

MIDDLE VILLAGE
Community Development District

FEBRUARY 13, 2023

AGENDA

Middle Village Community Development District

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

February 6, 2023

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, February 13, 2023 at 2:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.**

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Audience Comments (limited to three minutes)
- III. Approval of Consent Agenda
 - A. Approval of the Minutes of the January 9, 2023 Meeting
 - B. Financial Statements
 - C. Assessment Receipts Schedule
 - D. Check Registers
- IV. Consideration of Resolution 2023-07, Declaring the Series 2004A and 2008A Projects Complete
- V. Other Business
- VI. Staff Reports
 - A. District Counsel – Oakleaf West POA Update
 - B. District Engineer – Consideration of Work Authorization for Hourly Rate Increase
 - C. District Manager
 - D. Operations Manager – Memorandum

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

VIII. Next Scheduled Meeting – March 13, 2023 @ 6:00 p.m. at the Plantation Oaks
Amenity Center

IX. Adjournment

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

Sincerely,

Marílee 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, January 9, 2023 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
Jonel Hicks	Supervisor (by phone)
Julie Arnau	Supervisor
Sherrie Mifsud	Supervisor

Also present were:

Marilee Giles	District Manager
Mike Eckert	District Counsel
Jay Soriano	Field Operations Manager
Chalon Suchsland	VerdeGo

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 audience members present, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of the Minutes of the December 12, 2022 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.

On MOTION by Chairman Steiner seconded by Mr. Hicks with all in favor the minutes were approved as presented.

Ms. Giles stated behind the minutes are the financial statements, the assessment receipts schedule showing the assessments are 91% collected, and the check register totaling \$250,761.12. The check register is a little higher because it includes the \$57,000 for the roof.

On MOTION by Chairman Steiner seconded by Ms. Mifsud with all in favor the check register was approved.

FOURTH ORDER OF BUSINESS

Other Business

Chairman Steiner stated there are two items I want to bring up for the Board to consider, one of them having to do with meeting cancellations. Our sister CDD has canceled their meeting for this evening. I was asked about canceling this one because it appeared that there was a light agenda, but the only problem I have with that is under the Sunshine Law, we're not allowed to discuss CDD matters amongst ourselves, and you may have an item that needs to be presented. We have a 60-day window where we aren't able to address any issues other than addressing them with staff. If there's a hot item that needs maintenance, you can get in touch with Jay or Marilee, and if you have a legal issue you can get in touch with Mike, but it doesn't give us a public forum to discuss those issues. I am not in favor of canceling meetings even if there is a light agenda, but if we do, there is a cost savings for not holding a meeting; the supervisor pay, and the travel fees for staff. If we were to decide that it would be okay to cancel a meeting with a light agenda, I've asked Marilee to help come up with a procedure that while the meeting is being decided to be canceled, all the members are notified that it is going to be canceled, and if any member of the Board has an issue they wish to bring forward, they get with Marilee, that way we can keep the meeting on and address the issue.

Mr. Eckert stated right now your rule is the Chair has the authority to convene a meeting, which means he also has the authority not to convene a meeting. You can have a policy that says if it's a light agenda after we have our agenda call with the Chair and there is not enough that we see a reason to hold a meeting, you can reach out to the other board members and the policy has to be if any one board member wants to have a meeting, you have to have a meeting. What you can't do is count votes as to whether you're going to have a meeting or not, because then you're voting outside of a meeting.

Chairman Steiner stated that would be staff reaching out, not the Chair?

Mr. Eckert responded that is correct. Marilee's sole function would be to reach out and say, we don't have enough on the agenda for us to hold a meeting. If there is a matter you want the Board to address at this month's meeting, we will hold the meeting and have our regular agenda, plus whatever items you want to add.

Chairman Steiner stated I'd like to make a motion that we consider cancelling as long as there are no other items to be discussed that the Chair might not be aware of.

Mr. Hicks asked are you guys speaking of canceling this meeting?

Mr. Eckert responded no, future meetings.

Chairman Steiner stated we had the option to cancel today, but I chose not to do that until we had a chance to talk. I'm not in favor of canceling meetings, but if there are no issues and no other board members have anything to discuss, then it would make sense.

Mr. Hicks stated the only thing I would have to say is I wouldn't want to cancel the meetings just for experience purposes and to be able to talk, but if nobody else has any issues with it, I can go along with it as well.

Ms. Giles stated Courtney or I would send an email to the supervisors saying upon completion of our staff call with the Chair, it's a light agenda and we're considering canceling, do any of the supervisors have anything to add. If one supervisor does have something to add we would still hold that meeting, so you would get an opportunity to provide your opinion.

Ms. Arnau asked how far in advance do you have your call?

Chairman Steiner responded one to two weeks before. The other issue is I don't know if we cancel the meeting if we can do that fast enough to avoid the public posting for the meeting.

Mr. Eckert stated we would need to have our agenda calls 14 days in advance or something like that to avoid that publication.

Ms. Giles stated you don't normally have agendas this light.

Mr. Eckert stated I would say this is a once or twice a year type of thing.

Chairman Steiner stated I'm not sure I can remember one that was canceled.

Mr. Soriano stated six years ago I think is the last time we canceled one. It's usually around the holidays and there's nothing we need to vote on. It's rare that this does happen.

Chairman Steiner stated we're addressing a rare condition, not something that would happen on a regular basis.

Ms. Mifsud stated if it is a light agenda, then that is a one off.

On MOTION by Chairman Steiner seconded by Ms. Mifsud with all in favor, adopting a policy for meeting cancellations in which the District Manager will reach out to all Supervisors notifying them of the cancellation and providing an opportunity for holding the meeting should there be an agenda item requested, was approved.

Chairman Steiner stated I have one more item. I had my first chance to look at the handbook that Mike provided to the new supervisors. It was not available at the time I was seated, so mine came from digging stuff up on my own and asking questions. We were discussing trying to clean up our responsibilities from the handshake agreements that were being done, such as grass being cut, property being cleaned or whatever else that really doesn't fall in our environment. I was under the understanding that initially the CDD held all the deeds for the retention ponds and all of that. In reality, there was an organization formed in 2003 called Oakleaf Plantation West. It was created by a company called AFI. AFI basically transferred property to the developers. They also hold right of way and define design information. I asked Mike Eckert if he was aware of this organization, because we've had several times during my tenure where we've had people come in here that want to make an adjustment to something on the parkway or add signage or something to that effect and they were thinking this was the forum for making those changes, when in reality, we don't have any authority to my knowledge. If Hamilton Glen wants to change their entrance sign, we maintain it, but we don't approve any design change to it.

Mr. Soriano stated that is in a median, so they don't have any right to it and the HOA wouldn't have any right to it either. It would be on the County.

Chairman Steiner stated this document says they do and that's why I wanted to have Mike look at it. They transferred Hamilton Glen to the CDD for maintenance.

Mr. Soriano stated right. Originally it was planned to be part of the District.

Chairman Steiner stated as are the retention ponds. They have in these documents that the CDD doesn't do maintenance properly. They will and charge us to go do it. This was created in 2003. To my knowledge it was after that period of time that Middle Village CDD was created, and if you look at the transfers of property and there are 67 of them, the majority of them are from AFI to Middle Village; retention ponds, the promenade, etc. But, in this verbiage they say

that at any time they can change what was common back to their environment. This may no longer be valid. There may be some retention ponds we're maintaining that haven't been transferred. There may be some we're not maintaining that have been transferred, but having Mike look at this might be beneficial for the community. I've been here since 2006. This information came out of two binders from when I bought my place that they handed to me and said these are your controlling documents. What I'm asking for is Board approval for me to request that Mike Eckert review this to see how it plays in with Middle Village. It's quite possible it might even play into Double Branch, because all of this was under the same environment. That's my motion.

Mr. Soriano stated AFI is Hudson Companies. That was the original developer out here.

Chairman Steiner stated right and there is also one called Intercoastal that is also involved.

Mr. Soriano stated I don't know how much they have out here. AFI really had everything. There are a few spots that are still owned by AFI. There is a little section next to a pond near Briar Road because they never changed the deed out. I always argued that's why we stay off of it. It's not our property. If they want us to take care of it, they should put it under the District's name.

Chairman Steiner stated that's what I'm trying to get to here is to clean up. There were probably some concessions made as developers were out here, especially during the bubble time where we had folks walking off to stay solid and I think this piece of the puzzle needs to be explored.

Ms. Arnau stated I agree.

On MOTION by Chairman Steiner seconded by Mr. Hicks with all in favor directing District Counsel to review documents related to Oakleaf Plantation West was approved.

Ms. Giles asked do you need anything else, Mike?

Mr. Eckert responded no. I'm familiar with doing this kind of review. We have a lot of association documents that are created either before the CDD is contemplated, or not well drafted so we will take a look at it and figure out what are our rights and responsibilities as the CDD and report back to the Board.

Chairman Steiner stated and then use that information to further pursue our endeavors to identify what is ours and what is not.

Mr. Eckert stated that is correct. That is one of the things on our long-term list. We call it real estate due diligence. Making sure we have all of the property and easements that we need. I think Jason before me did a lot of that, but with this new information we will take a look at it. Those particular documents I'm not familiar with, however in other places I've done these types of review before. One thing to keep in mind is unless a CDD agreed or signed an actual HOA covenant, I tell my clients to ignore them, so I need to look at them and see. It may spot issues like you said such as a pond or a drainage easement that we need that we don't have already.

Chairman Steiner stated there were several quit claim deeds filed to companies like Lennar and it was by Middle Village. I assume that is to return property to the developer.

Mr. Eckert stated probably what happened is in your acquisition agreement when you issue bonds it says there may be property adjustments from time to time between the parties like something gets dedicated and then they say wait, we need that land to be able to build the back 10-feet of these lots. So that's usually where you see those is in minor property boundary adjustments.

Chairman Steiner stated I gather the transfers started around 2004 and the last one was somewhere around 2012.

Mr. Eckert stated we will take a look at it.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Eckert stated I just want to update the Board on some of the things we have been working on. We've got the suspension and termination of amenities access rule. The public hearing is going to be held March 13th. We are following up on the 2004A and 2008A project completion. Basically, when you finish a series of bonds, you have to declare the project complete. In looking back, we did not find where the 2004A and 2008A projects were declared complete. What that means for you all is you're going to have a resolution that comes before you with an engineer's certificate saying the project is complete. You would then approve that resolution and we would check that box that is required by the trust indenture.

We're also working on the Trinity Baptist Church assessment history. We've got some information, but I don't have enough to be able to report to the Board on that. For the new board

members, we were just asked to look at the assessment history and make sure that everything was done the way it should have been done given the amount of the assessments that the Chairman relayed to us on that property, which I think is around \$44,000 to \$49,000 per year over the last couple of years.

We've talked to Jay and Marilee and we're working through the lighting and landscaping issues on the quadrant and trying to figure out who is the right person to have the agreement with and try to talk to the County about having some sort of an enhanced right of way maintenance agreement, so we have something on the books. The District currently takes care of that area, but it would be good if there is something between the District and the County. The County doesn't typically do these types of agreements I've been told, but other counties do, so maybe they've had a change of heart about that. It would be good to have in place in case somebody asks why we're maintaining it.

Lastly is the Oakleaf West issue that you just raised. I heard you mention Oakleaf East. Is that something I need to be concerned about? Is it the same in Middle Village?

Mr. Soriano responded we've looked at that one before because their HOA tried to get on us about cleaning ponds at one time. That was back when Jason was here. He brought up a concern of looking through and preparing and signing a document. If you look at the original grant and covenants, they still list the golf course, and the golf course was supposed to be part of Oakleaf a long time ago. There are two master associations. There is Oakleaf West, and Oakleaf East, and then they both have written in their rules for their sub associations, so there is another Oakleaf East grand covenant that is kind of written the same way.

Mr. Eckert asked are they separate geographic areas that each one covers?

Mr. Soriano responded they are. They are owned by the same management company now, but it's the east side of Oakleaf from Brannan Field and then the west side.

Mr. Eckert stated for Middle Village CDD, which is the only client that has authorized me to work on this, do both associations have land within Middle Village?

Mr. Soriano responded no, only West for Middle Village.

B. District Engineer

There being nothing to report, the next item followed.

C. District Manager

There being nothing to report, the next item followed.

D. Operations Manager – Memorandum

Mr. Soriano stated since I've seen you last, we had a community event in this room, the Cocoa with Claus event. It went well, although it was probably one of our smallest turnouts for that event. This was the first year bringing it back in a while and I was really surprised because I thought we would be much busier. There was also the change in the school calendar though. Typically, we do it on the same Thursday every year, that is the last Thursday and then Friday is a half day of school, and they get the entire next week off before Christmas. This year it went all the way until the Wednesday before, so that may have affected it because they were still in school that Thursday night. We had already booked Santa Claus in March of last year though. Next year we may do something a little different because those types of things do get a little bit expensive. If you've ever been to a Cocoa with Claus event, this place gets decorated overboard and we have thousands of cookies that the kids and adults get to eat all night long and there is a hot cocoa bar, and of course Santa Claus. There was less than 100 people here and I don't see spending that type of money. Our next event will not be until Spring Break, which is in March.

Last year the Board directed that we shut down the heated pools in January and February, the two coldest months. We've had years as high as \$29,000 in gas for what might be three or four people that swim, so we did scale back. The first step we took was cutting the temperature down a little bit. They're only heated to 77 degrees, which on a nice high of 70s or low 80s day is not bad, but it's a little cool. Now we've cut it out to where last year we shut it down for January and February and open back up March 1st.

I wanted to go over a couple items on the maintenance side. I missed something last month in the maintenance section. I need to ratify an invoice. Luckily, at your sister district one of the board members caught it, but we didn't get that here. In your December agenda packet on page 102 there was a quote/invoice for Crown Pools for VGB drains to be installed in the pools. Every so many years depending on the model of drains you have, the local health department has required those get changed out, even if they're in great working order. Unfortunately, the way the law works, this was a year where a lot of pools across the State were being reminded that they were due for a change out, so these were very expensive. Realistically, it's a little plastic drain cover with four to eight screws in it, but it can only be done by a licensed contractor. They have to sign an affidavit saying when they did it and they submit it to the County. So, it cost

\$4,262 to do this for your pools and we're required to do this every five years with our model. That's more than I'm able to spend with my amount, so I need you to ratify it.

On MOTION by Chairman Steiner seconded by Mr. Hicks all in favor the Crown Pools invoice to replace VGB drain covers in the amount of \$4,262 was ratified.

Chairman Steiner asked does any of this fall under the capital reserves?

Mr. Soriano responded it wasn't noted in there. We have more than enough money for something like this, so it's going to come out of capital, but I don't know that Charlie is familiar with those types of rules. Many items you have such as the air conditioner and elevators, there are some things we're required to do each year, but there's not a lot of things where it says even if it's working 10 years later you must pay this money and replace it. That is a national law, the Virginia Graeme Baker Act that was put in place in 2001 and in 2010 they started enforcing it in Florida. I'm sure he will add that in, but drain upgrades were not written down anywhere.

Mr. Soriano continued his report stating, we are finalized with the roof up here. The amount at the end was \$53,500. We had just a little over \$2,000 in extra wood. We had talked about the panels on the wood and then they had to do some sistering work for the trusses that were rotten. Now that everything is repaired on the roof we can go ahead and fix those spots on the overhang that has been damaged over the years from leaks and things like that. We also replaced all of the gutters. The black gutters and flashing looks really nice. It was well below the not to exceed amount. The other item I wanted to point out is there have been some gates installed, the back gates. We do not have all of them. We're still waiting on the decorative gates up top here. If you've been out there, you'll see the back gates are just propped open. I'm not going to shut them until these are installed because it's useless. They can just walk around the building, come up here and go down. If you've been downstairs at all you'll notice they started working on the counter and check-in window, so everything will go through downstairs and once we get these gates installed, we will lock down. With them being out there this past week and working on that wall we had to cut out some of the doors and windows in that wall. We've gotten a lot of questions of when it's going to start. Hopefully that will be this next month, but with the custom gates I still don't have a date.

Chairman Steiner stated the Christmas lighting, especially for this building, looked great, so kudos on that. I didn't extensively drive through the area, but I think your guys did a good job. Along those lines, now that we've hopefully got the holidays behind us, where are we with finishing up the slabs?

Mr. Soriano responded they'll just be starting now. They haven't done anything this last month and a half.

Chairman Steiner asked you've resolved the problem with the thickness issue, which is what stopped them before?

Mr. Soriano responded so they're consistent, yes, but they haven't gotten back to pouring any for the pavers yet, so they'll get back to that. I was looking to hire more people. I lost one over the holidays. Both you and your sister district freed up more funds so I could hire more maintenance guys. We have a lot more work that can be done.

Chairman Steiner stated we've mentioned before a lot of these jobs get started and go so far and then for various reasons, rightfully so, they get pulled off to do other things but it never seems to go back and clean up some of these things. We repaired the walls, but at the expense of one of the pavilions and that needs to be addressed because it is an area that attracts a lot of attention. If you can, try and move it up your schedule a little bit.

SIXTH ORDER OF BUSINESS

Audience Comments / Supervisors' Requests

There being no audience members present and no supervisor requests, the next item followed.

SEVENTH ORDER OF BUSINESS

Next Scheduled Meeting

Ms. Giles stated our next meeting is scheduled for February 13th at 2:00 p.m. here at the Plantation Oaks Amenity Center.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Chairman Steiner seconded by Ms. Arnau with all in favor the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Middle Village

Community Development District

Unaudited Financial Reporting
December 31, 2022



Middle Village
Community Development District
Combined Balance Sheet
December 31, 2022

Governmental Fund Types

	<u>General</u>	<u>Recreation</u>	<u>Capital Reserve</u>	<u>Debt Service</u>	<u>Totals (Memorandum Only)</u>
<u>Assets:</u>					
Cash - Wells Fargo	\$17,108	\$170,149	\$163,940	---	\$351,197
Cash - Hancock Whitney	---	\$20,718	---	---	\$20,718
Investments:					
<u>Series 2022</u>					
Revenue	---	---	---	\$1,605,872	\$1,605,872
Reserve	---	---	---	\$155,214	\$155,214
Principal	---	---	---	\$71	\$71
Interest	---	---	---	\$187	\$187
Cost of Issuance	---	---	---	\$15,988	\$15,988
Prepayment	---	---	---	\$1,080	\$1,080
<u>Series 2018-2</u>					
Reserve	---	---	---	\$119,775	\$119,775
Prepayment	---	---	---	\$73	\$73
Sinking Fund	---	---	---	\$3	\$3
Interest	---	---	---	\$5	\$5
<u>Operations</u>					
Custody Account	\$2,012,619	---	---	---	\$2,012,619
<u>State Board</u>					
General Fund	\$73,681	---	---	---	\$73,681
Recreation Fund	---	\$264,321	---	---	\$264,321
Capital Reserve	---	---	\$992,943	---	\$992,943
Due From General Fund	---	\$1,785,503	---	---	\$1,785,503
Due From Debt Service	\$10,705	\$83,057	---	---	\$93,762
Electric Deposits	---	\$13,383	---	---	\$13,383
Assessment Receivable	\$2,856	\$25,979	---	\$23,211	\$52,047
Total Assets	<u>\$2,116,970</u>	<u>\$2,363,110</u>	<u>\$1,156,884</u>	<u>\$1,921,480</u>	<u>\$7,558,443</u>
<u>Liabilities:</u>					
Accounts Payable	\$2,498	\$31,831	\$30,105	---	\$64,434
Accrued Expenses	---	\$40,711	---	---	\$40,711
Due to General Fund	---	---	---	\$10,705	\$10,705
Due to Rec Fund	\$1,785,503	---	---	\$83,057	\$1,868,559
<u>Fund Balances:</u>					
Unassigned	\$328,969	\$2,277,185	\$1,126,778	---	\$3,732,932
Nondspendable	---	\$13,383	---	---	\$13,383
Restricted for Debt Service	---	---	---	\$1,827,718	\$1,827,718
Total Liabilities and Fund Equity	<u>\$2,116,970</u>	<u>\$2,363,110</u>	<u>\$1,156,884</u>	<u>\$1,921,480</u>	<u>\$7,558,443</u>

Middle Village
Community Development District
General Fund

Statement of Revenues & Expenditures
For the Period ending December 31, 2022

Adopted Budget	Prorated Budget 12/31/22	Actual 12/31/22	Variance
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Revenues:

Assessments - Tax Roll	\$214,870	\$199,166	\$199,166	\$0
Assessments - Direct	\$2,317	\$0	\$0	\$0
Interest Income	\$600	\$600	\$1,215	\$615

Total Revenues

\$217,787	\$199,766	\$200,381	\$615
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Expenditures:

Administrative

Supervisors Fees	\$12,000	\$3,000	\$3,000	\$0
Travel	\$200	\$50	\$0	\$50
FICA Expense	\$918	\$230	\$248	(\$18)
Engineering	\$10,500	\$2,625	\$0	\$2,625
Trustee	\$16,200	\$4,050	\$0	\$4,050
Dissemination Agent	\$3,500	\$875	\$875	(\$0)
Assessment Roll	\$7,550	\$7,550	\$7,550	\$0
Attorney	\$45,000	\$11,250	\$10,748	\$502
Attorney-Foreclosure	\$10,000	\$2,500	\$0	\$2,500
Arbitrage	\$750	\$188	\$0	\$188
Annual Audit	\$6,100	\$1,525	\$0	\$1,525
Management Fees	\$64,850	\$16,213	\$16,213	\$0
Information Technology	\$2,550	\$637	\$638	(\$0)
Telephone	\$600	\$150	\$38	\$112
Postage	\$600	\$150	\$124	\$26
Printing & Binding	\$2,000	\$500	\$235	\$265
Records Storage	\$200	\$50	\$0	\$50
Insurance	\$15,727	\$15,727	\$12,392	\$3,335
Legal Advertising	\$1,500	\$375	\$714	(\$339)
Other Current Charges	\$150	\$38	\$31	\$7
Office Supplies	\$300	\$75	\$1	\$74
Website Compliance	\$2,250	\$563	\$563	\$0
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Reserves	\$14,167	\$3,542	\$0	\$3,542

Total Administrative

\$217,787	\$72,036	\$53,542	\$18,493
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Excess Revenues (Expenditures)

\$0	\$146,839
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Fund Balance - Beginning

\$0	\$182,130
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Fund Balance - Ending

\$0	\$328,969
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Middle Village
Community Development District
General Fund
Month By Month Income Statement

[illegible]

Middle Village
Community Development District
Recreation Fund

Statement of Revenues & Expenditures
For the Period ending December 31, 2022

	Adopted Budget	Prorated Budget 12/31/22	Actual 12/31/22	Variance
<u>Revenues:</u>				
Assessment - Tax Roll	\$1,958,276	\$1,811,482	\$1,811,482	\$0
Assessment - Direct	\$17,109	\$0	\$0	\$0
Interest	\$500	\$500	\$3,050	\$2,550
Miscellaneous Income	\$6,000	\$1,500	\$1,020	(\$480)
Amenities Revenue	\$100,000	\$25,000	\$3,737	(\$21,263)
Cost Share Revenue - South Village/Lighting	\$33,063	\$0	\$0	\$0
Total Revenues	\$2,114,948	\$1,838,482	\$1,819,289	(\$19,193)
<u>Expenditures:</u>				
Administrative				
Management Fees - On Site	\$317,416	\$79,354	\$79,354	\$0
Insurance	\$62,717	\$62,717	\$58,610	\$4,107
Other Current Charges	\$5,000	\$1,250	\$938	\$312
Permit Fees	\$1,500	\$375	\$81	\$294
Office Supplies	\$500	\$125	\$0	\$125
Total Administrative	\$387,133	\$143,821	\$138,983	\$4,838
Common Area				
Security	\$166,335	\$41,584	\$41,356	\$228
Security Clay County	\$59,502	\$14,876	\$7,254	\$7,621
Electric	\$20,000	\$5,000	\$4,940	\$60
Streetlighting	\$35,000	\$8,750	\$8,684	\$66
Irrigation Maintenance	\$5,000	\$1,250	\$0	\$1,250
Landscape Maintenance	\$488,528	\$122,132	\$113,904	\$8,229
Common Area Maintenance	\$70,000	\$17,500	\$17,100	\$400
Lake Maintenance	\$21,000	\$5,250	\$4,707	\$543
Miscellaneous Maintenance	\$5,000	\$1,250	\$0	\$1,250
Total Common Area	\$870,365	\$217,591	\$197,945	\$19,647

Middle Village
Community Development District
Recreation Fund

Statement of Revenues & Expenditures
For the Period ending December 31, 2022

	Adopted Budget	Prorated Budget 12/31/22	Actual 12/31/22	Variance
Recreation Facility				
Amenity Staff	\$176,000	\$44,000	\$21,195	\$22,805
Janitorial	\$55,000	\$13,750	\$11,350	\$2,400
Telephone	\$12,000	\$3,000	\$2,796	\$204
Electric	\$64,000	\$16,000	\$17,860	(\$1,860)
Water / Sewer	\$46,000	\$11,500	\$7,914	\$3,586
Gas/Heat (Pool)	\$25,000	\$6,250	\$10,787	(\$4,537)
Refuse Service	\$25,000	\$6,250	\$8,627	(\$2,377)
Pool Maintenance & Chemicals	\$45,000	\$11,250	\$9,155	\$2,095
Cable	\$8,000	\$2,000	\$1,662	\$338
Special Events	\$5,000	\$1,250	\$4,216	(\$2,966)
Office Supplies and Equipment	\$1,500	\$375	\$189	\$186
Facility Maintenance - General	\$58,000	\$14,500	\$13,875	\$625
Facility Maintenance - Preventive Contracts	\$15,950	\$3,988	\$2,678	\$1,310
Facility Maintenance - Contingency	\$5,000	\$1,250	\$913	\$337
Elevator Maintenance	\$3,000	\$750	\$479	\$271
Recreation Passes	\$5,000	\$1,250	\$1,164	\$86
Lighting Repairs	\$10,000	\$2,500	\$2,500	\$0
Tennis Court Maintenance	\$48,000	\$12,000	\$18,918	(\$6,918)
Capital Reserve	\$250,000	\$62,500	\$0	\$62,500
Total Recreation	\$857,450	\$214,363	\$136,278	\$78,085
Total Expenditures	\$2,114,948	\$575,775	\$473,205	\$102,570
Excess Revenues (Expenditures)	(\$0)		\$1,346,084	
Fund Balance - Beginning	\$0		\$944,484	
Fund Balance - Ending	(\$0)		\$2,290,568	

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

[illegible]

Expenditures:

Administrative

[illegible]

Common Area

[illegible]

Recreation Facility

[illegible]

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

[illegible]

Middle Village
Community Development District
Debt Service Fund - 2018-1/2022 and 2018-2
Statement of Revenues & Expenditures
For the Period ending December 31, 2022

Adopted Budget	Prorated Budget 12/31/22	Actual 12/31/22	Variance
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Revenues:

Interest Income	\$1,000	\$1,000	\$4,231	\$3,231
Assessments - Direct	\$21,002	\$0	\$0	\$0
Assessments - Tax Roll	\$1,751,218	\$1,618,446	\$1,618,446	\$0

Total Revenues	\$1,773,220	\$1,619,446	\$1,622,677	\$3,231
-----------------------	--------------------	--------------------	--------------------	----------------

Expenditures:

Series 2022

Interest Expense - 11/1	\$213,140	\$213,140	\$213,140	\$0
Principal Expense- 11/1 (Prepayment)	\$0	\$0	\$219,000	(\$219,000)
Interest Expense - 5/1	\$213,140	\$0	\$0	\$0
Principal Expense - 5/1	\$1,124,000	\$0	\$0	\$0

Series 2018-2

Interest Expense - 11/1	\$54,313	\$54,313	\$54,313	\$0
Principal Expense- 11/1 (Prepayment)	\$0	\$0	\$30,000	(\$30,000)
Interest Expense - 5/1	\$54,313	\$0	\$0	\$0
Principal Expense - 5/1	\$125,000	\$0	\$0	\$0

Total Expenditures	\$1,783,905	\$267,452	\$516,452	(\$249,000)
---------------------------	--------------------	------------------	------------------	--------------------

Excess Revenues (Expenditures)	(\$10,685)	\$1,106,224
---------------------------------------	-------------------	--------------------

Net Change in Fund Balance	(\$10,685)	\$1,106,224
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Fund Balance - Beginning	\$276,073	\$721,493
---------------------------------	------------------	------------------

Fund Balance - Ending	\$265,388	\$1,827,718
------------------------------	------------------	--------------------

Middle Village
Community Development District
Capital Reserve Fund

Statement of Revenues & Expenditures
For the Period ending December 31, 2022

	Adopted Budget	Prorated Budget 12/31/22	Actual 12/31/22	Variance
<u>REVENUES:</u>				
Interest Income	\$2,000	\$2,000	\$9,415	\$7,415
Capital Reserve - Rec Fund	\$250,000	\$0	\$0	\$0
Capital Reserve - General Fund	\$14,167	\$0	\$0	\$0
TOTAL REVENUES	\$266,167	\$2,000	\$9,415	\$7,415
<u>EXPENDITURES:</u>				
Repair And Replacements	\$400,775	\$100,194	\$107,957	(\$7,763)
TOTAL EXPENDITURES	\$400,775	\$100,194	\$107,957	(\$7,763)
EXCESS REVENUES (EXPENDITURES)	(\$134,608)		(\$98,542)	
FUND BALANCE - Beginning	\$1,165,118		\$1,225,320	
FUND BALANCE - Ending	\$1,030,510		\$1,126,778	

Middle Village
Community Development District
Long Term Debt Report

Series 2022 Special Assessment Refunding Bonds

Interest Rate:	1.355% - 3.012%
Maturity Date:	5/1/2035
Reserve Fund Definition:	10% Max Annual Debt
Reserve Fund Balance:	\$155,214
Reserve Fund Requirement:	\$155,214
Bonds outstanding - 1/13/2022	\$17,754,000
Less: May 1, 2022 (Mandatory)	(\$888,000)
Less: May 1, 2022 (Optional)	(\$8,000)
Less: November 1, 2022 (Optional)	(\$219,000)
Current Bonds Outstanding:	\$16,639,000

Series 2018-2 Special Assessment Refunding Bonds

Interest Rate:	4.5% -5%
Maturity Date:	5/1/2035
Reserve Fund Definition:	50% Max Annual Debt
Reserve Fund Requirement:	\$119,775
Reserve Fund Balance:	\$119,775
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)
Less: November 1, 2022 (Optional)	(\$30,000)
Current Bonds Outstanding	\$2,155,000

C.

MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
FY2023 Assessments Receipts Summary

ASSESSED	# UNITS ASSESSED	SERIES 2022 DEBT SERVICE ASSESSED	GENERAL FUND O&M ASSESSED	RECREATION FUND O&M ASSESSED	RESERVE FUND ASSESSED	TOTAL ASSESSED
ODP, LLC (1)	31,789	21,002.07	2,317.18	17,108.78	-	40,428.03
TOTAL DIRECT BILLS NET	31,789	21,002.07	2,317.18	17,108.78	-	40,428.03
NET TAX ROLL ASSESSED NET	301,267	1,746,465.21	214,920.49	1,954,770.36	-	3,916,156.05
TOTAL ASSESSED	333,056	1,767,467.28	217,237.67	1,971,879.14	-	3,956,584.09

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)	40,428.03	-	-	-	-	-
DIRECT BILLS DUE / RECEIVED	40,428.03	-	-	-	-	-
TAX ROLL DUE / RECEIVED	287,061.58	1,618,446.03	199,166.41	1,811,482.03	-	3,629,094.47
TOTAL DUE / RECEIVED	327,489.62	1,618,446.03	199,166.41	1,811,482.03	-	3,629,094.47

(1) Direct bill is assessed with a 4% discount if paid by 11/30/22. Full balance due by 3/31/23. 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	11/09/22	8,603.93	3,837.04	472.19	4,294.70	-
2	11/16/22	109,525.37	48,844.39	6,010.80	54,670.18	-
3	11/28/22	394,953.30	176,135.01	21,675.22	197,143.07	-
4	12/12/22	2,934,596.08	1,308,724.65	161,052.02	1,464,819.41	-
5	12/19/22	129,369.17	57,694.01	7,099.84	64,575.32	-
6	01/11/23	52,046.62	23,210.93	2,856.34	25,979.35	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
TOTAL TAX ROLL RECEIPTS		3,629,094.47	1,618,446.03	199,166.41	1,811,482.03	-

PERCENT COLLECTED	DEBT	O&M
% COLLECTED DIRECT BILL	0.00%	0.00%
% COLLECTED TAX ROLL	92.67%	92.67%
TOTAL PERCENT COLLECTED	91.57%	91.85%

D.

Middle Village

Community Development District

Check Run Summary

January 31, 2023

Fund	Date	Check No.	Amount
General Fund			
Accounts Payable	1/4/23	1667	\$ 69.50
	1/19/23	1668-1669	\$ 8,689.29
Sub-Total			\$ 8,758.79
Recreation Fund			
Accounts Payable - HW	1/4/23	139-141	\$ 5,940.39
	1/19/23	142-152	\$ 54,716.09
Sub-Total			\$ 60,656.48
Capital Reserve Fund			
Accounts Payable	1/4/23	528-530	\$ 5,977.50
	1/19/23	531-537	\$ 24,005.34
Sub-Total			\$ 29,982.84
Total			\$ 99,398.11

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/04/23	00117	12/29/22	22-00394 202212 310-51300-48000 NTC OF MTG BOS 12/29		*	69.50	
JACKSONVILLE DAILY RECORD							69.50 001667
1/19/23	00026	1/01/23	2028 202301 310-51300-34000 JAN MANAGEMENT FEES		*	5,404.17	
		1/01/23	2028 202301 310-51300-52000 JAN WEBSITE ADMIN		*	187.50	
		1/01/23	2028 202301 310-51300-35100 JAN INFORMATION TECH		*	212.50	
		1/01/23	2028 202301 310-51300-31300 JAN DISSEMINATION FEES		*	291.67	
		1/01/23	2028 202301 310-51300-51000 OFFICE SUPPLIES		*	.72	
		1/01/23	2028 202301 310-51300-42000 POSTAGE		*	45.49	
		1/01/23	2028 202301 310-51300-42500 COPIES		*	90.15	
		1/01/23	2028 202301 310-51300-41000 TELEPHONE		*	28.46	
GOVERNMENTAL MANAGEMENT SERVICES							6,260.66 001668
1/19/23	00119	1/10/23	3167497 202212 310-51300-31500 DEC GENERAL COUSEL		*	2,428.63	
KUTAK ROCK LLP							2,428.63 001669
TOTAL FOR BANK A						8,758.79	
TOTAL FOR REGISTER						8,758.79	

MVIL MIDDLE VILLAGE OKUZMUK

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

December 29, 2022

Date

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

117
1 310 513,48...

Serial # 22-00394C PO/File # _____ \$69.50

Payment Due

Notice of Meeting of the Board of Supervisors

UTC of MEI BOS

\$69.50

Publication Fee

Middle Village Community Development District

Case Number _____

Amount Paid

Publication Dates 12/29

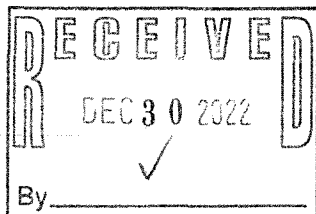
County Clay

Payment Due Upon Receipt

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

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

If your payment is being
mailed, please reference
Serial # 22-00394C on your
check or remittance advice.



Your notice was published on both jaxdailyrecord.com and floridapublicnotices.com.

**Terms: Net 30 days from date of invoice. Past due items will accrue a finance charge of 1.5% per month thereafter.
Please remit any payment due upon receipt of this invoice.**

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

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

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

Notice is hereby given that the Board of Supervisors of the Middle Village Community Development District is scheduled to be met on **Monday, January 9, 2023, at 2:00 p.m.** at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

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

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

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

Marilee Giles
District Manager
Dec. 29 00 (22-00394C)

1001 Bradford Way
Kingston, TN 37763

Invoice #: 2028
Invoice Date: 1/1/23
Due Date: 1/1/23
Case:
P.O. Number:

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

[illegible]

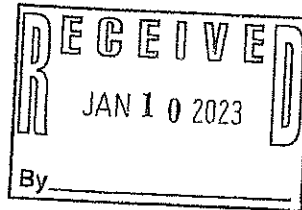
KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

January 10, 2023

**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. 3167497

Client Matter No. 14323-1

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

119 A
1.310.573.315

Invoice No. 3167497
14323-1

Re: Middle Village CDD - General

For Professional Legal Services Rendered

12/05/22	M. Eckert	0.20	70.00	Review agenda package
12/09/22	K. Haber	0.90	202.50	Prepare board meeting agenda memorandum
12/12/22	M. Eckert	3.20	1,120.00	Prepare for, travel to and attend board meeting; return travel; meeting follow up
12/12/22	K. Haber	0.80	180.00	Revise suspension and termination rules for consistency with amenity policies; revise resolution approving rules
12/12/22	D. Wilbourn	1.00	150.00	Board meeting follow-up and communications in connection with same; prepare new supervisor guide
12/13/22	M. Eckert	0.40	140.00	Follow up from board meeting; prepare new supervisor guide
12/14/22	D. Wilbourn	0.80	120.00	Compile and chart provisions of existing district contracts; transmit new supervisor guides to new board members

PRIVILEGED AND CONFIDENTIAL
ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT

KUTAK ROCK LLP

Middle Village CDD
January 10, 2023
Client Matter No. 14323-1
Invoice No. 3167497
Page 2

12/16/22	M. Eckert	0.20	70.00	Confer with new board member Arnau
12/19/22	M. Eckert	0.70	245.00	Review draft minutes and provide comments; follow up from board meeting
12/21/22	M. Eckert	0.20	70.00	Revise amenity policies
12/22/22	M. Eckert	0.10	35.00	Confer with Steiner; provide supervisor notebook

TOTAL HOURS 8.50

TOTAL FOR SERVICES RENDERED \$2,402.50

DISBURSEMENTS

Meals	6.00
Travel Expenses	20.13

TOTAL DISBURSEMENTS 26.13

TOTAL CURRENT AMOUNT DUE \$2,428.63

CHECK DATE	VEND#	.....INVOICE..... DATE	...EXPENSED TO... INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
1/04/23	00026	12/28/22	2032	202212	300-36900-10200					*	706.50		
			TENNIS REVENUE DEPOSITED						GOVERNMENTAL MANAGEMENT SERVICES			706.50	000139
1/04/23	00062	1/01/23	63343B	202301	320-57200-46800					*	1,594.00		
			JAN LAKE MAINTENANCE						THE LAKE DOCTORS			1,594.00	000140
1/04/23	00412	12/14/22	1075	202212	330-57200-43500					*	3,639.89		
			PROPANE GAS 12/14/22						WILFORD PROPANE GAS			3,639.89	000141
1/19/23	00026	1/09/23	2033	202210	330-57200-41000					*	87.38		
			MAY PHONES							*	26.95		
		1/09/23	2033	202210	310-51300-49300					*	143.83		
			MAY PERMIT/LICENSES							*	11.00		
		1/09/23	2033	202210	330-57200-49400					*	428.79		
			MAY SPECIAL EVENTS							*	254.99		
		1/09/23	2033	202210	330-57200-51000					*			
			MAY OFFICE SUPPLIES							*			
		1/09/23	2033	202210	330-57200-34400					*			
			MAY TENNIS MAINTENANCE							*			
		1/09/23	2033	202210	330-57200-49300					*			
			MAY REC PASSES						GOVERNMENTAL MANAGEMENT SERVICES			952.94	000142
1/19/23	00026	1/09/23	2034	202210	330-57200-41000					*	100.46		
			JUL PHONES							*	53.90		
		1/09/23	2034	202210	310-51300-49300					*	177.72		
			JUL PERMIT/LICENSES							*	136.80		
		1/09/23	2034	202210	330-57200-51000					*			
			JUL OFFICE SUPPLIES							*			
		1/09/23	2034	202210	330-57200-34400					*			
			JUL TENNIS MAINTENANCE						GOVERNMENTAL MANAGEMENT SERVICES			468.88	000143
1/19/23	00026	1/01/23	2029	202301	310-51300-34000					*	20,119.83		
			JAN FACILITY MNGMT REC						GOVERNMENTAL MANAGEMENT SERVICES			20,119.83	000144
1/19/23	00026	1/01/23	2030	202301	330-57200-34300					*	6,331.50		
			DEC FACIL MNGT TENNIS						GOVERNMENTAL MANAGEMENT SERVICES			6,331.50	000145
1/19/23	00026	1/12/23	2036	202212	330-57200-34400					*	520.00		
			DEC FACIL MNTN TENNIS						GOVERNMENTAL MANAGEMENT SERVICES			520.00	000146
									MVIL MIDDLE VILLAGE OKUZMUK				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/19/23	00026	1/20/23 2037	202301 300-36900-10300		*	562.50	
		EVENT STAFF THRU 1/14/23					
				GOVERNMENTAL MANAGEMENT SERVICES			562.50 000147
1/19/23	00026	1/12/23 2035	202212 330-57200-62000		*	4,777.00	
		DEC FACIL MNTN GENERAL					
		1/12/23 2035	202212 330-57200-62200		*	305.00	
		DEC FACIL MNTN CONTING					
		1/12/23 2035	202212 330-57200-46630		*	940.00	
		DEC LIGHTING REPAIRS					
		1/12/23 2035	202212 320-57200-46500		*	5,817.00	
		DEC COM AREA MNTN					
		1/12/23 2035	202212 330-57200-49400		*	2,330.86	
		DEC SPECIAL EVENTS					
		1/12/23 2035	202212 330-57200-34400		*	3,456.00	
		DEC TENNIS MAINTENANCE					
				GOVERNMENTAL MANAGEMENT SERVICES			17,625.86 000148
1/19/23	00967	12/13/22 12132022	202212 300-36900-10300		*	500.00	
		DEPOSIT REIMB 12/15/22					
				KEVIN NOEL			500.00 000149
1/19/23	00139	4/30/22 13129556	202301 300-13100-10300		*	34.47	
		FINANCE CHARGE #1338620					
				POOLSURE			34.47 000150
1/19/23	00139	1/21/23 13129561	202301 330-57200-46400		*	3,816.78	
		JAN POOL CHEMICALS					
				POOLSURE			3,816.78 000151
1/19/23	00261	1/01/23 325	202301 330-57200-34200		*	3,783.33	
		JAN JANITORIAL SERVICE					
				RIVERSIDE MANAGEMENT SERVICES, INC			3,783.33 000152
TOTAL FOR BANK E						60,656.48	
TOTAL FOR REGISTER						60,656.48	

MVIL MIDDLE VILLAGE OKUZMUK

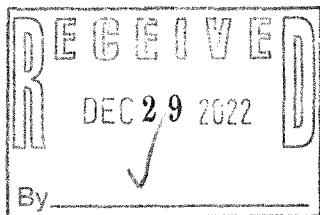
Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 2032**Invoice Date:** 12/29/22**Due Date:** 12/29/22**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 12/28/22		706.50	706.50
26 002.300.369,102			

**Total** \$706.50**Payments/Credits** \$0.00**Balance Due** \$706.50

Wells Fargo Bank
Transaction Receipt

Account Number XXXXXXXXXX4262
CHK 00182

Number of Checks 6
Check Listing

\$50.00
\$50.00
\$10.00
\$500.00
\$50.00

Total Checks Amount \$785.00
Total Deposit \$785.00

Transaction #008 2010
09:37AM 12/28/22
Deposit Credit Date: 12/28/22

Thank you, POLLY

Middle Village CDD

Breakdown of Revenues

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

1/12/1900	\$ 785.00	\$ 706.50	\$ 78.50
		\$ -	\$ -

Subtotal	\$ 785.00	\$ 706.50	\$ 78.50
----------	-----------	-----------	----------

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

1/12/1900	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -

Subtotal	\$ -	\$ -	\$ -
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Date	Miscellaneous	GMS 50%	Middle Village CDD 50%
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1/12/1900	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -

Subtotal	\$ -	\$ -	\$ -
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Date	League Fees	Middle Village CDD 90%
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1/12/1900	\$ -	\$ -
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Subtotal	\$ -	\$ -
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Total Revenues	\$ 785.00	\$ 706.50	\$ 78.50
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MAKE CHECK PAYABLE TO:


The Lake Doctors, Inc.
Po Box 20122
Tampa, FL 33622-0122
(904) 262-5500

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ADDRESSEE

☐ Please check if address below is incorrect and indicate change on reverse side

MIDDLE VILLAGE CDD
JAY SORIANO
370 Oakleaf Village Parkway Pkwy
Orange Park, FL 32065

The Lake Doctors
Po Box 20122
Tampa, FL 33622-0122

ACCOUNT NUMBER	DATE	BALANCE
711194	1/1/2023	\$1,594.00

00000000027159001000000006334300000015940094

Please Return this portion with your payment

Invoice 63343B

PO #


Date	Description	Quantity	Amount	Tax	Total
PLANTATION OAKS BLVD, ORANGE PARK, FL ORANGE PARK, FL 32065					
1/1/2023	Water Management - Monthly		\$1594.00	\$0.00	\$1594.00

Code to: 262

2-320-572-4680

Please remit payment for this month's invoice.

Middle Village Lake Maintenance

RECEIVED
JAN 02 2023
BY: 

Credits \$0.00

Adjustment \$0.00

AMOUNT DUE

\$1594.00


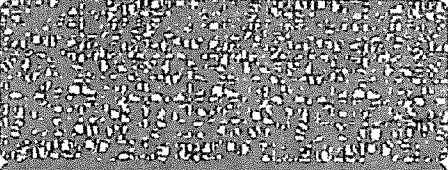
To submit payment by ACH: Ameris Bank // Routing # 061201754 // Account # 2049360148

Customer Account #: 711194
Portal Registration #: 2D189A4D

Corporate Address
4651 Salisbury Rd, Suite 15
Jacksonville, FL 32256

Customer Portal Link: www.lakedoctors.com/contact-us/make-a-payment/

Set Up Customer Portal to pay invoices online, set up recurring payments, view payment history, and edit contact information

 GAS CHECK	ACCOUNT NO.	REFERENCE NO.	TEMPERATURE COMPENSATED VOLUME CORRECTED TO 60°F	DELIVERY DATE	P.O. NUMBER	
	13245			12/14/82	441675	
<p>THIS IS YOUR INVOICE DUE AND PAYABLE - 10 DAYS</p> <p>*****</p> <p>THIRTY (30) DAYS AFTER DELIVERY ANY UNPAID PORTION OF "CHARGE" SALES ARE SUBJECT TO A FINANCE CHARGE of 1 1/2% MINIMUM 50c - ANNUAL RATE 18%</p> <p>*****</p> <p>In case of default Purchaser agrees to pay all reasonable costs of collection and attorney fees not to exceed 15% of the unpaid debt.</p>	Middle Village 453 Canboat Plantation Orange Park, FL - 32065			PCT. FULL	SALESMAN	
				25/80	CR	
				25/80		
				QUANTITY/GALS	PRICE	
	WILFORD PROPANE GAS CO., INC.			1130.4	3.22	
	706 Kingsley Ave. Orange Park, FL 32073 (904) 264-2311				AMOUNT	
					3639.89	
					SALES TAX	
					EXCISE TAX	
					SPECIAL TRIP CHG	
					SHORT DEL CHG	
				AMOUNT DUE	\$ 3639.89	
FLAMMABLE GAS-SAFETY MESSAGES ON BACK						

Code to:

412

02-330-572-4350

Middle Village Lap Pool Gas/Heat

RECEIVED
 R JAN 02 2023 D
 BY: ✓

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

Invoice

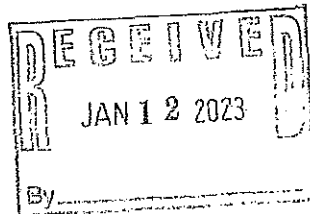
Invoice #: 2033
Invoice Date: 1/9/23
Due Date: 1/9/23
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
2.330.572.4100 - Phones - May 2022		87.38	87.38
2.310.513.49300 - Permits / Licenses - May 2022		26.95	26.95
* 34.600.538.64000 - Repair & Replacements - May 2022 *		1,528.40	* 1,528.40 *
2.330.572.49400 - Special Events - May 2022		143.83	143.83
2.330.572.51000 - Office Supplies - May 2022		11.00	11.00
2.330.572.34400 - Tennis Maintenance - May 2022		428.79	428.79
2.330.572.49300 - Rec. Passes - May 2022		254.99	254.99

26 B



Total \$2,481.34

Payments/Credits \$0.00

Balance Due \$2,481.34

~~-\$1,528.40~~

Total \$ 952.94

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

Invoice

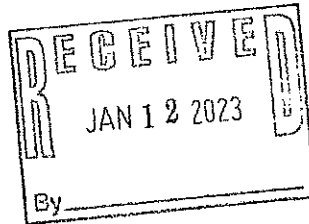
Invoice #: 2034
Invoice Date: 1/9/23
Due Date: 1/9/23
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
2.330.572.4100 - Phones - July 2022		100.46	100.46
2.340.513.49300 - Permits / Licenses- July 2022		53.90	53.90
* 34.600.538.64000 - Repairs and Replacements - July 2022 *		2,282.48	* 2,282.48 *
2.330.572.51000 - Office Supplies - July 2022		177.72	177.72
2.330.572.34400 - Tennis Maintenance - July 2022		136.80	136.80

26 B



Total \$2,751.36

Payments/Credits \$0.00

Balance Due \$2,751.36

- 2,282.48
\$ 468.88

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

Invoice

Invoice #: 2029
Invoice Date: 1/1/23
Due Date: 1/1/23
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 - January 2023 2.310.513.3400		20,119.83	20,119.83
<div>RECEIVED JAN 05 2023 BY: _____ <i>Jerry Lambert</i> 1-5-23</div>			
Total			\$20,119.83
Payments/Credits			\$0.00
Balance Due			\$20,119.83

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

Invoice

Invoice #: 2030
Invoice Date: 1/1/23
Due Date: 1/1/23
Case:
P.O. Number:

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

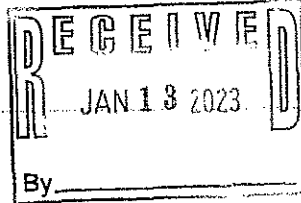
Description	Hours/Qty	Rate	Amount
Tenns - Facility Management - Oakleaf Plantation - January 2023 2,310.513.3400 2,330.572.343 DUE RECEIVED JAN 05 2023 BY: _____ <i>Jerry Lambert</i> 1-5-23		6,331.50	6,331.50
Total			\$6,331.50
Payments/Credits			\$0.00
Balance Due			\$6,331.50

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

Invoice

Bill To:

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



Invoice #: 2036
Invoice Date: 1/12/23
Due Date: 1/12/23
Case:
P.O. Number:

Description	Hours/Qty	Rate	Amount
Facility Maintenance December 1 - December 31, 2022 - (Tennis)		520.00	520.00
Tennis Ct. Maint. 2.33.572.3440 26			
<i>Jimmy Lambert</i> 1-13-23			
Total			\$520.00
Payments/Credits			\$0.00
Balance Due			\$520.00

RMS

MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF DECEMBER 2022

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
12/2/22	2	J.S.	Clean and sweep tennis courts.
12/5/22	2	J.S.	Clean and sweep tennis courts.
12/7/22	2	J.S.	Clean and sweep tennis courts.
12/9/22	2	J.S.	Clean and sweep tennis courts.
12/12/22	2	J.S.	Clean and sweep tennis courts.
12/14/22	2	J.S.	Clean and sweep tennis courts.
12/16/22	2	J.S.	Clean and sweep tennis courts.
12/19/22	2	J.S.	Clean and sweep tennis courts.
12/21/22	2	J.S.	Clean and sweep tennis courts.
12/23/22	2	J.S.	Clean and sweep tennis courts.
12/26/22	2	J.S.	Clean and sweep tennis courts.
12/28/22	2	J.S.	Clean and sweep tennis courts.
12/30/22	2	J.S.	Clean and sweep tennis courts.

TOTAL	<u>26</u>
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Governmental Management Services, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 2037
Invoice Date: 1/20/23
Due Date: 1/20/23
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 January 14, 2023 2,369.103 2,300.369.103	22.5	25.00	562.50
<div data-bbox="565 842 883 1083">RECEIVED JAN 17 2023 By _____</div>			

Total	\$562.50
Payments/Credits	\$0.00
Balance Due	\$562.50

1/17/23
CAR

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

Middle Village CDD

Facility Event Staff Service Hours

Quantity	Description	Rate	Amount
22.5	Facility Event Staff	\$ 25.00	\$ 562.50

Covers Period End: January 14, 2023

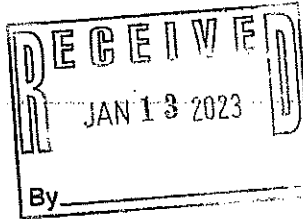
Amenities Revenue # 2-369-103

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

Invoice

Bill To:

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



Invoice #: 2035
Invoice Date: 1/12/23
Due Date: 1/12/23
Case:
P.O. Number:

Description	Hours/Qty	Rate	Amount
Facility Maintenance December 1 - December 31, 2022		27,908.11	27,908.11
Maintenance Supplies		2,814.31	2,814.31
Fac. Main Gen. \$4,777 ⁰⁰			
2.330.572.6200			
Fac Maint. Cont. \$308 ⁰⁰			
2.33.572.6220			
Lighting Repairs \$940 ⁰⁰			
2.33.572.4663			
Common Area Main \$5,817 ⁰⁰			
2.320.572.4650			
* Repairs / Replace \$13,096.56 X			
34.538.6400 excluded			
Special Events \$2,330.86			
2.330.572.49400			
Tennis Ct. Main. \$3,456 ⁰⁰			
2.33.572.3440			
<i>Jimmy Lambert</i> 1-13-23 26 B			

Total \$30,722.42

Payments/Credits \$0.00

Balance Due \$30,722.42

-13,096.56

\$17,625.86

MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF DECEMBER 2022

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
12/1/22	4.5	G.S.	Removed debris from all common areas, maintenance work on pavers at basketball courts
12/1/22	5	A.B.	Worked on entrance signs and fixed Christmas lights
12/1/22	7.25	J.R.	Worked on Christmas lights
12/1/22	4.5	J.S.	Additional court maintenance
12/1/22	2.5	J.M.	Additional court maintenance
12/2/22	4.5	G.S.	Removed debris from all common areas, treated fire ant mounds in common areas
12/2/22	2.5	J.S.	Additional court maintenance
12/2/22	3	J.M.	Additional court maintenance
12/3/22	2.5	J.M.	Additional court maintenance
12/5/22	2	A.B.	Fixed Christmas lights at entrance and amenity center, fixed cabinet in grand banquet bathroom
12/5/22	4	A.T.	Removed debris from all common areas
12/5/22	2.5	J.S.	Additional court maintenance
12/6/22	4	T.C.	Worked on Christmas lights
12/6/22	3.5	G.S.	Removed debris from all common areas
12/8/22	4.5	J.S.	Additional court maintenance
12/8/22	3.5	J.M.	Additional court maintenance
12/7/22	4	G.S.	Removed debris from all common areas and ponds
12/7/22	6.5	A.B.	Put Christmas lights on amenity center
12/7/22	2.5	J.S.	Additional court maintenance
12/7/22	2.5	J.M.	Additional court maintenance
12/8/22	4.5	G.S.	Removed debris from all common areas, maintenance work on golf cart
12/8/22	4.5	J.S.	Additional court maintenance
12/8/22	2.5	J.M.	Additional court maintenance
12/9/22	4	G.S.	Removed debris from all common areas
12/9/22	6	A.B.	Put up Christmas decorations
12/9/22	2.5	J.S.	Additional court maintenance
12/9/22	2.5	J.M.	Additional court maintenance
12/10/22	2.5	J.M.	Additional court maintenance
12/12/22	8	T.C.	Installed gate latch at adult pool, set up CDD meeting, removed cabinets in kitchen, removed old ice maker and installed new ice maker, picked up supplies
12/12/22	2	S.A.	Blew leaves and debris off boardwalk and sidewalk, checked Christmas lights
12/12/22	6	R.G.	Installed gate latch, removed sign pole in median, set up for CDD meeting, remove cabinets/old ice maker, installed new ice maker, adjust cabinet in women's restroom
12/12/22	7.5	L.C.	Worked on Christmas decorations at amenity
12/12/22	6	J.R.	Worked on Christmas lights
12/12/22	4	A.T.	Removed debris from all common areas
12/12/22	2.5	J.S.	Additional court maintenance
12/13/22	8	T.C.	Set up Christmas tree in Grand Banquet, helped decorate grand banquet for Christmas
12/13/22	4	G.S.	Removed debris from all common areas, maintenance work on sweeper
12/13/22	5	R.G.	Fixed Christmas lights, reworked water line for ice machine, gathered materials for Christmas event, fixed Christmas lights at entrance
12/13/22	5	A.B.	Put up Christmas wreaths
12/13/22	3	J.R.	Worked on Christmas lights
12/13/22	4.5	J.S.	Additional court maintenance
12/13/22	3.5	J.M.	Additional court maintenance
12/14/22	8	T.C.	Pulled out Christmas bins to sort and check, set up grand banquet with Christmas décor
12/14/22	4.5	G.S.	Removed debris from all common areas
12/14/22	7.5	S.A.	Replaced all soft white lights with daylight lights to match, replace all can light bulbs, picked up supplies
12/14/22	5	R.G.	Replaced gate latch by lap pool, continued on Christmas decorations, prep for Christmas event, fixed Christmas lights roadside and at amenity center, tested inflatables for Christmas event
12/14/22	6.5	A.B.	Set up for cocoa with Claus, cut out turkey trot turkeys
12/14/22	7.75	L.C.	Worked on Christmas lights and décor at amenity
12/14/22	8	J.R.	Worked on nature walk
12/14/22	2.5	J.S.	Additional court maintenance
12/14/22	2.5	J.M.	Additional court maintenance
12/15/22	8	T.C.	Set up for cocoa with Claus event and cleaned up after event
12/15/22	4	G.S.	Removed debris from all common areas, maintenance work on compressor
12/15/22	3	S.A.	Set up tables and chairs for event
12/15/22	8	R.G.	Set up tables for Christmas event, put out inflatables, swept floor, put out chairs and additional decorations, unloaded cookies and drinks for events, assisted put together crafts out for event, reset GFI roadside for Christmas lights, replaced fuses in burnt out lights and inflatables, put away chairs and additional tables

MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF DECEMBER 2022

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
			from CDD meeting
12/15/22	6	A.B.	Set up cocoa with Claus
12/16/22	8	L.C.	Worked on cocoa with Claus decorations
12/16/22	4.5	J.S.	Additional court maintenance
12/16/22	2.5	J.M.	Additional court maintenance
12/16/22	4	T.C.	Picked up food and kitchen equipment and chair from Grand Banquet and take to Double Branch
12/16/22	3.5	G.S.	Removed debris from all common areas and ponds
12/16/22	5	R.G.	Cleaned up after Christmas party, changed out two strands of Christmas lights at amenity center, reset timer for Christmas lights at amenity center
12/16/22	3.5	A.B.	Take down cocoa with Claus
12/16/22	2.5	L.C.	Worked on Christmas lights and cocoa with Claus
12/16/22	4	L.N.	Cleaned up after Christmas party, worked on Christmas decorations
12/16/22	2.5	J.S.	Additional court maintenance
12/16/22	2.5	J.M.	Additional court maintenance
12/17/22	2.5	J.M.	Additional court maintenance
12/19/22	8	T.C.	Cleaned pool covers, prepped and painted grand banquet kitchen
12/19/22	8	S.A.	Uncovered pool, picked up supplies, repair ceiling in kitchen, cover pool, blew leaves and debris off boardwalk
12/19/22	6	R.G.	Drywall repair at amenity center, tennis court men's bathroom drywall patch, remove diving blocks, added caps and covered pool
12/19/22	7	M.C.	Drywall repair at amenity center, removed diving blocks, covered pool
12/19/22	7	A.B.	Started painting upstairs kitchen
12/19/22	6.5	L.C.	Painted and changed lights in upstairs kitchen
12/19/22	4	A.T.	Removed debris from all common areas
12/19/22	2.5	J.S.	Additional court maintenance
12/20/22	8	T.C.	Prepped and paint the Grand Banquet kitchen, picked up supplies
12/20/22	4	G.S.	Removed debris from all common areas
12/20/22	8	S.A.	Replaced lights in kitchen, replace shop hose, inspected tennis bathrooms, prepped tennis bathrooms, picked up supplies
12/20/22	8	R.G.	Drywall work at tennis bathrooms, finished up painting at amenity center kitchen and hang new LED lights, fixed Christmas lights at entrance
12/20/22	8	M.C.	Painted amenity center kitchen, hung LED lights, started working on tennis men's bathroom
12/20/22	8.5	A.B.	Paint upstairs kitchen, replaced light fixtures, replaced Christmas lights, prepped tennis bathrooms for paint, covered pool
12/20/22	6.5	L.C.	Painted and cleaned upstairs kitchen, fixed nature walk
12/20/22	4.5	J.S.	Additional court maintenance
12/20/22	2.5	J.M.	Additional court maintenance
12/21/22	8	T.C.	Prepped and paint Grand Banquet kitchen
12/21/22	4	G.S.	Removed debris from all common areas
12/21/22	8	S.A.	Pressure washed tennis bathrooms, picked up supplies
12/21/22	8	R.G.	Started painting men's restroom at tennis courts, clean up workshop and finished patchwork in women's tennis restroom
12/21/22	8	M.C.	Working on men's tennis bathroom, painted door frame in amenity center, started working on preparing women's tennis restroom
12/21/22	8	A.B.	Painted bathrooms, covered pool
12/21/22	6.5	L.C.	Worked on painting men's restroom at tennis courts
12/21/22	9	J.R.	Worked on painting and lights
12/21/22	2.5	J.S.	Additional court maintenance
12/21/22	3	J.M.	Additional court maintenance
12/22/22	5	T.C.	Changed lights in fitness center, covered plants, prepped and painted tennis bathrooms
12/22/22	5	G.S.	Removed debris from all common areas
12/22/22	8	S.A.	Removed and repair handrails in concrete, picked up supplies
12/22/22	8	R.G.	Continued painting men's restroom at tennis courts, painted ceiling vents in men's restroom, cleaned up women's restroom and started to prepping walls for paint
12/22/22	8	M.C.	Finished painting men's tennis courts bathroom, working on cleaning vents and spray painted white, prepping women's restroom with primer
12/22/22	8	L.N.	Polish chrome and remove rust stains in restrooms and water fountains
12/22/22	5	A.B.	Replaced light bulbs and set ant bait, paint tennis bathrooms
12/22/22	8	L.C.	Painted tennis court bathrooms, covered pool
12/22/22	3.5	J.R.	Prepping property winter cold, cleaned shop
12/22/22	4.5	J.S.	Additional court maintenance
12/22/22	2.5	J.M.	Additional court maintenance
12/23/22	7.5	T.C.	Add more covers to plants, prep and paint tennis bathrooms, picked up supplies

MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF DECEMBER 2022

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
12/23/22	4	G.S.	Removed debris from all common areas, maintenance work on golf cart
12/23/22	8	S.A.	Changed light settings in kitchen, replaced lights in Grand Banquet room, replaced lights in bathrooms, blew off boardwalk
12/23/22	8	R.G.	Finished up painting men's bathroom, sanded and painted drywall repair in men's restroom at tennis courts, finished prepping in women's restroom at tennis courts and sanded drywall repair, covered plants for upcoming cold weather, installed new light covers at kitchen in amenity center
12/23/22	8	M.C.	Finished retouching men's restroom, continued working on cutting primer on women's tennis bathroom
12/23/22	4	L.N.	Polish chrome and remove rust stains in restrooms and water fountains
12/23/22	6	A.B.	Paint tennis bathrooms, covered plants, replaced toilet seat covers
12/23/22	7	J.R.	Painted tennis court bathrooms, covered plants for cold weather
12/23/22	2.5	J.S.	Additional court maintenance
12/23/22	2.5	J.M.	Additional court maintenance
12/24/22	2.5	J.M.	Additional court maintenance
12/26/22	2.5	J.S.	Additional court maintenance
12/27/22	8	T.C.	Finished painting tennis bathrooms, prep and paint pool bathrooms, picked up supplies
12/27/22	4.5	G.S.	Removed debris from all common areas
12/27/22	6.5	S.A.	Prepped bathrooms, remove urinal, blew off boardwalk
12/27/22	8	R.G.	Painted men's restroom at tennis courts, patchwork in men's restroom and sanded previous work
12/27/22	8	M.C.	Painted men's restroom at tennis courts, patchwork in men's restroom and sanded previous work
12/27/22	6	A.B.	Finished painting men's tennis courts bathroom
12/27/22	8	L.C.	Worked on prepping men's restroom for paint, took down urinal
12/27/22	7	J.R.	Worked on painting bathroom
12/27/22	2.5	J.S.	Additional court maintenance
12/27/22	2.5	J.M.	Additional court maintenance
12/28/22	6	T.C.	Uncovered and watered plants, prepped and painted pool bathrooms
12/28/22	5	G.S.	Removed debris from all common areas and ponds
12/28/22	1.5	S.A.	Uncovered pool, covered pool
12/28/22	8	R.G.	Continued painting men's restroom, starting priming in women's restroom at tennis courts
12/28/22	8	M.C.	Continued painting men's restroom, starting priming in women's restroom at tennis courts
12/28/22	4.25	A.B.	Started painting pool bathroom, cleaned pool
12/28/22	6.5	L.C.	Pressure washed and prepped doors for paint
12/28/22	4	J.R.	Continued painting men's restroom
12/28/22	2.5	J.S.	Additional court maintenance
12/28/22	2.5	J.M.	Additional court maintenance
12/29/22	8	T.C.	Removed shutters from Grand Banquet building, prepped to paint and scrapped off old paint, picked up supplies
12/29/22	4	G.S.	Removed debris from all common areas, cleaned shop
12/29/22	7	R.G.	Finished up women's restroom painting, hung soap dispenser in women's restroom and cleaned up restroom, picked up shop and cleaned up back restroom
12/29/22	7	M.C.	Finished up painting women's restroom, cleaned up shop and cleaned up back bathroom
12/29/22	4	A.B.	Painted pool bathrooms
12/29/22	3.5	L.C.	Prepped doors for paint, covered pool
12/29/22	4.5	J.R.	Painted pool bathrooms
12/29/22	2.5	J.M.	Additional court maintenance
12/30/22	5	T.C.	Uncovered pool, prep and paint shutters, get gas for shop, picked up supplies
12/30/22	3.5	G.S.	Removed debris from all common areas and ponds
12/30/22	8	R.G.	Cleaned up work shop, organized paint and work benches, sanded and painted shutters for amenity center
12/30/22	2	M.C.	Cleaned up work shop
12/30/22	6	A.B.	Clean up faux doors and painted doors
12/30/22	6	L.C.	Prepped and painted doors
12/30/22	4	J.R.	Cleaned work shop
12/30/22	2.5	J.M.	Additional court maintenance
12/31/22	2.5	J.M.	Additional court maintenance

TOTAL 789.25

MILES 639

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

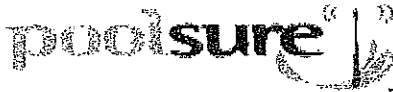
MAINTENANCE BILLABLE PURCHASES

Period Ending 1/05/23

DISTRICT	DATE	SUPPLIES	PRICE	EMPLOYEE
MY				
MIDDLE VILLAGE				
OAKLEAF	12/5/22	Outlet Tie Tracer	21.24	T.C.
	12/5/22	Black Nitrile Gloves 40ct	14.36	T.C.
	12/5/22	Terry Towels 18pk	13.44	T.C.
	12/5/22	Dust Mop Head	16.07	T.C.
	12/5/22	Insect Spray	1.66	T.C.
	12/5/22	Fire Ant Killer	8.61	T.C.
	12/5/22	PineSol	17.69	T.C.
	12/7/22	Terry Towels 10pk	9.19	T.C.
	12/7/22	Windex Refill	6.60	T.C.
	12/7/22	1000W Phot Controls	34.49	T.C.
	12/7/22	400' Mason Line	6.33	T.C.
	12/7/22	Packing Tape	6.49	T.C.
	12/7/22	Ribbon for Columns (5)	74.64	T.C.
	12/7/22	Table Top Flocked for Trees (2)	41.35	T.C.
	12/7/22	Ribbon for Columns (8)	119.42	T.C.
	12/7/22	Packing Tape	4.24	T.C.
	12/7/22	Ornament Hooks 100ct	2.29	T.C.
	12/7/22	Concrete Saw Blade	20.11	T.C.
	12/8/22	Zip Ties 500pk	24.08	T.C.
	12/8/22	24" Noble Pine Wreath (4)	45.91	J.S.
	12/10/22	Assorted Ornaments 10ct	9.18	J.S.
	12/10/22	Ribbon 30x2.5"	11.48	J.S.
	12/10/22	Mini Glass Ornaments 15ct	9.18	J.S.
	12/10/22	Adjustable Wreath Hangers (3)	62.03	J.S.
	12/10/22	18" Wreath (2)	41.35	J.S.
	12/12/22	Small Poinsettias	12.90	J.S.
	12/12/22	2 Gallon Poinsettias	74.12	J.S.
	12/12/22	Zip Ties 100pk	1.71	T.C.
	12/12/22	Command Wall Hooks Small	9.12	T.C.
	12/12/22	Command Wall Hooks Medium	14.87	T.C.
	12/12/22	Pool Safety Gate Latch	109.17	T.C.
	12/14/22	8pk Candelabra Bulbs (5)	71.76	S.A.
	12/14/22	60 Watt Daylight Bulbs 8pk	15.26	S.A.
	12/14/22	13 1/8x26W PL Horizontal 4 Pin Light Bulb (3)	51.65	S.A.
	12/14/22	LED Can Lights (3)	13.21	S.A.
	12/15/22	12" Tinsel Table Top Santa	9.18	J.S.
	12/15/22	13" Tinsel Table Top Christmas Dog (2)	18.35	J.S.
	12/15/22	60" Carl Tree for Janitorial Cart	128.50	J.S.
	12/19/22	1x4 Edge Lit Color Selectable Lights (3)	376.05	S.A.
	12/20/22	Acetone	12.63	T.C.
	12/20/22	Frog Tape	11.48	T.C.
	12/20/22	9x12" Plastic Drop Cloth	5.60	T.C.
	12/20/22	Pelican Liners 3pk (2)	10.97	T.C.
	12/20/22	9x12" Shedless Sock 3pk	13.78	T.C.
	12/20/22	4x38" Shedless Knit 6pk	13.04	T.C.
	12/20/22	Flat Brush (5)	22.89	T.C.
	12/20/22	12" Heavy Duty Roter Frame	6.85	T.C.
	12/20/22	9" Tray Liners 10pk	6.02	T.C.
	12/20/22	2 Gallon Behr Ceiling Paint	54.03	T.C.
	12/20/22	128oz Behr Interior Paint (2)	91.95	T.C.
	12/20/22	Triple Outlet Adapter	3.02	R.G.
	12/20/22	Black Light Switch Plate (7)	50.23	R.G.
	12/20/22	5/8" X 50' Continental Rubber Hose	57.48	S.A.
	12/20/22	Orbit Contractor Nozzle Pack	13.78	S.A.
	12/21/22	Siding Check In Window	303.72	J.S.
	12/21/22	KILZ 2 Gallon	34.48	S.A.
	12/21/22	WSTR PRO NP 2.5	17.79	S.A.
	12/21/22	WSTR PRO Nylon 2.5	10.29	S.A.
	12/21/22	WSTR PRO NP Shortcut	11.47	S.A.
	12/21/22	WSTR PRO Nylon 2.0 Shortcut	12.62	S.A.
	12/22/22	6x8' Blue Tarp (2)	19.73	T.C.
	12/22/22	12 Gallon Tote	13.78	T.C.
	12/22/22	Tote Seal (2)	66.65	T.C.
	12/22/22	1 qt Mixing Container (8)	20.06	S.A.
	12/22/22	1-3/8" Plastic M Base Socket Extender (5)	22.89	S.A.
	12/22/22	40W Soft White Bulbs 8pk	14.11	S.A.
	12/22/22	9X12" Shedless Knit 3pk (2)	27.55	S.A.
	12/22/22	20lb Quickrete Anchoring Cement	28.75	S.A.
	12/23/22	9x12' Canvas Drop Cloth	37.93	T.C.
	12/23/22	Canvas Drop Cloth	9.76	T.C.
	12/23/22	Maxit Sol	5.74	T.C.
	12/23/22	Lorwick Tape Measure	7.45	T.C.
	12/23/22	Husky Tool Bag	5.74	T.C.
	12/27/22	1/2" Blue Pipe Thread Tape	1.68	T.C.
	12/27/22	1-3/16" Set Your Own Combo Lock	9.75	T.C.
	12/27/22	Faucet Connector	9.02	T.C.
	12/27/22	128oz Behr Interior Paint	45.98	T.C.
	12/29/22	LED Light	10.12	T.C.
	12/29/22	ZEP Spray Bottle 32oz	6.88	T.C.
	12/29/22	Microfiber Cloths 12pk	5.74	T.C.
	12/29/22	BLK Nitrile Gloves 40ct	14.36	T.C.
	12/29/22	Acetone	12.63	T.C.
	12/28/22	1Qt Bucket (10)	25.07	T.C.
	12/30/22	Liquid Nail	6.16	T.C.
	12/30/22	Antifreeze	1.14	T.C.
	12/30/22	4" Screws	3.78	T.C.
	12/30/22	3" Wire Brush Knot Grinder	13.60	T.C.
	12/30/22	Gas for Equipment	76.00	T.C.

TOTAL \$2,814.31

Under Florida law, e-mail addresses and 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 attachment may be confidential and intended solely for the use of the individual or entity to which it is addressed. This email and any attachments may contain material that is privileged or protected from disclosure under applicable law. If you are not the intended individual responsible for delivering the intended recipient, please notify the sender immediately by telephone to obtain instructions as to whether information in this email and any attachments is confidential and privileged or protected from disclosure under applicable law.



1707 Townhurst Dr.
Houston TX 77043

Finance Charge

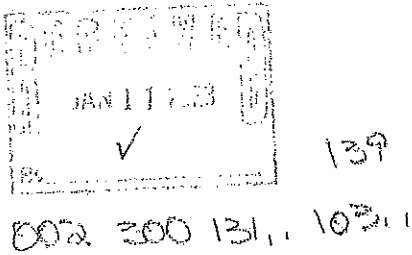
Date
Invoice #

4/30/2017
131295569517

Terms	Net 20
Due Date	5/20/2017
PO #	
AZ License #	

Bill To: Oakleaf Plantation Middle Village 475 West Town Place Ste 114 St Augustine FL 32092

LATE FEE: This constitutes notice under the truth in lending act that any accounts remaining unpaid after the due date are subject to 1 1/2% per month late charge and attorney fees.

Item	Description	Amount
FinChrg	Finance Charge on Overdue Balance Invoice, Due Date, Amount #1338620, 3/21/2017, \$1,747.35 	34.47

Total 34.47
Amount Due \$34.47

Remittance Slip

Customer
13OAK101
Invoice #
131295569517

Amount Due \$34.47

Amount Paid _____

Make Checks Payable To
Poolsure
PO Box 55372
Houston, TX 77255-5372



131295569517



1707 Townhurst Dr.
Houston TX 77043
(800) 868-POOL (7665)
www.poolsure.com

Invoice

Date 1/1/2023

Invoice # 131295611699

Terms	Net 20
Due Date	1/21/2023
PO #	

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

Item ID	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	3,708.60
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	108.18

139
COA 330 572, 464
Jar Poolchem
RECEIVED
DEC 7 / 2022

Reminder - A 5% discount is still available if 2023 is paid in full by 12/31/2022. If you are interested in receiving the 5% discount please email ar@poolsure.com and ask for an annual invoice!

Subtotal	3,816.78
Shipping Cost (FEDEX GROUND)	0.00
Total	3,816.78
Amount Due	\$3,816.78

Remittance Slip

Customer
13OAK101
Invoice #
131295611699

Amount Due \$3,816.78

Amount Paid

Make Checks Payable To
Poolsure
PO Box 56372
Houston, TX 77265-5372



131295611699

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

Invoice

Invoice #: 325
Invoice Date: 1/1/2023
Due Date: 1/1/2023
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
2.330.672.3420 - Janitorial Services - January 2023		3,783.33	3,783.33
<p>2023</p> <p>RECEIVED JAN 05 2023 BY: _____</p> <p><i>Jerry Lambert</i> 1-5-23</p>			

Total \$3,783.33

Payments/Credits \$0.00

Balance Due \$3,783.33

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/04/23	00083	12/09/22 846	202212 600-53800-64000		*	2,621.00	
		23 SHEETS DECK REPLACED		JADA ROOFING, LLC			2,621.00 000528
1/04/23	00083	12/08/22 AM22-302	202212 600-53800-64000		*	2,800.00	
		REPLACE SHEATHING FRAMING		JADA ROOFING, LLC			2,800.00 000529
1/04/23	00050	12/14/22 10178	202211 600-53800-64000		*	556.50	
		STORM CLEANUP BRANCHES		VERDEGO LLC			556.50 000530
1/19/23	00085	12/08/22 J592	202212 600-53800-64000		*	6,895.00	
		RECUMBENT BIKE		FITNESS SUPERSTORE INC			6,895.00 000531
1/19/23	00009	1/09/23 2033	202210 600-53800-64000		*	1,528.40	
		MAY REPAIR & REPALCEMENTS		GOVERNMENTAL MANAGEMENT SERVICES			1,528.40 000532
1/19/23	00009	1/09/23 2034	202210 600-53800-64000		*	2,282.48	
		JUL REPAIR & REPALCEMENTS		GOVERNMENTAL MANAGEMENT SERVICES			2,282.48 000533
1/19/23	00009	1/12/23 2035	202212 600-53800-64000		*	13,096.56	
		DEC REPAIR & REPLACEMENTS		GOVERNMENTAL MANAGEMENT SERVICES			13,096.56 000534
1/19/23	00054	1/05/23 47990908	202301 600-53800-64000		*	133.49	
		14W 4FT TUB LIGHT		THE HOME DEPOT PRO			133.49 000535
1/19/23	00054	12/30/22 47990909	202212 600-53800-64000		*	24.96	
		URINAL HANGER AND SEAL		THE HOME DEPOT PRO			24.96 000536
1/19/23	00054	12/30/22 47990910	202212 600-53800-64000		*	44.45	
		COMMERCIAL MOP		THE HOME DEPOT PRO			44.45 000537
TOTAL FOR BANK C						29,982.84	
TOTAL FOR REGISTER						29,982.84	

MVIL MIDDLE VILLAGE OKUZMUK

JADA Roofing, LLC
4137 Pinto Road
Middleburg, FL 32068
904.606.7663
Invoicing@jadaroofing.com
www.JADARoofing.com



Invoice JADA - 846
OakleafPP2

BILL TO
Jay Soriano

DATE
12/09/2022

PLEASE PAY
\$2,621.00

DUE DATE
12/14/2022

ACTIVITY	QTY	RATE	AMOUNT
Services:Decking 23 Sheets of Decking replaced at \$75 per sheet	23	75.00	1,725.00
Services:Decking 128 LF of 2x4 and 2x6 Decking boards replaced at \$7/LF	128	7.00	896.00

845 Oakleaf Plantation Parkway,
Orange Park, Florida 32065

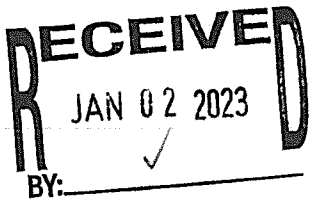
TOTAL DUE \$2,621.00

Code to: 83

THANK YOU.

Middle Village Repair and Replacements

34-600-538-64000 C





COMMERCIAL GUTTER INSTALL

Prepared For:

Mr. Jay Soriano

845 Oakleaf Plantation Parkway

Orange Park, Florida 32065



PROJECT/CONTRACT PROPOSAL

Job#: AM22-302

Date: 12/08/2022

Customer: Mr. Jay Soriano **Phone:** 904-342-1441

Job Location: 845 Oakleaf Plantation, Orange Park, FL 32065

SCOPE OF WORK: JADA Roofing LLC hereby proposes to furnish the material, labor, and all equipment required for the completion of:

Gutter Installation

- ❖ Remove and dispose of existing downspouts.
- ❖ Install new 10' Downspouts for proper water drainage.

Extras/Clarifications: (only when required to bring the roof current to Florida code)

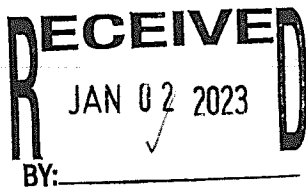
- Replace sheathing at an extra \$85 per sheet or \$8.00 per lineal ft. *(two complimentary sheets included)*
- Replace ¾ CDX at an extra \$110 per sheet
- Replace framing and fascia board at an extra \$8 per lineal ft. *(painting is **not** included)*
- Replace furring strip at an extra \$3 per lineal ft. *(painting is **not** included)*
- Replace required wall and chimney flashing at \$8.00 per lineal ft. *(siding and/or stucco repairs and painting is **not** included)*
- Unforeseen additional shingle layers *(roof overs)* will be billed at \$65 per square, per layer.

Total Cost: \$2,800.00

Code to: 83

Middle Village Repair and Replacements

34-600-538-64000





PAYMENT TERMS:

- ❖ All insurance claims require an upfront deposit equal to the specific insurance policy deductible.
- ❖ Payment to be made in full within five (5) days of customer's receipt of a request for payment from contractor.
- ❖ Late fees will be assessed after 10 days delinquent at a rate of 2% of contract price, and every ten days thereafter.
- ❖ If payment in full has not been received within 30 days of original invoice due date, roof warranty will become **VOID**.
- ❖ Acceptable payment forms: Check, Cash, Money Order, Cashier's Check, SimpleDirect Pro Financing Partner.
- ❖ Return check fee \$99.00.
- ❖ All credit card payments will incur a 3% service charge.

Pricing is only valid for 30 days from the date provided on the proposal. All work is to be completed in a workmanlike manner according to standard practices. Any change or deviation from the scope of work identified herein that results in additional cost to JADA ROOFING, LLC ("Contractor") will be charged to the Customer as a cost that is separate from and in addition to the quoted price. Contractor's employees will be covered by Worker's Compensation Insurance. If there are any persons or materials, other than Contractor's employee(s) or the materials supplied by Contractor to perform Contractor's scope of work, on the roof during the project or after the Contractor has completed its work, then any warranty issued by Contractor to Customer for the project will immediately become null and void without exception. The Contract Documents consist of this Proposal, the Terms and Conditions, all documents referenced therein, the Work Authorization (if applicable) and the Limited Workmanship Warranty (if any), which are incorporated herein by reference. Customer agrees that his/her signature to any one of the Contract Documents constitutes his/her receipt and acceptance of all of the Contract Documents and Statutory Warnings. The parties agree that there is adequate consideration for this Proposal, the receipt and sufficiency of which is hereby acknowledged.

I HAVE READ AND UNDERSTAND THIS PROPOSAL, THE TERMS AND CONDITIONS AND ALL DOCUMENTS REFERENCED THEREIN AND AGREE TO BE BOUND BY THEIR TERMS.

CUSTOMER ACCEPTANCE OF PROPOSAL:

The above prices, specifications and conditions are understood, satisfactory and are hereby accepted. Contractor is authorized to do the work as specified. By signing below, Customer acknowledges that Customer is the owner of the property where work is to be performed.

Customer Signature: _____

Date: **12/8/22** _____

JADA ROOFING, LLC:

Authorized Signature: Jeff McCarthy

By: Jeff McCarthy _____

Its: Licensed Contractor / Owner _____



Invoice

Invoice #: 10178

Date: 12/14/22

Customer PO:

DUE DATE: 01/13/2023

BILL TO

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

FROM

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

DESCRIPTION

AMOUNT

#10104 - Tree work

Removed 2 Large branches broke over sidewalk in storm Wednesday, 11/30/2022 in Oak tree near baseball field. Lift was needed for safe removal

Landscape Enhancement

\$556.50

sub: tree trimming (Sub)

1.00

\$556.50

\$556.50

Invoice Notes:

Thank you for your business!

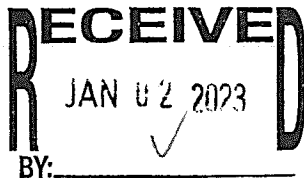
AMOUNT DUE THIS INVOICE

\$556.50

Code to: 

Middle Village Repair and Replacements

34-600-538-64000





537 Stone Road Suite F, Benicia, CA 94510
FitnessSuperstore.com • (925) 215-2927

Sales Quote

Quote # J592
Date 12/8/2022
Expires 1/7/2023

Billing Information





Jay Soriano - GMS LLC
Middle Village CDD
jsoriano@gmsnf.com

Shipping Information

Jay Soriano - GMS LLC
Middle Village CDD
370 Oakleaf Village Pkwy
Orange Park, FL 32065
(904)342-1441

Sales Contact

Jonathan
Office: 925-215-2927
hello@fitnesssuperstore.com

Description	Unit Price	QTY	Taxed	Total Amount
 Cybex Cyclone S30r Recumbent Bike (Remanufactured) Processing Time: Ships from our Warehouse in 2-4 Weeks + Transit Time Full Assembly & Installation: No Thanks, Curbside Delivery Only Paint Color: Standard Colors (As seen in Primary Picture)	\$ 2,749.00	1	X	\$ 2,749.00
 Cybex Cyclone S30r Recumbent Bike (Remanufactured) - 3 Years Parts & Labor (Commercial)	\$ 499.00	1	X	\$ 499.00
 Cybex Sigma C 530C Upright Stationary Bike (Remanufactured) Processing Time: Ships from our Warehouse in 2-4 Weeks + Transit Time Full Assembly & Installation: No Thanks, Curbside Delivery Only Paint Color: Standard Colors (As seen in Primary Picture)	\$ 2,749.00	1	X	\$ 2,749.00
 Cybex Sigma C 530C Upright Stationary Bike (Remanufactured) - 3 Years Parts & Labor (Commercial)	\$ 499.00	1	X	\$ 499.00

Comments

Code to: 24

Middle Village Repair and Replacements

34-600-538-64000

Thank you for your business!

RECEIVED
DEC 9 2022
BY: _____

TOTAL \$ 6,496.00

USA Shipping & Handling \$ 399.00

Tax \$ -

Grand Total \$ 6,895.00

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 2033

Invoice Date: 1/9/23

Due Date: 1/9/23

Case:

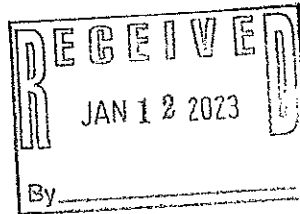
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
2.330.572.4100 - Phones - May 2022		87.38	87.38
2.310.513.49300 - Permits / Licenses - May 2022		26.95	26.95
* 34.600.538.64000 - Repair & Replacements - May 2022 *		1,528.40	* 1,528.40 *
2.330.572.49400 - Special Events - May 2022		143.83	143.83
2.330.572.51000 - Office Supplies - May 2022		11.00	11.00
3.330.572.34400 - Tennis Maintenance - May 2022		428.79	428.79
2.330.572.49300 - Rec. Passes - May 2022		254.99	254.99

9c

**Total** \$2,481.34**Payments/Credits** \$0.00**Balance Due** ~~\$2,481.34~~*Total \$ 1,528.40*

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

Invoice

Invoice #: 2034
Invoice Date: 1/9/23
Due Date: 1/9/23
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
2.330.572.4100 - Phones - July 2022		100.46	100.46
2.320.513.49300 - Permits / Licenses- July 2022		53.90	53.90
X 34.600.538.64000 - Repairs and Replacements - July 2022 X		2,282.48	X 2,282.48 X
2.330.572.51000 - Office Supplies - July 2022		177.72	177.72
3.330.572.34400 - Tennis Maintenance - July 2022		136.80	136.80
<p>92</p> <p>RECEIVED JAN 12 2023 By _____</p>			
Total			\$2,751.36
Payments/Credits			\$0.00
Balance Due			\$2,751.36

Total \$ 2,282.48

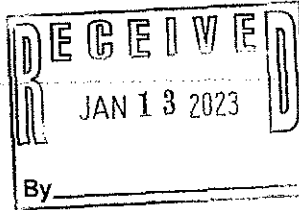
Governmental Management Services, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 2035
Invoice Date: 1/12/23
Due Date: 1/12/23
Case:
P.O. Number:

Bill To:

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



Description	Hours/Qty	Rate	Amount
Facility Maintenance December 1 - December 31, 2022		27,908.11	27,908.11
Maintenance Supplies		2,814.31	2,814.31
Fac. Main Gen. \$4,777 ⁰⁰ 2.33.572.6200			
Fac Maint. Cont. \$305 ⁰⁰ 2.33.572.6220			
Lighting Repairs \$940 ⁰⁰ 2.33.572.4663			
Common Area Main \$5,817 ⁰⁰ 2.320.572.4650			
* Repairs / Replace \$13,096.56 *			
34.538.6400			
Special Events \$2,330.86 2.330.572.49400			
Tennis Ct. Main. \$3,456 ⁰⁰ 2.33.572.3440			
<i>Jimmy Lambert</i> 1-13-23			

g (c)

Total \$30,722.42

Payments/Credits \$0.00

Balance Due ~~\$30,722.42~~

Total \$13,096.56

MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF DECEMBER 2022

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
12/1/22	4.5	G.S.	Removed debris from all common areas, maintenance work on pavers at basketball courts
12/1/22	5	A.B.	Worked on entrance signs and fixed Christmas lights
12/1/22	7.25	J.R.	Worked on Christmas lights
12/1/22	4.5	J.S.	Additional court maintenance
12/1/22	2.5	J.M.	Additional court maintenance
12/2/22	4.5	G.S.	Removed debris from all common areas, treated fire ant mounds in common areas
12/2/22	2.5	J.S.	Additional court maintenance
12/2/22	3	J.M.	Additional court maintenance
12/3/22	2.5	J.M.	Additional court maintenance
12/5/22	2	A.B.	Fixed Christmas lights at entrance and amenity center, fixed cabinet in grand banquet bathroom
12/5/22	4	A.T.	Removed debris from all common areas
12/5/22	2.5	J.S.	Additional court maintenance
12/6/22	4	T.C.	Worked on Christmas lights
12/6/22	3.5	G.S.	Removed debris from all common areas
12/6/22	4.5	J.S.	Additional court maintenance
12/6/22	3.5	J.M.	Additional court maintenance
12/7/22	4	G.S.	Removed debris from all common areas and ponds
12/7/22	6.5	A.B.	Put Christmas lights on amenity center
12/7/22	2.5	J.S.	Additional court maintenance
12/7/22	2.5	J.M.	Additional court maintenance
12/8/22	4.5	G.S.	Removed debris from all common areas, maintenance work on golf cart
12/8/22	4.5	J.S.	Additional court maintenance
12/8/22	2.5	J.M.	Additional court maintenance
12/9/22	4	G.S.	Removed debris from all common areas
12/9/22	6	A.B.	Put up Christmas decorations
12/9/22	2.5	J.S.	Additional court maintenance
12/9/22	2.5	J.M.	Additional court maintenance
12/10/22	2.5	J.M.	Additional court maintenance
12/12/22	8	T.C.	Installed gate latch at adult pool, set up CDD meeting, removed cabinets in kitchen, removed old ice maker and installed new ice maker, picked up supplies
12/12/22	2	S.A.	Blew leaves and debris off boardwalk and sidewalk, checked Christmas lights
12/12/22	6	R.G.	Installed gate latch, removed sign pole in median, set up for CDD meeting, remove cabinets/old ice maker, installed new ice maker, adjust cabinet in women's restroom
12/12/22	7.5	L.C.	Worked on Christmas decorations at amenity
12/12/22	6	J.R.	Worked on Christmas lights
12/12/22	4	A.T.	Removed debris from all common areas
12/12/22	2.5	J.S.	Additional court maintenance
12/13/22	8	T.C.	Set up Christmas tree in Grand Banquet, helped decorate grand banquet for Christmas
12/13/22	4	G.S.	Removed debris from all common areas, maintenance work on sweeper
12/13/22	5	R.G.	Fixed Christmas lights, reworked water line for ice machine, gathered materials for Christmas event, fixed Christmas lights at entrance
12/13/22	5	A.B.	Put up Christmas wreaths
12/13/22	3	J.R.	Worked on Christmas lights
12/13/22	4.5	J.S.	Additional court maintenance
12/13/22	3.5	J.M.	Additional court maintenance
12/14/22	8	T.C.	Pulled out Christmas bins to sort and check, set up grand banquet with Christmas décor
12/14/22	4.5	G.S.	Removed debris from all common areas
12/14/22	7.5	S.A.	Replaced all soft white lights with daylight lights to match, replace all can light bulbs, picked up supplies
12/14/22	5	R.G.	Replaced gate latch by lap pool, continued on Christmas decorations, prep for Christmas event, fixed Christmas lights roadside and at amenity center, tested inflatables for Christmas event
12/14/22	6.5	A.B.	Set up for cocoa with Claus, cut out turkey trot turkeys
12/14/22	7.75	L.C.	Worked on Christmas lights and décor at amenity
12/14/22	8	J.R.	Worked on nature walk
12/14/22	2.5	J.S.	Additional court maintenance
12/14/22	2.5	J.M.	Additional court maintenance
12/15/22	8	T.C.	Set up for cocoa with Claus event and cleaned up after event
12/15/22	4	G.S.	Removed debris from all common areas, maintenance work on compressor
12/15/22	3	S.A.	Set up tables and chairs for event
12/15/22	8	R.G.	Set up tables for Christmas event, put out inflatables, swept floor, put out chairs and additional decorations, unloaded cookies and drinks for events, assisted put together crafts out for event, reset GFI roadside for Christmas lights, replaced fuses in burnt out lights and inflatables, put away chairs and additional tables

MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF DECEMBER 2022

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
			from CDD meeting
12/15/22	6	A.B.	Set up cocoa with Claus
12/15/22	8	L.C.	Worked on cocoa with Claus decorations
12/15/22	4.5	J.S.	Additional court maintenance
12/15/22	2.5	J.M.	Additional court maintenance
12/16/22	4	T.C.	Picked up food and kitchen equipment and chair from Grand Banquet and take to Double Branch
12/16/22	3.5	G.S.	Removed debris from all common areas and ponds
12/16/22	5	R.G.	Cleaned up after Christmas party, changed out two strands of Christmas lights at amenity center, reset timer for Christmas lights at amenity center
12/16/22	3.5	A.B.	Take down cocoa with Claus
12/16/22	2.5	L.C.	Worked on Christmas lights and cocoa with Claus
12/16/22	4	L.N.	Cleaned up after Christmas party, worked on Christmas decorations
12/16/22	2.5	J.S.	Additional court maintenance
12/16/22	2.5	J.M.	Additional court maintenance
12/17/22	2.5	J.M.	Additional court maintenance
12/19/22	8	T.C.	Cleaned pool covers, prepped and painted grand banquet kitchen
12/19/22	8	S.A.	Uncovered pool, picked up supplies, repair ceiling in kitchen, cover pool, blew leaves and debris off boardwalk
12/19/22	6	R.G.	Drywall repair at amenity center, tennis court men's bathroom drywall patch, remove diving blocks, added caps and covered pool
12/19/22	7	M.C.	Drywall repair at amenity center, removed diving blocks, covered pool
12/19/22	7	A.B.	Started painting upstairs kitchen
12/19/22	6.5	L.C.	Painted and changed lights in upstairs kitchen
12/19/22	4	A.T.	Removed debris from all common areas
12/19/22	2.5	J.S.	Additional court maintenance
12/20/22	8	T.C.	Prepped and paint the Grand Banquet kitchen, picked up supplies
12/20/22	4	G.S.	Removed debris from all common areas
12/20/22	8	S.A.	Replaced lights in kitchen, replace shop hose, inspected tennis bathrooms, prepped tennis bathrooms, picked up supplies
12/20/22	8	R.G.	Drywall work at tennis bathrooms, finished up painting at amenity center kitchen and hang new LED lights, fixed Christmas lights at entrance
12/20/22	8	M.C.	Painted amenity center kitchen, hung LED lights, started working on tennis men's bathroom
12/20/22	8.5	A.B.	Paint upstairs kitchen, replaced light fixtures, replaced Christmas lights, prepped tennis bathrooms for paint, covered pool
12/20/22	6.5	L.C.	Painted and cleaned upstairs kitchen, fixed nature walk
12/20/22	4.5	J.S.	Additional court maintenance
12/20/22	2.5	J.M.	Additional court maintenance
12/21/22	8	T.C.	Prepped and paint Grand Banquet kitchen
12/21/22	4	G.S.	Removed debris from all common areas
12/21/22	8	S.A.	Pressure washed tennis bathrooms, picked up supplies
12/21/22	8	R.G.	Started painting men's restroom at tennis courts, clean up workshop and finished patchwork in women's tennis restroom
12/21/22	8	M.C.	Working on men's tennis bathroom, painted door frame in amenity center, started working on preparing women's tennis restroom
12/21/22	8	A.B.	Painted bathrooms, covered pool
12/21/22	6.5	L.C.	Worked on painting men's restroom at tennis courts
12/21/22	9	J.R.	Worked on painting and lights
12/21/22	2.5	J.S.	Additional court maintenance
12/21/22	3	J.M.	Additional court maintenance
12/22/22	5	T.C.	Changed lights in fitness center, covered plants, prepped and painted tennis bathrooms
12/22/22	5	G.S.	Removed debris from all common areas
12/22/22	8	S.A.	Removed and repair handrails in concrete, picked up supplies
12/22/22	8	R.G.	Continued painting men's restroom at tennis courts, painted ceiling vents in men's restroom, cleaned up women's restroom and started to prepping walls for paint
12/22/22	8	M.C.	Finished painting men's tennis courts bathroom, working on cleaning vents and spray painted white, prepping women's restroom with primer
12/22/22	8	L.N.	Polish chrome and remove rust stains in restrooms and water fountains
12/22/22	5	A.B.	Replaced light bulbs and set ant bait, paint tennis bathrooms
12/22/22	8	L.C.	Painted tennis court bathrooms, covered pool
12/22/22	3.5	J.R.	Prepping property winter cold, cleaned shop
12/22/22	4.5	J.S.	Additional court maintenance
12/22/22	2.5	J.M.	Additional court maintenance
12/23/22	7.5	T.C.	Add more covers to plants, prep and paint tennis bathrooms, picked up supplies

MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF DECEMBER 2022

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
12/23/22	4	G.S.	Removed debris from all common areas, maintenance work on golf cart
12/23/22	8	S.A.	Changed light settings in kitchen, replaced lights in Grand Banquet room, replaced lights in bathrooms, blew off boardwalk
12/23/22	8	R.G.	Finished up painting men's bathroom, sanded and painted drywall repair in men's restroom at tennis courts, finished prepping in women's restroom at tennis courts and sanded drywall repair, covered plants for upcoming cold weather, installed new light covers at kitchen in amenity center
12/23/22	8	M.C.	Finished retouching men's restroom, continued working on cutting primer on women's tennis bathroom
12/23/22	4	L.N.	Polish chrome and remove rust stains in restrooms and water fountains
12/23/22	6	A.B.	Paint tennis bathrooms, covered plants, replaced toilet seat covers
12/23/22	7	J.R.	Painted tennis court bathrooms, covered plants for cold weather
12/23/22	2.5	J.S.	Additional court maintenance
12/23/22	2.5	J.M.	Additional court maintenance
12/24/22	2.5	J.M.	Additional court maintenance
12/26/22	2.5	J.S.	Additional court maintenance
12/27/22	8	T.C.	Finished painting tennis bathrooms, prep and paint pool bathrooms, picked up supplies
12/27/22	4.5	G.S.	Removed debris from all common areas
12/27/22	6.5	S.A.	Prepped bathrooms, remove urinal, blew off boardwalk
12/27/22	8	R.G.	Painted men's restroom at tennis courts, patchwork in men's restroom and sanded previous work
12/27/22	8	M.C.	Painted men's restroom at tennis courts, patchwork in men's restroom and sanded previous work
12/27/22	6	A.B.	Finished painting men's tennis courts bathroom
12/27/22	8	L.C.	Worked on prepping men's restroom for paint, took down urinal
12/27/22	7	J.R.	Worked on painting bathroom
12/27/22	2.5	J.S.	Additional court maintenance
12/27/22	2.5	J.M.	Additional court maintenance
12/28/22	6	T.C.	Uncovered and watered plants, prepped and painted pool bathrooms
12/28/22	5	G.S.	Removed debris from all common areas and ponds
12/28/22	1.5	S.A.	Uncovered pool, covered pool
12/28/22	8	R.G.	Continued painting men's restroom, starting priming in women's restroom at tennis courts
12/28/22	8	M.C.	Continued painting men's restroom, starting priming in women's restroom at tennis courts
12/28/22	4.25	A.B.	Started painting pool bathroom, cleaned pool
12/28/22	6.5	L.C.	Pressure washed and prepped doors for paint
12/28/22	4	J.R.	Continued painting men's restroom
12/28/22	2.5	J.S.	Additional court maintenance
12/28/22	2.5	J.M.	Additional court maintenance
12/29/22	8	T.C.	Removed shutters from Grand Banquet building, prepped to paint and scrapped off old paint, picked up supplies
12/29/22	4	G.S.	Removed debris from all common areas, cleaned shop
12/29/22	7	R.G.	Finished up women's restroom painting, hung soap dispenser in women's restroom and cleaned up restroom, picked up shop and cleaned up back restroom
12/29/22	7	M.C.	Finished up painting women's restroom, cleaned up shop and cleaned up back bathroom
12/29/22	4	A.B.	Painted pool bathrooms
12/29/22	3.5	L.C.	Prepped doors for paint, covered pool
12/29/22	4.5	J.R.	Painted pool bathrooms
12/29/22	2.5	J.M.	Additional court maintenance
12/30/22	5	T.C.	Uncovered pool, prep and paint shutters, get gas for shop, picked up supplies
12/30/22	3.5	G.S.	Removed debris from all common areas and ponds
12/30/22	8	R.G.	Cleaned up work shop, organized paint and work benches, sanded and painted shutters for amenity center
12/30/22	2	M.C.	Cleaned up work shop
12/30/22	6	A.B.	Clean up faux doors and painted doors
12/30/22	6	L.C.	Prepped and painted doors
12/30/22	4	J.R.	Cleaned work shop
12/30/22	2.5	J.M.	Additional court maintenance
12/31/22	2.5	J.M.	Additional court maintenance

TOTAL 789.25

MILES 639

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 10/5/23

DISTRICT	DATE	SUPPLIES	PRICE	EMPLOYEE
MY				
MIDDLE VILLAGE				
OAKLEAF	12/5/22	Outlet Tie Tracer	21.24	T.C.
	12/5/22	Black Nitrile Gloves 40ct	14.35	T.C.
	12/5/22	Terry Towels 10pk	13.44	T.C.
	12/5/22	Dust Mop Head	16.07	T.C.
	12/5/22	Insect Spray	1.66	T.C.
	12/5/22	Fire Ant Killer	8.81	T.C.
	12/5/22	Finesol	17.69	T.C.
	12/7/22	Terry Towels 10pk	6.19	T.C.
	12/7/22	Windex Refill	6.50	T.C.
	12/7/22	1000W Phot Controls	34.49	T.C.
	12/7/22	400' Mason Line	8.33	T.C.
	12/7/22	Packing Tape	8.49	T.C.
	12/7/22	Ribbon for Columns (5)	74.64	T.C.
	12/7/22	Table Top Flocked for Trees (2)	41.35	T.C.
	12/7/22	Ribbon for Columns (8)	119.42	T.C.
	12/7/22	Packing Tape	4.24	T.C.
	12/7/22	Ornament Hooks 100ct	2.29	T.C.
	12/7/22	Concrete Saw Blade	20.11	T.C.
	12/8/22	Zip Ties 500pk	24.08	T.C.
	12/9/22	24" Noble Pine Wreath (4)	45.91	J.S.
	12/10/22	Assorted Ornaments 10ct	9.18	J.S.
	12/10/22	Ribbon 30x2.5	11.48	J.S.
	12/10/22	15ct Glass Ornaments 15ct	9.18	J.S.
	12/10/22	Adjustable Wreath Hangers (3)	62.03	J.S.
	12/10/22	18" Wreath (2)	41.35	J.S.
	12/12/22	Small Poinsettias	12.90	J.S.
	12/12/22	2 Gallon Poinsettias	74.12	J.S.
	12/12/22	Zip Ties 100pk	1.71	T.C.
	12/12/22	Command Wall Hooks Small	9.12	T.C.
	12/12/22	Command Wall Hooks Medium	14.87	T.C.
	12/12/22	Pool Safety Gate Latch	109.17	T.C.
	12/14/22	8pk Candelabra Bulbs (5)	71.76	S.A.
	12/14/22	60 Watt Daylight Bulbs 8pk	15.26	S.A.
	12/14/22	13/18/26W PL Horizontal 4 Pin Light Bulb (3)	51.65	S.A.
	12/14/22	LED Can Lights (3)	13.21	S.A.
	12/15/22	12" Thirst Table Top Santa	9.18	J.S.
	12/15/22	13" Thirst Table Top Christmas Dog (2)	18.35	J.S.
	12/15/22	Golf Cart Tree for Janitorial Cart	125.60	J.S.
	12/18/22	1X4 Edge Lit Color Selectable Lights (3)	378.05	S.A.
	12/20/22	Acetone	12.63	T.C.
	12/20/22	Frog Tape	11.48	T.C.
	12/20/22	9x12" Plastic Drop Cloth	5.80	T.C.
	12/20/22	Pelican Liners 8pk (2)	10.57	T.C.
	12/20/22	8x12" Shedless Snd 3pk	13.78	T.C.
	12/20/22	4x36" Shedless Knit 5pk	13.04	T.C.
	12/20/22	Flat Brush (5)	22.89	T.C.
	12/20/22	12" Heavy Duty Roter Frame	8.85	T.C.
	12/20/22	9" Tray Liners 10pk	8.02	T.C.
	12/20/22	2 Gallon Behr Ceiling Paint	54.03	T.C.
	12/20/22	128oz Behr Interior Paint (2)	91.95	T.C.
	12/20/22	Triple Outlet Adapter	3.02	R.G.
	12/20/22	Black Light Switch Plate (7)	50.23	R.G.
	12/20/22	88" X 50' Continental Rubber Hose	57.48	S.A.
	12/20/22	Orbi Contractor Nozzle Pack	13.78	S.A.
	12/21/22	Skid Check In Window	303.72	J.S.
	12/21/22	KILZ 2 Gallon	34.48	S.A.
	12/21/22	WSTR PRO NP 2.5	17.79	S.A.
	12/21/22	WSTR PRO Nylon 2.5	10.29	S.A.
	12/21/22	WSTR PRO NP Shortcut	11.47	S.A.
	12/21/22	WSTR PRO Nylon 2.0 Shortcut	12.62	S.A.
	12/22/22	6x6' Blue Tarp (2)	19.73	T.C.
	12/22/22	12 Gallon Tote	13.78	T.C.
	12/22/22	Toilet Seat (2)	66.65	T.C.
	12/22/22	1 qt Mixing Container (8)	20.06	S.A.
	12/22/22	1-3/8" Plastic M Base Socket Extender (5)	22.89	S.A.
	12/22/22	60W Soft White Bulbs 8pk	14.11	S.A.
	12/22/22	8X12" Shedless Knit 3pk (2)	27.55	S.A.
	12/22/22	20lb Quickrete Anchoring Cement	28.75	S.A.
	12/23/22	8x12' Canvas Drop Cloth	37.93	T.C.
	12/23/22	Canvas Drop Cloth	9.78	T.C.
	12/23/22	MaxR Set	5.74	T.C.
	12/23/22	Leverlock Tape Measure	7.40	T.C.
	12/23/22	Husky Tool Bag	5.74	T.C.
	12/27/22	1/2" Blue Pipe Thread Tape	1.68	T.C.
	12/27/22	1-3/16" Set Your Own Combo Lock	9.75	T.C.
	12/27/22	Faucet Connector	9.02	T.C.
	12/7/22	128oz Behr Interior Paint	45.88	T.C.
	12/29/22	LED Light	10.12	T.C.
	12/29/22	2EP Spray Bottle 32oz	6.88	T.C.
	12/29/22	Microfiber Cloths 12pk	5.74	T.C.
	12/29/22	BLK Nitrile Gloves 40ct	14.35	T.C.
	12/29/22	Acetone	12.63	T.C.
	12/29/22	1QT Bucket (10)	25.07	T.C.
	12/30/22	Liquid Nail	6.18	T.C.
	12/30/22	Antifreeze	1.14	T.C.
	12/30/22	4" Screws	3.78	T.C.
	12/30/22	3" Wire Brush Knot Grinder	13.50	T.C.
	12/30/22	Gas for Equipment	75.00	T.C.

TOTAL \$2,811.31



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- 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

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- [Invoice Detail](#)

Invoice Detail

Customer ID: 647283
Invoice Number: 724834197
Invoice Date: 1/5/2023
Order Number: 47990908
Purchase Order:

Shipped To:

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

Home Depot Pro Notes:


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

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Invoice Total \$266.99/2 =
= 133.49

DB - 2.320.572.63100

MV - 34.600.538.64000

Description Item Number	Quantity Ordered	Quantity Shipped	Unit Price	Total
 14W 4FT TUB LIGHT 5000K 25PK 319838424	1	1	\$266.99	\$266.99
Subtotal			\$266.99	
Shipping & Handling			\$0.00	
Tax			\$0.00	
Web Discount			-\$0.00	
Invoice Total			\$266.99	



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- 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

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Invoice Detail

Customer ID: 647283
Invoice Number: 724156575
Invoice Date: 12/30/2022
Order Number: 47990909
Purchase Order:

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Shipped To:

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

Invoice Total \$49.91/2 =

= 24.96

Home Depot Pro Notes:

\$7.95 Handling Charge

Delivery information for this invoice may be

found at: www.HomeDepotPro.com/Institutional

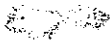


CALL JAY 904-562-0249 30 MIN BEFORE DELIVERY

The following 1 item(s) have been shipped from our

Nashville RRC warehouse.

Item#..... Description.....

RCPD25306BL SUPERSTITCH BLEND MOP BLU LG 5

Description | Item Number	Quantity		Unit		Total
	Ordered	Shipped	Price		
 RENOWN 36"X5" 4PLY WHITE HEAVY DUTY <u>REN02321-JB</u>	2	2	\$9.30	\$18.60	
 GERBER LAV/URINAL HANGER (PR) <u>111075</u>	2	2	\$5.19	\$10.38	
 WAX FREE URINAL SEAL 2" DRN <u>291654</u>	2	2	\$6.49	\$12.98	

Subtotal \$41.96
Shipping & Handling \$7.95
Tax \$0.00
Web Discount -\$0.00
Invoice Total \$49.91

Repair & Replacement
To be split 50/50
between DB and MV

DB - 2.320.572.63100

MV - 34.600.538.64000



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](#)
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Invoice Detail

Customer ID: 647283
Invoice Number: 724156575
Invoice Date: 12/30/2022
Order Number: 47990910
Purchase Order:

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Shipped To:

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

Home Depot Pro Notes:

CALL JAY 904-562-0249 30 MIN BEFORE DELIVERY

Items NOT shown here are being shipped from our

Jacksonville warehouse.

Invoice Total **\$88.89/2**
= 44.45

DB - 2,320,572.63100
MV 34,600,538.64000



SUPERSTITCH BLEND MOP BLU LG SIN
RCPD25306BL

Description Item Number	Quantity Ordered	Quantity Shipped	Unit Price	Total
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	3	3	\$29.63	\$88.89
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Subtotal	\$88.89
Shipping & Handling	\$0.00
Tax	\$0.00
Web Discount	-\$0.00
Invoice Total	\$88.89

FOURTH ORDER OF BUSINESS

RESOLUTION 2023-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT ACCEPTING THE CERTIFICATION OF THE DISTRICT ENGINEER THAT THE SERIES 2004A PROJECT AND SERIES 2008A PROJECT COMPLETE; DECLARING THE SERIES 2004A PROJECT AND SERIES 2008A PROJECT COMPLETE; FINALIZING THE SPECIAL ASSESSMENTS SECURING THE DISTRICT'S SERIES 2004A AND SERIES 2008A BONDS; PROVIDING FOR A SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the Middle Village Community Development District (“**District**”) was established by Ordinance No. 2003-88 adopted on October 16, 2003, by the Board of County Commissioners of Clay County, Florida (“**County**”), for the purpose of providing infrastructure improvements, facilities, and services to the lands within the District as provided in Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District adopted Resolution 2004-19 on October 29, 2003, authorizing the issuance of not to exceed \$55,000,000 in aggregate principal amount of its Special Assessment Bonds, and Resolution 2008-11 on August 18, 2008, authorizing the issuance of not to exceed \$3,500,000 in aggregate principal amount of the Series 2008A Bonds, to finance all or a portion of the design, acquisition and construction costs of certain improvements pursuant to the Act;

WHEREAS, the District duly authorized and issued Middle Village Community Development District (Clay County, Florida) Special Assessment Bonds, Series 2004A, in the aggregate principal amount of \$35,810,000 (“**Series 2004A Bonds**”) for the purpose of funding a portion of the construction, installation, and acquisition of public infrastructure, improvements, and services (“**Series 2004A Project**”), and Middle Village Community Development District (Clay County, Florida) Special Assessment Bonds, Series 2008A, in the aggregate principal amount of \$2,840,000 (“**Series 2008A Bonds**”) for the purpose of funding a portion of the construction, installation, and acquisition of public infrastructure, improvements, and services (“**Series 2008A Project**” and, together with the Series 2004A Project, the “**Project**”), as identified and described in that certain *Middle Village Community Development District Improvement Plan*, dated October 28, 2003, as supplemented by that *Supplemental Engineer’s Report for Series 2004A, 2004B, and 2004C Capital Improvements* dated January 29, 2004, and *Supplemental Engineers Report for Series 2008A Capital Improvements Addendum No. 4* dated September 4, 2008 (collectively, “**Engineer’s Report**”); and

WHEREAS, the Engineer’s Report estimates capital costs totaling \$39,384,000 for the Series 2004A Project (“**2004A Total Project Costs**”) and \$2,368,538 for the Series 2008A Project (“**2008A Total Project Costs**”); and

WHEREAS, the Board adopted Resolution 2004-13 on October 29, 2003, Resolution 2004-15 on October 29, 2003, Resolution 2008-06 on July 16, 2008, and Resolution 2008-08 on August 18, 2008, declaring that such 2004A Total Project Costs and 2008A Total Project Costs would be defrayed by the imposition of special assessments pursuant to Chapters 170 and 190, *Florida Statutes*, and that such special assessments would be paid in annual installments commencing in the year in which the special assessments were confirmed; and

WHEREAS, after notice and public hearing, the Board met as an Equalizing Board pursuant to the provision of Section 170.08, *Florida Statutes*, and adopted Resolution 2004-20 on December 29, 2003, Resolution 2004-29 on January 29, 2004, Resolution 2008-08 on August 18, 2008, and Resolution 2008-12 on September 8, 2008, authorizing the projects described therein, equalizing and levying special assessments to defray all or a portion of the 2004A Total Project Costs and 2008A Total Project Costs providing that the levy shall be a lien on the property so assessed co-equal with the lien of all state, county, district, municipal or other governmental taxes, all in accordance with Section 170.08, *Florida Statutes*; and

WHEREAS, the Project specially benefits the developable acreage in the District as set forth in Resolution 2004-29 and Resolution 2008-12 and the *Preliminary Master Assessment Methodology*, dated October 29, 2003, *Master Assessment Methodology*, dated December 29, 2003, as supplemented by the *Supplemental Assessment Report for the Series 2004 Bonds*, dated January 29, 2004, and *Supplemental Assessment Report for the Series 2008A Bonds*, dated September 8, 2008 (together, “**Assessment Methodology**”), and it is reasonable, proper, just and right to assess the portion of the costs of the Series 2004A Project financed with the Series 2004A Bonds and the portion of the costs of the Series 2008A Project financed with the Series 2008A Bonds to the specially benefitted properties within the District as set forth in Resolution 2004-29 and Resolution 2008-12 and this Resolution; and

WHEREAS, pursuant to Chapter 170, *Florida Statutes*, and the Master Trust Indenture dated January 15, 2004 (“**Master Indenture**”), as supplemented by that First Supplemental Trust Indenture with respect to the Series 2004A Bonds dated January 15, 2004, First Amendment to First Supplemental Trust Indenture dated September 1, 2008, and Fourth Supplemental Trust Indenture dated September 1, 2008 (together, “**Indenture**”) all by and between the District and U.S. Bank National Association, Trustee, as successor in trust to Wachovia Bank, National Association, the District Engineer executed and delivered a Certificate of Completion of the Project dated January 30, 2023, (“**Engineer’s Certification**”) attached hereto as **Exhibit A**, wherein the District Engineer certified the Project to be complete; and

WHEREAS, upon receipt of and in reliance upon the Engineer’s Certification evidencing the completion date of the Project as described above, the Board desires to certify the Project complete in accordance with the Indenture; and

WHEREAS, the actual costs incurred to complete the Project exceeded all amounts on deposit in the Series 2004A Acquisition and Construction Account, which included proceeds from both the Series 2004A Bonds and the Series 2008A Bonds, within the Acquisition and Construction Fund.

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

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

SECTION 2. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170 and 190, *Florida Statutes*, and in accordance with the provisions of Resolution 2008-08, as supplemented.

SECTION 3. ACCEPTANCE AND CERTIFICATION OF COMPLETION OF THE PROJECT. The Board of Supervisors hereby accepts the Engineer's Certification, attached hereto as **Exhibit A**, certifying the Project complete and upon reliance thereon, certifies the Project complete in accordance with Resolution 2004-29 and Resolution 2008-12, respectively, and the Indenture. The Completion Date, as that term is defined in the Indenture, for the Project shall be the date of the Engineer's Certification.

SECTION 4. FINALIZATION OF SPECIAL ASSESSMENTS SECURING SERIES 2004A AND SERIES 2008A BONDS. Pursuant to Section 170.08, *Florida Statutes*, and Resolution 2004-20 and Resolution 2008-12, special assessments securing the Series 2004A Bonds and Series 2008A Bonds are to be credited the difference in the assessment as originally made, approved, and confirmed and the proportionate part of the total actual costs of the Project. As provided in Resolution 2004-21 and Resolution 2008-12, the assessments levied reflect the outstanding debt due on the Series 2004A Bonds and 2008A Bonds. The special assessments on parcels specially benefitted by the Project are hereby finalized in accordance with the Assessment Methodology which reflects the assessments on the parcels benefitted by the Series 2004A Bonds and Series 2008A Bonds.

SECTION 5. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution, these special assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's "Improvement Lien Book." The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be co-equal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 6. OTHER PROVISIONS REMAIN IN EFFECT. This Resolution is intended to supplement prior resolutions, which remain in full force and effect. This Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution.

SECTION 7. SEVERABILITY. If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 8. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 9. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

[Remainder of page intentionally left blank]

APPROVED AND ADOPTED this 13th day of February, 2023.

ATTEST:

**MIDDLE VILLAGE
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Engineer's Certification, dated January 30, 2023

EXHIBIT A

Engineer's Certification, dated January 30, 2023

**MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
DISTRICT ENGINEER'S CERTIFICATE OF COMPLETION OF THE
SERIES 2004A AND SERIES 2008A PROJECTS**

January 30, 2023

Middle Village Community Development District
c/o Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, Florida 32092

Re: Certification of Completion
Middle Village Community Development District
Series 2004A and Series 2008A Project

This certificate is furnished in accordance with the *Master Trust Indenture* dated January 15, 2004, as supplemented by that *First Supplemental Trust Indenture* with respect to the Series 2004A Bonds dated January 15, 2004, *First Amendment to First Supplemental Trust Indenture* dated September 1, 2008, and *Fourth Supplemental Trust Indenture* dated September 1, 2008 (together, "**Indenture**"), all by and between U.S. Bank National Association (the "**Trustee**"), as successor in trust to Wachovia Bank, and the Middle Village Community Development District (the "**District**" or "**Issuer**") and is intended to evidence the completion of the Series 2004A Project and Series 2008A Project (together, the "**Project**"), as identified and described in that certain *Middle Village Community Development District Improvement Plan*, dated October 28, 2003, as supplemented by that *Supplemental Engineer's Report for Series 2004A, 2004B, and 2004C Capital Improvements* dated January 29, 2004, and *Supplemental Engineers Report for Series 2008A Capital Improvements Addendum No. 4* dated September 4, 2008 (collectively, "**Engineer's Report**") and undertaken by the District. All capitalized terms used herein shall have the meaning ascribed to them in the Indenture.

- I. The Project has been completed in substantial compliance with the specifications therefore. In reliance on the Warranty Bill of Sale attached hereto as Exhibit A, all labor, services, materials, and supplies used in the Project have been paid.
- II. All other facilities necessary in connection with the Project have been constructed, acquired, and installed in accordance with the specifications therefore. In reliance on the Warranty Bill of Sale attached hereto as Exhibit A, all costs and expenses incurred in connection therewith ("**Cost**") have been paid or adequate provision has been made for such payment by the District.
- III. All plans, permits and specification necessary for the operation and maintenance of the improvements made pursuant to the Project are complete and on file with the District Engineer or have been transferred to the appropriate governmental entity having charge of such operation and maintenance.

IV. The total Cost of the Project was greater than the amount deposited in the Series 2004A Acquisition and Construction Account, which included proceeds from both the Series 2004A Bonds and the Series 2008A Bonds, within the Acquisition and Construction Fund.

This Certificate is given without prejudice to any rights against third parties which exist as of the date of this Certificate or which may subsequently come into being.

Dated: 1/30/2023

ENGLAND, THIMS & MILLER, INC.


K.T. Peter Ma, P.E.

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30 day of January, 2023, by K.T. Peter Ma, of England, Thims & Miller, Inc., as District Engineer for the Middle Village Community Development District.

GLORIA J. STEPHENS
Notary Public, State of Florida
My Comm. Expires 09/25/2025
Commission No. HH151695


(Official Notary Signature)

[notary seal]

Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

Exhibit A: Warranty Bill of Sale dated _____

EXHIBIT A

Warranty Bill of Sale dated _____

SIXTH ORDER OF BUSINESS

B.

WORK AUTHORIZATION NO. 35A
MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
2022/2023 GENERAL CONSULTING ENGINEERING SERVICES
GENERAL FUND
(ETM No. 01-151-51)

Scope of Work

England-Thims & Miller, Inc. shall provide professional engineering services for the Middle Village Community Development District as directed by the Board of Supervisors of their designee. General consulting services shall include but not limited to:

Part 1 General Consulting Engineering Services for 2022/2023

1. Attending Regular Monthly Meetings
2. Preparation of Monthly Requisitions
3. Preparation of Cost Estimates and Budgets
4. Technical Support for Community Development District Staff
5. Development and Analysis of District Projects
6. Site Visits as Necessary
7. Prepare Presentation Documents for District Meetings

ESTIMATED FEE.....\$10,500.00

The outlined services shall be performed on a time and material basis at the currently approved rate and expense schedule. The estimated fee shall not be exceeded without further authorization. This estimated fee is not a guaranteed maximum cost.

Basis of Estimated Fee
England Thims & Miller, Inc.
2022/2023

CEO/CSO.....	\$400.00	/Hr.
President.....	\$350.00	/Hr.
Executive Vice President.....	\$335.00	/Hr.
Vice President	\$260.00	/Hr.
Senior Engineer/ Senior Project Manager.....	\$215.00	/Hr.
Project Manager.....	\$200.00	/Hr.
Director.....	\$185.00	/Hr.
Engineer.....	\$175.00	/Hr.
Assistant Project Manager	\$155.00	/Hr.
Senior Planner /Planning Manager.....	\$200.00	/Hr.
Senior Environmental Scientist.....	\$215.00	/Hr.
Planner.....	\$163.00	/Hr.
CEI Senior Project Engineer.....	\$230.00	/Hr.
CEI Project Manager/Project Administrator.....	\$184.00	/Hr.
CEI Senior Inspector.....	\$163.00	/Hr.
CEI Inspector	\$132.00	/Hr.
Senior Landscape Architect.....	\$184.00	/Hr.
Landscape Architect.....	\$165.00	/Hr.
Senior Technician/Senior Specialist.....	\$163.00	/Hr.
GIS Program Manager.....	\$180.00	/Hr.
GIS Analyst	\$140.00	/Hr.
GIS Consultant.....	\$150.00	/Hr.
Senior Engineering Designer / Senior LA Designer.....	\$160.00	/Hr.

Engineering Intern	\$140.00	/Hr.
Engineering/Landscape Designer.....	\$140.00	/Hr.
CADD/GIS Technician.....	\$132.00	/Hr.
Project Coordinator / CSS.....	\$100.00	/Hr.
Administrative Support.....	\$95.00	/Hr.


*ETM's standard hourly billing rates are reevaluated annually prior to the beginning of the calendar year and subject to an increase not to exceed five (5) percent per year.

Cost such as subconsultants, printing, telephone, delivery service, mileage and travel shall be invoiced at direct costs plus 15%.

Time of Performance

Services rendered will commence upon District approval and will be completed on or before September 30, 2023.

Approval

Submitted by:  _____
England-Thims & Miller, Inc.

Date: 2/1/2023

Approved by: _____
Middle Village Community Development District

Date: _____

D.

Middle Village Community Development District (CDD)

845 Plantation Oaks Parkway, Orange Park, FL 32065

904-375-9285; manager@oakleafresidents.com

Memorandum

Date: February 2023
To: Board of Supervisors
From: GMS – OakLeaf Operations Manager

Community:

Special Events

- Polar Plunge
- Tentative Calendar

Aquatics

- Heated Pool will be closed for the coldest weeks of the year. Pool Heaters stay on with lowered temperature points. Pools will reopen March 1.
- Tentative Lifeguard/ pool operating hours

Amenity Usage

- *Total Facilities Usage – 6438*
- *Average daily usage – 208*

Card counts:

MV Owners	46
MV Renters	25
MV Replacements	5
MV Updated	3

Total cards printed: 187 (both districts)

Rentals

- 14 of 31 days rented in January , 3 of 4 weekends rented
- 19 Grand Ballroom rentals, 2 Grand Lawn rental, 2 Bridal Suite rentals, 0 patio rentals
- 38 tours (91 approx.hours)/98 hours used for scheduling, administrative, etc.

Middle Village Community Development District (CDD)

845 Plantation Oaks Parkway, Orange Park, FL 32065

904-375-9285; manager@oakleafresidents.com

Memorandum

Operations: Open Items

- Update on fencing/gate installs

MAINTENANCE

- Removal of Christmas lights and décor
- Dig trenching for direct burial wiring (access and cameras) for new fencing along parking lot sections
- Coordinate Inspection of fire panel, diagnose flow/false alarm issues
- Remove trash cans on pool deck
- Prep for install of new trash cans at pool decks
- Inspect/diagnose frozen HVAC units at Grand banquet room
- Coordinate repair and reprogramming of HVAC units at Grand Banquet room
- Coordinate quotes for flooring at Bridal suite
- Measure and prep/planning for painting and resurfacing of basketball cts.
- Touch up painting on decorative street poles in neighborhood (ongoing)
- Removal of plant material at tennis areas
- Removal and painting of black “vented” shutters on building
- Painting of “weathered” light fixtures
- install of access window at main hallway in Amenity building
- Install of counters at access window for check in and in fitness center office
- Drywall and trim inside fitness center office
- clean lion fountain – prep for motor replacement
- Dispose of multiple large electronics equipment (hazardous waste refuse)
- Repair of bathroom/concession HVAC – leak repair and refrigerant refill
- 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 1/5 Forest Brook, Creekview, Oakpoint, and Timberlake completed 1/24

Landscaping

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

For questions, comments, or clarification, please contact:

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

jsoriano@gmsnf.com



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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