supervisors Fees	\$12,000	\$9,000	\$7,800	\$1,200
Travel	\$200	\$150	\$0	\$150
FICA Expense	\$918	\$689	\$621	\$68
Engineering	\$10,500	\$7,875	\$777	\$7,098
Trustee	\$15,100	\$15,100	\$16,200	(\$1,100)
Dissemination Agent	\$3,500	\$2,625	\$2,392	\$233
Assessment Roll	\$7,550	\$7,550	\$7,550	\$0
Attorney	\$45,000	\$33,750	\$19,092	\$14,658
Attorney-Foreclosure	\$10,000	\$7,500	\$0	\$7,500
Arbitrage	\$750	\$563	\$0	\$563
Annual Audit	\$6,100	\$4,575	\$3,000	\$1,575
Management Fees	\$61,762	\$46,322	\$46,371	(\$50)
Information Technology	\$2,550	\$1,912	\$1,919	(\$6)
Telephone	\$425	\$319	\$424	(\$105)
Postage	\$600	\$450	\$258	\$192
Printing & Binding	\$2,700	\$2,025	\$379	\$1,646
Records Storage	\$200	\$150	\$0	\$150
Insurance	\$12,251	\$12,251	\$11,527	\$724
Legal Advertising	\$1,500	\$1,125	\$780	\$346
Other Current Charges	\$150	\$113	\$28	\$85
Office Supplies	\$300	\$225	\$18	\$207
Website Compliance	\$2,250	\$1,688	\$1,688	\$0
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Reserves	\$19,556	\$19,556	\$19,556	\$0

<b>Total Administrative</b>	<b>\$216,037</b>	<b>\$175,686</b>	<b>\$140,553</b>	<b>\$35,132</b>
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<b>Excess Revenues (Expenditures)</b>	<b>\$0</b>		<b>\$82,915</b>	
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<b>Fund Balance - Beginning</b>	<b>\$0</b>		<b>\$141,773</b>	
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<b>Fund Balance - Ending</b>	<b>\$0</b>		<b>\$224,688</b>	
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**Middle Village**  
**Community Development District**  
**General Fund**  
Month By Month Income Statement

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<b>Revenues:</b>													
Assessments - Tax Roll	\$0	\$30,658	\$164,260	\$2,216	\$3,372	\$2,053	\$3,045	\$1,427	\$3,339	\$0	\$0	\$0	\$210,372
Assessments - Direct	\$0	\$1,815	\$10,721	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,536
Interest Income	\$9	\$9	\$12	\$40	\$47	\$27	\$63	\$124	\$231	\$0	\$0	\$0	\$561
Miscellaneous Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interfund Transfer In	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$9</b>	<b>\$32,482</b>	<b>\$174,993</b>	<b>\$2,256</b>	<b>\$3,418</b>	<b>\$2,080</b>	<b>\$3,108</b>	<b>\$1,552</b>	<b>\$3,570</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$223,469</b>
<b>Expenditures:</b>													
<b>Administrative</b>													
Supervisors Fees	\$1,000	\$800	\$1,000	\$1,000	\$800	\$1,000	\$400	\$800	\$1,000	\$0	\$0	\$0	\$7,800
Travel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FICA Expense	\$77	\$61	\$77	\$77	\$66	\$83	\$33	\$66	\$83	\$0	\$0	\$0	\$621
Engineering	\$0	\$0	\$195	\$0	\$0	\$0	\$0	\$582	\$0	\$0	\$0	\$0	\$777
Trustee	\$0	\$0	\$0	\$0	\$0	\$15,000	\$1,200	\$0	\$0	\$0	\$0	\$0	\$16,200
Dissemination Agent	\$175	\$408	\$208	\$208	\$208	\$558	\$208	\$208	\$208	\$0	\$0	\$0	\$2,392
Assessment Roll	\$7,550	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,550
Attorney	\$3,241	\$3,095	\$2,191	\$2,258	\$1,884	\$1,933	\$1,752	\$805	\$1,933	\$0	\$0	\$0	\$19,092
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	\$3,000	\$0	\$0	\$0	\$3,000
Management Fees	\$5,197	\$5,147	\$5,147	\$5,147	\$5,147	\$5,147	\$5,147	\$5,147	\$5,147	\$0	\$0	\$0	\$46,371
Information Technology	\$219	\$213	\$213	\$213	\$213	\$213	\$213	\$213	\$213	\$0	\$0	\$0	\$1,919
Telephone	\$48	\$26	\$67	\$59	\$61	\$37	\$52	\$26	\$48	\$0	\$0	\$0	\$424
Postage	\$7	\$12	\$7	\$23	\$82	\$78	\$8	\$24	\$16	\$0	\$0	\$0	\$258
Printing & Binding	\$87	\$6	\$42	\$24	\$65	\$45	\$30	\$24	\$56	\$0	\$0	\$0	\$379
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	\$147	\$70	\$157	\$60	\$139	\$0	\$0	\$0	\$780
Other Current Charges	\$0	\$0	\$0	\$0	\$6	\$7	\$3	\$6	\$7	\$0	\$0	\$0	\$28
Office Supplies	\$0	\$7	\$6	\$1	\$1	\$1	\$0	\$1	\$1	\$0	\$0	\$0	\$18
Website Compliance	\$188	\$188	\$188	\$188	\$188	\$188	\$188	\$188	\$188	\$0	\$0	\$0	\$1,688
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	\$19,556	\$0	\$0	\$0	\$19,556
<b>Total Expenditures</b>	<b>\$29,558</b>	<b>\$9,963</b>	<b>\$9,479</b>	<b>\$9,197</b>	<b>\$8,866</b>	<b>\$24,358</b>	<b>\$9,391</b>	<b>\$8,149</b>	<b>\$31,594</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$140,553</b>
<b>Excess Revenues (Expenditures)</b>	<b>(\$29,550)</b>	<b>\$22,519</b>	<b>\$165,514</b>	<b>(\$6,940)</b>	<b>(\$5,448)</b>	<b>(\$22,277)</b>	<b>(\$6,282)</b>	<b>(\$6,597)</b>	<b>(\$28,023)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$82,915</b>

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

Statement of Revenues & Expenditures  
For the Period ending June 30, 2022

	Adopted Budget	Prorated Budget 6/30/22	Actual 6/30/22	Variance
<b>Revenues:</b>				
Assessment - Tax Roll	\$1,545,858	\$1,545,858	\$1,553,268	\$7,410
Assessment - Direct	\$46,657	\$46,657	\$92,561	\$45,904
Interest	\$1,000	\$750	\$220	(\$530)
Miscellaneous Income	\$2,500	\$2,500	\$4,848	\$2,348
Amenities Revenue	\$85,000	\$85,000	\$85,912	\$912
Cost Share Revenue - South Village/Lighting	\$36,662	\$36,662	\$33,063	(\$3,599)
<b>Total Revenues</b>	<b>\$1,717,677</b>	<b>\$1,717,427</b>	<b>\$1,769,871</b>	<b>\$52,444</b>
<b>Expenditures:</b>				
<b>Administrative</b>				
Management Fees - On Site	\$293,904	\$220,428	\$220,428	\$0
Insurance	\$52,916	\$52,916	\$55,081	(\$2,165)
Other Current Charges	\$4,000	\$3,000	\$3,996	(\$996)
Permit Fees	\$1,500	\$1,125	\$448	\$677
Office Supplies	\$500	\$375	\$0	\$375
<b>Total Administrative</b>	<b>\$352,820</b>	<b>\$277,844</b>	<b>\$279,953</b>	<b>(\$2,109)</b>
<b>Common Area</b>				
Security	\$150,000	\$112,500	\$106,459	\$6,041
Security Clay County	\$47,000	\$35,250	\$30,740	\$4,510
Electric	\$18,000	\$13,500	\$13,726	(\$226)
Streetlighting	\$32,000	\$24,000	\$22,852	\$1,148
Irrigation Maintenance	\$5,000	\$3,750	\$2,077	\$1,673
Landscape Maintenance	\$450,256	\$337,692	\$334,906	\$2,786
Common Area Maintenance	\$65,000	\$48,750	\$51,030	(\$2,280)
Lake Maintenance	\$20,000	\$15,000	\$13,671	\$1,329
Miscellaneous Maintenance	\$5,000	\$3,750	\$0	\$3,750
<b>Total Common Area</b>	<b>\$792,256</b>	<b>\$594,192</b>	<b>\$575,460</b>	<b>\$18,732</b>

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

Statement of Revenues & Expenditures  
For the Period ending June 30, 2022

	Adopted Budget	Prorated Budget 6/30/22	Actual 6/30/22	Variance
<b>Recreation Facility</b>				
Amenity Staff	\$160,000	\$120,000	\$95,011	\$24,989
Janitorial	\$55,000	\$41,250	\$34,050	\$7,200
Telephone	\$8,800	\$6,600	\$7,116	(\$516)
Electric	\$64,000	\$48,000	\$40,180	\$7,820
Water / Sewer	\$46,000	\$34,500	\$28,242	\$6,258
Gas/Heat (Pool)	\$25,000	\$18,750	\$20,876	(\$2,126)
Refuse Service	\$20,000	\$15,000	\$18,383	(\$3,383)
Pool Maintenance & Chemicals	\$45,000	\$33,750	\$25,224	\$8,526
Cable	\$5,800	\$4,350	\$4,970	(\$620)
Special Events	\$5,000	\$3,750	\$1,447	\$2,303
Office Supplies and Equipment	\$1,500	\$1,125	\$29	\$1,096
Facility Maintenance - General	\$55,500	\$41,625	\$36,845	\$4,780
Facility Maintenance - Preventive Contracts	\$15,350	\$11,513	\$1,375	\$10,138
Facility Maintenance - Contingency	\$3,651	\$2,738	\$2,324	\$414
Elevator Maintenance	\$3,000	\$2,250	\$1,233	\$1,017
Recreation Passes	\$5,000	\$3,750	\$3,253	\$497
Lighting Repairs	\$10,000	\$7,500	\$6,486	\$1,014
Tennis Court Maintenance	\$44,000	\$33,000	\$25,172	\$7,828
<b>Total Recreation</b>	<b>\$572,601</b>	<b>\$429,451</b>	<b>\$352,215</b>	<b>\$77,236</b>
<b>Total Expenitures</b>	<b>\$1,717,677</b>	<b>\$1,301,487</b>	<b>\$1,207,628</b>	<b>\$93,859</b>
<b>Excess Revenues (Expenditures)</b>	<b>(\$0)</b>		<b>\$562,243</b>	
<b>Fund Balance - Beginning</b>	<b>\$0</b>		<b>\$781,539</b>	
<b>Fund Balance - Ending</b>	<b>(\$0)</b>		<b>\$1,343,782</b>	

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

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<b>Revenues:</b>													
Assessment - Tax Roll	\$0	\$226,364	\$1,212,807	\$16,365	\$24,894	\$15,159	\$22,485	\$10,540	\$24,654	\$0	\$0	\$0	\$1,553,268
Assessment - Direct	\$0	\$13,400	\$79,161	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$92,561
Interest	\$21	\$22	\$11	\$7	\$7	\$15	\$24	\$46	\$67	\$0	\$0	\$0	\$220
Miscellaneous Income	\$45	\$0	\$463	\$0	\$135	\$918	\$0	\$3,143	\$144	\$0	\$0	\$0	\$4,848
Amenities Revenue	\$15,216	\$4,001	\$4,634	\$3,915	\$4,422	\$11,790	\$22,318	\$13,734	\$5,881	\$0	\$0	\$0	\$85,912
Cost Sharing Revenue	\$0	\$0	\$0	\$0	\$32,761	\$301	\$0	\$0	\$0	\$0	\$0	\$0	\$33,063
<b>Total Revenues</b>	<b>\$15,282</b>	<b>\$243,787</b>	<b>\$1,297,077</b>	<b>\$20,287</b>	<b>\$62,219</b>	<b>\$28,184</b>	<b>\$44,827</b>	<b>\$27,463</b>	<b>\$30,746</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,769,871</b>
<b>Expenditures:</b>													
<b>Administrative</b>													
Management Fees - On Site	\$24,492	\$24,492	\$24,492	\$24,492	\$24,492	\$24,492	\$24,492	\$24,492	\$24,492	\$0	\$0	\$0	\$220,428
Insurance	\$55,081	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55,081
Other Current Charges	\$433	\$864	\$403	\$321	\$304	\$161	\$437	\$585	\$488	\$0	\$0	\$0	\$3,996
Permit Fees	\$27	\$27	\$394	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$448
Office Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Administrative</b>	<b>\$80,033</b>	<b>\$25,383</b>	<b>\$25,289</b>	<b>\$24,813</b>	<b>\$24,796</b>	<b>\$24,653</b>	<b>\$24,929</b>	<b>\$25,077</b>	<b>\$24,980</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$279,953</b>
<b>Common Area</b>													
Security	\$12,758	\$10,733	\$11,993	\$12,324	\$10,041	\$12,375	\$11,790	\$12,456	\$11,990	\$0	\$0	\$0	\$106,459
Security - Clay County Off Duty Sheriff	\$5,221	\$3,432	\$2,698	\$4,536	\$3,551	\$4,739	\$2,273	\$3,703	\$588	\$0	\$0	\$0	\$30,740
Electric	\$3,072	\$1,581	\$1,422	\$1,177	\$1,310	\$857	\$1,198	\$1,646	\$1,463	\$0	\$0	\$0	\$13,726
Streetlighting	\$2,487	\$2,487	\$2,535	\$2,535	\$2,511	\$2,511	\$2,552	\$2,617	\$2,617	\$0	\$0	\$0	\$22,852
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	\$37,521	\$37,521	\$37,521	\$37,521	\$37,521	\$37,521	\$0	\$0	\$0	\$334,906
Common Area Maintenance	\$5,505	\$4,874	\$6,073	\$5,911	\$6,406	\$5,635	\$6,886	\$7,103	\$2,636	\$0	\$0	\$0	\$51,030
Lake Maintenance	\$1,519	\$1,519	\$1,519	\$1,519	\$1,519	\$1,519	\$1,519	\$1,519	\$1,519	\$0	\$0	\$0	\$13,671
Misc. Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Administrative</b>	<b>\$67,154</b>	<b>\$61,218</b>	<b>\$64,908</b>	<b>\$65,524</b>	<b>\$62,859</b>	<b>\$65,157</b>	<b>\$63,740</b>	<b>\$66,565</b>	<b>\$58,335</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$575,460</b>
<b>Recreation Facility</b>													
Amenity Staff	\$9,624	\$4,891	\$8,208	\$4,731	\$4,185	\$8,940	\$7,530	\$11,873	\$35,030	\$0	\$0	\$0	\$95,011
Janitorial	\$3,783	\$3,783	\$3,783	\$3,783	\$3,783	\$3,783	\$3,783	\$3,783	\$3,783	\$0	\$0	\$0	\$34,050
Telephone	\$771	\$894	\$838	\$750	\$745	\$747	\$747	\$824	\$799	\$0	\$0	\$0	\$7,116



**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	\$4,316	\$3,840	\$3,686	\$5,209	\$5,163	\$5,969	\$0	\$0	\$0	\$40,180
Water/Sewer	\$3,403	\$2,641	\$2,229	\$2,530	\$2,898	\$2,989	\$3,304	\$4,125	\$4,123	\$0	\$0	\$0	\$28,242
Gas/Heat (Pool)	\$0	\$8,253	\$2,031	\$4,292	\$3,365	\$2,935	\$0	\$0	\$0	\$0	\$0	\$0	\$20,876
Refuse Services	\$1,695	\$2,007	\$2,023	\$2,021	\$2,015	\$2,055	\$2,194	\$2,187	\$2,187	\$0	\$0	\$0	\$18,383
Pool Maintenance & Chemicals	\$2,586	\$2,586	\$2,833	\$2,833	\$2,833	\$2,833	\$2,833	\$2,833	\$3,052	\$0	\$0	\$0	\$25,224
Cable	\$522	\$587	\$561	\$550	\$549	\$550	\$551	\$550	\$549	\$0	\$0	\$0	\$4,970
Special Events	\$328	\$370	\$75	\$0	\$49	\$0	\$0	\$625	\$0	\$0	\$0	\$0	\$1,447
Office Supplies & Equipment	\$11	\$9	\$9	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29
Facility Maintenance	\$3,971	\$3,537	\$4,445	\$5,124	\$5,625	\$4,625	\$4,621	\$4,897	\$0	\$0	\$0	\$0	\$36,845
Facility Maintenance - Preventative	\$175	\$0	\$274	\$175	\$288	\$0	\$463	\$0	\$0	\$0	\$0	\$0	\$1,375
Facility Maintenance - Contingency	\$304	\$0	\$0	\$607	\$505	\$301	\$304	\$303	\$0	\$0	\$0	\$0	\$2,324
Elevator Maintenance	\$0	\$0	\$479	\$0	\$0	\$0	\$754	\$0	\$0	\$0	\$0	\$0	\$1,233
Recreation Passes	\$0	\$236	\$1,137	\$0	\$0	\$0	\$0	\$970	\$909	\$0	\$0	\$0	\$3,253
Lighting Repairs	\$729	\$789	\$745	\$829	\$832	\$835	\$833	\$894	\$0	\$0	\$0	\$0	\$6,486
Tennis Court Maintenance	\$2,027	\$3,398	\$2,597	\$2,907	\$5,751	\$2,694	\$2,298	\$2,410	\$1,091	\$0	\$0	\$0	\$25,172
<b>Total Recreation</b>	<b>\$33,364</b>	<b>\$38,165</b>	<b>\$36,645</b>	<b>\$35,448</b>	<b>\$37,264</b>	<b>\$36,974</b>	<b>\$35,425</b>	<b>\$41,437</b>	<b>\$57,492</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$352,215</b>
<b>Total Expenditures</b>	<b>\$180,551</b>	<b>\$124,766</b>	<b>\$126,842</b>	<b>\$125,785</b>	<b>\$124,919</b>	<b>\$126,784</b>	<b>\$124,094</b>	<b>\$133,080</b>	<b>\$140,806</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,207,628</b>
<b>Excess Revenues (Expenditures)</b>	<b>(\$165,269)</b>	<b>\$119,021</b>	<b>\$1,170,234</b>	<b>(\$105,498)</b>	<b>(\$62,700)</b>	<b>(\$98,601)</b>	<b>(\$79,267)</b>	<b>(\$105,617)</b>	<b>(\$110,061)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$562,243</b>

**Middle Village**  
**Community Development District**  
**Debt Service Fund - 2018-1/2022 and 2018-2**  
Statement of Revenues & Expenditures  
For the Period ending June 30, 2022

	Proposed Budget	Prorated Budget 6/30/22	Actual 6/30/22	Variance
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**Revenues:**

Interest Income	\$700	\$525	\$563	\$38
Assessments - Direct	\$79,111	\$79,111	\$28,633	(\$50,478)
Assessments - Tax Roll	\$1,997,844	\$1,997,844	\$2,007,421	\$9,577
Assessments- Prepayment	\$0	\$0	\$552,178	\$552,178
Bond Proceeds	\$0	\$0	\$17,754,000	\$17,754,000
<b>Total Revenues</b>	<b>\$2,077,656</b>	<b>\$2,077,481</b>	<b>\$20,342,795</b>	<b>\$18,265,315</b>

**Expenditures:**

**Series 2018-1**

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 2022**

Interest Expense - 5/1	\$131,561	\$131,561	\$131,561	(\$0)
Principal Expense - 5/1	\$888,000	\$888,000	\$888,000	\$0
Special Call 5/1	\$0	\$0	\$8,000	(\$8,000)

**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	\$58,638	\$58,488	\$150
Principal Expense - 5/1	\$120,000	\$120,000	\$120,000	\$0
Special Call 5/1	\$0	\$0	\$60,000	(\$60,000)

<b>Total Expenditures</b>	<b>\$3,058,152</b>	<b>\$1,636,494</b>	<b>\$1,721,319</b>	<b>(\$84,825)</b>
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<b>Excess Revenues (Expenditures)</b>	<b>(\$980,497)</b>		<b>\$18,621,476</b>	
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**Other Sources (Uses):**

Transfer Out to Escrow	\$0	\$0	\$19,072,766	\$19,072,766
Cost of Issuance	\$0	\$0	\$300,290	\$300,290

<b>Total Other Sources (Uses)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$19,373,056</b>	<b>\$19,373,056</b>
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<b>Net Change in Fund Balance</b>	<b>(\$980,497)</b>		<b>(\$751,580)</b>	
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<b>Fund Balance - Beginning</b>	<b>\$663,649</b>		<b>\$1,225,017</b>	
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<b>Fund Balance - Ending</b>	<b>(\$316,847)</b>		<b>\$473,437</b>	
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**Middle Village**  
**Community Development District**  
**Capital Reserve Fund**  
Statement of Revenues & Expenditures  
For the Period ending June 30, 2022

	Adopted Budget	Prorated Budget 6/30/22	Actual 6/30/22	Variance
<b><u>REVENUES:</u></b>				
Interest Income	\$1,200	\$1,200	\$1,526	\$326
General Reserve - Transfer In	\$19,556	\$19,556	\$19,556	\$0
<b>TOTAL REVENUES</b>	<b>\$20,756</b>	<b>\$20,756</b>	<b>\$21,082</b>	<b>\$326</b>
<b><u>EXPENDITURES:</u></b>				
Repair And Replacements	\$125,000	\$125,000	\$268,632	(\$143,632)
Capital Projects	\$0	\$0	\$3,530	(\$3,530)
<b>TOTAL EXPENDITURES</b>	<b>\$125,000</b>	<b>\$125,000</b>	<b>\$272,162</b>	<b>(\$147,162)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>			<b>(\$104,244)</b>	<b>(\$251,080)</b>
<b>FUND BALANCE - Beginning</b>			<b>\$742,020</b>	<b>\$1,547,991</b>
<b>FUND BALANCE - Ending</b>			<b>\$637,776</b>	<b>\$1,296,911</b>

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

<b>Series 2022 Special Assessment Refunding Bonds</b>	
Interest Rate:	1.355% - 3.012%
Maturity Date:	5/1/2035
Reserve Fund Definition:	10% Max Annual Debt
Reserve Fund Balance:	\$154,191
Reserve Fund Requirement:	\$156,269
Bonds outstanding - 1/13/2022	\$17,754,000
Less: May 1, 2022 (Mandatory)	(\$8,888,000)
Less: May 1, 2022 (Optional)	(\$8,000)
<b>Current Bonds Outstanding:</b>	<b>\$8,858,000</b>

<b>Series 2018-2 Special Assessment Refunding Bonds</b>	
Interest Rate:	4.5% -5%
Maturity Date:	5/1/2035
Reserve Fund Definition:	50% Max Annual Debt
Reserve Fund Requirement:	\$118,125
Reserve Fund Balance:	\$118,980
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)
Less: May 1, 2022 (Mandatory)	(\$120,000)
Less: May 1, 2022 (Optional)	(\$60,000)
<b>Current Bonds Outstanding</b>	<b>\$2,185,000</b>

*C.*

**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
<b>TOTAL DIRECT BILLS NET</b>	<b>32,101</b>	<b>28,633.03</b>	<b>12,107.36</b>	<b>89,394.10</b>	<b>-</b>	<b>130,134.49</b>
NET TAX ROLL ASSESSED NET	301,111	1,997,844.31	209,367.88	1,545,858.08	-	3,753,070.27
<b>TOTAL ASSESSED</b>	<b>333,212</b>	<b>2,026,477.34</b>	<b>221,475.24</b>	<b>1,635,252.18</b>	<b>-</b>	<b>3,883,204.76</b>

DUE / RECEIVED	BALANCE DUE (DISCOUNT NOT TAKEN)	TOTAL DEBT SERVICE RECEIVED	GENERAL FUND O&M PAID	RECREATION FUND O&M PAID	RESERVE FUND PAID	TOTAL PAID
ODP, LLC (1)	-	28,633.03	1,814.84	13,399.76	-	43,847.63
DR HORTON (1)	(3,595.28)	-	10,721.37	79,160.77	-	89,882.14
<b>DIRECT BILLS DUE / RECEIVED</b>	<b>(3,595.28)</b>	<b>28,633.03</b>	<b>12,536.21</b>	<b>92,560.53</b>	<b>-</b>	<b>133,729.77</b>
TAX ROLL DUE / RECEIVED	(17,990.89)	2,007,421.27	210,371.52	1,553,268.37	-	3,771,061.16
<b>TOTAL DUE / RECEIVED</b>	<b>(21,586.17)</b>	<b>2,036,054.30</b>	<b>222,907.73</b>	<b>1,645,828.90</b>	<b>-</b>	<b>3,904,790.93</b>

(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 SERVICE RECEIPTS	GENERAL FUND O&M RECEIPTS	RECREATION FUND O&M RECEIPTS	RESERVE FUND O&M RECEIPTS
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	-
6	02/11/22	60,437.15	32,172.06	3,371.53	24,893.56	-
7	03/11/22	36,804.31	19,591.77	2,053.16	15,159.38	-
8	04/14/22	54,590.60	29,059.81	3,045.38	22,485.41	-
9	05/19/22	25,588.29	13,621.23	1,427.46	10,539.60	-
10	06/06/22	12,786.64	6,806.62	713.31	5,266.71	-
TAX CERTS	06/14/22	47,069.35	25,056.08	2,625.80	19,387.47	-
<b>TOTAL TAX ROLL RECEIPTS</b>		<b>3,771,061.16</b>	<b>2,007,421.27</b>	<b>210,371.52</b>	<b>1,553,268.37</b>	<b>-</b>

PERCENT COLLECTED	DEBT	O&M
% COLLECTED DIRECT BILL	100.00%	103.54%
% COLLECTED TAX ROLL	100.48%	100.48%
<b>TOTAL PERCENT COLLECTED</b>	<b>100.47%</b>	<b>100.65%</b>

*D.*

# Middle Village

## Community Development District

### Check Run Summary

July 31, 2022

Fund	Date	Check No.	Amount
<b>General Fund</b>			
Accounts Payable	7/8/22	1636-1639	\$ 28,978.75
	7/22/22	1640-1642	\$ 5,885.16
	7/27/22	1643	\$ 2,946.89
<u>Sub-Total</u>			<u>\$ 37,810.80</u>
<b>Recreation Fund</b>			
Accounts Payable	7/8/22	8984-8994	\$ 13,254.76
	7/14/22	8995-9000	\$ 80,097.09
	7/22/22	9001-9002	\$ 568.75
<u>Sub-Total</u>			<u>\$ 93,920.60</u>
<b>Capital Reserve Fund</b>			
Accounts Payable	7/8/22	491	\$ 524.87
	7/14/22	492	\$ 1,106.50
	7/22/22	493-495	\$ 412.64
<u>Sub-Total</u>			<u>\$ 2,044.01</u>
<b>Total</b>			<b>\$ 133,775.41</b>



CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/08/22	00026	7/01/22	1963	202207	310-51300-34000			JUL MANAGEMENT FEES	*	5,146.83		
7/01/22		1963		202207	310-51300-52000			JUL WEBSITE ADMIN	*	187.50		
7/01/22		1963		202207	310-51300-35100			JUL INFORMATION TECH	*	212.50		
7/01/22		1963		202207	310-51300-31300			JUL DISSEM AGENT SERVICES	*	208.33		
7/01/22		1963		202207	310-51300-51000			OFFICE SUPPLIES	*	7.12		
7/01/22		1963		202207	310-51300-42000			POSTAGE	*	32.75		
7/01/22		1963		202207	310-51300-42500			COPIES	*	206.10		
7/01/22		1963		202207	310-51300-41000			TELEPHONE	*	52.12		
GOVERNMENTAL MANAGEMENT SERVICES											6,053.25	001636
7/08/22	00024	7/01/22	22895	202207	310-51300-32200			AUDIT FYE 9/30/2021	*	3,300.00		
GRAU & ASSOCIATES											3,300.00	001637
7/08/22	00117	6/30/22	22-00199	202206	310-51300-48000			NTC OF MTG 6/30/22	*	69.50		
JACKSONVILLE DAILY RECORD											69.50	001638
7/08/22	00114	6/30/22	06302022	202206	300-20700-10600			FY22 GF CAP RESERVE FUND	*	19,556.00		
MIDDLE VILLAGE CDD CAPITAL RESERVE											19,556.00	001639
7/22/22	00032	7/19/22	144291	202207	310-51300-42500			FY23 MAILED NOTICES	*	1,645.15		
7/19/22		144291		202207	310-51300-42000			POSTAGE	*	1,359.98		
ADVANCED DIRECT MARKETING											3,005.13	001640
7/22/22	00117	7/14/22	22-00209	202207	310-51300-48000			NTC MTG;PUB HRNG7/14&21	*	947.00		
JACKSONVILLE DAILY RECORD											947.00	001641
7/22/22	00119	7/14/22	3079844	202206	310-51300-31500			JUN GENERAL SERVICES	*	1,933.03		
KUTAK ROCK LLP											1,933.03	001642
7/27/22	00032	7/25/22	144301	202207	310-51300-42500			FY23 INCRSD ASMNT MLD NTC	*	1,493.96		

MVIL MIDDLE VILLAGE OKUZMUK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		7/25/22 144301	202207 310-51300-42000		*	1,452.93	
		POSTAGE		ADVANCED DIRECT MARKETING			2,946.89 001643
TOTAL FOR BANK A						37,810.80	
TOTAL FOR REGISTER						37,810.80	

MVIL MIDDLE VILLAGE OKUZMUK

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

# Invoice

Invoice #: 1963  
 Invoice Date: 7/1/22  
 Due Date: 7/1/22  
 Case:  
 P.O. Number:

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

Description	26A	Hours/Qty	Rate	Amount
General Fund - Management Fees - July 2022	1.310.573.340		5,146.83	5,146.83
Website Administration - July 2022	1.310.573.520		187.50	187.50
Information Technology - July 2022	1.310.573.357		212.50	212.50
Dissemination Agent Services - July 2022	1.310.573.313		208.33	208.33
Office Supplies	1.310.573.510		7.12	7.12
Postage	1.310.573.420		32.75	32.75
Copies	1.310.573.425		206.10	206.10
Telephone	1.310.573.410		52.12	52.12
<b>Total</b>				<b>\$6,053.25</b>
<b>Payments/Credits</b>				<b>\$0.00</b>
<b>Balance Due</b>				<b>\$6,053.25</b>

# Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 22895  
Date 07/01/2022

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SERVICE	AMOUNT
Audit FYE 09/30/2021	\$ <u>3,300.00</u>
Current Amount Due	\$ <u>3,300.00</u>

1,310.573, 322  
24A

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
3,300.00	0.00	0.00	0.00	0.00	3,300.00

Payment due upon receipt.

# Jacksonville Daily Record

*A Division of*  
**DAILY RECORD & OBSERVER, LLC**

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

## INVOICE

June 30, 2022

Date

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

Payment Due Upon Receipt

Serial #	22-00199C	PO/File #		\$69.50
	Notice of Meeting of the Board of Supervisors			Amount Due
	Middle Village Community Development District			Amount Paid
				\$69.50
				Payment Due
Case Number				<i>For your convenience, you may remit payment at <a href="https://www.jaxdailyrecord.com/send-payment">https://www.jaxdailyrecord.com/send-payment</a>.</i>
Publication Dates	6/30			
County	Clay			

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

*If payment is being mailed, please reference the Serial # from this invoice on your check or remittance advice.*

1,310,513.480  
117A

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

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

**Preliminary Proof Of Legal Notice  
(This is not a proof of publication.)**

***Please read copy of this advertisement and advise us of any  
necessary corrections before further publications.***

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

Notice is hereby given that the Board of Supervisors of the Middle Village Community Development District is scheduled to be meet on **Monday, July 11, 2022**, at **2:00 p.m.** at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

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

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

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

Marilee Giles  
District Manager

Jun. 30 00 (22-00199C)

**Middle Village  
COMMUNITY DEVELOPMENT DISTRICT**

*Gen Fund*

RECEIVED JUN 30 2022

**Check Request**

Date	Amount	Authorized By
June 30, 2022	\$19,556.00	Oksana Kuzmuk

Payable to:

<sup>A</sup> #114 Middle Village CDD - Capital Reserve Fund
--

Date Check Needed:

Budget Category:

ASAP	001.300.20700.10600
------	---------------------

Intended Use of Funds Requested:

FY22 GF Capital Reserve Funding
<i>(Attach supporting documentation for request.)</i>

# Advanced Direct Marketing Services

3733 Adirof Rd.  
 Jacksonville, FL 32207-4719  
 (V) 904.396.3028 (F) 396.6328

E-mail jim@adm-service.com

# Invoice

DATE	INVOICE #
7/19/2022	144291

**BILL TO**

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

RECEIVED

JUL 23 2022

P.O. NO.	TERMS	PROJECT
	With Order	

SERVICE DESCRIPTION	QTY	RATE	AMOUNT
Middle Village CDD			
Load, read, convert files; CASS Certify addresses to enable automation based postage rates; Create automation based sack/tray tags & postal documents; format for laser imaging	2,566	0.12864	330.09
Form layout and preparation for merge imaging	1	37.50	37.50
Laser one sheet front & back	2,566	0.215	551.69
Fold customer materials	2,566	0.04288	110.03
Customer single color #10 window envelopes	2,566	0.145	372.07
Insert one piece into #10 envelope, seal, prep & deliver to BMEU JAX	2,566	0.095	243.77
Postage	2,566	0.53	1,359.98
<p>1.310.513.425                      FY23 Mailed Notices = \$1,645.15                      Postage = \$1,359.98                      1.310.513.420                      32A</p>			
<b>Subtotal</b>			\$3,005.13
<b>Sales Tax (7.5%)</b>			\$0.00
<b>Total</b>			\$3,005.13



# Jacksonville Daily Record

*A Division of*  
**DAILY RECORD & OBSERVER, LLC**

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

## INVOICE

July 14, 2022

Date

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

Payment Due Upon Receipt

Serial #	22-00209C	PO/File #		\$947.00
Notice of Public Hearing, etc.; and Notice of Regular Board of Supervisors' Meeting				Amount Due
Middle Village Community Development District				Amount Paid
				\$947.00
				Payment Due

Case Number \_\_\_\_\_

Publication Dates 7/14,21 \_\_\_\_\_

County Clay \_\_\_\_\_

*For your convenience, you may remit payment at <https://www.jaxdailyrecord.com/send-payment>.*

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

*If payment is being mailed, please reference the Serial # from this invoice on your check or remittance advice.*

1. 310.573,480  
117A

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

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

**Preliminary Proof Of Legal Notice**  
**(This is not a proof of publication.)**

*Please read copy of this advertisement and advise us of any necessary corrections before further publications.*

**MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT**  
**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

**Upcoming Public Hearings, and Regular Meeting**

The Board of Supervisors ("Board") for the Middle Village Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: August 15, 2022  
 TIME: 6:00 p.m.  
 LOCATION: Plantation Oaks Amenity Center  
 845 Oakleaf Plantation Parkway  
 Orange Park, Florida 32065

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"). The second public hearing is being held pursuant to Chapters 190 and 197, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2022/2023; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

**Description of Assessments**

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	EAU Factor	Proposed O & M Assessment (including collection costs / early payment discounts)	Change in Annual O&M Assessment
Single Family	1,059	1	\$868.40	\$144.63
Multi Family	1,065	0.72	\$670.99	\$82.58
High Density Multi Family	228	0.72	\$611.21	\$61.03
High Density Multi Family & Aquatics	704	0.72	\$521.10	\$33.07
Commercial / Office	330,000 sq ft	0.78	0.57/square foot	\$0.23/per sf
Undeveloped Land	330,000 sq ft	0.78	0.57/square foot	\$0.23/per sf

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Clay County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023.

For Fiscal Year 2022/2023, the District intends to have the County tax collector collect the assessments imposed on all benefitted property. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

**Additional Provisions**

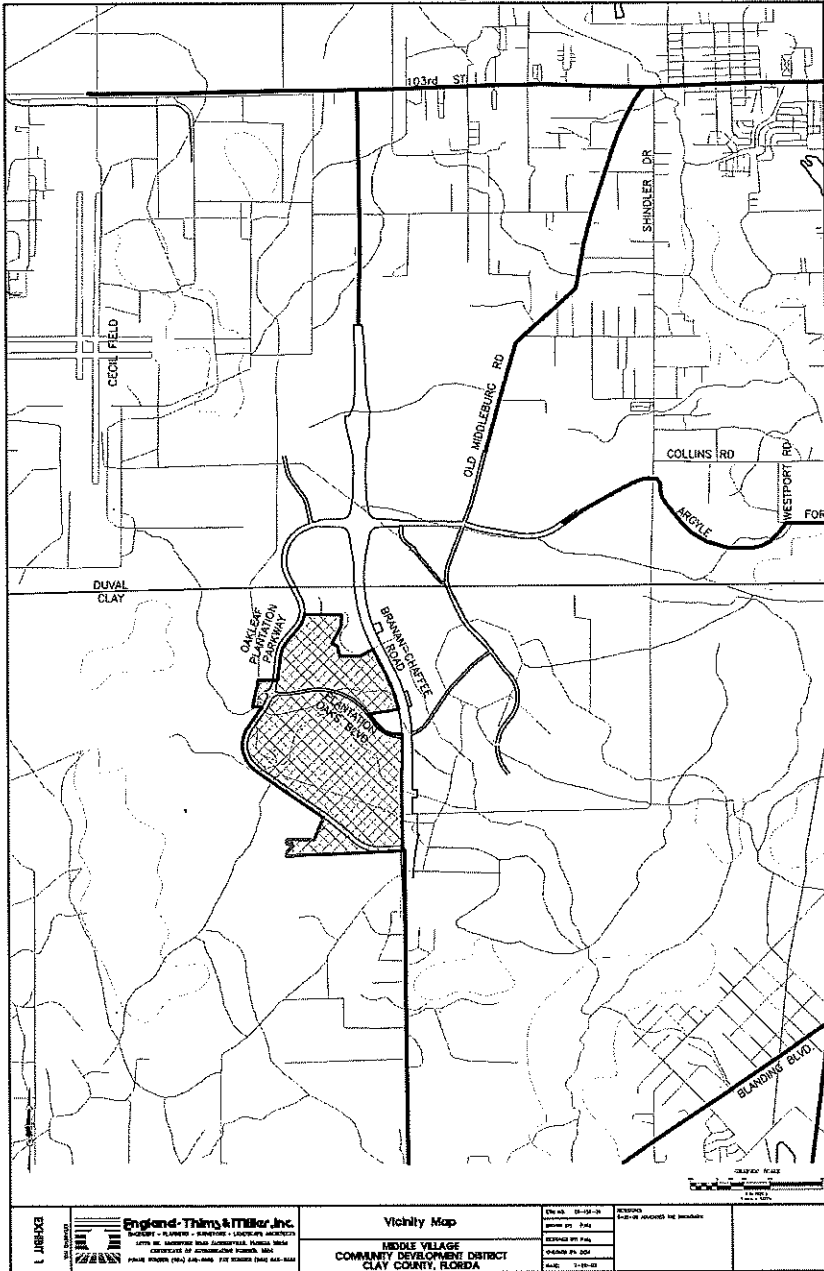
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-5850 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

Please note that all affected property owners have the right to appear at the public hearings and meeting.

and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager



<p><b>England-Thimo &amp; Miller, Inc.</b>          Surveyors - Engineers - Architects          1000 N. University Ave., Suite 1000, Tallahassee, FL 32304          Phone: (904) 844-1000, Fax: (904) 844-1001</p>	<p><b>Vicinity Map</b></p> <p>MIDDLE VILLAGE          COMMUNITY DEVELOPMENT DISTRICT          CLAY COUNTY, FLORIDA</p>	Date: 08-10-20 Scale: 1" = 100' Sheet: 001 of 001 Date: 8/10/20	Project: 20-00209C Date: 8/10/20
		<p>00 (22-00209C)</p>	

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

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

Federal ID 47-0597598

July 14, 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. 3079844  
Client Matter No. 14323-1

7/15 Ok to pay per MG

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

119A  
1,310,573.315

Invoice No. 3079844  
14323-1

Re: Middle Village CDD - General

For Professional Legal Services Rendered

06/02/22	M. Eckert	0.40	140.00	Prepare for and attend agenda call
06/12/22	M. Eckert	0.20	70.00	Prepare for board meeting
06/13/22	M. Eckert	2.20	770.00	Prepare for, travel to and attend board meeting; return travel; meeting follow up
06/23/22	M. Eckert	1.10	385.00	Draft assessment notices and affidavit; review draft audit
06/24/22	M. Eckert	0.20	70.00	Respond to audit request; confer with Kuzmuk regarding refinancing
06/27/22	M. Eckert	0.10	35.00	Review candidate status for Board of Supervisors November election
06/27/22	D. Wilbourn	0.30	45.00	Research policies regarding motor scooters on district property
06/28/22	M. Eckert	0.10	35.00	Prepare response to auditor request
06/28/22	J. Gillis	0.30	45.00	Coordinate response to auditor letter
06/29/22	M. Eckert	0.90	315.00	Attend agenda call; review draft minutes and provide comments; revise mailed notice for properties that have prepaid debt assessments

**KUTAK ROCK LLP**

Middle Village CDD

July 14, 2022

Client Matter No. 14323-1

Invoice No. 3079844

Page 2

TOTAL HOURS	5.80	
TOTAL FOR SERVICES RENDERED		\$1,910.00
DISBURSEMENTS		
Meals	5.23	
Travel Expenses	17.80	
TOTAL DISBURSEMENTS		<u>23.03</u>
TOTAL CURRENT AMOUNT DUE		<u>\$1,933.03</u>

# Advanced Direct Marketing Services

3733 Adirof Rd.  
 Jacksonville, FL 32207-4719  
 (V) 904.396.3028 (F) 396.6328  
 E-mail jim@adm-service.com

# Invoice

DATE	INVOICE #
7/25/2022	144301

**BILL TO**

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

SERVICE DESCRIPTION	P.O. NO.	TERMS	PROJECT
		With Order	
	QTY	RATE	AMOUNT
Middle Village CDD			
Load, read, convert files; CASS Certify addresses to enable automation based postage rates; Create automation based sack/tray tags & postal documents; format for laser imaging	2,549	0.02942	75.00
Form layout and preparation for merge imaging	1	37.50	37.50
Laser one sheet front & back	2,549	0.215	548.04
Fold customer materials	2,549	0.04288	109.30
Customer single color #10 window envelopes	2,549	0.18908	481.96
Insert one piece into #10 envelope, seal, prep & deliver to BMEU JAX	2,549	0.095	242.16
Postage	2,549	0.57	1,452.93
<p>f423                      Mailed Notices - 1.310.513.42500                      = \$1,493.96                      RECEIVED                      Postage - 1.310.51300.420<sup>00</sup>JUL 2 2022                      = \$1,452.93</p> <p style="text-align: center;">32A</p>			
<b>Subtotal</b>		\$2,946.89	
<b>Sales Tax (7.5%)</b>		\$0.00	
<b>Total</b>		\$2,946.89	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/08/22	00921	6/29/22 06292022	202206 300-36900-10300	RENTAL DEPOSIT REFUND CATHERINE BALLARD	*	100.00	100.00 008984
7/08/22	00922	6/29/22 06292022	202206 300-36900-10300	RENTAL DEPOSIT REFUND CATHERINE MIRACLE	*	100.00	100.00 008985
7/08/22	00072	7/01/22 07012022	202205 320-57200-34510	4/29-5/12 REIMB SECURITY DOUBLE BRANCH CDD	*	1,482.00	1,482.00 008986
7/08/22	00072	7/01/22 07012022	202205 320-57200-34510	4/15-4/28 REIMB SECURITY DOUBLE BRANCH CDD	*	1,615.00	1,615.00 008987
7/08/22	00026	6/30/22 1970	202206 300-36900-10200	TENNIS REV DEPOS 6/28/22	*	2,052.00	
		7/05/22 1969	202206 300-36900-10300	FAC EVNT STAFF THRU 6/30	*	1,037.50	
		7/06/22 1971	202207 300-36900-10200	TENNIS REV DEPOS 7/5/22	*	2,328.75	
				GOVERNMENTAL MANAGEMENT SERVICES			5,418.25 008988
7/08/22	00905	6/30/22 06302022	202206 300-36900-10300	RENTAL DEPOSIT REFUND JILL REWIS	*	500.00	500.00 008989
7/08/22	00122	6/29/22 06292022	202206 300-36900-10300	RENTAL DEPOSIT REFUND KIM DUMAOP	*	100.00	100.00 008990
7/08/22	00923	6/29/22 06292022	202206 300-36900-10300	RENTAL DEPOSIT REFUND LETHA WILSON GIDHARRY	*	100.00	100.00 008991
7/08/22	00924	6/29/22 06292022	202206 300-36900-10300	RENTAL DEPOSIT REFUND MARILYN EVANS	*	500.00	500.00 008992
7/08/22	00139	7/01/22 13129560	202207 330-57200-46400	JUL POOL CHEMICALS POOLSURE	*	3,051.51	3,051.51 008993
7/08/22	00271	4/11/22 17501.1A	202204 330-57200-62100	PM-BREAKOUT BRD,SPD,INCLN SOUTHEAST FITNESS REPAIR	*	288.00	288.00 008994

MVIL MIDDLE VILLAGE OKUZMUK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/14/22	00256	7/12/22 SSI10676	202206 320-57200-34510	JUN EMPLOYMENT ADMIN FEE	*	400.00	
		7/12/22 SSI10676	202206 320-57200-34510	JUN EMPLOYMENT SCHEDULING	*	187.50	
CLAY COUNTY SHERIFF'S OFFICE							587.50 008995
7/14/22	00026	7/01/22 1964	202207 310-51300-34000	REC FAC MANAGEMENT JUL	*	18,629.50	
		7/01/22 1965	202207 330-57200-34300	TENNIS FAC MGT JUL	*	5,862.50	
GOVERNMENTAL MANAGEMENT SERVICES							24,492.00 008996
7/14/22	00062	7/01/22 668937	202207 320-57200-46800	JUL LAKE MAINTENANCE	*	1,519.00	
THE LAKE DOCTORS							1,519.00 008997
7/14/22	00261	7/01/22 307	202207 330-57200-34200	JUL JANITORIAL SERVICES	*	3,783.33	
RIVERSIDE MANAGEMENT SERVICES, INC							3,783.33 008998
7/14/22	00823	7/01/22 8135	202207 320-57200-34500	JUL SECURITY	*	12,193.87	
SECURITY DEVELOPMENT GROUP LLC							12,193.87 008999
7/14/22	00704	7/01/22 8613	202207 320-57200-46200	JUL LANDSCAPE MAINTENANCE	*	37,521.39	
VERDEGO							37,521.39 009000
7/22/22	00026	7/22/22 1972	202207 300-36900-10300	FAC EVNT STAFF THRU 7/14	*	468.75	
GOVERNMENTAL MANAGEMENT SERVICES							468.75 009001
7/22/22	00840	7/15/22 07152022	202207 300-36900-10300	RENTAL DEPOSIT REFUND	*	100.00	
TRACY DAISE							100.00 009002
TOTAL FOR BANK B						93,920.60	
TOTAL FOR REGISTER						93,920.60	



**From:** Oakleaf Venues [venuere rentals@oakleafresidents.com](mailto:venuere rentals@oakleafresidents.com)  
**Subject:** MVCDD refund of deposit request - CATHERINE BALLARD  
**Date:** June 29, 2022 at 5:44 PM  
**To:** Margaret Bronson [mbronson@gmsnf.com](mailto:mbronson@gmsnf.com), Oksana Kuzmuk [okuzmuk@gmsnf.com](mailto:okuzmuk@gmsnf.com)  
**Cc:** Marilee Giles [mgiles@gmsnf.com](mailto:mgiles@gmsnf.com), Alison Mossing [amossing@gmstnn.com](mailto:amossing@gmstnn.com)



Good afternoon Margaret and Oksana,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
  - LOCATION – PO PATIO (SUNDAY) 2:30 P.M. to 6:30 P.M.
  - DATE OF VENUE – JUNE 26, 2022
  - RESIDENT – CATHERINE BALLARD
  - ADDRESS – 538 MELDRUM LANE, ORANGE PARK, FL 32065
  - AMOUNT OF REFUND - \$100.00
  - BOOKING FEE/DEPOSIT was via VISA (1379)
    - DATED: 5/6/22
    - SEQ#: 7
    - BATCH#: 586
    - INVOICE: 75
    - APPROVAL CODE: 05220C
    - AMOUNT: \$100.00

PAYMENT DATE	SETTLEMENT DATE	EVENT DATE	DESCRIPTION	HOURS	AMOUNT	ELEC.	CHECK/CASH	CREDIT CARD
05/06/22	05/06/22	06/26/22	CATHERINE BALLARD - PO PATIO DEP	DEPOSIT	\$ 100.00			VISA-05220C

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

Thank you.

I will be out of the office SATURDAY, JULY 2, 2022 thru MONDAY, JULY 4, 2022, therefore, please email me, or leave a detailed message at 904-770-4661 with the following information: 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  
[venuere rentals@oakleafresidents.com](mailto:venuere rentals@oakleafresidents.com)  
 (904) 770-4661 voice email  
 (904) 375-9285 ext. 3  
[www.oakleafresidents.com](http://www.oakleafresidents.com)

Governmental Management Services

[www.OakLeafResidents.com](http://www.OakLeafResidents.com)

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

921 B

2-300-36900-10300  
 RDR



**From:** Oakleaf Venues [venue rentals@oakleafresidents.com](mailto:venue rentals@oakleafresidents.com)  
**Subject:** MVCDD refund of deposit request - CATHERINE MIRACLE & CRAIG GARNER  
**Date:** June 29, 2022 at 5:58 PM  
**To:** Margaret Bronson [mbronson@gmsnf.com](mailto:mbronson@gmsnf.com), Oksana Kuzmuk [okuzmuk@gmsnf.com](mailto:okuzmuk@gmsnf.com)  
**Cc:** Marilee Giles [mgiles@gmsnf.com](mailto:mgiles@gmsnf.com), Alison Mossing [amosing@gmstnn.com](mailto:amosing@gmstnn.com)

Good afternoon Margaret and Oksana,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
  - LOCATION – PO PATIO (SUNDAY) 10:30 A.M. to 2:30 P.M.
  - DATE OF VENUE – JUNE 26, 2022
  - RESIDENT – CATHERINE MIRACLE
  - ADDRESS – 3708 CHASING FALLS ROAD, ORANGE PARK, FL 32065
  - AMOUNT OF REFUND - \$100.00
  - BOOKING FEE/DEPOSIT was via VISA (3104)
    - DATED: 6/8/22
    - SEQ#: 3
    - BATCH#: 614
    - INVOICE: 3
    - APPROVAL CODE: 082028
    - AMOUNT: \$100.00

PAYMENT DATE	SETTLEMENT DATE	EVENT DATE	DESCRIPTION	HOURS	AMOUNT	ELEC.	CHECK/CASH	CREDIT CARD
06/08/22	06/08/22	06/26/22	CATHERINE MIRACLE - PO PATIO DEP	DEPOSIT	\$ 100.00			VISA-082028

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

Thank you.

I will be out of the office SATURDAY, JULY 2, 2022 thru MONDAY, JULY 4, 2022, therefore, please email me, or leave a detailed message at 904-770-4661 with the following information: NAME, CONTACT NUMBER, ADDRESS, TYPE OF EVENT, NUMBER OF PARTICIPANTS EXPECTED, DATE OF PREFERENCE and EMAIL ADDRESS. I will respond at my earliest opportunity.

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

Governmental Management Services

[www.OakLeafResidents.com](http://www.OakLeafResidents.com)

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

922B  
 2-300-36900-10300  
 RBR

**Middle Village  
COMMUNITY DEVELOPMENT DISTRICT**

**Rec Fund**

**Check Request**

Date	Amount	Authorized By
July 1, 2022	\$1,482.00	Oksana Kuzmuk

Payable to:

Double Branch CDD #72 ↴
-------------------------

Date Check Needed:

Budget Category:

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

Intended Use of Funds Requested:

4/29/22-5/12/22 Reimb for Security
<i>(Attach supporting documentation for request)</i>

**Middle Village  
COMMUNITY DEVELOPMENT DISTRICT**

**Rec Fund**

**Check Request**

Date	Amount	Authorized By
July 1, 2022 <i>A</i>	\$1,615.00	Oksana Kuzmuk

Payable to:

Double Branch CDD #72 <i>B</i>
--------------------------------

Date Check Needed:

Budget Category:

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

Intended Use of Funds Requested:

4/15/22-4/28/22 Reimb for Security
<i>(Attach supporting documentation for request)</i>

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

# Invoice

Invoice #: 1970  
Invoice Date: 6/30/22  
Due Date: 6/30/22  
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 6/28/2022  243 2,300.369.102		2,052.00	2,052.00
<b>Total</b>			<b>\$2,052.00</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$2,052.00</b>

Wells Fargo Bank  
Transaction Receipt

Branch #0066079 02 Deposit

Account Number XXXXXXXXXX4262  
CHK 00182

Number of Checks 20  
Check Listing

\$60.00  
\$25.00  
\$50.00  
\$135.00  
\$125.00  
\$90.00  
\$125.00  
\$125.00  
\$125.00  
\$45.00  
\$250.00  
\$125.00  
\$120.00  
\$125.00  
\$187.50  
\$250.00  
\$50.00  
\$187.50  
\$50.00  
\$30.00

Total Checks Amount \$2,280.00  
Total Deposit \$2,280.00

Transaction #059 2063  
03:02PM 06/28/22  
Deposit Credit Date: 06/28/22

Thank you, STASHIA

# Middle Village CDD

## Breakdown of Revenues

June 28, 2022

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

6/28/2022	\$ 2,280.00	\$ 2,052.00	\$ 228.00
		\$ -	\$ -

<b>Subtotal</b>	\$ 2,280.00	\$ 2,052.00	\$ 228.00
-----------------	-------------	-------------	-----------

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

6/28/2022		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -

<b>Subtotal</b>	\$ -	\$ -	\$ -
-----------------	------	------	------

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

6/28/2022		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -

<b>Subtotal</b>	\$ -	\$ -	\$ -
-----------------	------	------	------

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

6/28/2022			
-----------	--	--	--

<b>Subtotal</b>	\$ -	\$ -	\$ -
-----------------	------	------	------

<b>Total Revenues</b>	\$ 2,280.00	\$ 2,052.00	\$ 228.00
-----------------------	-------------	-------------	-----------

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

# Invoice

Invoice #: 1969  
Invoice Date: 7/5/22  
Due Date: 7/5/22  
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 Event Staff through June 30, 2022  Amen. Revenue <del>2,369.103</del> 2,300,369.103  26B	41.5	25.00	1,037.50

<b>Total</b>	\$1,037.50
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$1,037.50

7/5/22  
OK



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

Middle Village CDD

**Facility Event Staff Service Hours**

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
41.5	Facility Event Staff	\$ 25.00	\$ 1,037.50

Covers Period End: June 30, 2022

Amenities Revenue # 2-369-103

**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice**

**Invoice #:** 1971  
**Invoice Date:** 7/6/22  
**Due Date:** 7/6/22  
**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 7/5/22  24B  2,300.369.102		2,328.75	2,328.75
<b>Total</b>			<b>\$2,328.75</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$2,328.75</b>

Wells Iron Bank  
Transaction Receipt

Branch #0066070 01 Deposit

Account Number XXXXXXXXX4262  
CHK 00182

Number of Checks 15  
Check Listing

\$50.00  
\$90.00  
\$1,150.00  
\$20.00  
\$25.00  
\$50.00  
\$125.00  
\$97.50  
\$50.00  
\$90.00  
\$120.00  
\$125.00  
\$100.00  
\$375.00  
\$100.00

Total Checks Amount \$2,587.50  
Total Deposit \$2,587.50

Transaction #059 2075  
12:13PM 07/05/22  
Deposit Credit Date: 07/05/22

Thank you, SHEARRA

# Middle Village CDD

## Breakdown of Revenues July 5, 2022

Deposit Date	Lessons	GMS 90%	Middle Village CDD 10%
7/5/2022	\$ 2,587.50	\$ 2,328.75	\$ 258.75
		\$ -	\$ -

Subtotal      \$            2,587.50    \$            2,328.75    \$            258.75

Date	Ball/Racquet/Machine Rentals	GMS 20%	Middle Village CDD 80%
7/5/2022		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
Subtotal	\$ -	\$ -	\$ -

Date	Miscellaneous	GMS 50%	Middle Village CDD 50%
7/5/2022		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
Subtotal	\$ -	\$ -	\$ -

Date	League Fees	GMS 10%	Middle Village CDD 90%
7/5/2022			

Subtotal      \$            -      \$            -      \$            -

**Total Revenues**      \$            2,587.50    \$            2,328.75    \$            258.75



**From:** Oakleaf Venues [venuere rentals@oakleafresidents.com](mailto:venuere rentals@oakleafresidents.com)  
**Subject:** Re: MVCDD refund of deposit request - JILL REWIS  
**Date:** June 30, 2022 at 12:10 PM  
**To:** Margaret Bronson [mbronson@gmsnf.com](mailto:mbronson@gmsnf.com), Oksana Kuzmuk [okuzmuk@gmsnf.com](mailto:okuzmuk@gmsnf.com)  
**Cc:** Marilee Giles [mgiles@gmsnf.com](mailto:mgiles@gmsnf.com), Alison Mossing [amosing@gmstnn.com](mailto:amosing@gmstnn.com)

Good afternoon,

Please resubmit this deposit refund and let me know when it is expected to be mailed. The resident has stated that she has never received the check.

Thank you.

I will be out of the office SATURDAY, JULY 2, 2022 thru MONDAY, JULY 4, 2022, therefore, please email me, or leave a detailed message at 904-770-4661 with the following information: **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  
[venuere rentals@oakleafresidents.com](mailto:venuere rentals@oakleafresidents.com)  
 (904) 770-4661 voice email  
 (904) 375-9285 ext. 3  
[www.oakleafresidents.com](http://www.oakleafresidents.com)

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On Sun, May 22, 2022 at 6:28 PM Oakleaf Venues <[venuere rentals@oakleafresidents.com](mailto:venuere rentals@oakleafresidents.com)> wrote:  
 Good evening Margaret and Oksana,

905B  
 2-300-369-103  
 RDR

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
  - LOCATION – GRAND BANQUET (SATURDAY) 12:00 P.M. to 12:00 A.M.
  - DATE OF VENUE – MAY 14, 2022
  - RESIDENT – JILL REWIS
  - ADDRESS – 1104 MOOSEHEAD DRIVE, ORANGE PARK, FL 32065
  - AMOUNT OF REFUND - \$500.00
  - BOOKING FEE/DEPOSIT was via CHECK drawn on FLORIDA TELCO:
    - GRAND BANQUET
    - DATED: 9/17/2021
    - CHECK# 1444
    - DEPOSITED: 9/20/2021
    - AMOUNT \$500.00

PAYMENT DATE	SETTLEMENT DATE	EVENT DATE	DESCRIPTION	HOURS	AMOUNT	ELEC.	CHECK/CASH	CREDIT CARD
09/17/21	09/20/21	05/14/22	Jill Rewis - GB DEPOSIT	DEPOSIT	\$ 500.00		CK# 1444	DEPOSITED 9/20/21

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

Thank you.

I will be out of the office SATURDAY, MAY 21, 2022 and SUNDAY, MAY 22, 2022, therefore, please email me, or leave a detailed message at 904-770-4661 with the following information: **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  
[venuere rentals@oakleafresidents.com](mailto:venuere rentals@oakleafresidents.com)  
 (904) 770-4661 voice email  
 (904) 375-9285 ext. 3  
[www.oakleafresidents.com](http://www.oakleafresidents.com)

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**From:** Oakleaf Venues [venue rentals@oakleafresidents.com](mailto:venue rentals@oakleafresidents.com)  
**Subject:** MVCDD refund of deposit request - KIM DUMAOP  
**Date:** June 29, 2022 at 6:11 PM  
**To:** Margaret Bronson [mbronson@gmsnf.com](mailto:mbronson@gmsnf.com), Oksana Kuzmuk [okuzmuk@gmsnf.com](mailto:okuzmuk@gmsnf.com)  
**Cc:** Marilee Giles [mgiles@gmsnf.com](mailto:mgiles@gmsnf.com), Alison Mossing [amosing@gmstnn.com](mailto:amosing@gmstnn.com)



Good evening Margaret and Oksana,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
  - LOCATION – PO PATIO (SATURDAY) 11:00 A.M. to 3:00 P.M.
  - DATE OF VENUE – JUNE 25, 2022
  - RESIDENT – KIM DUMAOP
  - ADDRESS – 827 TIMBERJACK COURT, ORANGE PARK, FL 32065
  - AMOUNT OF REFUND - \$100.00
  - BOOKING FEE/DEPOSIT was via CHECK drawn on VYSTAR:
    - DATED: 4/29/22
    - CHECK#: 274
    - DEPOSITED: 4/29/22
    - AMOUNT: \$100.00

PAYMENT DATE	SETTLEMENT DATE	EVENT DATE	DESCRIPTION	HOURS	AMOUNT	ELEC.	CHECK/CASH	CREDIT CARD
04/29/22	04/29/22	06/25/22	KIMBERLY DUMAOP - PO PATIO DEP	DEPOSIT	\$ 100.00		CK# 274	DEPOSITED 4/29/22

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

Thank you.

I will be out of the office SATURDAY, JULY 2, 2022 thru MONDAY, JULY 4, 2022, therefore, please email me, or leave a detailed message at 904-770-4661 with the following information: NAME, CONTACT NUMBER, ADDRESS, TYPE OF EVENT, NUMBER OF PARTICIPANTS EXPECTED, DATE OF PREFERENCE and EMAIL ADDRESS. I will respond at my earliest opportunity.

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

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2-300-36900-10300

122 B

RDR



**From:** Oakleaf Venues [venuerentals@oakleafresidents.com](mailto:venuerentals@oakleafresidents.com)  
**Subject:** MVCDD refund of deposit request - LETHA WILSON GIDHARRY  
**Date:** June 29, 2022 at 6:04 PM  
**To:** Margaret Bronson [mbronson@gmsnf.com](mailto:mbronson@gmsnf.com), Oksana Kuzmuk [okuzmuk@gmsnf.com](mailto:okuzmuk@gmsnf.com)  
**Cc:** Marilee Giles [mgiles@gmsnf.com](mailto:mgiles@gmsnf.com), Alison Mossing [amosing@gmstnn.com](mailto:amosing@gmstnn.com)

Good evening Margaret and Oksana,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
  - LOCATION – PO PATIO (SATURDAY) 3:00 P.M. to 7:00 P.M.
  - DATE OF VENUE – JUNE 25, 2022
  - RESIDENT – LETHA GIDHARRY
  - ADDRESS – 3750 SILVER BLUFF BLVD #2708, ORANGE PARK, FL 32065
  - AMOUNT OF REFUND - \$100.00
  - BOOKING FEE/DEPOSIT was via MASTERCARD (1590)
    - DATED: 5/23/22
    - SEQ#: 6
    - BATCH#: 599
    - INVOICE: 6
    - APPROVAL CODE: 05727Z
    - AMOUNT: \$100.00

PAYMENT DATE	SETTLEMENT DATE	EVENT DATE	DESCRIPTION	HOURS	AMOUNT	ELEC. CHECK/CASH	CREDIT CARD
05/23/22	05/23/22	06/25/22	LETHA GIDHARRY - PO PATIO DEPOSIT	DEPOSIT	\$ 100.00		MC-05737Z

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

Thank you.

I will be out of the office SATURDAY, JULY 2, 2022 thru MONDAY, JULY 4, 2022, therefore, please email me, or leave a detailed message at 904-770-4661 with the following information: 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](mailto:venuerentals@oakleafresidents.com)  
 (904) 770-4661 voice email  
 (904) 375-9285 ext. 3  
[www.oakleafresidents.com](http://www.oakleafresidents.com)

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923B  
 2-300-36900-10300  
 RDR



**From:** Oakleaf Venues [venuerentals@oakleafresidents.com](mailto:venuerentals@oakleafresidents.com)  
**Subject:** MVCDD refund of deposit request - MARILYN EVANS  
**Date:** June 29, 2022 at 5:18 PM  
**To:** Margaret Bronson [mbronson@gmsnf.com](mailto:mbronson@gmsnf.com), Oksana Kuzmuk [okuzmuk@gmsnf.com](mailto:okuzmuk@gmsnf.com)  
**Cc:** Marilee Giles [mgiles@gmsnf.com](mailto:mgiles@gmsnf.com), Alison Mossing [amosing@gmstnn.com](mailto:amosing@gmstnn.com)

Good afternoon Margaret and Oksana,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
  - LOCATION – GRAND BANQUET (SATURDAY) 12:00 P.M. to 12:00 A.M.
  - DATE OF VENUE – JUNE 25, 2022
  - RESIDENT – MARILYN EVANS
  - ADDRESS – 4020 LEATHERWOOD DRIVE, ORANGE PARK, FL 32065
  - AMOUNT OF REFUND - \$500.00
  - BOOKING FEE/DEPOSIT was via MC (7562):
    - GRAND BANQUET:
    - DATED: 3/18/22
    - SEQ#: 4
    - BATCH#: 547
    - INVOICE#: 4
    - APPROVAL CODE: 47698Z
    - AMOUNT \$500.00

924B  
 2-300-369-103  
 RDR

PAYMENT DATE	SETTLEMENT DATE	EVENT DATE	DESCRIPTION	HOURS	AMOUNT	ELEC. CHECK/CASH	CREDIT CARD
03/18/22	03/18/22	06/25/22	MARILYNN EVANS - GB DEPOSIT	DEPOSIT	\$ 500.00		MC-47698Z

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

Thank you.

I will be out of the office SATURDAY, JULY 2, 2022 thru MONDAY, JULY 4, 2022, therefore, please email me, or leave a detailed message at 904-770-4661 with the following information: 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](mailto:venuerentals@oakleafresidents.com)  
 (904) 770-4661 voice email  
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1707 Townhurst Dr.  
Houston TX 77043  
(800) 858-POOL (7665)  
www.poolsure.com

# Invoice

Date 7/1/2022

Invoice # 131295607700

Terms	Net 20
Due Date	7/21/2022
PO #	

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

Item ID	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	2,725.31
WM Surcharge	WM Surcharge	1	ea	218.02
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	108.18
	<i>July Pool chemicals</i>			
	<i>139B 2-330-572-464</i>			

**Subtotal** 3,051.51  
**Shipping Cost (FEDEX GROUND)** 0.00  
**Total** 3,051.51  
**Amount Due** \$3,051.51

**Remittance Slip**

Customer  
13OAK101  
Invoice #  
131295607700

Amount Due \$3,051.51

Amount Paid \_\_\_\_\_

Make Checks Payable To

Poolsure  
PO Box 55372  
Houston, TX 77255-5372



131295607700

# SoutheastFitness

## REPAIR

Equipment Repair & Maintenance

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

Office: 904.683.1439 • Fax: 904.683.1624

[southeastfitnessrepair@comcast.net](mailto:southeastfitnessrepair@comcast.net)

[www.southeastfitnessrepair.com](http://www.southeastfitnessrepair.com)

Invoice # 17501.1A

<b>Facility Name:</b>	Middle Village
<b>Facility Address:</b>	Plantation Oaks Attn: Lynne 370 Oakleaf Village Parkway Orange Park, Florida 32065
<b>Billing Address:</b>	Plantation Oaks Attn: Lynne 370 Oakleaf Village Parkway Orange Park, Florida 32065
<b>Contact &amp; Phone:</b>	
<b>Reason for call:</b>	PM - BREAKOUT BOARD, SPEED AND INCLINE BUTTONS. 3 TREADMILLS 3 ELLIPTICALS 2 SPIN/ROWERS 2 BIKES 1 MULTI STATION 7 SINGLE STATIONS \$288 JAY 904-562-0249

Date: 11-Apr-2022

Payment is due within 30 days of invoice date.

Description	Part #	Part Cost	QTY	Total
PM - FLAT RATE: TRAVEL + FIRST HOUR LABOR		288.00	1.00	288.00
<b>Comments:</b>			<i>Parts Total</i>	288.00
			<i>Tax</i>	0.00
			<i>Balance</i>	288.00

Technician: FRANK HARDY

**Thank you for your business.**

**Code to:** 271B

**Middle Village Facility Maint. - Preventative**

**2-330-572-62100**



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

Invoice Number: SSI10676  
 Invoice Date: 7/12/2022  
 Page: 1

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 7/27/2022  
 Terms Net 15 Days

Customer ID C0000168  
 P.O. Number  
 P.O. Date 7/12/2022  
 Our Order No  
 SalesPerson

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Fees-2nd Employment Admin Fee-JUNE 2022		160	160	5.00	800.00 \$400
Fees-2nd Employment Scheduling		15	15	25.00	375.00 \$187.50

256B  
 2-320-572-34510

Amount Subject to Sales Tax US0  
 Amount Exempt from Sales Tax 1,175.00

Subtotal: 1,175.00  
 Invoice Discount: 0.00  
 Tax: 0.00

Total USD: 1,175.00/2

\$587.50

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

# Invoice

Invoice #: 1964  
Invoice Date: 7/1/22  
Due Date: 7/1/22  
Case:  
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Recreation - Facility Management - Oakleaf Plantation - July 2022 2.310.513.3400 26B		18,629.50	18,629.50
<i>Jerry Lambert</i> 7-7-22			

<b>Total</b>	<b>\$18,629.50</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$18,629.50</b>

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

# Invoice

**Invoice #:** 1965  
**Invoice Date:** 7/1/22  
**Due Date:** 7/1/22  
**Case:**  
**P.O. Number:**

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

Description	Hours/Qty	Rate	Amount
Tennis - Facility Management - Oakleaf Plantation - July 2022 2.33,572.3430 26B		5,862.50	5,862.50
<i>Jerry Lambert</i> 7-7-22			

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



**The Lake Doctors, Inc.**  
Aquatic Management Services

4651 Salisbury Rd., Suite 155, Jacksonville, FL 32256  
PH: (904) 431-3914

# INVOICE

Invoice #	668937
Account #	711194
Invoice Date	7/1/2022
Due Date	7/11/2022
Rep	MAS

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

Invoice Questions:  
AR@LakeDoctors.com

Purchase Order Number	Terms	Invoice Date Reflects Month of Service Provided
	NET 10 DAYS	

Item	Description	Amount
	Monthly Water Management Service (R)	1,519.00
	<b>Code to:</b> <b>2-320-572-4680</b> 62B <b>Middle Village Lake Maintenance</b>	
<b>OUTSTANDING BALANCE</b>	<b>\$3,019.00</b>	
<b>Thank you! For your business!</b>		<b>Total Invoice</b>
		<b>\$1,519.00</b>

Please include your account number and invoice number on your check with your remittance stub.  
Please remit payments to: **The Lake Doctors, Inc.**  
**LOCKBOX**  
**PO Box 20122**  
**Tampa, FL 33622-0122**

Remittance Stub

Amount Enclosed

Invoice #	668937
Account #	711194
Date	7/1/2022

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

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

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





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

# INVOICE

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

**INVOICE #** 8135  
**DATE** 07/01/2022  
**DUE DATE** 07/31/2022  
**TERMS** End of the month

**SERVICE MONTH**  
July

ACTIVITY	QTY	RATE	AMOUNT
<b>Dedicated Officer I</b> Dedicated Officer for 10 hours Monday to Thursday and 12 hours Saturday and Sunday	330	22.50	7,425.00
<b>Dedicated Officer I</b> Dedicated Officer for 7 hours Monday to Thursday and 9 hours Saturday and Sunday	237	22.50	5,332.50
<b>Dedicated Officer I</b> Credit for Missed Hours in June	-25.05	22.50	-563.63

**APPROVED**

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

**\$12,193.87**

823B





# Invoice

**Invoice #:** 8613

**Date:** 07/01/22

**Customer PO:**

**DUE DATE:** 07/31/2022

## BILL TO

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

## FROM

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

## DESCRIPTION

#7019 - Standard Maintenance Contract 2022 July 2022  
Work order #1846 Zach

## AMOUNT

\$37,521.39

## Invoice Notes:

Thank you for your business!

**AMOUNT DUE THIS INVOICE**

**\$37,521.39**

## Code to:

**2-320-572-462**

704B

**Middle Village Landscape Maintenance**

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

# Invoice

Invoice #: 1972  
 Invoice Date: 7/22/22  
 Due Date: 7/22/22  
 Case:  
 P.O. Number:

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

Description	26B	Hours/Qty	Rate	Amount
Facility Event Staff through July 14, 2022		18.75	25.00	468.75
Amenities Revenue				
2.369.103				
2.300.369.103				

<b>Total</b>	\$468.75
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$468.75

7/18/22  
 [Signature]

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

**Middle Village CDD**

**Facility Event Staff Service Hours**

<b><u>Quantity</u></b>	<b><u>Description</u></b>	<b><u>Rate</u></b>	<b><u>Amount</u></b>
18.75	Facility Event Staff	\$ 25.00	\$ 468.75

Covers Period End: July 14, 2022

Amenities Revenue # 2-369-103



**From:** Oakleaf Venues [venue rentals@oakleafresidents.com](mailto:venue rentals@oakleafresidents.com)

**Subject:** MVCDD refund of deposit request - TRACY DAISE

**Date:** July 15, 2022 at 5:19 PM

**To:** Margaret Bronson [mbronson@gmsnf.com](mailto:mbronson@gmsnf.com), Oksana Kuzmuk [okuzmuk@gmsnf.com](mailto:okuzmuk@gmsnf.com)

**Cc:** Marilee Giles [mgiles@gmsnf.com](mailto:mgiles@gmsnf.com), Alison Mossing [amosing@gmstn.com](mailto:amosing@gmstn.com)

Good afternoon Margaret and Oksana,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
  - LOCATION – PO PATIO (SATURDAY) 4:00 P.M. to 8:00 P.M.
  - DATE OF VENUE – JULY 9, 2022
  - RESIDENT – TRACY DAISE
  - ADDRESS – 3910-E BUCKTHORNE DRIVE, ORANGE PARK, FL 32065
  - AMOUNT OF REFUND - \$100.00
  - BOOKING FEE/DEPOSIT was via VISA (2451):
    - DATED: 8/8/22
    - SEQ#: 6
    - BATCH#: 614
    - INVOICE: 6
    - APPROVAL CODE: 557624
    - AMOUNT: \$100.00

840 B  
 2.300.369.103  
 RDR

PAYMENT DATE	SETTLEMENT DATE	EVENT DATE	DESCRIPTION	HOURS	AMOUNT	ELEC. CHECK/CASH	CREDIT CARD
06/08/22	06/08/22	07/09/22	TRACY DAISE - PO PATIO DEPOSIT	DEPOSIT	\$ 100.00		VISA-557624

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

Thank you.

I will be out of the office SATURDAY, JULY 16, 2022 thru SUNDAY, JULY 17, 2022, therefore, please email me, or leave a detailed message at 904-770-4661 with the following information: NAME, CONTACT NUMBER, ADDRESS, TYPE OF EVENT, NUMBER OF PARTICIPANTS EXPECTED, DATE OF PREFERENCE and EMAIL ADDRESS. I will respond at my earliest opportunity.

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

Governmental Management Services

[www.OakLeafResidents.com](http://www.OakLeafResidents.com)

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

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/08/22	00004	4/11/22	17709A	202204	600	53800	64000		RPR TRUE RBK FITNESS EQP SOUTHEAST FITNESS REPAIR	*	524.87	524.87	000491
7/14/22	00073	6/28/22	865970	202206	600	53800	64000		JANITORIAL SUPPLIES ERC WIPING PRODUCTS	*	1,106.50	1,106.50	000492
7/22/22	00038	7/13/22	312695	202207	600	53800	64000		PRINTED SWIM CAPS BAKER'S SPORTING GOOD	*	296.50	296.50	000493
7/22/22	00054	6/22/22	69230871	202206	600	53800	64000		CLOSET SPUD,CLOSET RPR KT THE HOME DEPOT PRO	*	90.13	90.13	000494
7/22/22	00054	7/07/22	69480089	202207	600	53800	64000		BRASS SPUD ASSEMBLY THE HOME DEPOT PRO	*	26.01	26.01	000495
TOTAL FOR BANK C											2,044.01		
TOTAL FOR REGISTER											2,044.01		

MVIL MIDDLE VILLAGE OKUZMUK

# SoutheastFitness

## REPAIR

Equipment Repair & Maintenance

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

Office: 904.683.1439 • Fax: 904.683.1624

[southeastfitnessrepair@comcast.net](mailto:southeastfitnessrepair@comcast.net)

[www.southeastfitnessrepair.com](http://www.southeastfitnessrepair.com)

Invoice # 17709A

<b>Facility Name:</b>	Middle Village
<b>Facility Address:</b>	Plantation Oaks Attn: Lynne 370 Oakleaf Village Parkway Orange Park, Florida 32065
<b>Billing Address:</b>	Plantation Oaks Attn: Lynne 370 Oakleaf Village Parkway Orange Park, Florida 32065
<b>Contact &amp; Phone:</b>	
<b>Reason for call:</b>	DO WITH MV JOB# 17709 & A CORE WORK TBD. TRUE RBK S/N 12-ULC900159A - PEDAL SET AND CRANK ARM ASSY PER FH. JAY 904-562-0249

Date: 11-Apr-2022

Payment is due within 30 days of  
invoice date.

Description	Part #	Part Cost	QTY	Total
MINIMUM SHIPPING: MINIMUM SHIPPING	MINIMUM SHIPPING	50.00	1.00	50.00
FLAT RATE FEE		105.00	1.00	105.00
TRUE - RBK - PEDAL SET: TRUE - RBK - PEDAL SET	9ESB0011	79.88	1.00	79.88
TRUE - RBK - CRANK ARM ASSY.: TRUE - RBK - CRANK ARM ASSY.	9CS8S006A	289.99	1.00	289.99
<b>Comments:</b>			<i>Parts Total</i>	524.87
			<i>Tax</i>	0.00
			<i>Balance</i>	524.87

Technician: FRANK HARDY

**Thank you for your business.**

**Code to:**

**Middle Village Repair and Replacements**

**34-600-538-64000**

4C



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

Invoice Number	Page
865970	1
6/28/2022	

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

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

Order No.	Customer P/O	Ship Via	Terms	Sales Rep
799552	MIDDLE BRANCH	XPO - EXC	NET 30	SHOPPING CART

Item	Description	U/M	Order	Ship	B/O	Net Price	Extended
EW3000MAX	MAX ROLL	CSE	15	15		57.5000	862.50
GV3PF-LG	VINYL GLOVES	CSE	3	3		38.0000	114.00
Tracking/Pro #:143805454							
<p><b>Code to:</b></p> <p><b>Middle Village Repair and Replacements</b></p> <p><b>34-600-538-64000</b></p> <p style="text-align: center; font-size: 2em; opacity: 0.5;">INVOICE</p> <p style="text-align: center; font-size: 2em; font-weight: bold;">RAGS • TOWELS • PAPER WIPERS</p> <p style="text-align: center; font-style: italic;">Thank You For Your Business</p>							

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

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

AT	Sub Total:	976.50
	Sales Tax:	.00
DUE DATE: 7/28/2022	Shipping:	130.00
Please Remit To: 19 Bennett St Lynn MA 01905	Deposits:	.00
	<b>Balance:</b>	<b>1106.50</b>





# Baker's Sporting Goods

3600 Beachwood Court  
 Jacksonville, FL 32224  
 (904) 388-8126 Fax: (904) 388-8127  
 www.bakerssport.com

# Invoice

Date	Invoice #
7/13/2022	312695

<b>Bill To</b>
Oakleaf Plantation Swim 845 Oakleaf Plantation PKWY Orange Park, FL 32065

<b>Ship To</b>

P.O. No.	S.O. No.	Terms	Due Date	Rep	Ship Via
Orcas Swim	088_151730	Due on receipt	7/13/2022	SMC	Delivery
Description		Qty	Rate	Amount	
Black Bettertimes Latex Printed Swim Cap		50	5.93	296.50	
<p style="text-align: center;">38C</p> <p>Code to:            34-600-538-64000            middle village repair and replacements</p>					
			<b>Total</b>	\$296.50	
<i>Thank you for your business!</i>			<b>Balance Due</b>	\$296.50	

A FINANCE CHARGE OF 1.5% PER MONTH WILL  
 BE CHARGED ON BALANCES OVER 30 DAYS OLD.  
 THIS IS AN ANNUAL RATE OF 18 PERCENT.



# Estimate



3600 Beachwood Court  
 Jacksonville, FL 32224  
 Phone: (904) 388-8126  
 Fax: (904) 388-8127  
 www.bakerssport.com

**Order #:** 088\_151730  
**Date:** 5/25/2022 4:35:29 PM  
**Requested Date:** 5/25/2022 12:00:00 AM  
**Sales Rep:** Susan Chaille  
**Customer:** Oakleaf Plantation Orcas Swim

Customer Info	
<b>Bill To:</b>	<b>Ship To:</b>
<b>Customer Name:</b> Oakleaf Plantation Swim	<b>Customer Name:</b>
<b>Address:</b> 845 Oakleaf Plantation Parkway	<b>Address:</b> 845 Oakleaf Plantation Parkway
<b>City:</b> Orange Park	<b>City:</b> Orange Park
<b>State:</b> FL	<b>State:</b> FL
<b>Zip:</b> 32065	<b>Zip:</b> 32065
<b>Telephone:</b> (904)505-7731	<b>Contact:</b> Jack Powers-Young
<b>Fax:</b>	<b>Sport:</b> Swim

Shipping Info	
<b>Ship Via:</b>	Delivery
<b>Tracking #:</b>	

Billing Info	
<b>Invoice #:</b>	
<b>Customer PO:</b>	

ITEMS						
QTY	COLOR	STYLE #	VENDOR	DESCRIPTION	UNIT \$	AMT.
50		latex	Bettertimes	Orcas Latex Printed Swim Caps , 50 - --	5.93	296.50

Additional Info
<b>Code to:</b>
<b>Middle Village Repair and Replacements</b>
<b>34-600-538-64000</b>

<b>Subtotal:</b>	\$296.50
<b>Tax:</b>	\$22.23
<b>Shipping:</b>	\$
<b>Total:</b>	<b>\$318.73</b>

Baker's Sporting Goods, Inc. 3600 Beachwood Court, Jacksonville, FL 32224 (904) 388-8126 www.bakerssport.com



formerly SupplyWorks

PO BOX 2317  
Jacksonville FL 32203-2317

INVOICE

Page 1 of 1

INVOICE DATE	06/22/2022
INVOICE NUMBER	692308711
ACCOUNT NUMBER	647283
ORDER NO.	44722748

FOR INQUIRIES CALL: (866) 412-6726  
FAX: (877) 712-6726  
www.HomeDepotPro.com/Institutional  
customer@supplyworks.com

Please mail payments to the remit address at the bottom of this bill

SOLD TO:  
2524 1 SP 0.580 E0065X I0102 D9280421758 S2 P9101576 0001:0001

ENROLLMENT ACCOUNT #:	ENROLLMENT TOKEN
AMS647283	VFQ HBQ LFP



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

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

ORDER NO.	CONTROL NO.	CUSTOMER P.O.	SHIPPED VIA				TERMS	CASH DISCOUNT AMT				
44722748			JAX89				NET 30 DAYS	0.00				
LN	ITEM NO.	CAT	DESCRIPTION	ORDER	SHIP	B/O	UOM	LIST PRICE	PRICE	EXT. AMT.	TAX	CODE
1	312232669	1	2" x 1-1/2" CLOSET SPUD	3	3	0	EA		17.22			
2	312232850	1	1-1/2" FLANGED SPUD WASHER	5	5	0	EA		1.47			
3	193010	1	ZURN CLOSET REPAIR KIT 3.5GPF (A-38)	3	3	0	EA		24.09			
Old Item Number: 190462												
4	811088	11	Pole Hangers - ABS, holds 2 poles t	2	2	0	EA		20.51			
Old Item Number: 99-5528												
\$7.95 Handling Charge												
Delivery information for this invoice may be found at: www.HomeDepotPro.com/Institutional												
<i>Repair &amp; Replacement</i>												
<i>DB 2,320.572, 63100 54C</i>												
<i>MV 34,600.538, 64000</i>												
<i>\$90.13</i>												
NET MERCHANDISE TOTAL			TAX TOTAL			SPECIAL CHARGES			INVOICE TOTAL			
172.30			0.00			7.95			180.25 / 2			

TERMS AND CONDITIONS FROM CURRENT CATALOG & ONLINE APPLY. CLAIMS FOR SHORTAGES OR DAMAGED GOODS MUST BE MADE IMMEDIATELY UPON RECEIPT OF SHIPMENT IN ACCORDANCE WITH CURRENT RETURN GOODS POLICY. NO RETURNS ACCEPTED WITHOUT PRIOR AUTHORIZATION.

RETAIN THIS PORTION OF THE INVOICE FOR YOUR RECORDS

REMIT THIS PORTION WITH YOUR REMITTANCE TO THE REMIT ADDRESS BELOW



formerly SupplyWorks

ACCOUNT NUMBER	INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT DUE
647283	692308711	06/22/2022	180.25
			NET DUE DATE 07/22/22
			NET AMOUNT PAID

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

REMIT TO:  
THE HOME DEPOT PRO  
PO Box 404468  
Atlanta GA 30384-4468



Powered by HD Supply

- My Account Number 647283
- Currently Shopping As 647283 - MIDDLE VILLAGE CDD
- Current Ship-To Address MIDDLE VILLAGE CDD 370 OAKLEAF VILLAGE PARKWAY ORANGE PARK, FL 32065

- 
- 
- 
- 

- [Home](#)
- [Account](#)
- [Invoice History](#)
- [Invoice Detail](#)

Repair & Replacement

DB 2.320.572.63100

MV 34.600.538.64000  
540

To be split between districts 50/50

Invoice Detail

Customer ID: 647283  
 Invoice Number: 694800897  
 Invoice Date: 7/7/2022  
 Order Number: 44995884  
 Purchase Order:

[Back to Order History](#) [Save as PDF](#) [Print this page](#)

Shipped To:

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

Invoice Total \$52.02 1/2

\$26.01

Home Depot Pro Notes:

CALL JAY 904-562-0249 30 MIN BEFORE DELIVERY

Delivery information for this invoice may be found at: [www.HomeDepotPro.com/Institutional](http://www.HomeDepotPro.com/Institutional)



1-1/2"X 1-1/2" BRASS SPUD ASSEMBLY  
 806850  
 Old Item Number: 147777

Description   Item Number	Quantity Ordered	Quantity Shipped	Unit Price	Total
---------------------------	------------------	------------------	------------	-------

1-1/2"X 1-1/2" BRASS SPUD ASSEMBLY 806850	3	3	\$17.34	\$52.02
--	---	---	---------	---------

Subtotal \$52.02  
 Shipping & Handling \$0.00

*FOURTH ORDER OF BUSINESS*

Upon recording, this instrument should be returned to:

Middle Village Community Development District  
c/o Kutak Rock LLP  
107 West College Avenue  
Tallahassee, Florida 32301

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

**Board of Supervisors<sup>1</sup>  
Middle Village Community Development District**

**Michael J. Steiner**  
Chairperson

**Jason Mifsud**  
Assistant Secretary

**Timothy Hartigan**  
Vice Chairperson

**Jeremy Spellman**  
Assistant Secretary

**Jonel Hicks**  
Assistant Secretary

District Manager:  
Governmental Management Services, LLC  
475 West Town Place, Suite 114  
St. Augustine, Florida 32092

District records are on file at the offices of the District Manager and are available for public inspection upon request during normal business hours.

---

<sup>1</sup> This list reflects the composition of the Board of Supervisors as of July 2022. For a current list, please contact the District Manager.

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**MIDDLE VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT**

**INTRODUCTION**

On behalf of the Board of Supervisors of the Middle Village Community Development District (“District”), the following information is provided to give you a description of the District’s services and the assessments that have been levied within the District to pay for certain community infrastructure, and the manner in which the District is operated. The District is a local unit of special-purpose government created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, certain water management and drainage control facilities, landscaping improvements, and recreational facilities. This document updates the *Updated Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Middle Village Community Development District* (“Disclosure”) recorded in Official Records Book 4417, Page 1617, of the Public Records of Clay County, Florida on February 17, 2021.

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

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

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

**What is the District and how is it governed?**

The District is an independent special taxing district, created pursuant to and existing under the provisions of Chapter 190, Florida Statutes, and was established by Ordinance No. 2003-88, as amended by Ordinance 2005-48, of the Board of County Commissioners of Clay County, Florida, effective on October 16, 2003 and October 19, 2005, respectively. The District currently encompasses approximately 1,015 acres of land located entirely within the jurisdictional boundaries of Clay County, Florida. The legal description of the lands that encompass the District is attached hereto as Exhibit "A." As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors. Supervisors are elected by qualified electors of the District. A "qualified elector" in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in Clay County.

Board meetings are noticed pursuant to Florida law and are conducted in a public forum in which public participation is permitted. Consistent with Florida's public records laws, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State's open meetings law and are subject to the same disclosure requirements as other elected officials under the State's ethics laws.



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

The District is comprised of approximately 1,015 acres located within the Villages of Argyle Development of Regional Impact in Northern Clay County, Florida. The public infrastructure necessary to support the District's development program includes master infrastructure and neighborhood infrastructure improvements. The master infrastructure improvements include, but are not limited to, the following: water and sewer facilities, stormwater management facilities, entry features, landscaping, signage, transportation improvements and recreational improvements. The neighborhood infrastructure improvements include, but are not limited to, the following: clearing and grubbing, earthwork, underground utility construction, paving, drainage, grassing and sodding. Each of these infrastructure improvements is more fully detailed below.

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

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

On or about September 1, 2008, the District issued its Middle Village Community Development District, Series 2008A Special Assessment Bonds in the amount of \$2,840,000 (the "Series 2008A Bonds"). The 2008A Bonds were issued to fund improvements previously contemplated but not funded by the Series 2004A Bonds, and fund new improvements generally consisting of transportation, stormwater, recreation, and landscaping, all as more specifically described in the *Supplemental Engineers Report for Series 2008A Capital Improvements Addendum No. 4* dated September 5, 2008.

In April of 2018, the District refinanced the outstanding Series 2004A Bonds and Series 2008A Bonds through the issuance of its Special Assessment Refunding Bonds, Series 2018-1 and Series 2018-2 (the "Series 2018 Bonds"). The proceeds of the Series 2018 Bonds were used refund and redeem all outstanding Series 2004A and Series 2008A Bonds, to pay certain costs of issuance of the Series 2018 Bonds, and to fund a debt service reserve for the benefit of the Series

2018 Bonds. The result of the refunding was to reduce the annual debt service assessments on property securing the repayment of the Series 2004A Bonds and Series 2005A Bonds.

In January of 2022, the District refinanced the outstanding Series 2018-1 Bonds through the issuance of its Special Assessment Refunding Bonds, Series 2022 (the "Series 2022 Bonds"). The proceeds of the Series 2022 Bonds, together with funds from various accounts related to the Series 2018-1 Bonds, were used to: (1) refund and redeem all outstanding Series 2018-1 Bonds; and (2) fund a debt service reserve for the benefit of the Series 2022 Bonds; and (3) pay a portion of the debt service on the Series 2022 Bonds coming due on May 1, 2022 and November 1, 2022. The result of the refunding was to reduce the annual debt service assessments on property securing the repayment of the Series 2018-1 Bonds.

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

To plan the infrastructure improvements necessary for the District, the District adopted an Improvement Plan dated October 28, 2003 (the "Improvement Plan"), which details all of the improvements contemplated for the completion of the infrastructure of the District. A First Supplemental Engineer's Report for the Series 2004 Capital Improvements dated January 29, 2004 was created by the District Engineer and adopted by the Board of Supervisors. A Second Supplemental Engineer's Report for the Series 2004 Capital Improvements dated June 11, 2007 was created by the District Engineer and adopted by the Board of Supervisors. A Third Supplemental Engineer's Report for the Series 2004 Capital Improvements dated November 30, 2007 was created by the District Engineer and adopted by the Board of Supervisors. In connection with the issuance of the Series 2008A Bonds, the District adopted a Fourth Supplemental Engineer's Report dated September 4, 2008. These documents detail the improvements intended to be financed with the proceeds of the Series 2004A and 2008A Bonds. Copies of the Improvement Plan and Supplemental Engineer's Reports are available for review in the District's public records.

### **Water and Sewer Facilities**

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

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

## **Stormwater Management and Related Facilities**

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

## **Transportation Improvements**

The District provided for the design and construction of a series of transportation improvements within and adjacent to the boundaries of the District. The primary roadway systems constructed or acquired by the District with use of the Series 2004A and 2008A Bond proceeds include a section of Oakleaf Plantation Parkway, Plantation Oaks Boulevard, Deer View Lane, Cardinal Hill Drive and the Village Center slip lanes. The roadway systems financed through use of the Series 2004A and 2008A Bond proceeds currently are, or will eventually be, owned and maintained by Clay County. Finally, the District may undertake other roadway improvements as approved by the Board of Supervisors.

## **Entrance Features and Landscape Improvements**

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

## **Recreational Improvements**

The District has financed, designed and constructed certain recreational facilities within the boundaries of the District, including, but not limited to, an amenity center. The amenity center is a multi-use recreation facility located on Oakleaf Plantation Parkway. The basic components of the facility include the following: clubhouse, basketball courts, tennis courts, fitness center, bathrooms, locker area, pools and waterpark, playground equipment, picnic tables, parking facilities, landscaping and lighting, and athletic fields.

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

In addition, the District funded or constructed a portion of recreational improvements at a regional park located at the southeast corner of Plantation Oaks Boulevard and Brannan Field-Chaffee Road. These recreational improvements may include such things as athletic fields, playground equipment, hardscaping and landscaping.

## **Neighborhood Improvements**

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

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

The neighborhood improvements constructed or acquired with the proceeds of the Series 2004B and Series 2004C Bonds include clearing and grubbing, earthwork, underground utility construction, paving and drainage, grassing and sodding.

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

## **Assessments, Fees and Charges**

The costs of acquisition or construction of a portion of these infrastructure improvements have been financed by the District through the sale of its Series 2004A and 2008A Bonds as refinanced by the Series 2018 Bonds and Series 2022 Bonds. The amortization schedules for the Series 2018-2 Bonds and Series 2022 Bonds are attached hereto as Composite Exhibit "B." **The other bonds issued by the District have been paid in full.**

The annual debt service payments, including interest due thereon, for each Series of Bonds are payable solely from and secured by the levy of non-ad valorem or special assessments against lands within the District which benefit from the construction, acquisition, establishment and operation of the District's improvements. The annual debt service obligations of the District which must be defrayed by annual assessments upon each parcel of land or platted lot will depend upon the type of property purchased. Provided below are the current maximum annual assessment levels for the outstanding Bonds.

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

## **Combined Series 2018-2 and Series 2022 Debt Assessments**

The current annual debt assessments securing the Series 2018-2 Bonds and Series 2022 Bonds are as follows:

<b>Product Type</b>	<b>Annual Assessment Level</b>
Single Family	\$851.86
Multi-Family	\$609.16
Commercial (per sq. ft.)	\$0.62

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

\* \* \*

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

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

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

### **Method of Collection**

The District’s O&M Assessments and the debt assessments securing the Series 2018-2 Bonds and Series 2022 Bonds may appear on that portion of the annual real estate tax bill entitled “non-ad valorem assessments,” and are intended to be collected by the Clay County Tax Collector in the same manner as county ad valorem taxes. Except as authorized by law, each property owner subject to the collection of non-ad valorem assessments by this method must pay both ad valorem taxes and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. As with any tax bill, if all ad valorem taxes and non-ad valorem assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property. The District may also elect to collect any non-ad valorem assessments, including the O&M Assessments and the debt assessments securing the Series 2018-2 Bonds and Series 2022 Bonds, directly. Enforcement of collection of assessments directly collected by the District may also result in loss of title to the property under Florida law.

This description of the Middle Village Community Development District's operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the development of new communities. If you have questions or would simply like additional information about the District, please write to: District Manager, Middle Village Community Development District, 475 West Town Place, Suite 114, St Augustine, Florida 32092 or call at 904-940-5850.

**IN WITNESS WHEREOF**, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Middle Village Community Development District has been executed as of the \_\_\_\_ day of August, 2022, to be recorded in the Official Records of Clay County, Florida.

**MIDDLE VILLAGE COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Michael J. Steiner, Chairperson

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by Michael J. Steiner, Chairperson of the Middle Village Community Development District, who [ ] is personally known to me or who [ ] has produced \_\_\_\_\_ as identification, and did [ ] or did not [ ] take the oath.

\_\_\_\_\_  
Notary Public, State of Florida

Print Name: \_\_\_\_\_  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

Exhibit A - Legal Description  
Composite Exhibit B - Amortization Schedules for Series 2018-2 Bonds and Series 2022 Bonds

## Exhibit A

OR BK 2622 PG 2043

### Middle Village CDD

A portion of Sections 1 and 12, Township 4 South, Range 24 East, together with a portion of Sections 6, 7 and 8, Township 4 South, Range 25 East, all lying in Clay County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the corner common to said Sections 7 and 8, and Sections 17 and 18, said Township 4 South, Range 25 East, thence South  $87^{\circ} 38' 56''$  West, along the Southerly line of said Section 7, a distance of 4007.20 feet; thence North, departing said Southerly line, 619.14 feet to the point of curvature of a curve concave Southeasterly, having a radius of 1050.00 feet; thence Northeasterly, along the arc of said curve, through a central angle of  $34^{\circ} 31' 56''$ , an arc length of 632.84 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $17^{\circ} 15' 58''$  East, 623.30 feet; thence North  $34^{\circ} 31' 56''$  East, 585.83 feet; thence North  $55^{\circ} 28' 04''$  West, 3011.79 feet to the point of curvature of a curve concave Easterly, having a radius of 1300.00 feet; thence Northwesterly and Northeasterly, along the arc of said curve, through a central angle of  $91^{\circ} 59' 17''$ , an arc length of 2087.14 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $09^{\circ} 28' 25''$  West, 1870.10 feet; thence North  $36^{\circ} 31' 13''$  East, 751.19 feet to the point of curvature of a curve concave Northwesterly, having a radius of 3150.00 feet; thence Northeasterly, along the arc of said curve, through a central angle of  $03^{\circ} 50' 02''$ , an arc length of 210.78 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North  $34^{\circ} 36' 12''$  East, 210.74 feet; thence West, 407.69 feet; thence North  $13^{\circ} 00' 00''$  East, 1109.27 feet; thence East, 799.07 feet to a point on a curve concave Northwesterly, having a radius of 3350.00 feet; thence Northeasterly, along the arc of said curve, through a central angle of  $04^{\circ} 16' 35''$ , an arc length of 250.04 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $08^{\circ} 31' 56''$  East, 249.98 feet; thence North  $06^{\circ} 23' 39''$  East, 691.66 feet to the point of curvature of a curve concave Southeasterly, having a radius of 1150.00 feet; thence Northeasterly, along the arc of said curve, through a central angle of  $34^{\circ} 54' 44''$ , an arc length of 790.73 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $23^{\circ} 51' 01''$  East, 689.94 feet; thence North  $41^{\circ} 18' 23''$  East, 691.30 feet to the point of curvature of a curve concave Northwesterly, having a radius of 1100.00 feet; thence Northeasterly, along the arc of said curve, through a central angle of  $33^{\circ} 51' 36''$ , an arc length of 650.07 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North  $24^{\circ} 22' 34''$  East, 640.65 feet; thence South  $88^{\circ} 51' 26''$  East, 1495.98 feet; thence South  $01^{\circ} 57' 42''$  West, 462.15 feet; thence South  $28^{\circ} 41' 03''$  West, 808.17 feet; thence South  $68^{\circ} 23' 49''$  East, 241.18 feet; thence South  $15^{\circ} 00' 00''$  East, 438.70



feet; thence South 89° 53' 40" East, 814.84 feet; thence North 61° 45' 47" East, 616.73 feet to a point lying on the Westerly Limited Access right of way line of Branan Field / Chaffee Road, a 400 foot Limited Access right of way per Florida Department of Transportation Right of Way Map, Section 71293-2501, dated August 30, 1999; thence South 27° 09' 36" East, along said Westerly Limited Access right of way line, 1236.25 feet to the point of curvature of a curve concave Southwesterly, having a radius of 5529.58 feet; thence Southeasterly, continuing along said Westerly Limited Access right of way line and along the arc of said curve, through a central angle of 14° 44' 59", an arc length of 1423.47 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 19° 47' 07" East, 1419.55 feet; thence South 79° 31' 28" West, departing said Westerly Limited Access right of way line, 1198.86 feet; thence South 38° 11' 15" East, 508.40 feet to the point of curvature of a curve concave Northeasterly, having a radius of 1150.00 feet; thence Southeasterly, along the arc of said curve, through a central angle of 30° 46' 11", an arc length of 617.59 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South 53° 34' 20" East, 610.19 feet; thence Southeasterly, along the arc of a curve concave Northeasterly, having a radius of 500.00 feet, through a central angle of 19° 35' 20", an arc length of 170.94 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 78° 45' 05" East, 170.11 feet; thence Southeasterly, along the arc of a curve concave Southerly, having a radius of 2000.00 feet, through a central angle of 04° 00' 19", an arc length of 139.81 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 86° 32' 36" East, 139.78 feet; thence Southeasterly, along the arc of a curve concave Northerly, having a radius of 1120.00 feet, through a central angle of 09° 56' 09", an arc length of 194.22 feet to a point lying on a curve concave Westerly, having a radius of 5529.58 feet, said point also being a point lying on said Westerly Limited Access right of way line of Branan Field / Chaffee Road, said arc being subtended by a chord bearing and distance of South 89° 30' 31" East, 193.98 feet; thence along said Westerly Limited Access right of way line the following four (4) courses: Course 1 ~ Southeasterly, along the arc of said curve, through a central angle of 01° 32' 42", an arc length of 149.11 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 00° 56' 22" East, 149.11 feet; Course 2 ~ South 00° 10' 01" East, 1232.35 feet; Course 3 ~ South 89° 49' 59" West, 21.05 feet to a point lying on the Easterly line of said Section 7; Course 4 ~ South 00° 10' 01" East, along said Easterly line, 3347.58 feet to the Point of Beginning.

Containing 994.11 acres, more or less.

**IN ADDITION TO:**

A portion of Section 7, Township 4 South, Range 25 East, Clay County, Florida, also being a portion of those lands described and recorded in Official Records Book 1450, page 1590 of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southeasterly corner of said Section 7; thence South 87° 38' 56" West, along the Southerly line of said Section 7, a distance of 4007.21 feet to the Point of Beginning.

From said Point of Beginning, thence continue South 87° 38' 56" West, along said Southerly line of Section 7, a distance of 724.25 feet; thence North 24° 54' 32" West, departing said Southerly line, 43.49 feet; thence North 06° 16' 48" East, 67.63 feet; thence North 37° 17' 41" East, 51.37 feet; thence North 15° 48' 15" East, 79.65 feet; thence North 45° 13' 10" East, 87.32 feet; thence North 47° 06' 47" East, 61.84 feet; thence North 66° 58' 01" East, 84.10 feet; thence North 18° 00' 38" East, 32.87 feet; thence North 13° 24' 57" East, 51.60 feet; thence North 29° 16' 37" West, 90.15 feet; thence South 65° 35' 23" West, 61.51 feet; thence South 61° 11' 25" West, 49.37 feet; thence North 73° 28' 15" West, 67.72 feet; thence North 05° 43' 01" East, 67.61 feet; thence South 73° 48' 07" West, 34.92 feet; thence South 01° 33' 05" East, 46.70 feet; thence North 35° 21' 58" West, 27.18 feet; thence North 01° 12' 07" West, 114.55 feet; thence North 56° 07' 22" East, 32.35 feet; thence South 44° 13' 57" East, 49.94 feet; thence North 33° 46' 44" East, 31.90 feet; thence North 24° 02' 27" East, 27.00 feet; thence South 88° 55' 45" East, 636.60 feet, to a point on a curve concave Easterly, having a radius of 1050.00 feet; thence Southerly, along the arc of said curve through a central angle of 00° 33' 06", an arc length of 11.03 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 00° 18' 03" East, 11.03 feet; thence Due South, 619.14 feet to the Point of Beginning.

Containing 9.61 acres, more or less.

**LESS AND EXCEPT:**

A portion of Section 7, Township 4 South, Range 25 East, Clay County, Florida, also being a portion of those lands described and recorded in Official Records Book 1450, page 1590 of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southeasterly corner of said Section 7; thence South  $87^{\circ} 38' 56''$  West, along the Southerly line of said Section 7, a distance of 4007.21 feet; thence Due North, departing said Southerly line, 619.14 feet to the point of curvature of a curve concave Easterly, having a radius of 1050.00 feet; thence Northerly, along the arc of said curve, through a central angle of  $00^{\circ} 36' 06''$ , an arc length of 11.03 feet to a point on said curve and the Point of Beginning, said arc being subtended by a chord bearing and distance of North  $00^{\circ} 18' 03''$  West, 11.03 feet.

From said Point of Beginning, thence continue Northerly, along the arc of said curve concave Easterly, having a radius of 1050.00 feet, through a central angle of  $33^{\circ} 55' 51''$ , an arc length of 621.81 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $17^{\circ} 34' 01''$  East, 612.76 feet; thence North  $34^{\circ} 31' 56''$  East, 585.83 feet to a point lying on the Southerly right of way line of Oakleaf Plantation Parkway, a 200 foot right of way, as recorded in Plat Book 44, pages 23 through 32 of the Public Records of said county; thence South  $55^{\circ} 28' 04''$  East, along said Southerly right of way line, 308.89 feet; thence South  $23^{\circ} 42' 39''$  West, departing said Southerly right of way line, 981.60 feet; thence North  $88^{\circ} 55' 45''$  West, 376.85 feet to the Point of Beginning.

Containing 9.70 acres, more or less.

**Exhibit B**

**Middle Village**

Community Development District

**Amortization Schedule**

Series 2018-2, Special Assessment Refunding Bonds

<u>DATE</u>	<u>BALANCE</u>	<u>PRINCIPAL</u>	<u>INTEREST</u>	<u>TOTAL</u>
05/01/22	\$2,365,000	\$180,000	\$58,488	\$297,125
11/01/22	\$2,185,000		\$54,313	
05/01/23	\$2,185,000	\$125,000	\$54,313	\$233,625
11/01/23	\$2,060,000		\$51,500	
05/01/24	\$2,060,000	\$130,000	\$51,500	\$233,000
11/01/24	\$1,930,000		\$48,250	
05/01/25	\$1,930,000	\$135,000	\$48,250	\$231,500
11/01/25	\$1,795,000		\$44,875	
05/01/26	\$1,795,000	\$140,000	\$44,875	\$229,750
11/01/26	\$1,655,000		\$41,375	
05/01/27	\$1,655,000	\$150,000	\$41,375	\$232,750
11/01/27	\$1,505,000		\$37,625	
05/01/28	\$1,505,000	\$155,000	\$37,625	\$230,250
11/01/28	\$1,350,000		\$33,750	
05/01/29	\$1,350,000	\$165,000	\$33,750	\$232,500
11/01/29	\$1,185,000		\$29,625	
05/01/30	\$1,185,000	\$175,000	\$29,625	\$234,250
11/01/30	\$1,010,000		\$25,250	
05/01/31	\$1,010,000	\$185,000	\$25,250	\$235,500
11/01/31	\$825,000		\$20,625	
05/01/32	\$825,000	\$190,000	\$20,625	\$231,250
11/01/32	\$635,000		\$15,875	
05/01/33	\$635,000	\$200,000	\$15,875	\$231,750
11/01/33	\$435,000		\$10,875	
05/01/34	\$435,000	\$210,000	\$10,875	\$231,750
11/01/34	\$225,000		\$5,625	
05/01/35	\$225,000	\$225,000	\$5,625	\$236,250
11/1/35				
<b>Total</b>		<b>\$2,185,000</b>	<b>\$839,125</b>	<b>\$3,024,125</b>

**Middle Village**  
Community Development District

**Amortization Schedule**  
Series 2022, Special Assessment Refunding Bonds

<u>DATE</u>	<u>BALANCE</u>	<u>PRINCIPAL</u>	<u>INTEREST</u>	<u>TOTAL</u>
05/01/2022	\$17,746,000	\$888,000	\$131,494.18	\$1,019,494.18
11/01/2022			\$213,139.88	\$1,550,279.76
05/01/2023	\$16,858,000	\$1,124,000	\$213,139.88	
11/01/2023			\$203,583.07	\$1,552,166.14
05/01/2024	\$15,734,000	\$1,145,000	\$203,583.07	
11/01/2024			\$192,491.46	\$1,552,982.92
05/01/2025	\$14,589,000	\$1,168,000	\$192,491.46	
11/01/2025			\$180,273.01	\$1,553,546.02
05/01/2026	\$13,421,000	\$1,193,000	\$180,273.01	
11/01/2026			\$167,021.76	\$1,555,043.52
05/01/2027	\$12,228,000	\$1,221,000	\$167,021.76	
11/01/2027			\$152,690.88	\$1,555,381.76
05/01/2028	\$11,007,000	\$1,250,000	\$152,690.88	
11/01/2028			\$137,296.51	\$1,556,593.02
05/01/2029	\$9,757,000	\$1,282,000	\$137,296.51	
11/01/2029			\$120,865.12	\$1,556,730.24
05/01/2030	\$8,475,000	\$1,315,000	\$120,865.12	
11/01/2030			\$103,409.81	\$1,557,819.62
05/01/2031	\$7,160,000	\$1,351,000	\$103,409.81	
11/01/2031			\$84,889.62	\$1,559,779.24
05/01/2032	\$5,809,000	\$1,390,000	\$84,889.62	
11/01/2032			\$65,273.94	\$1,560,547.88
05/01/2033	\$4,419,000	\$1,430,000	\$65,273.94	
11/01/2033			\$44,592.57	\$1,561,185.14
05/01/2034	\$2,989,000	\$1,472,000	\$44,592.57	
11/01/2034			\$22,844.50	\$1,562,689.00
05/01/2035	\$1,517,000	\$1,517,000	\$22,844.50	
11/01/2035				
		<b>\$17,746,000</b>	<b>\$3,508,238.44</b>	<b>\$21,254,238.44</b>

*FIFTH ORDER OF BUSINESS*

# **Middle Village Community Development District**



**Approved Budget**

**FY2023**



**Middle Village  
Community Development District**

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# Middle Village

Community Development District

General Fund

Description	Adopted Budget FY 2022	Actual 6/30/22	Next 3 Months	Projected Thru 9/30/22	Approved Budget FY 2023
<b>Revenues</b>					
Special Assessments	\$ 215,687	\$ 222,908	\$ -	\$ 222,908	\$ 217,187
Interest Income	\$ 350	\$ 561	\$ 35	\$ 596	\$ 600
<b>Total Revenues</b>	<b>\$ 216,037</b>	<b>\$ 223,469</b>	<b>\$ 35</b>	<b>\$ 223,504</b>	<b>\$ 217,787</b>
<b>Expenditures</b>					
Supervisors Fees	\$ 12,000	\$ 7,800	\$ 3,000	\$ 10,800	\$ 12,000
Travel	\$ 200	\$ -	\$ 100	\$ 100	\$ 200
FICA Expense	\$ 918	\$ 621	\$ 230	\$ 850	\$ 918
Engineering	\$ 10,500	\$ 777	\$ 9,723	\$ 10,500	\$ 10,500
Trustee	\$ 15,100	\$ 16,200	\$ -	\$ 16,200	\$ 16,200
Dissemination Agent	\$ 3,500	\$ 2,392	\$ 1,108	\$ 3,500	\$ 3,500
Assessment Roll	\$ 7,550	\$ 7,550	\$ -	\$ 7,550	\$ 7,550
Attorney	\$ 45,000	\$ 19,092	\$ 25,908	\$ 45,000	\$ 45,000
Attorney-Foreclosure	\$ 10,000	\$ -	\$ 5,000	\$ 5,000	\$ 10,000
Arbitrage	\$ 750	\$ -	\$ 750	\$ 750	\$ 750
Annual Audit	\$ 6,100	\$ 3,000	\$ 3,100	\$ 6,100	\$ 6,100
Management Fees	\$ 61,762	\$ 46,371	\$ 15,440	\$ 61,812	\$ 64,850
Information Technology	\$ 2,550	\$ 1,919	\$ 630	\$ 2,549	\$ 2,550
Telephone	\$ 425	\$ 424	\$ 176	\$ 600	\$ 600
Postage	\$ 600	\$ 258	\$ 342	\$ 600	\$ 600
Printing & Binding	\$ 2,700	\$ 379	\$ 1,621	\$ 2,000	\$ 2,000
Records Storage	\$ 200	\$ -	\$ 100	\$ 100	\$ 200
Insurance	\$ 12,251	\$ 11,527	\$ -	\$ 11,527	\$ 15,727
Legal Advertising	\$ 1,500	\$ 780	\$ 721	\$ 1,500	\$ 1,500
Other Current Charges	\$ 150	\$ 28	\$ 122	\$ 150	\$ 150
Office Supplies	\$ 300	\$ 18	\$ 282	\$ 300	\$ 300
Website Compliance	\$ 2,250	\$ 1,688	\$ 750	\$ 2,438	\$ 2,250
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Reserves	\$ 19,556	\$ 19,556	\$ -	\$ 19,556	\$ 14,167
<b>Administrative Expenses</b>	<b>\$ 216,037</b>	<b>\$ 140,553</b>	<b>\$ 69,103</b>	<b>\$ 209,656</b>	<b>\$ 217,787</b>
<b>EXCESS REVENUES / (EXPENDITURES)</b>	<b>\$ 0</b>	<b>\$ 82,915</b>	<b>\$ (69,068)</b>	<b>\$ 13,847</b>	<b>\$ -</b>

Expenses	\$ 217,787
Less: Reserves	\$ (14,167)
Net	\$ 231,954
Divide 4 Quarters	
First Quarter:	\$ 57,988

**Middle Village  
Community Development District**

BUDGET  
Fiscal Year 2023

**REVENUES:**

*Maintenance Assessments*

The District will levy a non ad-valorem special assessment on all assessable property within the District to fund all of the General Operating Expenditures for the fiscal year. Collection for SPE is suspended until property is sold.

*Interest Income*

The excess operating funds will be invested in a money market account held by US Bank. The amount represents the estimated earnings on those funds.

**EXPENDITURES:**

**Administrative:**

*Supervisor Fees*

The Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 in one year. The amount for the fiscal year is based upon five supervisors attending the estimated 12 annual meetings.

*Travel Expense*

These expenses represent supervisor's travel expenses to attend meetings.

*FICA Expense*

These expenses represent the Employer's share of Social Security and Medicare taxes withheld from the Board of Supervisors checks.

*Engineering Fees*

The District's engineering firm will be providing general engineering services to the District including attendance and preparation for monthly board meetings, review invoices, etc. England, Thims & Miller serves as the District's engineering firm.

*Trustee Fees*

The District 2018 Bond Series trustee fees is based on the agreement between Hancock Bank and the District.

**Middle Village  
Community Development District**

BUDGET  
Fiscal Year 2023

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. The District has contracted with GMS, LLC, to provide this service.

Assessment Roll

Governmental Management Services, LLC serves as the District's collection agent and certifies the District's non-ad valorem assessments with the county tax collector.

Attorney

The District's legal counsel will be providing general legal services to the District including attendance and preparation for monthly meetings, review operating and maintenance contracts, etc. Hopping Green & Sams serves as the District's legal counsel.

Attorney – Foreclosure

The District's legal counsel will be providing bankruptcy and foreclosure services to the District.

Arbitrage

The District is required to annually have an arbitrage rebate calculation on the District's Series 2018 Bonds. GNP Services, CPA, PA, serves as the District's independent certified public accounting firm to calculate the rebate liability and submit reports to the District.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. Grau and Associates currently serves as the District's Independent Auditor.

Management Fees

The District receives management, accounting and administrative services as part of a Management Agreement with Governmental Management Services, LLC.

Information Technology

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

**Middle Village  
Community Development District**

BUDGET  
Fiscal Year 2023

Website Maintenance

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

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Records Storage

Cost associated with storing of District records offsite and electronically.

Insurance

The District's General Liability & Public Officials Liability Insurance policy is with Florida Property Alliance Preferred (FPA). FPA specializes in providing insurance coverage to governmental agencies.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings etc. in a newspaper of general circulation.

Other Current Charges

Any miscellaneous expenses incurred during the year.

Office Supplies

Miscellaneous office supplies.

**Middle Village**  
**Community Development District**  
BUDGET  
Fiscal Year 2023

*Dues, Licenses & Subscriptions*

The District is required to pay an annual fee to the Department of Community Affairs for \$175. This is the only expense under this category for the District.

*Reserves*

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

# Middle Village

## Community Development District

## Recreation Fund

Description	Adopted Budget FY 2022	Actual 6/30/22	Projected 3 Months	Projected Thru 9/30/22	Approved Budget FY 2023
<b>Revenues</b>					
Special Assessments	\$ 1,592,515	\$ 1,645,829	\$ -	\$ 1,645,829	\$ 1,975,385
Interest Income	\$ 1,000	\$ 220	\$ 125	\$ 345	\$ 500
Miscellaneous Revenue	\$ 2,500	\$ 4,848	\$ 1,000	\$ 5,848	\$ 6,000
Amenities Revenue	\$ 85,000	\$ 85,912	\$ 14,088	\$ 100,000	\$ 100,000
Cost Share Revenue-South Village	\$ 36,662	\$ 33,063	\$ -	\$ 33,063	\$ 33,063
<b>Total Revenues</b>	<b>\$ 1,717,677</b>	<b>\$ 1,769,871</b>	<b>\$ 15,213</b>	<b>\$ 1,785,085</b>	<b>\$ 2,114,948</b>
<b>Expenditures</b>					
<b>Administrative</b>					
Management Fees - On Site Staff	\$ 293,904	\$ 220,428	\$ 73,476	\$ 293,904	\$ 317,416
Insurance	\$ 52,916	\$ 55,081	\$ -	\$ 55,081	\$ 62,717
Other Current Charges	\$ 4,000	\$ 3,996	\$ 1,004	\$ 5,000	\$ 5,000
Permit Fees	\$ 1,500	\$ 448	\$ 700	\$ 1,148	\$ 1,500
Office Supplies	\$ 500	\$ -	\$ 250	\$ 250	\$ 500
<b>Administrative Expenses</b>	<b>\$ 352,820</b>	<b>\$ 279,953</b>	<b>\$ 75,430</b>	<b>\$ 355,383</b>	<b>\$ 387,133</b>
<b>Maintenance</b>					
Security	\$ 150,000	\$ 106,459	\$ 43,541	\$ 150,000	\$ 166,335
Security Clay County	\$ 47,000	\$ 30,740	\$ 28,250	\$ 58,990	\$ 59,502
Electric	\$ 18,000	\$ 13,726	\$ 6,274	\$ 20,000	\$ 20,000
Streetlighting	\$ 32,000	\$ 22,852	\$ 12,148	\$ 35,000	\$ 35,000
Irrigation Maintenance	\$ 5,000	\$ 2,077	\$ 2,895	\$ 4,972	\$ 5,000
Landscape Maintenance	\$ 450,256	\$ 334,906	\$ 112,563	\$ 447,469	\$ 488,528
Common Area Maintenance	\$ 65,000	\$ 51,030	\$ 18,970	\$ 70,000	\$ 70,000
Lake Maintenance	\$ 20,000	\$ 13,671	\$ 7,329	\$ 21,000	\$ 21,000
Miscellaneous Maintenance	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 5,000
<b>Common Area Expenses</b>	<b>\$ 792,256</b>	<b>\$ 575,460</b>	<b>\$ 234,471</b>	<b>\$ 809,930</b>	<b>\$ 870,365</b>
<b>Recreation Facility</b>					
Amenity Staff	\$ 160,000	\$ 95,011	\$ 64,989	\$ 160,000	\$ 176,000
Janitorial	\$ 55,000	\$ 34,050	\$ 20,950	\$ 55,000	\$ 55,000
Telephone	\$ 8,800	\$ 7,116	\$ 4,884	\$ 12,000	\$ 12,000
Electric	\$ 64,000	\$ 40,180	\$ 23,393	\$ 63,573	\$ 64,000
Water / Sewer	\$ 46,000	\$ 28,242	\$ 17,758	\$ 46,000	\$ 46,000
Gas/Heat (Pool)	\$ 25,000	\$ 20,876	\$ 4,124	\$ 25,000	\$ 25,000
Refuse Service	\$ 20,000	\$ 18,383	\$ 6,128	\$ 24,511	\$ 25,000
Pool Maintenance & Chemicals	\$ 45,000	\$ 25,224	\$ 19,408	\$ 44,632	\$ 45,000

# Middle Village

## Community Development District

## Recreation Fund

Description	Adopted Budget FY 2022	Actual 6/30/22	Projected 3 Months	Projected Thru 9/30/22	Approved Budget FY 2023
Cable	\$ 5,800	\$ 4,970	\$ 2,907	\$ 7,876	\$ 8,000
Special Events	\$ 5,000	\$ 1,447	\$ 3,553	\$ 5,000	\$ 5,000
Office Supplies and Equipment	\$ 1,500	\$ 29	\$ 1,471	\$ 1,500	\$ 1,500
Facility Maintenance - General	\$ 55,500	\$ 36,845	\$ 21,155	\$ 58,000	\$ 58,000
Facility Maintenance - Preventive Contracts	\$ 15,350	\$ 1,375	\$ 13,550	\$ 14,925	\$ 15,950
Facility Maintenance - Contingency	\$ 3,651	\$ 2,324	\$ 2,676	\$ 5,000	\$ 5,000
Elevator Maintenance	\$ 3,000	\$ 1,233	\$ 1,767	\$ 3,000	\$ 3,000
Recreation Passes	\$ 5,000	\$ 3,253	\$ 1,084	\$ 4,337	\$ 5,000
Lighting Repairs	\$ 10,000	\$ 6,486	\$ 3,514	\$ 10,000	\$ 10,000
Tennis Court Maintenance	\$ 44,000	\$ 25,172	\$ 22,828	\$ 48,000	\$ 48,000
Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ 250,000
<b>Total Recreation Facility</b>	<b>\$ 572,601</b>	<b>\$ 352,215</b>	<b>\$ 236,139</b>	<b>\$ 588,354</b>	<b>\$ 857,450</b>
<b>Total Expenses</b>	<b>\$ 1,717,677</b>	<b>\$ 1,207,628</b>	<b>\$ 546,039</b>	<b>\$ 1,753,667</b>	<b>\$ 2,114,948</b>
<b>EXCESS REVENUES / (EXPENDITURES)</b>	<b>\$ (0)</b>	<b>\$ 562,243</b>	<b>\$ (530,826)</b>	<b>\$ 31,418</b>	<b>\$ -</b>

Expenses	\$ 2,114,948
Less: Reserves	\$ 250,000
Net	\$ 1,864,948
Divide	4 Quarters
First Quarter:	\$ 466,237

**Middle Village  
Community Development District**

BUDGET  
Fiscal Year 2023

**REVENUES:**

*Maintenance Assessments*

The District will levy a non ad-valorem special assessment on all assessable property within the District to fund all of the Recreational Operating Expenditures for the fiscal year. SPE Collection is suspended until property is under new ownership.

*Interest Income*

The District will have funds invested in a money market fund with Hancock Bank. The amount is based upon the estimated balance invested throughout the year

*Amenities Revenue*

- Income received from resident/non-resident rental of Grand Banquet Room, Furniture and Grand Lawn.
- Income from proceeds from access cards.
- Income earned from the sales of vending items.
- Income received from the non-resident user fee for the Recreation Facility.
- Income received from tennis lessons, ball machine rental, and equipment repair.

*Cost Share Revenue – South Village*

The District has entered into a Cost Share Agreement with the South Village Community Development District to fund a portion of the Landscape Maintenance Cost of the District.



**Middle Village  
Community Development District**  
BUDGET  
Fiscal Year 2023

**EXPENDITURES:**

**Administrative:**

*Management Fees – On Site*

The District has contracted with Governmental Management Services, LLC (“GMS”) for the supervision and on-site management of the District’s amenities. The responsibilities include management of District maintenance contracts, scheduling special events, management of District employees, rental of facilities, scheduling of special events, resident inquiries and other maintenance related items. The District shares the cost of a community manager, aquatics director, fitness center/access director, rental coordinator and administrative assistant with the Double Branch Community Development District.

*Insurance*

The District's Property Insurance policy is with Florida Property Alliance (FPA). FPA specializes in providing insurance coverage to governmental agencies.

*Other Current Charges*

Bank charges and any other miscellaneous expenses that are incurred during the year.

*Permit Fees*

Costs of various occupational licenses and pool permits.

Description	Annual
Play Pool Permit	\$ 250
Lap Pool Permit	\$ 250
Spray Pool Permit	\$ 125
State Public Broadcast	\$ 875
<b>Total</b>	<b>\$ 1,500</b>

**Middle Village  
Community Development District**  
BUDGET  
Fiscal Year 2023

Office Supplies

Miscellaneous office supplies for onsite manager and rental coordinator.

**Maintenance: Common Area**

Security

The District will have a contract with Allied Universal Security, a security company to provide Athletic Center and Common area security services and a roving guard.

<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
Security Contract	\$ 13,333	\$ 160,000
Contingency/Extra Coverage	\$ 528	\$ 6,335
<b>Total</b>	<b>\$ 13,861</b>	<b>\$ 166,335</b>

Security – Clay County

The District will contract with off-duty Clay County Officers 24 hours/week random patrols (cost split 50/50 with Double Branch).

**Middle Village  
Community Development District**

BUDGET  
Fiscal Year 2023

Electric

The cost of electricity provided by Clay Electric Cooperative, Inc. for signage lighting, entry feature lighting, landscape lighting, etc.

<b>Account Number</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
6082986	885 Misty Oak Drive	\$ 32	\$ 384
6144521	384 Oakleaf Plantation Boulevard	\$ 125	\$ 1,500
6177042	726-1 Chestnut Chase Drive	\$ 50	\$ 600
6214282	707 Oak Leaf Plantation Pkwy	\$ 155	\$ 1,860
6411763	4222-1 Plantation Oaks Blvd	\$ 225	\$ 2,700
7131568	893-1 Cardinal Hills Street	\$ 35	\$ 420
7131600	508-1 Chestwood Chase Drive	\$ 40	\$ 480
7131634	3215-1 Live Oak Hollow Drive	\$ 35	\$ 420
7131642	1016-1 Oakleaf Plantation Parkway	\$ 35	\$ 420
7131691	1225-1 Deerview Lane	\$ 35	\$ 420
7138258	3786-1 Timberline Drive	\$ 35	\$ 420
7709488	711-1 Oak Leaf Plantation	\$ 70	\$ 840
7778707	4219-1 Plantation Oaks Blvd	\$ 70	\$ 840
8339848	1097-1 Oakleaf Planta U/G	\$ 70	\$ 840
8455321	713-1 Oakleaf Plantation Pkwy	\$ 115	\$ 1,380
8455347	573-2 Oakleaf Plantation Pkwy	\$ 135	\$ 1,620
	Contingency	\$ 405	\$ 4,856
<b>Total</b>		<b>\$ 1,667</b>	<b>\$ 20,000</b>

Street Lighting

The cost of roadway lighting provided by Clay Electric Cooperative, Inc.:

<b>Account Number</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
6301196	Westside of Brannanfield	\$ 2,735	\$ 32,820
	Contingency	\$ 182	\$ 2,180
<b>Total</b>		<b>\$ 2,667</b>	<b>\$ 35,000</b>

Irrigation Maintenance

Miscellaneous irrigation repairs and maintenance incurred by the district.

**Middle Village  
Community Development District**

BUDGET  
Fiscal Year 2023

Landscape Maintenance

The District has contracted with Verdego to provide landscaping and irrigation maintenance services to all of the common areas within the District as well as the Amenity Center.

Description	Monthly	Annual
Landscape Contract	\$ 40,711	\$ 488,528
<b>Total</b>	<b>\$40,711</b>	<b>\$488,528</b>

Common Area Maintenance

Represents the estimated day-to-day maintenance of the Districts common areas. Services include:

-Pressure washing of District fences, entrance signage and pillars, pool areas, tennis facilities, gazebos, amenity center, field house, parks, park equipment and sidewalks. The estimated annual amounts for these services are based upon contractor proposals.

The estimated cost for the following is based upon past history and current hourly rates:

- All common area easements and park litter clean up
- Storm sewer grate inspections and cleaning
- Removal of unauthorized signage and maintenance of community signage
- Traffic/car accident clean up
- Inspections and repairs to all park equipment such as playground, picnic tables and benches.
- Lake inspections and cleanup

Lake Maintenance

The District has contracted with The Lake Doctors to provide monthly water management services and annual carp as needed per the contract to the 13 lakes within the District. Contingency includes monthly lake inspections and clean-up of outfall structures and barriers.

Description	Monthly	Annual
Lake Maintenance Contract	\$ 1,572	\$ 18,868
Contingency	\$ 178	\$ 2,132
<b>Total</b>	<b>\$ 1,750</b>	<b>\$ 21,000</b>

**Middle Village  
Community Development District**

BUDGET  
Fiscal Year 2023

Miscellaneous Maintenance

Includes contingency for any unanticipated and unscheduled cost to the District.

**Maintenance: Recreational Facility**

Amenity Staff

The District pays direct salaries for one front desk staff at the fitness center and to provide lifeguard services from District employees during pool operating season, Mid-March through October.

Janitorial

The District has contracted with Riverside Management Services, LLC to provide janitorial services and scheduled carpets cleanings to the District. Janitorial services are being provided seven days a week and carpets will be cleaned 9xs a year unless otherwise needed. Supplies will be purchased directly from ERC Wiping Products and Supplyworks.

Description	Monthly	Annual
Janitorial Contract	\$ 3,783	\$ 45,400
Contingency	\$ 150	\$ 1,800
Supplies	\$ 650	\$ 7,800
<b>Total</b>	<b>\$ 4,583</b>	<b>\$ 55,000</b>

Telephone

The Amenity Center currently pays AT&T for 3 phone lines (291-1283, 291-1776 and 291-1849). The amounts are based upon the following:

Description	Monthly	Annual
ATT Telephone Contract	\$ 959	\$ 11,508
Contingency	\$ 41	\$ 492
<b>Total</b>	<b>\$ 1,000</b>	<b>\$ 12,000</b>

**Middle Village  
Community Development District**

BUDGET  
Fiscal Year 2023

Electric

Cost of electric billed to the District by Clay Electric for the Amenity Center.

Account Number	Description	Monthly	Annual
6301188	845 Oakleaf Plantation Pkwy	\$ 3,000	\$ 36,000
8353831	853 Oakleaf Plantation Pkwy (Pool)	\$ 1,750	\$ 21,000
	Contingency	\$ 583	\$ 7,000
<b>Total</b>		<b>\$ 5,333</b>	<b>\$ 64,000</b>

Water / Sewer

Cost of water and sewer service from JEA and Clay County Utility Authority for the Amenity Center.

Account Number	Description	Monthly	Annual
64274704	845 Oakleaf Plantation - Water	\$ 350	\$ 4,200
64274704	845 Oakleaf Plantation - Sewer	\$ 650	\$ 7,800
68260125	845 Oakleaf Plantation -Pool	\$ 150	\$ 1,800
	<b>Total JEA</b>	<b>\$ 1,150</b>	<b>\$ 12,000</b>
210999	3214-1 Tower Oaks Drive Rec	\$ 1,250	\$ 15,000
235920	701-1 Turkey Point Drive Rec	\$ 46	\$ 552
235921	878-1 Songbird Drive Rec	\$ 35	\$ 420
235922	738-1 Chestwood Chase Drive	\$ 25	\$ 300
241833	3214-2 Tower Oaks Drive Rec	\$ 30	\$ 360
274569	1089 Oakleaf Plantation Pkwy	\$ 210	\$ 2,520
274570	1092 Oakleaf Plantation Pkwy	\$ 125	\$ 1,500
276170	3713-1 Chasing Falls Rd Recl Irrig	\$ 35	\$ 420
276168	533-1 Southwood Way Irrig	\$ 650	\$ 7,800
276169	533-2 Southwood Way Rec. Irrig	\$ 55	\$ 660
	<b>Total CCUA</b>	<b>\$ 2,461</b>	<b>\$ 29,532</b>
	Contingency	\$ 372	\$ 4,468
<b>Total Water/Sewer/Reclaim</b>		<b>\$ 3,983</b>	<b>\$ 46,000</b>

Gas/Heat (Pool)

Cost of gas to heat the pool water during wintertime. The District uses Wilford Propane Gas as a gas supplier.

Refuse Service

The District receives Refuse removal service from Southland Waste Service for the Amenity Center. Two dumpsters during busy summer months (June-Aug).

**Middle Village  
Community Development District**

BUDGET  
Fiscal Year 2023

Pool Maintenance & Chemicals

The District currently has a contract with Poolsure to supply chemicals and chemical feeders for the Amenity Center pools. The District is contracted with RMS for the cleaning, water testing, and treatment of the Amenity Center pools. During summer months, district employees will help with basic poolside cleaning such as brushing, skimming, and tile cleaning. Additionally, GMS staff handles the annual maintenance projects on the pool and deck features. The amount is based upon the following:

Description	Monthly	Annual
Pool maintenance/chemicals	\$ 2,500	\$ 30,000
Contingency	\$ 1,250	\$ 15,000
<b>Total</b>	<b>\$ 3,750</b>	<b>\$ 45,000</b>

Cable

The District currently uses Comcast for cable services.

Description	Monthly	Annual
Tennis	\$ 92	\$ 1,100
Fitness	\$ 575	\$ 6,900
<b>Total</b>	<b>\$ 667</b>	<b>\$ 8,000</b>

Special Events

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

Office Supplies and Equipment

Office supplies for the Amenity Center.

Facility Maintenance - General

Represents estimated cost for general maintenance throughout the District based upon historical cost.

**Middle Village  
Community Development District**

BUDGET  
Fiscal Year 2023

Facility Maintenance – Preventative

Cost of routine repairs and maintenance.

Facility Maintenance – Contingency

Represents estimated amount based upon historical cost for fence repairs, graffiti clean-up, signage repairs, wall cap replacements and damaged park equipment.

Elevator Maintenance

The District has a contract with Coastal Elevator Service for the maintenance of the Amenity Center Elevator as well as the annual state inspection.

Description	Monthly	Annual
Contract	\$ 160	\$ 1,916
Inspection	\$ -	\$ 250
Contingency	\$ 86	\$ 835
<b>Total</b>	<b>\$ 246</b>	<b>\$ 3,000</b>

Recreation Passes

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

Lighting Repairs

Represents costs for fixtures, bulb and ballast, replacement, and electrician labor based upon past history.

Tennis Court Maintenance

Represents cost of clay replacement and installation (twice per year), irrigation and equipment repairs, drainage cleaning/repairs.

Capital Reserve

Money set aside for future replacements of capital related items and operating capital.



**Middle Village**  
Community Development District

**Debt Service Fund**  
Series 2018-1 (2022)/2018-2

Description	Proposed Budget FY 2022	Actual 6/30/22	Next 3 Months	Projected Thru 9/30/22	Approved Budget FY 2023
<b>Revenues</b>					
Carry Forward Surplus	\$ 758,833	\$ 951,992	\$ -	\$ 951,992	\$ 276,073
Special Assessments	\$ 2,076,955	\$ 2,036,054	\$ -	\$ 2,036,054	\$ 1,798,939
Special Assessments- Prepayment	\$ -	\$ 552,178	\$ -	\$ 552,178	\$ -
Interest Income	\$ 700	\$ 563	\$ 275	\$ 838	\$ 1,000
Bond Proceeds	\$ -	\$ 17,754,000	\$ -	\$ 17,754,000	\$ -
<b>Total Revenues</b>	<b>\$ 2,836,489</b>	<b>\$ 21,294,787</b>	<b>\$ 275</b>	<b>\$ 21,295,062</b>	<b>\$ 2,076,012</b>
<b>Expenditures</b>					
<u>Series 2018A-1</u>					
Interest 11/1	\$ 379,658	\$ 379,658	\$ -	\$ 379,658	\$ -
Special Call 11/1	\$ -	\$ 12,000	\$ -	\$ 12,000	\$ -
Interest 5/1	\$ 379,658	\$ -	\$ -	\$ -	\$ -
Principal 5/1	\$ 1,042,000	\$ -	\$ -	\$ -	\$ -
<u>Series 2022</u>					
Interest 11/1	\$ -	\$ -	\$ -	\$ -	\$ 213,140
Interest Expense - 5/1	\$ 131,561	\$ 131,561	\$ -	\$ 131,561	\$ 213,140
Principal Expense - 5/1	\$ 888,000	\$ 888,000	\$ -	\$ 888,000	\$ 1,124,000
Special Call 5/1	\$ -	\$ 8,000	\$ -	\$ 8,000	\$ -
<u>Series 2018A-2</u>					
Interest 11/1	\$ 58,638	\$ 58,613	\$ -	\$ 58,613	\$ 54,313
Special Call 11/1	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -
Interest 5/1	\$ 58,638	\$ 58,488	\$ -	\$ 58,488	\$ 54,313
Principal 5/1	\$ 120,000	\$ 120,000	\$ -	\$ 120,000	\$ 125,000
Special Call 5/1	\$ -	\$ 60,000	\$ -	\$ 60,000	\$ -
<b>Other Sources (Uses):</b>					
Transfer Out to Escrow	\$ -	\$ 19,072,766	\$ -	\$ 19,072,766	\$ -
Cost of Issuance	\$ -	\$ 300,290	\$ -	\$ 300,290	\$ -
<b>Total Expenses</b>	<b>\$ 3,058,152</b>	<b>\$ 21,094,375</b>	<b>\$ -</b>	<b>\$ 21,094,375</b>	<b>\$ 1,783,905</b>
<b>EXCESS REVENUES / (EXPENDITURES)</b>	<b>\$ (221,664)</b>	<b>\$ 200,412</b>	<b>\$ 275</b>	<b>\$ 200,687</b>	<b>\$ 292,107</b>

Interest November 1, 2023

Series 2022  
Series 2018-2

\$203,583  
\$51,500  
\$255,083

# Middle Village

Community Development District

## Amortization Schedule

Series 2018-2, Special Assessment Refunding Bonds

<u>DATE</u>	<u>BALANCE</u>	<u>PRINCIPAL</u>	<u>INTEREST</u>	<u>TOTAL</u>
05/01/22	\$2,365,000	\$180,000	\$58,488	\$297,125
11/01/22	\$2,185,000		\$54,313	
05/01/23	\$2,185,000	\$125,000	\$54,313	\$233,625
11/01/23	\$2,060,000		\$51,500	
05/01/24	\$2,060,000	\$130,000	\$51,500	\$233,000
11/01/24	\$1,930,000		\$48,250	
05/01/25	\$1,930,000	\$135,000	\$48,250	\$231,500
11/01/25	\$1,795,000		\$44,875	
05/01/26	\$1,795,000	\$140,000	\$44,875	\$229,750
11/01/26	\$1,655,000		\$41,375	
05/01/27	\$1,655,000	\$150,000	\$41,375	\$232,750
11/01/27	\$1,505,000		\$37,625	
05/01/28	\$1,505,000	\$155,000	\$37,625	\$230,250
11/01/28	\$1,350,000		\$33,750	
05/01/29	\$1,350,000	\$165,000	\$33,750	\$232,500
11/01/29	\$1,185,000		\$29,625	
05/01/30	\$1,185,000	\$175,000	\$29,625	\$234,250
11/01/30	\$1,010,000		\$25,250	
05/01/31	\$1,010,000	\$185,000	\$25,250	\$235,500
11/01/31	\$825,000		\$20,625	
05/01/32	\$825,000	\$190,000	\$20,625	\$231,250
11/01/32	\$635,000		\$15,875	
05/01/33	\$635,000	\$200,000	\$15,875	\$231,750
11/01/33	\$435,000		\$10,875	
05/01/34	\$435,000	\$210,000	\$10,875	\$231,750
11/01/34	\$225,000		\$5,625	
05/01/35	\$225,000	\$225,000	\$5,625	\$236,250
11/1/35				
<b>Total</b>		<b>\$2,185,000</b>	<b>\$839,125</b>	<b>\$3,024,125</b>

# Middle Village

Community Development District

## Amortization Schedule

Series 2022, Special Assessment Refunding Bonds

<u>DATE</u>	<u>BALANCE</u>	<u>PRINCIPAL</u>	<u>INTEREST</u>	<u>TOTAL</u>
05/01/2022	\$17,746,000	\$888,000	\$131,494.18	\$1,019,494.18
11/01/2022			\$213,139.88	\$1,550,279.76
05/01/2023	\$16,858,000	\$1,124,000	\$213,139.88	
11/01/2023			\$203,583.07	\$1,552,166.14
05/01/2024	\$15,734,000	\$1,145,000	\$203,583.07	
11/01/2024			\$192,491.46	\$1,552,982.92
05/01/2025	\$14,589,000	\$1,168,000	\$192,491.46	
11/01/2025			\$180,273.01	\$1,553,546.02
05/01/2026	\$13,421,000	\$1,193,000	\$180,273.01	
11/01/2026			\$167,021.76	\$1,555,043.52
05/01/2027	\$12,228,000	\$1,221,000	\$167,021.76	
11/01/2027			\$152,690.88	\$1,555,381.76
05/01/2028	\$11,007,000	\$1,250,000	\$152,690.88	
11/01/2028			\$137,296.51	\$1,556,593.02
05/01/2029	\$9,757,000	\$1,282,000	\$137,296.51	
11/01/2029			\$120,865.12	\$1,556,730.24
05/01/2030	\$8,475,000	\$1,315,000	\$120,865.12	
11/01/2030			\$103,409.81	\$1,557,819.62
05/01/2031	\$7,160,000	\$1,351,000	\$103,409.81	
11/01/2031			\$84,889.62	\$1,559,779.24
05/01/2032	\$5,809,000	\$1,390,000	\$84,889.62	
11/01/2032			\$65,273.94	\$1,560,547.88
05/01/2033	\$4,419,000	\$1,430,000	\$65,273.94	
11/01/2033			\$44,592.57	\$1,561,185.14
05/01/2034	\$2,989,000	\$1,472,000	\$44,592.57	
11/01/2034			\$22,844.50	\$1,562,689.00
05/01/2035	\$1,517,000	\$1,517,000	\$22,844.50	
11/01/2035				
		<b>\$17,746,000</b>	<b>\$3,508,238.44</b>	<b>\$21,254,238.44</b>

**Middle Village CDD**  
**Operation and Maintenance Assessment Allocation**

Description	Single Family	Multi-Family	High Density Multit-Family	High Density MF & Aquatics	Commercial/ Office	Total
Units	1,059	1065 (1)	228 (2)	704 (3)	330,000 Sq.Ft.	
Gross Per Units	\$ 868.47	\$ 672.04	\$ 612.56	\$ 522.91	\$ 0.57	
Gross Assessment	\$ 919,710	\$ 715,728	\$ 139,664	\$ 368,125	\$ 189,232	\$ 2,332,458
Net Assessment	\$ 864,551	\$ 672,803	\$ 131,288	\$ 346,047	\$ 177,883	\$ 2,192,572

**Allocation By Fund**

General Fund	\$ 217,187
Recreation Fund	\$ 1,975,385
<b>Total</b>	<b>\$ 2,192,572</b>

(1) Includes Cambridge 172 units, Coventry 130 units, Chestnut Ridge 148 units, Briar Oaks 209 units, Willow Brook 187 units, Plantation Oats 156 units, and Jennings Point 54 units.

(2) Includes Preserve 228 units.

(3) Includes Millstone Village 160 units, Fieldstone 352 units and Jennings Point at 246 units.

	FY 2022	FY 2023	\$ Increase
Single Family	\$ 723.77	\$ 868.47	\$ 144.70
Multi-Family	\$ 588.41	\$ 672.04	\$ 83.63
High Density Multit-Family	\$ 550.18	\$ 612.56	\$ 62.39
High Density MF & Aquatics	\$ 488.03	\$ 522.91	\$ 34.88
Commercial/Office	\$ 0.34	\$ 0.57	\$ 0.23

## Middle Village CDD

Debt Service Series 2018-1 (2022)/2018-2 Assessment Allocation

<u>Unit Type</u>	<u>Units</u>	<u>Per Unit Assessments FY 22</u>	<u>Per Unit Assessments FY 23</u>	<u>Gross Assessment</u>	<u>\$ Decrease</u>	<u>% Decrease</u>
Single Family	1,059	\$977.11	\$854.09	\$904,478	-\$123.02	-12.59%
Multi-Family	1,370	\$692.54	\$578.58	\$792,648	-\$113.96	-16.46%
Commercial (Sq.Ft)	330,000	\$0.76	\$0.64	\$209,749	-\$0.12	-16.37%
Total Gross Assessment				\$ 1,906,875		
Less: Discounts and Collections (6%)				\$ 107,936		
Total Net Assessment				\$ 1,798,939		

# Middle Village

## Community Development District

## Capital Reserve Fund

Description	Adopted Budget FY 2022	Actual 06/30/22	Next 3 Months	Projected Thru 9/30/22	Approved Budget FY 2023
<b>REVENUES:</b>					
Carryforward	\$ 1,578,027	\$ 1,547,991	\$ -	\$ 1,547,991	\$ 1,165,118
Interest	\$ 1,200	\$ 1,526	\$ 350	\$ 1,876	\$ 2,000
Capital Reserve - Rec Fund	\$ -	\$ -	\$ -	\$ -	\$ 250,000
General Reserve - General Fund	\$ 19,556	\$ -	\$ 19,556	\$ 19,556	\$ 14,167
<b>TOTAL REVENUES</b>	<b>\$ 1,598,783</b>	<b>\$ 1,549,517</b>	<b>\$ 19,906</b>	<b>\$ 1,569,423</b>	<b>\$ 1,431,285</b>
<b>EXPENDITURES:</b>					
Repair Replacements	\$ 125,000	\$ 268,632	\$ 132,143	\$ 400,775	\$ 400,775
Capital Projects	\$ -	\$ 3,530	\$ -	\$ 3,530	\$ -
<b>TOTAL EXPENDITURES</b>	<b>\$ 125,000</b>	<b>\$ 272,162</b>	<b>\$ 132,143</b>	<b>\$ 404,305</b>	<b>\$ 400,775</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 1,473,783</b>	<b>\$ 1,277,355</b>	<b>\$ (112,237)</b>	<b>\$ 1,165,118</b>	<b>\$ 1,030,510</b>

**Middle Vilage CDD**  
**Reserve Study Funding Plan**  
 (Next 5 Years)

<b>Fiscal Year</b>	<b>Beginning Balance</b>	<b>Add Funding</b>	<b>Add Interest</b>	<b>Less Expenses</b>	<b>Ending Balance (budget)</b>	<b>Planned Balance (Study)</b>	<b>% of Planned</b>	<b>Replacment Cost (Study)</b>
2023	\$1,344,627	\$263,917	\$0	(\$400,775)	\$1,207,769	\$1,683,563	72%	\$3,193,245
2024	\$1,207,769	\$266,557	\$208	(\$88,044)	\$1,386,490	\$1,865,281	74%	\$3,384,839
2025	\$1,386,490	\$269,222	\$2,806	(\$30,483)	\$1,628,035	\$2,031,678	80%	\$3,554,081
2026	\$1,628,035	\$271,914	\$3,497	(\$322,311)	\$1,581,135	\$2,195,262	72%	\$3,696,244

Middle Village  
Community Development District

Exhibit "A"

**Allocation of Operating Reserves**

**Estimated Funds Available - First Quarter Operating Capital**

General Fund - Beginning Fund Balance - 10/1/21	\$ 141,773
Recreation Fund - Beginning Fund Balance - 10/1/21	\$ 781,539
Estimated General Excess Revenues - Fiscal Year 2022	\$ 13,847
Estimated Recreation Excess Revenues- Fiscal Year 2022	\$ 31,418
Total Estimated Operating Funds Available - 9/30/2022	\$ 968,577

**Allocation of Funds Available - First Quarter Operating Capital**

General Fund Operating Reserve - First Quarter Operating Capital	\$ 57,988
Recreation Fund Operating Reserve - First Quarter Operating Capital	\$ 466,237
Total Reserve	\$ 524,226
Total Working Capital Surplus	\$ 444,352

**Projected Capital Reserve Funds Available for FY 2023**

**Capital Reserve Funds - Beginning Fund Balance**

Capital Reserve- Beginning Fund Balance - 10/1/21	\$ 1,547,991
Projected Capital Excess Revenues - Fiscal Year 2022	\$ (382,873)
Total Estimated Reserve Funds Available - 9/30/22	\$ 1,165,118
Recreation Fund - General Reserve	\$ 250,000
General Fund - Reserves	\$ 14,167
Total Funding Fiscal Year 2023	\$ 264,167
Total Estimate Reserve Fund Balances - 9/30/23	\$ 1,429,285



*A.*

## RESOLUTION 2022-12

### THE ANNUAL APPROPRIATION RESOLUTION OF THE MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2022, submitted to the Board of Supervisors (“**Board**”) of the Middle Village Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

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

#### SECTION 1. BUDGET

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

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes ("Adopted Budget")*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Middle Village Community Development District for the Fiscal Year Ending September 30, 2023."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

**SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sum of \$\_\_\_\_\_ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
RECREATION FUND	\$_____
DEBT SERVICE FUND (SERIES 2018-2)	\$_____
DEBT SERVICE FUND (SERIES 2022)	\$_____
CAPITAL RESERVE FUND	\$_____
TOTAL ALL FUNDS	\$_____

**SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within 60 days following the end of the Fiscal Year 2022/2023 may amend its Adopted Budget for that fiscal year as follows:

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

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

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

**PASSED AND ADOPTED THIS 15TH DAY OF AUGUST 2022.**

ATTEST:

**MIDDLE VILLAGE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

*B.*

## RESOLUTION 2022-13

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

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

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

**WHEREAS**, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”), attached hereto as **Exhibit “A”** and incorporated by reference herein; and

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

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

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

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

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2022/2023; and

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

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

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

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

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

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

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

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

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

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

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

**PASSED AND ADOPTED** this 15th day of August 2022.

ATTEST:

**MIDDLE VILLAGE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:** Budget  
**Exhibit B:** Assessment Roll



*SEVENTH ORDER OF BUSINESS*

*C.*

**NOTICE OF MEETINGS  
MIDDLE VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the **Middle Village Community Development District** will hold their regularly scheduled public meetings for **Fiscal Year 2022** at **2:00 p.m.** at the **Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065** on the second Monday of each month as follows or otherwise noted:

October 10, 2022  
November 14, 2022  
December 12, 2022  
January 9, 2023  
February 13, 2023  
March 13, 2023 @ 6:00 p.m.  
April 10, 2023  
May 8, 2023  
June 12, 2023  
July 10, 2023  
August 21, 2023 @ 6:00 p.m. (\*third Monday)  
September 11, 2023

*D.*

**Middle Village Community Development District (CDD)**

845 Plantation Oaks Parkway, Orange Park, FL 32065

904-375-9285; manager@oakleafresidents.com

**Memorandum**

**Date:** August 2022  
**To:** Board of Supervisors  
**From:** GMS – OakLeaf Operations Manager

**Community:**

**Special Events**

- Recent community events: Dive- In Movie at DB, Back to School party at both pools
- Upcoming: Final Summer Dive- In Movie
- September/October, Fall yard sale, movie on the green, Pumpkin Plunge, Halloween party

**Aquatics**

- Pools begin limited schedule with start of School year, slow adjustments until October
- High School swim practices and swim meets begin at MV

**Amenity Usage**

- *Total Facilities Usage – 10,083*
- *Average daily usage –325*

*Card counts:*

MV Owners	122
MV Renters	95
MV Replacements	22
MV Updated	22

*Total cards printed: 538 (both districts)*

**Rentals**

- 16 of 31 days rented in July , 5 of 5 weekends rented
- 22 Grand Ballroom rentals, 6 Grand Lawn rental, 4 Bridal Suite rentals, 6 patio rentals
- 41 tours ( approx.62 hours)/78 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](mailto:manager@oakleafresidents.com)

### Memorandum

#### Operations: Open Items

- Fencing update and planning
- Quotes for discussion:
  - Motor and vfd replacement at Lap pool
  - Roof repairs
  - Furniture replacements at pool deck

#### MAINTENANCE

- Coordinate replacement ice machine at Banquet room and Tennis – 26+ weeks out, have received ice machine for Tennis Facilities
- Coordinate deep cleaning cycles at Pools, shocking and marcite scrubbing / stain removals weekly
- Repair section of Boardwalk, will continue in Aug – floor planks and railing
- Replace multiple flush valves at Men's bathroom
- Touch up painting on decorative street poles in neighborhood (ongoing)
- Repair of multiple small pavers at hedge maze area
- Replacement of fans at patio area
- Preventative Maintenance at Fitness Center
- Coordination of repairs/re-strapping/painting of older pool furniture
- Quarterly Fire sprinkler inspections
- Install of new fans at tennis area
- Inspection of Moca adapter at Tennis Gazebo( damage due to surge/storm)
- Coordinate repairs of Slide motor breakers
- Coordinate install of fans for breaker boxes
- Dispose of multiple large electronics equipment (hazardous waste refuse)
- Multiple drop off trips for refuse removal (rosemary hill)
- Audit of access cards – ongoing (to include audit of adult family members in household)
- 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 7/8. Forest Brook, Creekview, Oakpoint, and Timberlake completed 7/22.

#### Landscaping

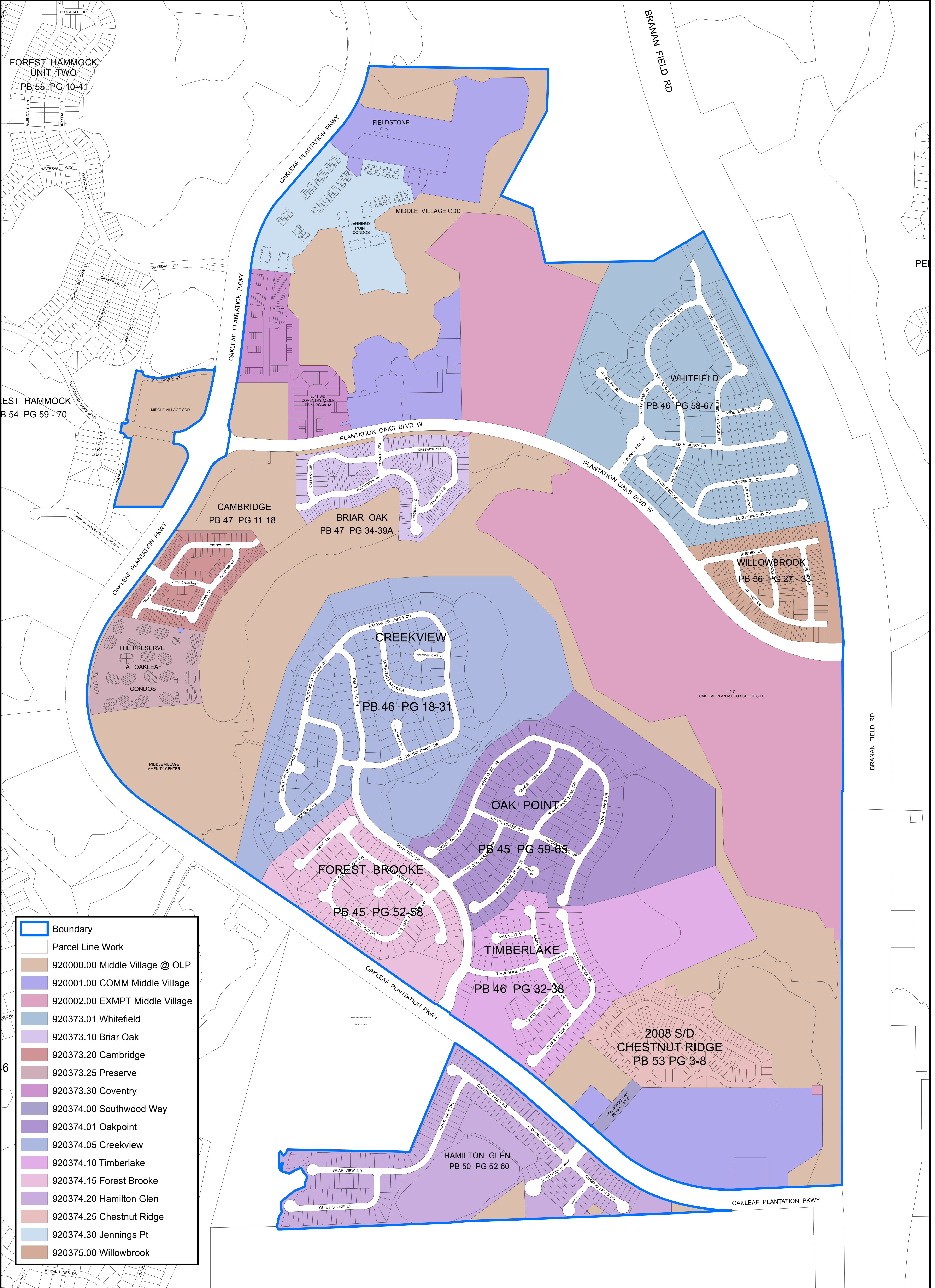
- *Monthly report for July submitted and filed at Operations office*

For questions, comments, or clarification, please contact:

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

[jsoriano@gmsnf.com](mailto:jsoriano@gmsnf.com)

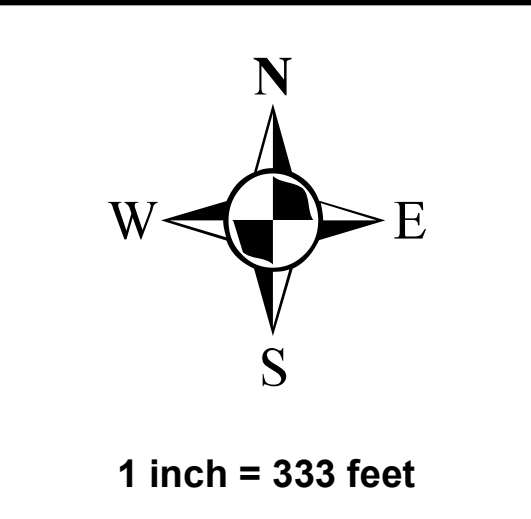




FOREST HAMMOCK  
UNIT TWO  
PB 55 PG 10-41

EST HAMMOCK  
B 54 PG 59 - 70

- Boundary
- Parcel Line Work
- 920000.00 Middle Village @ OLP
- 920001.00 COMM Middle Village
- 920002.00 EXMPT Middle Village
- 920373.01 Whitefield
- 920373.10 Briar Oak
- 920373.20 Cambridge
- 920373.25 Preserve
- 920373.30 Coventry
- 920374.00 Southwood Way
- 920374.01 Oakpoint
- 920374.05 Creekview
- 920374.10 Timberlake
- 920374.15 Forest Brooke
- 920374.20 Hamilton Glen
- 920374.25 Chestnut Ridge
- 920374.30 Jennings Pt
- 920375.00 Willowbrook



# Middle Village 2013 CDD

## Clay County, Florida

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

GENERATED BY THE GIS DEPARTMENT 05/02/2013

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