

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

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

**Board of Supervisors¹
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.

¹ 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 to 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:

Product Type	Annual Assessment Level
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 15 day of August, 2022, to be recorded in the Official Records of Clay County, Florida.

MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT

By: *Michael J. Steiner*
Michael J. Steiner, Chairperson

Shelby Stephens
Witness
Shelby Stephens
Print Name

Jay Soriano
Witness
Jay Soriano
Print Name

STATE OF FLORIDA
COUNTY OF Clay

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15 day of August, 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.



Marilee Giles
Notary Public, State of Florida
Print Name: Marilee Giles
Commission No.: HH 109018
My Commission Expires: March 24, 2025

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 700.73 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 $89^{\circ} 53' 40''$ East, 814.84 feet; thence North $61^{\circ} 45' 47''$ 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 $27^{\circ} 09' 36''$ 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 $14^{\circ} 44' 59''$, 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 $19^{\circ} 47' 07''$ East, 1419.55 feet; thence South $79^{\circ} 31' 28''$ West, departing said Westerly Limited Access right of way line, 1198.86 feet; thence South $38^{\circ} 11' 15''$ 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 $30^{\circ} 46' 11''$, 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 $53^{\circ} 34' 20''$ 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 $19^{\circ} 35' 20''$, 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 $78^{\circ} 45' 05''$ 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 $04^{\circ} 00' 19''$, 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 $86^{\circ} 32' 36''$ 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 $09^{\circ} 56' 09''$, 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 $89^{\circ} 30' 31''$ 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 $01^{\circ} 32' 42''$, 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 $00^{\circ} 56' 22''$ East, 149.11 feet; Course 2 ~ South $00^{\circ} 10' 01''$ East, 1232.35 feet; Course 3 ~ South $89^{\circ} 49' 59''$ West, 21.05 feet to a point lying on the Easterly line of said Section 7; Course 4 ~ South $00^{\circ} 10' 01''$ 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 $87^{\circ} 38' 56''$ 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 $87^{\circ} 38' 56''$ West, along said Southerly line of Section 7, a distance of 724.25 feet; thence North $24^{\circ} 54' 32''$ West, departing said Southerly line, 43.49 feet; thence North $06^{\circ} 16' 48''$ East, 67.63 feet; thence North $37^{\circ} 17' 41''$ East, 51.37 feet; thence North $15^{\circ} 48' 15''$ East, 79.65 feet; thence North $45^{\circ} 13' 10''$ East, 87.32 feet; thence North $47^{\circ} 06' 47''$ East, 61.84 feet; thence North $66^{\circ} 58' 01''$ East, 84.10 feet; thence North $18^{\circ} 00' 38''$ East, 32.87 feet; thence North $13^{\circ} 24' 57''$ East, 51.60 feet; thence North $29^{\circ} 16' 37''$ West, 90.15 feet; thence South $65^{\circ} 35' 23''$ West, 61.51 feet; thence South $61^{\circ} 11' 25''$ West, 49.37 feet; thence North $73^{\circ} 28' 15''$ West, 67.72 feet; thence North $05^{\circ} 43' 01''$ East, 67.61 feet; thence South $73^{\circ} 48' 07''$ West, 34.92 feet; thence South $01^{\circ} 33' 05''$ East, 46.70 feet; thence North $35^{\circ} 21' 58''$ West, 27.18 feet; thence North $01^{\circ} 12' 07''$ West, 114.55 feet; thence North $56^{\circ} 07' 22''$ East, 32.35 feet; thence South $44^{\circ} 13' 57''$ East, 49.94 feet; thence North $33^{\circ} 46' 44''$ East, 31.90 feet; thence North $24^{\circ} 02' 27''$ East, 27.00 feet; thence South $88^{\circ} 55' 45''$ 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 $00^{\circ} 33' 06''$, 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 $00^{\circ} 18' 03''$ 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				
Total		\$2,185,000	\$839,125	\$3,024,125

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				
		<u>\$17,746,000</u>	<u>\$3,508,238.44</u>	<u>\$21,254,238.44</u>