

***MIDDLE VILLAGE***  
***Community Development District***

***AUGUST 21, 2023***

## *AGENDA*

# Middle Village Community Development District

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

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August 14, 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, August 21, 2023 at 6:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.**

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Audience Comments (limited to three minutes)
- III. Organizational Matters
  - A. Acceptance of Resignation of Tim Hartigan
  - B. Consideration of Appointing a New Supervisor to Fill the Vacancy
  - C. Oath of Office for Newly Appointed Supervisor
  - D. Consideration of Resolution Designating Officers
- IV. Approval of Consent Agenda
  - A. Approval of the Minutes of the July 10, 2023 Meeting
  - B. Financial Statements
  - C. Assessment Receipts Schedule
  - D. Check Register
- V. Consideration of Reciprocal License Agreement with Trinity Church
- VI. Discussion of Right-of-Way Easement for Clay Electric

- VII. Public Hearings for the Purpose of Adopting the Fiscal Year 2024 Budget and Imposing Special Assessments
  - A. Consideration of Resolution 2023-12, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2024
  - B. Consideration of Resolution 2023-13, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2024
- VIII. Staff Reports
  - A. District Counsel
  - B. District Engineer – Acceptance of the 2023 Annual Engineer’s Report
  - C. District Manager – Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2024
  - D. Operations Manager
    - 1. Memorandum
    - 2. Update on Open Items (Gates, Nature Walk, Treadmills)
- IX. Audience Comments (limited to three minutes) / Supervisor Requests
- X. Next Scheduled Meeting – September 11, 2023 @ 2:00 p.m. at the Plantation Oaks Amenity Center
- XI. Adjournment

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

Sincerely,

*Marílee Giles*

Marilee Giles  
District Manager

### *THIRD ORDER OF BUSINESS*

*B.*

**MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
POLICY RELATING TO BOARD MEMBER VACANCY APPOINTMENTS**

**SECTION 1. INTRODUCTION.** Section 190.006, Florida Statutes, provides that if, during the term of office of a Board Supervisor, a vacancy occurs, the remaining members of the Board shall fill the vacancy by an appointment for the remainder of the unexpired term. This Policy Relating to Board Member Vacancy Appointments (the “Policy”) provides a formal procedure for the Board of Supervisors (the “Board”) of Middle Village Community Development District (the “District”) to fill a vacancy on the Board.

**SECTION 2. DEFINITIONS.**

- A. *Applicant.*** Per Florida law, a person, age 18 or over, that is a resident of the State of Florida, of the District, and registered to vote in Clay County that desires to be appointed to the Vacant Seat (hereafter defined) and who submits his or her qualifications to the District during the specified time period for the purpose of being appointed to a Vacant Seat.
- B. *Vacant Seat.*** An open seat on the Board, the availability of which results from a Board member who previously held the seat resigning or otherwise vacating such seat, with the term for the seat having commenced but not yet expired.

**SECTION 3. NOTICE OF VACANT SEAT.** Upon the occurrence of a Vacant Seat, the District will note the vacancy in the board meeting minutes at which the board member resigns or otherwise vacates their seat.

**SECTION 4. VACANT SEAT APPOINTMENT PROCESS.** The board has at its discretion any one of the following actions it may use to fill the remaining term of vacant seat:

- Candidate(s) can be nominated by a board member(s) to fill the vacancy.
- Any resident of the District can express their desire to be considered for the vacancy by contacting the District Manager and submitting their qualifications. The District Manager will provide this information to the board for their consideration at its next meeting.
- The board shall formally post a notice of vacancy to widening its search for a qualified candidate. The notice shall be published on the District’s website, in a minimum of two e-mail blasts, at least one week apart on the District’s social media site(s), and posted in the District’s facilities at locations where information is typically posted. The Notice shall contain a minimum of the following information: a general announcement regarding the Vacant Seat, including the term remaining for the Vacant Seat; the minimum legal qualifications of an Applicant (18 or over, a resident of the State of Florida, of the District, and registered to vote in Clay County); that interested Applicants should submit a resume and letter of interest to the District Manager via electronic mail or hard copy, with the District Manager’s e-mail, mailing and contact information, and the due date of

such qualifications, the time and date of the District Board Meeting at which the Board is expected to appoint a vacant seat replacement. The candidate(s) is encouraging to attend such District Board Meeting for purposes of presenting their qualifications.

- The board may also choose to allow the remaining term of the vacant seat to remain unfilled.

**SECTION 5. VACANT SEAT APPOINTMENT.** At the District Board Meeting, there shall be included an agenda item for consideration of appointment to fill the Vacant Seat. The Board shall first accept the resignation of the vacating Supervisor and declare the seat vacant pursuant to Florida law. At the District Board Meeting at which the Board is expected to appoint a vacant seat replacement, the Board shall review each Applicant's resume, if any, and view each Applicant's presentation regarding qualifications, if any, for the purpose of evaluating the qualifications of each Applicant. Following the evaluation of each Applicant by the Board and during the District Board Meeting, the Board shall appoint an Applicant or another individual who is not an Applicant, as set forth in Section 7, to the Vacant Seat. Any appointment must be consistent with Florida law.

**SECTION 6. TERM.** Pursuant to Section 190.006(4), *Florida Statutes*, the term on the Board for the Applicant or individual who is appointed to the Vacant Seat at the District Board Meeting shall be for the remainder of the unexpired term of the previous Board member who held the Vacant Seat prior to the appointment of the Applicant or individual to the Vacant Seat.

**SECTION 7. INTERPRETATION.** Nothing herein shall be interpreted or construed as limiting the Board's ability to make an appointment to the Vacant Seat pursuant to Florida law. Furthermore, the Policy shall be interpreted broadly so as to ensure compliance with the requirements of Chapter 190, *Florida Statutes*.

**SECTION 8. LACK OF APPLICANTS.** A lack of Applicants shall not interfere with or impair the Board's ability to make an appointment to the Vacant Seat. In the event that the Board receives one or few Applicants, or if the Board, in its sole and absolute discretion, determines it is in the District's best interest to do so, the Board may appoint an individual who is not an Applicant to the Vacant Seat.

**SECTION 9. TIE VOTE BY BOARD.** In the event of a tie vote by the Board to appoint an Applicant, the Board may elect to do one or more of the following: (1) defer appointment to later in the District Board Meeting and take a re-vote, or (2) defer consideration until the next regularly scheduled Board meeting to allow for further review of the Board of the Applicants. However, in no event should the Board exceed ninety (90) days from declaring the seat vacant to make an appointment to the Vacant Seat.

**SECTION 10. SEVERABILITY.** If any section, paragraph, clause or provision of this Policy shall be held to be invalid or ineffective for any reason, the remainder of this Policy shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Policy

would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

*D.*

**RESOLUTION 2023-14**

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

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

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

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

**SECTION 1.** \_\_\_\_\_ is appointed Chairman.

**SECTION 2.** \_\_\_\_\_ is appointed Vice Chairman.

**SECTION 3.** \_\_\_\_\_ is appointed Secretary and Treasurer.

\_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Treasurer.

\_\_\_\_\_ is appointed Assistant Secretary.

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

**PASSED AND ADOPTED THIS 21ST DAY OF AUGUST, 2023.**

**ATTEST**

**MIDDLE VILLAGE COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairman/Vice Chairman

## *FOURTH ORDER OF BUSINESS*

*A.*

**MINUTES OF MEETING  
MIDDLE VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Middle Village Community Development District was held Monday, **July 10, 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
Timothy Hartigan	Vice Chairman
Julie Arnau	Assistant Secretary
Jonel Hicks	Assistant Secretary
Sherrie Mifsud	Assistant Secretary

Also present were:

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

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There being no comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of the Consent Agenda**

- A. Minutes of the June 12, 2023 Board of Supervisors Meeting**
- B. Financial Statements**
- C. Assessment Receipts Schedule**
- D. Check Register**

Ms. Giles stated included in your agenda package are the minutes of the June 12th meeting.

On MOTION by Vice Chairman Hartigan seconded by Mr. Hicks with all in favor the minutes of the June 12, 2023 meeting were approved.
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Ms. Giles stated the minutes are followed by the financial statements as of May 31st, the assessment receipts schedule showing the District is 100% collected, and the check register totaling \$156,341.74. The check register is broken out into the general fund, rec fund, and capital reserve fund and the supporting invoices.

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

#### **FOURTH ORDER OF BUSINESS**

#### **Discussion of the Fiscal Year 2024 Budget**

Ms. Giles stated just as a reminder, this is the budget we're going to look at adopting at our next meeting. Page 153 has a chart showing the assessments will remain flat.

Chairman Steiner stated some adjustments were made to remain flat and part of that was reducing what we had in the reserve account.

Ms. Giles stated you can see the amount on page 140. It says capital reserve. For FY24 we're putting \$204,009 in the capital reserves.

Mr. Soriano stated the biggest reason we took it down from what it was previously is trying to look at expenses that were planned in the capital study. I have my thoughts on things I think we need to replace and repair, but the biggest guidance on that is going to be the capital study. We just did some of the largest things, like the roof. That was taken care of this year. We've gone through all three air conditioners. So, when those things come out, there shouldn't be a reason to spend \$250,000 or more. Even if that were the case, it's not like we don't have \$250,000 that you put in there last year. We still have a lot of money in there. That was just to keep it flat.

Chairman Steiner stated we assumed we had no major pool issues.

Mr. Soriano stated it doesn't mean something couldn't pop up, but right now I don't see any of those \$50,000 to \$100,000 jobs that we've looked at this last year.

Chairman Steiner asked were there any other areas that were reduced? When we started the last meeting, it was the budget showing a potential increase and when we left I believe you said you were going to work with staff to see what we can do. The Board requested that we try to get the assessments flat, and you did. There didn't seem to be anything large, other than that

reduction in what we were going to put into reserves.

Mr. Soriano responded nothing that I have a concern with. We did take a couple down, but there were some there that I believe still have a little bit of padding. We looked at security. We're going to take a whole position away, but we didn't drop it by that much yet. Once we get the gates in, we can have one security guard instead of two. We didn't have the gates up yet when we started this process. I think there is still padding in there if we have some concerns on some of those lines that we did lower. It doesn't mean we won't be cutting it closer this year than we have, but I think we're going to be okay. I don't think there is a need for an increase right now.

Chairman Steiner asked are we still seeing a pretty good increase in the rental space up here?

Mr. Soriano responded we are still increasing. We're getting back to more normal use. We're not back to what we were before COVID. One year we had almost \$90,000 in revenue. We want to get back to that, but we're not there yet. It hasn't offset anything. We're increasing the rentals downstairs in the birthday party room. The biggest reason is we charge the same as they do over at Double Branch and your space is twice as large and is much nicer. They also don't have a working slide over there right now, so a lot of the parties are coming over here. That will revert back, but I think we need to look at that space in this next year. This space is also private compared to Double Branch. You get that whole concession stand and it's just part of your rental area.

Ms. Arnau stated I have a question on special events. We're spending \$10,000, but we're only going to budget \$5,000.

Mr. Soriano responded you tend to split almost everything with Double Branch 50/50. I think the biggest special event we've ever had in year's past might have been about \$12,000. This past year we also did the Halloween event at Double Branch and that event alone was about \$5,000. This year was a little high, but we've had plenty of years where we're under that line. I think it was just the number of events we did last year, and we did that because for two years in a row COVID cut out a lot of events. I'm not too concerned, but we will look at that again next year. We're not doing that Halloween event at Double Branch this year.

## **FIFTH ORDER OF BUSINESS**

## **Staff Reports**

**A. District Counsel**

Mr. Eckert stated the Board asked me to prepare an agreement between Trinity Baptist Church and the District to identify what the maintenance responsibilities are at that corner by the roundabout, so our office prepared that document, we provided it to Jay and Marilee, and they have provided their input on it. The Chair has also seen it. Jay provided that to the church last week for them to review. If they have any comments, we will try to incorporate them to the extent they don't prejudice the district, but if they don't have any comments, our plan is to bring that to the Board in August for you all to review and if you approve it, we can adopt it and get it signed.

**B. District Engineer**

There being nothing to report, the next item followed.

**C. District Manager**

Ms. Giles stated at your next meeting I'll bring the meeting schedule for FY24. If there's something you want me to look at, just shoot me an email.

**D. Operations Manager****1. Memorandum****2. Update on Open Items (Gates, Nature Walk Repair, Gazebo Cap Stones)**

Mr. Soriano stated we have had our normal summer events. It's been busy around here. This year has been busier than it has been the last couple of years because of building back up. If you look at that usage number, almost 8,000 people checking in, that's pretty high. Our next special event isn't until August. The kids will start going back to school so we have our Back-to-School party and our August dive-in. The swim team is going to be ending soon. We talked last time about that once-a-week closure where we do a deep clean to get rid of algae and things like that. It does require shocking the pool where the chemicals are a little too high for people to be swimming. The swim team had their last set of swim meets this past weekend, so once they're done with practice, I'll send an email out letting people know that Tuesday and Wednesday one side will be closed and the other side will be open. The next day, the other side closes, that way there is always a pool available. It does create a problem with people that want to slide because they don't have a working slide over there. They're still going through how we're going to fix that, and we will talk about that at their meeting this afternoon. That is going to be a large fix.

There is a very big pipe underground that's broken. It's one day a week, so people should be understanding. For the fencing, I'm waiting for Atlantic to come through so we can put the card readers on. We have to have everything set up so we can lock everything down and force everybody to go downstairs. That's a little tough because they're the only people that deal with our access system, so we're at their mercy when it comes to major repairs or new installs. I don't have a date yet, but we're hoping we can get a lot of this stuff done in the summer so as kids are going back to school, I think that would be a good start for it. Signage has been going up to make people aware.

We've had some concrete work on the first gazebo. I'd like him to come back and do a little more work. I talked to him about the original plan, which was to follow the natural stone look that those pavers have. After he poured it, I didn't really like it. It looks like a sidewalk and the sidewalk should be straight, not wavy, so I'm going to have him come back and cut it straight and make everything nice and neat. Then we will make plans for the next gazebo at Cambridge.

The only item I have for the Board to take a vote on are the quotes for treadmills. I have two quotes and one is the quote from the treadmills that we bought before. We talked about two brands; either Life Fitness or Cybex and they're both owned by the same company. Everybody seems to like the ones we have over at Double Branch, and we haven't had too many problems with those so I've been looking for those. My problem is finding just two or three brand new and ready to go. Since 2020 getting fitness equipment quickly has been a problem. If we're spending \$50,000 to \$100,000 and we're outfitting a whole new fitness center, they're more likely to work with us, but just two treadmills, there's nobody that has anything new and ready to go. Then I got to the company that works with Life Fitness that also remanufactures. This is how we got the equipment over at Phase 1, the plate loaded equipment we purchased last year and also our bikes. They do have the same models and the nice part about those models, even though they're remanufactured, they come with a five-year warranty with parts and labor. That's better than the manufacturer's warranty when you buy them new. SoFitCo that provided most of the equipment you have downstairs runs on the manufacturer's warranty, which is three years for parts and one year for labor. So, this quote here includes an extended warranty, so there is a couple thousand-dollar difference between purchasing from fitness superstores compared to going through SoFitCo, who is a distributor for Life Fitness. I'd probably also have to wait until they could get two or three pulled out for me. We talked about that last time, but I'm still leaning towards the

two. That was part of what we were going to discuss, so I got one of each quote. If you notice on the quote for three, they are giving us a little more of a discount. It's not a huge discount, but it includes the full five-year parts and labor warranty if there's an issue. At the moment we have two working treadmills and that's why I lean towards buying two. Even if I can find a way to reposition the equipment, I have to be careful because there are certain rules for how much space we need to walk around everything. If I can find a way to do it, we could just purchase two and I could leave the two. I have pulled the nonworking one out and I have to work with Southeastern who does out repairs right now because we've already paid for that control board, and we've been waiting for almost a year for that replacement. I'll stop them from doing that repair and get our money back. Some of the parts we replaced this last year that we could use to work on the other two with, so you possibly could have four treadmills; two of the Life Fitness brand that match what is over at Double Branch and two of your True treadmills, which are downstairs. I would eventually want to get rid of the True treadmills.

Vice Chairman Hartigan stated the reason for starting this is because it would come to a dead stop.

Mr. Soriano stated that doesn't always happen. It depends on the error code. There's no treadmill out there that doesn't have certain error codes that will stop it dead. It shouldn't do it from a power outage though, but there are multiple reasons it does do it. It's a safety thing. That one treadmill that will still do that now, we have it out of commission. The other two are working.

Chairman Steiner stated on the one from Life Fitness, there is not a trade in. I noticed there was a trade in on the SoFitCo. The question I have for you is they're quoting four and it says that it must be in working condition. We have one that is not working.

Mr. Soriano stated the SoFitCo one is our last quote, so that's what I'm basing this on. It may be higher. This is from Double Branch. I don't think anybody is going to give you any money for those True treadmills, not only the one that is not working, but your other two have been repaired multiple times over this last year and we do everything through warranty that we can, so it's on record what they replaced, and they can see there's been a lot of work done. They might give you \$100 in parts.

Chairman Steiner stated the main thing I was trying to point out is if you look at the price, I don't think we will get the amount of this on a trade-in and they're already high on that as well.

Mr. Soriano stated to get the brand-new models, we're going to be closer to \$7,000 a piece and a one-year/three-year parts warranty.

Chairman Steiner asked how is your perception of the remanufactured equipment?

Mr. Soriano responded so far it's been great. We haven't had a problem with the bikes or the equipment on the other side.

Chairman Steiner asked was the equipment on the other side remanufactured?

Mr. Soriano responded yes. It all looks great. They powder coat everything and put new bearings and parts on it. My concern will be when we have a major repair and any type of argument that will come on what is covered under warranty. I can't see that until we have our first repair, and we see how well they work with us, but they cover everything for five years.

Chairman Steiner asked how long has the warranty been at Double Branch?

Mr. Soriano responded November or December, so it hasn't been that long.

Ms. Mifsud asked do we have any idea how old the remanufactured units are?

Mr. Soriano responded it's the exact same models as what is at Double Branch and we bought those in 2020, so three years old. They could be newer, but they were new then, so that would be the oldest. They have the same models now; the only difference would be that console. The console, which does most of the electronic work is an older model, so my biggest problem is when they stop selling parts for that, it will be the same thing as True and we won't be able to get those. The nice part about Life Fitness treadmills is you can swap for the newer console, but it's more money and these consoles are basically useless to us because they have these special TVs and we don't run cable to every treadmill, but that's the way a lot of commercial fitness centers are. We just won't use it for much other than the buttons to speed up, slow down, things like that. They've phased out those plain old consoles and that's what we have on the other side. They have a tiny screen, and you can't really watch TV. You can hook your phone or Apple devices, but not a TV.

Chairman Steiner asked what would be your concern if we changed out all three?

Mr. Soriano responded I would be fine with the two, but if we want to get three, I'm fine with that. If I can make those Trues last longer, and like I said, I haven't moved everything

around, but if I could put them in there, that would help if there were two more. We could leave the Trues and, in a few years, buy two more Life Fitness. We did just spend a lot over the last few years. They're going on six years this winter. The best part about it is when we started having problems, some of the problems were covered under warranty and they couldn't get it repaired correctly, so we'd see the same problem with the same error code pop up. They went all the way into five years before they started charging us, so that company did a great job, I just don't want to deal with their treadmills anymore because we've only ever had problems. I haven't had a single problem with the Life Fitness over at Double Branch and they had older models before this, so going on 12 years and they haven't seen an issue. Now that we've spent money to repair those two last year, if they can last longer, I would look at it like you can have the option for four treadmills. If they go out in two or three years now you've got this rotating pattern where every three to five years, you're putting one or two new pieces in there rather than rotating them all at the same time.

Vice Chairman Hartigan stated I'd rather have more treadmills because I know at peak time all of the treadmills are being used and there are people waiting to use them, so I'd rather have four.

Ms. Mifsud stated I agree.

Chairman Steiner stated I don't see how we can expand the room. We can't do anything about the increased usage. These are things that are beyond any type of control. It's just a high demand item, so we can get four working units in there and look at the repair cycle on the True and how things are going with it and swap the two others with Life Fitness at a later time. We can't get four in there right now. I don't see that happening.

Vice Chairman Hartigan asked could we if we took out an elliptical?

Mr. Soriano responded yes, but I have a lot of people that like those ellipticals.

Vice Chairman Hartigan stated when I've been in there in the past I haven't seen ellipticals used as much as I have the treadmills and I've been there at various times.

Chairman Steiner asked are you wanting to put five in there? Because we're talking about four now.

Mr. Soriano stated I think we could leave the two working Trues, but I have to reposition everything because you're going to have four treadmills in a line instead of just three. You only have two ellipticals, so if you get rid of one it will be tough. It's kind of like the rowers. I don't

have a lot of rowers, but it would be the same thing. I don't know that there is anything I would take out. I'd have to reposition everything to make sure it can fit in there.

Chairman Steiner stated so you think that it would be possible to remove the one bad one and add a replacement, plus an extra.

Mr. Soriano stated in 2020 I moved things farther away from each other. You are kind of close, but there are gyms where the handlebars are almost touching and that's probably what we will have to go back to if we go this route, but I don't have as many concerns as I did last year or the year before with people getting sick because they're too close.

Vice Chairman Hartigan asked is the nursery downstairs utilized enough to keep it?

Mr. Soriano responded not at all. We've talked about that in the past, but the biggest problem is that is a slab wall that holds up the weight of the slab, so I can't get rid of it. I can have a full door and we talked about doing a stretching room or things like that, but I wouldn't be able to take it completely out to where I could spread those machines out. I know sometimes that is the only outlet for parents, but it's hard when other people are trying to get a workout in and this is not a commercial gym where you have a tot room that's set off to the side. We haven't been able to come up with much else that we can do with that little area. It was originally supposed to be a storage closet.

Chairman Steiner stated basically, you can put four in there by getting two new ones, or if you take out what we have now, the most you're going to have in there is three, so you will remove what we have, and you will reduce the number of available treadmills.

Mr. Soriano stated like I said, we can reevaluate in a couple of years if we're still spending money on the Trues and then get rid of them. Then we will have room for four and we can do two more. It might help out with the usage.

Vice Chairman Hartigan stated originally, we were looking at replacing two.

Chairman Steiner stated from that standpoint, we're not only getting two new ones, but we're also increasing the availability of treadmills. I believe the gentleman that was here last month stated that he didn't mind the machine, he just didn't want it taken out and leaving it with two. I think Jay is right in assuming everybody will head to the new one, but if you're not first in line you're going to get left with what's there. I think this will meet what people are asking for, which is more availability.

On MOTION by Mr. Hicks, seconded by Ms. Mifsud, with all in favor, the proposal for two Life Fitness treadmills at an amount not to exceed \$11,200 was approved.

Chairman Steiner stated so we keep it visible, I would ask to add this to the open item list until we get it installed.

Mr. Soriano stated it does say approximately four weeks, but that was the same with the bikes and the bikes took about three months.

Chairman Steiner stated I understand the supply chain, but at least we follow up and don't let it disappear.

Mr. Soriano stated that was one of the first questions I asked them is who has this available now, both on new and remanufactured so they know we're expecting it to be pretty quick.

Ms. Giles stated we will leave that on the open items list with everything else.

Chairman Steiner stated yes and as Jay mentioned, we want to keep the gates on there until we get everything locked down and completed. The gazebo is just about finished. The slab is there, it just has to be addressed. I think that can fall off unless we see some major problems.

Ms. Giles stated I'll remove the gazebo caps. Do you want me to remove the nature walk repair?

Mr. Soriano responded no; we're still working on that. They started this month, so we will see how much we get done by the time they start school.

Ms. Mifsud asked are you hoping it will get done by then?

Mr. Soriano responded I don't think we will have it done at the speed we're moving because they go back on August 13<sup>th</sup>, so we have four more weeks. It will be helpful if they're in school and we will be able to get it done quicker after that. Right now we're dealing with people that walk through that bed, so we have to make a way for them to walk while we're working.

## **SIXTH ORDER OF BUSINESS**

### **Audience Comments / Supervisors' Requests**

Chairman Steiner asked are we waiting on planting time for the fence?

Ms. Suchsland responded the plants are going to come in this week and we will be planting next week. It took longer to get those concrete slabs because they were a lot thicker, so

once we got that done, then it was rainy and slushy, so my sod guy was able to clear that last week. We will get it planted and he will come back in and fix that area with sod.

Chairman Steiner asked Jay, are you planning to use the same mason?

Mr. Soriano responded yes, the gentleman that is working on the promenade walls. He's waiting on the sandstone for the Whitfield sign, and he will be doing the sidewalk there. It will be a straight across sidewalk.

Chairman Steiner stated it will be good if that is in place when we lock down, especially if it stays as damp as it is out there.

Mr. Soriano stated what I could do is instead of his focus going on to the next gazebo, you'll get yours done first and get that looking good.

Chairman Steiner stated I would like for that to be done and to delay the other two gazebos so we can lay groundwork with those communities as to why we're changing those areas. The big reason we're doing all of this is to build up a stockpile of the wall cap stones, which are unavailable.

Mr. Soriano stated I'll talk to him about look at the sidewalk next.

Vice Chairman Hartigan stated Atlantic technology is just not sitting well with me. It's costing us \$5,000 a month for every month they're not out here and we have nothing we can do or say, but yet they have a monopoly on our system?

Mr. Soriano stated ADT also works with this system, but the last time I tried ADT, they would only do new installs, so they won't come in and add on to somebody else's work, so it creates a problem when you have specialized alarms and access systems that only certain people are certified in and allowed by the software manufacturing company. I do some of the work. We run lines and I'll put in control boards, but I can't start them up. The company won't talk to the me over the phone and allow them to connect. A lot of times I'll do the work for our computers at the front desks and then I still have to wait for them to come in for half a day to get everything up and programmed.

Chairman Steiner stated we've been down this road and basically the choice you have is to either go through them, or change out the entire system and then you're changing it to another vendor who is the sole provider for that system.

Mr. Soriano stated the biggest problem we have is the size of this system. It's not easy to deal with anybody else. I'll continue to work with them and bug them. They work with me a bit

on some of the stuff that I do that I'm not supposed to do. Many of the other companies will step away and say we're not going to warranty or cover anything if you mess with our boards, but since they've worked with me for ten years now, they know what I can handle. But, as far as getting them out, I think there are three techs for that company now so it's tough.

Mr. Eckert stated I can look at the agreement and see if what they're doing is somehow a violation of the agreement by not giving us the service.

Mr. Soriano stated the only agreements we have is for the monitoring for their alarms. They installed this, but the only monthly payment they get is for keeping an eye on our fire and burglary alarms.

Chairman Steiner stated the contract you would need to look at would be the one that was issued when it was installed, right?

Mr. Eckert responded whatever the monitoring contract is if that's the one that's still here. I don't think the installation contract is going to be helpful. You might be able to make some kind of argument that if they can't get the system up and running, how can they charge for the monitoring.

Mr. Soriano stated they don't monitor the access system.

Mr. Eckert asked when is the last time you all got quotes for a new system?

Mr. Soriano responded probably about six or seven years ago.

Chairman Steiner stated when we were looking at tying in with the cameras.

Mr. Soriano stated one big issue was the amount of control boards, but then you guys have a little over 30,000 active cards now, so it creates a huge database where we would have to get new cards to all of the residents because the existing cards do not work with another system, so swapping out 30,000 people for anything, but getting ready for the pool season especially would be tough.

Vice Chairman Hartigan stated I just find it hard to believe there's nobody else that can't hook up to our system.

Mr. Soriano stated there might be a guy out there that would help me some more, but he's not going to be approved to get it running. I still have to go through the software manufacturer that is going to ask for a certification number for someone that is trained to deal with their software.

Vice Chairman Hartigan stated if he's saying he can't get on the phone with the software manufacturer, that may be our gateway into it.

Mr. Eckert asked can someone send me the monitoring contract? Jay and I can talk and come up with recommendations. Obviously, there are options, but some have drawbacks. That's where you all make the decision.

**SEVENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – August 21,  
2023 @ 6:00 p.m. at the Plantation Oaks  
Amenity Center**

Ms. Giles stated the next meeting was scheduled for August 21, 2023 in the same location at 6:00 p.m.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

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

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Chairman/Vice Chairman

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# Middle Village

## Community Development District

Unaudited Financial Reporting  
June 30, 2023



**Middle Village**  
**Community Development District**  
**Combined Balance Sheet**  
June 30, 2023

**Governmental Fund Types**

	<b><u>General</u></b>	<b><u>Recreation</u></b>	<b><u>Capital Reserve</u></b>	<b><u>Debt Service</u></b>	<b><u>Totals (Memorandum Only)</u></b>
<b><u>Assets:</u></b>					
Cash - Wells Fargo	\$219,759	\$1,134,760	\$1,224,957	---	\$2,579,476
Cash - Hancock Whitney	---	\$72,846	---	---	\$72,846
Investments:					
<b><u>Series 2022</u></b>					
Revenue	---	---	---	\$289,433	\$289,433
Reserve	---	---	---	\$155,895	\$155,895
Principal	---	---	---	\$414	\$414
Interest	---	---	---	\$79	\$79
Cost of Issuance	---	---	---	\$16,328	\$16,328
Prepayment	---	---	---	\$14	\$14
<b><u>Series 2018-2</u></b>					
Reserve	---	---	---	\$120,308	\$120,308
Prepayment	---	---	---	\$10	\$10
Sinking Fund	---	---	---	\$49	\$49
Interest	---	---	---	\$21	\$21
<b><u>Operations</u></b>					
Custody Account	\$218,867	---	---	---	\$218,867
<b><u>State Board</u></b>					
General Fund	\$4,743	---	---	---	\$4,743
Recreation Fund	---	\$19,862	---	---	\$19,862
Capital Reserve	---	---	\$104,234	---	\$104,234
Due From General Fund	---	\$176,444	---	\$24,151	\$200,595
Due From Debt Service	\$10,705	\$83,057	---	---	\$93,762
Due from Other	---	\$141	---	---	\$141
Electric Deposits	---	\$13,383	---	---	\$13,383
<b>Total Assets</b>	<b><u>\$454,074</u></b>	<b><u>\$1,500,492</u></b>	<b><u>\$1,329,191</u></b>	<b><u>\$606,701</u></b>	<b><u>\$3,890,458</u></b>
<b><u>Liabilities:</u></b>					
Accounts Payable	\$28,426	\$41,565	\$30,608	---	\$100,599
Accrued Expenses	---	\$40,711	---	---	\$40,711
Due to General Fund	---	---	---	\$10,705	\$10,705
Due to Rec Fund	\$176,444	---	---	\$83,057	\$259,500
<b><u>Fund Balances:</u></b>					
Unassigned	\$249,204	\$1,404,833	\$1,298,583	---	\$2,952,621
Nonspendable	---	\$13,383	---	---	\$13,383
Restricted for Debt Service	---	---	---	\$512,940	\$512,940
<b>Total Liabilities and Fund Equity</b>	<b><u>\$454,074</u></b>	<b><u>\$1,500,492</u></b>	<b><u>\$1,329,191</u></b>	<b><u>\$606,701</u></b>	<b><u>\$3,890,458</u></b>

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

Statement of Revenues & Expenditures  
For the Period ending June 30, 2023

Adopted Budget	Prorated Budget 6/30/23	Actual 6/30/23	Variance
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**Revenues:**

Assessments - Tax Roll	\$214,870	\$214,870	\$215,629	\$759
Assessments - Direct	\$2,317	\$2,317	\$2,062	(\$255)
Interest Income	\$600	\$600	\$13,491	\$12,891

**Total Revenues**

\$217,787	\$217,787	\$231,183	\$13,396
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**Expenditures:**

**Administrative**

Supervisors Fees	\$12,000	\$9,000	\$8,600	\$400
Travel	\$200	\$150	\$0	\$150
FICA Expense	\$918	\$689	\$693	(\$5)
Engineering	\$10,500	\$7,875	\$0	\$7,875
Trustee	\$16,200	\$16,200	\$19,000	(\$2,800)
Dissemination Agent	\$3,500	\$2,625	\$3,375	(\$750)
Assessment Roll	\$7,550	\$7,550	\$7,550	\$0
Attorney	\$45,000	\$33,750	\$36,804	(\$3,054)
Attorney-Foreclosure	\$10,000	\$7,500	\$0	\$7,500
Arbitrage	\$750	\$563	\$0	\$563
Annual Audit	\$6,100	\$6,100	\$6,500	(\$400)
Management Fees	\$64,850	\$48,638	\$48,638	\$0
Information Technology	\$2,550	\$1,912	\$1,913	(\$0)
Telephone	\$600	\$450	\$155	\$295
Postage	\$600	\$450	\$300	\$150
Printing & Binding	\$2,000	\$1,500	\$638	\$862
Records Storage	\$200	\$150	\$0	\$150
Insurance	\$15,727	\$15,727	\$12,392	\$3,335
Legal Advertising	\$1,500	\$1,125	\$1,447	(\$322)
Other Current Charges	\$150	\$113	\$68	\$44
Office Supplies	\$300	\$225	\$6	\$219
Website Compliance	\$2,250	\$1,688	\$1,688	\$0
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Reserves	\$14,167	\$14,167	\$14,167	\$0

**Total Administrative**

\$217,787	\$178,320	\$164,108	\$14,212
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**Excess Revenues (Expenditures)**

\$0	\$67,075
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**Fund Balance - Beginning**

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

\$0	\$249,204
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**Middle Village**  
**Community Development District**  
**General Fund**  
Month By Month Income Statement

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<b>Revenues:</b>													
Assessments - Tax Roll	\$0	\$28,158	\$171,008	\$7,549	\$1,441	\$0	\$4,681	\$2,793	\$0	\$0	\$0	\$0	\$215,629
Assessments - Direct	\$0	\$0	\$0	\$0	\$0	\$0	\$2,062	\$0	\$0	\$0	\$0	\$0	\$2,062
Interest Income	\$309	\$378	\$527	\$4,714	\$4,748	\$792	\$556	\$659	\$807	\$0	\$0	\$0	\$13,491
Miscellaneous Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interfund Transfer In	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$309</b>	<b>\$28,537</b>	<b>\$171,535</b>	<b>\$12,263</b>	<b>\$6,189</b>	<b>\$792</b>	<b>\$7,298</b>	<b>\$3,452</b>	<b>\$807</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$231,183</b>
<b>Expenditures:</b>													
<b><i>Administrative</i></b>													
Supervisors Fees	\$1,000	\$1,000	\$1,000	\$800	\$1,000	\$800	\$1,200	\$800	\$1,000	\$0	\$0	\$0	\$8,600
Travel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FICA Expense	\$83	\$83	\$83	\$66	\$83	\$66	\$83	\$66	\$83	\$0	\$0	\$0	\$693
Engineering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trustee	\$0	\$0	\$0	\$0	\$0	\$15,000	\$0	\$4,000	\$0	\$0	\$0	\$0	\$19,000
Dissemination Agent	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$1,042	\$292	\$0	\$0	\$0	\$3,375
Assessment Roll	\$7,550	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,550
Attorney	\$4,706	\$3,613	\$2,429	\$4,062	\$2,498	\$4,339	\$5,587	\$5,364	\$4,205	\$0	\$0	\$0	\$36,804
Attorney-Foreclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual Audit	\$0	\$0	\$0	\$0	\$2,000	\$0	\$0	\$1,000	\$3,500	\$0	\$0	\$0	\$6,500
Management Fees	\$5,404	\$5,404	\$5,404	\$5,404	\$5,404	\$5,404	\$5,404	\$5,404	\$5,404	\$0	\$0	\$0	\$48,638
Information Technology	\$213	\$213	\$213	\$213	\$213	\$213	\$213	\$213	\$213	\$0	\$0	\$0	\$1,913
Telephone	\$24	\$14	\$0	\$28	\$0	\$24	\$7	\$44	\$14	\$0	\$0	\$0	\$155
Postage	\$45	\$69	\$10	\$45	\$14	\$16	\$33	\$43	\$25	\$0	\$0	\$0	\$300
Printing & Binding	\$82	\$104	\$49	\$90	\$45	\$62	\$58	\$95	\$53	\$0	\$0	\$0	\$638
Records Storage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Insurance	\$12,392	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,392
Legal Advertising	\$505	\$70	\$139	\$0	\$236	\$289	\$70	\$0	\$139	\$0	\$0	\$0	\$1,447
Other Current Charges	\$7	\$7	\$17	\$6	\$7	\$6	\$7	\$6	\$7	\$0	\$0	\$0	\$68
Office Supplies	\$0	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$0	\$0	\$0	\$6
Website Compliance	\$188	\$188	\$188	\$188	\$188	\$188	\$188	\$188	\$188	\$0	\$0	\$0	\$1,688
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,167	\$0	\$0	\$0	\$14,167
<b>Total Expenditures</b>	<b>\$32,664</b>	<b>\$11,055</b>	<b>\$9,823</b>	<b>\$11,194</b>	<b>\$11,980</b>	<b>\$26,698</b>	<b>\$13,141</b>	<b>\$18,264</b>	<b>\$29,289</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$164,108</b>
<b>Excess Revenues (Expenditures)</b>	<b>(\$32,355)</b>	<b>\$17,481</b>	<b>\$161,712</b>	<b>\$1,069</b>	<b>(\$5,791)</b>	<b>(\$25,905)</b>	<b>(\$5,843)</b>	<b>(\$14,813)</b>	<b>(\$28,481)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$67,075</b>

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

Statement of Revenues & Expenditures  
For the Period ending June 30, 2023

	Adopted Budget	Prorated Budget 6/30/23	Actual 6/30/23	Variance
<b><u>Revenues:</u></b>				
Assessment - Tax Roll	\$1,958,276	\$1,958,276	\$1,961,217	\$2,941
Assessment - Direct	\$17,109	\$17,109	\$15,226	(\$1,882)
Interest	\$500	\$500	\$8,591	\$8,091
Miscellaneous Income	\$6,000	\$4,500	\$1,020	(\$3,480)
Amenities Revenue	\$100,000	\$75,000	\$93,920	\$18,920
Cost Share Revenue - South Village/Lighting	\$33,063	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$2,114,948</b>	<b>\$2,055,385</b>	<b>\$2,079,975</b>	<b>\$24,590</b>
<b><u>Expenditures:</u></b>				
<b>Administrative</b>				
Management Fees - On Site	\$317,416	\$238,062	\$238,062	\$0
Insurance	\$62,717	\$62,717	\$58,279	\$4,438
Other Current Charges	\$5,000	\$5,000	\$5,154	(\$154)
Permit Fees	\$1,500	\$1,500	\$1,623	(\$123)
Office Supplies	\$500	\$375	\$0	\$375
<b>Total Administrative</b>	<b>\$387,133</b>	<b>\$307,654</b>	<b>\$303,118</b>	<b>\$4,537</b>
<b>Common Area</b>				
Security	\$166,335	\$124,751	\$123,217	\$1,534
Security Clay County	\$59,502	\$44,627	\$36,617	\$8,009
Electric	\$20,000	\$15,000	\$13,122	\$1,878
Streetlighting	\$35,000	\$26,250	\$24,905	\$1,345
Irrigation Maintenance	\$5,000	\$3,750	\$2,049	\$1,701
Landscape Maintenance	\$488,528	\$366,396	\$361,357	\$5,039
Common Area Maintenance	\$70,000	\$52,500	\$48,582	\$3,918
Lake Maintenance	\$21,000	\$15,750	\$17,203	(\$1,453)
Miscellaneous Maintenance	\$5,000	\$3,750	\$0	\$3,750
<b>Total Common Area</b>	<b>\$870,365</b>	<b>\$652,774</b>	<b>\$627,051</b>	<b>\$25,722</b>

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

Statement of Revenues & Expenditures  
For the Period ending June 30, 2023

	Adopted Budget	Prorated Budget 6/30/23	Actual 6/30/23	Variance
<b>Recreation Facility</b>				
Amenity Staff	\$176,000	\$132,000	\$103,026	\$28,974
Janitorial	\$55,000	\$41,250	\$34,050	\$7,200
Telephone	\$12,000	\$9,000	\$9,798	(\$798)
Electric	\$64,000	\$48,000	\$48,924	(\$924)
Water / Sewer	\$46,000	\$34,500	\$24,669	\$9,831
Gas/Heat (Pool)	\$25,000	\$18,750	\$14,636	\$4,114
Refuse Service	\$25,000	\$25,000	\$26,637	(\$1,637)
Pool Maintenance & Chemicals	\$45,000	\$33,750	\$32,055	\$1,695
Cable	\$8,000	\$6,000	\$5,282	\$718
Special Events	\$5,000	\$5,000	\$9,940	(\$4,940)
Office Supplies and Equipment	\$1,500	\$1,125	\$935	\$190
Facility Maintenance - General	\$58,000	\$43,500	\$40,394	\$3,106
Facility Maintenance - Preventive Contracts	\$15,950	\$11,963	\$3,892	\$8,071
Facility Maintenance - Contingency	\$5,000	\$3,750	\$2,737	\$1,013
Elevator Maintenance	\$3,000	\$3,000	\$6,838	(\$3,838)
Recreation Passes	\$5,000	\$3,750	\$3,255	\$495
Lighting Repairs	\$10,000	\$7,500	\$7,441	\$59
Tennis Court Maintenance	\$48,000	\$48,000	\$53,085	(\$5,085)
Capital Reserve	\$250,000	\$250,000	\$250,000	\$0
<b>Total Recreation</b>	<b>\$857,450</b>	<b>\$725,838</b>	<b>\$677,593</b>	<b>\$48,245</b>
<b>Total Expenditures</b>	<b>\$2,114,948</b>	<b>\$1,686,265</b>	<b>\$1,607,762</b>	<b>\$78,504</b>
<b>Excess Revenues (Expenditures)</b>	<b>(\$0)</b>		<b>\$472,213</b>	
<b>Fund Balance - Beginning</b>	<b>\$0</b>		<b>\$946,003</b>	
<b>Fund Balance - Ending</b>	<b>(\$0)</b>		<b>\$1,418,217</b>	

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

**Revenues:**

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Assessment - Tax Roll	\$0	\$256,108	\$1,555,374	\$68,660	\$13,103	\$0	\$42,572	\$25,400	\$0	\$0	\$0	\$0	\$1,961,217
Assessment - Direct	\$0	\$0	\$0	\$0	\$0	\$0	\$15,226	\$0	\$0	\$0	\$0	\$0	\$15,226
Interest	\$336	\$1,493	\$1,221	\$1,022	\$1,199	\$3,064	\$82	\$87	\$87	\$0	\$0	\$0	\$8,591
Miscellaneous Income	\$850	\$0	\$170	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,020
Amenities Revenue	(\$3,673)	\$902	\$6,508	\$2,364	\$40,924	\$10,667	\$13,672	\$20,822	\$1,735	\$0	\$0	\$0	\$93,920
Cost Sharing Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>(\$2,487)</b>	<b>\$258,503</b>	<b>\$1,563,272</b>	<b>\$72,046</b>	<b>\$55,226</b>	<b>\$13,731</b>	<b>\$71,552</b>	<b>\$46,310</b>	<b>\$1,821</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,079,975</b>

**Expenditures:**

**Administrative**

Management Fees - On Site	\$26,451	\$26,451	\$26,451	\$26,451	\$26,451	\$26,451	\$26,451	\$26,451	\$26,451	\$0	\$0	\$0	\$238,062
Insurance	\$58,610	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$331)	\$0	\$0	\$0	\$58,279
Other Current Charges	\$402	\$311	\$225	\$183	\$180	\$1,760	\$569	\$691	\$833	\$0	\$0	\$0	\$5,154
Permit Fees	\$377	\$27	\$417	\$27	\$0	\$0	\$0	\$775	\$0	\$0	\$0	\$0	\$1,623
Office Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Administrative</b>	<b>\$85,840</b>	<b>\$26,789</b>	<b>\$27,093</b>	<b>\$26,662</b>	<b>\$26,631</b>	<b>\$28,211</b>	<b>\$27,020</b>	<b>\$27,917</b>	<b>\$26,954</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$303,118</b>

**Common Area**

Security	\$14,135	\$13,523	\$13,698	\$14,047	\$12,675	\$13,947	\$13,723	\$13,947	\$13,523	\$0	\$0	\$0	\$123,217
Security - Clay County Off Duty Sheriff	\$5,828	\$2,134	\$5,258	\$5,247	\$1,961	\$6,661	\$3,341	\$3,395	\$2,793	\$0	\$0	\$0	\$36,617
Electric	\$1,641	\$1,696	\$1,603	\$1,322	\$1,468	\$872	\$1,380	\$1,505	\$1,635	\$0	\$0	\$0	\$13,122
Streetlighting	\$2,930	\$2,930	\$2,824	\$2,824	\$2,824	\$2,788	\$2,595	\$2,595	\$2,595	\$0	\$0	\$0	\$24,905
Irrigation Maintenance	\$0	\$0	\$0	\$0	\$0	\$2,049	\$0	\$0	\$0	\$0	\$0	\$0	\$2,049
Landscape Maintenance	\$35,671	\$40,711	\$40,711	\$40,711	\$40,711	\$40,711	\$40,711	\$40,711	\$40,711	\$0	\$0	\$0	\$361,357
Common Area Maintenance	\$5,867	\$5,416	\$5,817	\$5,416	\$4,785	\$6,049	\$5,416	\$4,500	\$5,316	\$0	\$0	\$0	\$48,582
Lake Maintenance	\$4,451	\$1,594	\$1,594	\$1,594	\$1,594	\$1,594	\$1,594	\$1,594	\$1,594	\$0	\$0	\$0	\$17,203
Misc. Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Administrative</b>	<b>\$70,523</b>	<b>\$68,003</b>	<b>\$71,504</b>	<b>\$71,160</b>	<b>\$66,017</b>	<b>\$74,671</b>	<b>\$68,759</b>	<b>\$68,247</b>	<b>\$68,167</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$627,051</b>

**Recreation Facility**

Amenity Staff	\$10,115	\$4,716	\$6,424	\$4,821	\$4,429	\$8,232	\$8,946	\$12,666	\$42,677	\$0	\$0	\$0	\$103,026
Janitorial	\$3,783	\$3,783	\$3,783	\$3,783	\$3,783	\$3,783	\$3,783	\$3,783	\$3,783	\$0	\$0	\$0	\$34,050
Telephone	\$1,263	\$886	\$1,088	\$892	\$986	\$984	\$984	\$979	\$1,736	\$0	\$0	\$0	\$9,798

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

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Electric	\$6,194	\$6,082	\$5,584	\$5,620	\$5,759	\$5,293	\$4,677	\$4,337	\$5,378	\$0	\$0	\$0	\$48,924
Water/Sewer	\$2,530	\$2,866	\$2,518	\$2,683	\$2,984	\$2,574	\$2,999	\$2,864	\$2,651	\$0	\$0	\$0	\$24,669
Gas/Heat (Pool)	\$0	\$3,380	\$7,407	\$0	\$0	\$3,848	\$0	\$0	\$0	\$0	\$0	\$0	\$14,636
Refuse Services	\$2,860	\$2,875	\$2,892	\$2,876	\$2,783	\$2,786	\$2,751	\$2,900	\$3,914	\$0	\$0	\$0	\$26,637
Pool Maintenance & Chemicals	\$3,052	\$3,052	\$3,052	\$3,817	\$3,817	\$3,817	\$3,817	\$3,817	\$3,817	\$0	\$0	\$0	\$32,055
Cable	\$551	\$551	\$561	\$604	\$604	\$604	\$603	\$603	\$601	\$0	\$0	\$0	\$5,282
Special Events	\$3,270	\$2,269	\$3,158	\$82	\$65	\$153	\$180	\$509	\$254	\$0	\$0	\$0	\$9,940
Office Supplies & Equipment	\$480	\$0	\$0	\$100	\$71	\$0	\$2	\$0	\$282	\$0	\$0	\$0	\$935
Facility Maintenance	\$4,473	\$4,625	\$4,777	\$4,625	\$4,215	\$5,035	\$4,625	\$3,494	\$4,525	\$0	\$0	\$0	\$40,394
Facility Maintenance - Preventative	\$2,390	\$0	\$288	\$175	\$288	\$0	\$463	\$0	\$288	\$0	\$0	\$0	\$3,892
Facility Maintenance - Contingency	\$0	\$608	\$305	\$304	\$302	\$306	\$304	\$304	\$304	\$0	\$0	\$0	\$2,737
Elevator Maintenance	\$0	\$0	\$479	\$0	\$0	\$479	\$675	\$4,725	\$479	\$0	\$0	\$0	\$6,838
Recreation Passes	\$1,334	\$0	\$0	\$0	\$0	\$0	\$1,543	\$379	\$0	\$0	\$0	\$0	\$3,255
Lighting Repairs	\$759	\$801	\$940	\$833	\$801	\$866	\$833	\$801	\$807	\$0	\$0	\$0	\$7,441
Tennis Court Maintenance	\$7,418	\$8,824	\$4,073	\$3,850	\$5,261	\$6,103	\$4,876	\$7,540	\$5,140	\$0	\$0	\$0	\$53,085
Capital Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250,000	\$0	\$0	\$0	\$250,000
<b>Total Recreation</b>	<b>\$50,472</b>	<b>\$45,318</b>	<b>\$47,329</b>	<b>\$35,065</b>	<b>\$36,147</b>	<b>\$44,863</b>	<b>\$42,061</b>	<b>\$49,700</b>	<b>\$326,637</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$677,593</b>
<b>Total Expenditures</b>	<b>\$206,835</b>	<b>\$140,111</b>	<b>\$145,927</b>	<b>\$132,887</b>	<b>\$128,796</b>	<b>\$147,745</b>	<b>\$137,840</b>	<b>\$145,864</b>	<b>\$421,758</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,607,762</b>
<b>Excess Revenues (Expenditures)</b>	<b>(\$209,322)</b>	<b>\$118,392</b>	<b>\$1,417,345</b>	<b>(\$60,840)</b>	<b>(\$73,570)</b>	<b>(\$134,014)</b>	<b>(\$66,288)</b>	<b>(\$99,554)</b>	<b>(\$419,936)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$472,213</b>

**Middle Village**  
**Community Development District**  
**Debt Service Fund - 2018-1/2022 and 2018-2**  
Statement of Revenues & Expenditures  
For the Period ending June 30, 2023

Adopted Budget	Prorated Budget 6/30/23	Actual 6/30/23	Variance
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**Revenues:**

Interest Income	\$1,000	\$1,000	\$38,457	\$37,457
Assessments - Direct	\$21,002	\$21,002	\$24,151	\$3,149
Assessments - Tax Roll	\$1,751,218	\$1,751,218	\$1,752,225	\$1,007

<b>Total Revenues</b>	<b>\$1,773,220</b>	<b>\$1,773,220</b>	<b>\$1,814,833</b>	<b>\$41,613</b>
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**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	\$213,140	\$210,372	\$2,768
Principal Expense - 5/1	\$1,124,000	\$1,124,000	\$1,109,000	\$15,000
Special Call 5/1	\$0	\$0	\$4,000	(\$4,000)

**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	\$54,313	\$53,563	\$750
Principal Expense - 5/1	\$125,000	\$125,000	\$125,000	\$0
Special Call 5/1	\$0	\$0	\$5,000	(\$5,000)

<b>Total Expenditures</b>	<b>\$1,783,905</b>	<b>\$1,783,905</b>	<b>\$2,023,387</b>	<b>(\$239,482)</b>
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<b>Excess Revenues (Expenditures)</b>	<b>(\$10,685)</b>	<b>(\$208,554)</b>
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<b>Net Change in Fund Balance</b>	<b>(\$10,685)</b>	<b>(\$208,554)</b>
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<b>Fund Balance - Beginning</b>	<b>\$276,073</b>	<b>\$721,493</b>
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<b>Fund Balance - Ending</b>	<b>\$265,388</b>	<b>\$512,940</b>
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**Middle Village**  
**Community Development District**  
**Capital Reserve Fund**  
Statement of Revenues & Expenditures  
For the Period ending June 30, 2023

	Adopted Budget	Prorated Budget 6/30/23	Actual 6/30/23	Variance
<b><u>REVENUES:</u></b>				
Interest Income	\$2,000	\$2,000	\$20,705	\$18,705
Capital Reserve - Rec Fund	\$250,000	\$250,000	\$250,000	\$0
Capital Reserve - General Fund	\$14,167	\$14,167	\$14,167	\$0
<b>TOTAL REVENUES</b>	<b>\$266,167</b>	<b>\$266,167</b>	<b>\$284,872</b>	<b>\$18,705</b>
<b><u>EXPENDITURES:</u></b>				
Repair And Replacements	\$400,775	\$300,581	\$211,610	\$88,972
<b>TOTAL EXPENDITURES</b>	<b>\$400,775</b>	<b>\$300,581</b>	<b>\$211,610</b>	<b>\$88,972</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$134,608)</b>		<b>\$73,263</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$1,165,118</b>		<b>\$1,225,320</b>	
<b>FUND BALANCE - Ending</b>	<b>\$1,030,510</b>		<b>\$1,298,583</b>	

# 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:	\$155,895
Reserve Fund Requirement:	\$155,895
 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)
Less: May 1, 2023 (Mandatory)	(\$1,109,000)
Less: May 1, 2023 (Optional)	(\$4,000)
 Current Bonds Outstanding:	 \$15,526,000

#### **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:	\$120,308
Reserve Fund Balance:	\$120,308
 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)
Less: May 1, 2023 (Mandatory)	(\$125,000)
Less: May 1, 2023 (Optional)	(\$5,000)
 Current Bonds Outstanding	 \$2,025,000

*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	24,909.56	2,721.59	20,094.70	-	47,725.85
<b>TOTAL DIRECT BILLS NET</b>	<b>31,789</b>	<b>24,909.56</b>	<b>2,721.59</b>	<b>20,094.70</b>	<b>-</b>	<b>47,725.85</b>
NET TAX ROLL ASSESSED NET	301,267	1,746,465.21	214,920.49	1,954,770.36	-	3,916,156.05
<b>TOTAL ASSESSED</b>	<b>333,056</b>	<b>1,771,374.77</b>	<b>217,642.07</b>	<b>1,974,865.06</b>	<b>-</b>	<b>3,963,881.90</b>

DUE / RECEIVED	BALANCE DUE (DISCOUNT NOT TAKEN)	TOTAL DEBT SERVICE RECEIVED	GENERAL FUND O&M PAID	RECREATION FUND O&M PAID	RESERVE FUND PAID	TOTAL PAID
ODP, LLC (1)	6,285.85	24,151.33	2,062.24	15,226.44	-	41,440.00
<b>DIRECT BILLS DUE / RECEIVED</b>	<b>6,285.85</b>	<b>24,151.33</b>	<b>2,062.24</b>	<b>15,226.44</b>	<b>-</b>	<b>41,440.00</b>
TAX ROLL DUE / RECEIVED	(12,915.23)	1,752,224.94	215,629.27	1,961,217.07	-	3,929,071.28
<b>TOTAL DUE / RECEIVED</b>	<b>(6,629.38)</b>	<b>1,776,376.27</b>	<b>217,691.51</b>	<b>1,976,443.51</b>	<b>-</b>	<b>3,970,511.28</b>

(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	-
7	02/07/23	137,551.47	61,343.02	7,548.89	68,659.56	-
8	03/07/23	26,251.18	11,707.09	1,440.68	13,103.41	-
9	04/07/23	60,878.38	27,149.58	3,341.03	30,387.77	-
10	05/07/23	24,409.31	10,885.68	1,339.59	12,184.04	-
11	06/08/23	14,615.99	6,518.21	802.13	7,295.65	-
TAX CERTIFICATES	06/21/23	36,270.48	16,175.33	1,990.54	18,104.61	-
<b>TOTAL TAX ROLL RECEIPTS</b>		<b>3,929,071.28</b>	<b>1,752,224.94</b>	<b>215,629.27</b>	<b>1,961,217.07</b>	<b>-</b>

PERCENT COLLECTED	DEBT	O&M
% COLLECTED DIRECT BILL	96.96%	75.77%
% COLLECTED TAX ROLL	100.33%	100.33%
<b>TOTAL PERCENT COLLECTED</b>	<b>100.28%</b>	<b>100.07%</b>

*D.*

# Middle Village

## Community Development District

### Check Run Summary

July 31, 2023

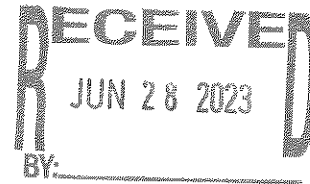
Fund	Date	Check No.	Amount
<b>General Fund</b>			
Accounts Payable	7/7/23	1693-1694	\$ 24,220.83
	7/14/23	1695-1696	\$ 10,497.52
	7/31/23	1697	\$ 182.00
Sub-Total			\$ 34,900.35
<b>Recreation Fund</b>			
Accounts Payable - HW	7/7/23	306-310	\$ 17,238.96
	7/14/23	311-318	\$ 32,603.41
	7/19/23	319-323	\$ 61,005.19
	7/31/23	324-327	\$ 18,491.30
Sub-Total			\$ 129,338.86
<b>Capital Reserve Fund</b>			
Accounts Payable	7/7/23	571-573	\$ 959.39
	7/19/23	574-578	\$ 19,889.28
	7/31/23	579-581	\$ 3,305.33
Sub-Total			\$ 24,154.00
<b>Total</b>			<b>\$ 188,393.21</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
7/07/23	00124	6/28/23 FY23DS	202306 300-20700-10300		*	24,151.33	
		ODP LLC CK #3032		HANCOCK WHITNEY BANK			24,151.33 001693
7/07/23	00117	6/29/23 23-00236	202306 310-51300-48000		*	69.50	
		NTC OF MTG BOS 6/29/23		JACKSONVILLE DAILY RECORD			69.50 001694
7/14/23	00026	7/01/23 2201	202307 310-51300-34000		*	5,404.17	
		JUL MANAGEMENT FEES			*	187.50	
		7/01/23 2201	202307 310-51300-52000		*	212.50	
		JUL WEBSITE ADMIN			*	291.67	
		7/01/23 2201	202307 310-51300-35100		*	1.38	
		JUL INFO TECH			*	49.20	
		7/01/23 2201	202307 310-51300-31300		*	127.50	
		JUL DISSEM AGENT SRVCS			*	18.47	
		7/01/23 2201	202307 310-51300-51000		*		
		OFFICE SUPPLIES			*		
		7/01/23 2201	202307 310-51300-42000		*		
		POSTAGE			*		
		7/01/23 2201	202307 310-51300-42500		*		
		COPIES			*		
		7/01/23 2201	202307 310-51300-41000		*		
		TELEPHONE		GOVERNMENTAL MANAGEMENT SERVICES			6,292.39 001695
7/14/23	00119	7/10/23 3250319	202306 310-51300-31500		*	4,205.13	
		JUN GENERAL SERVICES		KUTAK ROCK LLP			4,205.13 001696
7/31/23	00117	7/27/23 23-00265	202307 310-51300-48000		*	182.00	
		NTC PUB/BOS MTG 7/27,8/3		JACKSONVILLE DAILY RECORD			182.00 001697
TOTAL FOR BANK A						34,900.35	
TOTAL FOR REGISTER						34,900.35	

MVIL MIDDLE VILLAGE OKUZMUK

**Middle Village  
COMMUNITY DEVELOPMENT DISTRICT**

**Rec Fund**



**Check Request**

Date	Amount	Authorized By
June 28, 2023	\$24,151.33	Oksana Kuzmuk

Payable to:

Hancock Whitney Bank #124
---------------------------

Date Check Needed:

Budget Category:

ASAP	001.300.20700.10300
------	---------------------

Intended Use of Funds Requested:

ODP LLC CK #3032 FY23 DS

*(Attach supporting documentation for request.)*

send the signed checks back to Oksana, please

# Jacksonville Daily Record

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

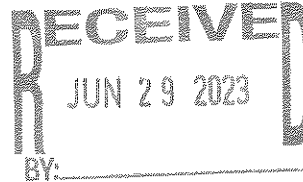
P.O. Box 1769  
Jacksonville, FL 32201  
(904) 356-2466

## INVOICE

June 29, 2023

Date

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



Serial #	23-00236C	PO/File #		\$69.50
				<b>Payment Due</b>
Notice of Meeting of the Board of Supervisors				
				\$69.50
Middle Village Community Development District				<b>Publication Fee</b>
Case Number				<b>Amount Paid</b>
Publication Dates	6/29			
County	Clay			

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

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

If your payment is being  
mailed, please reference  
**Serial # 23-00236C** on your  
check or remittance advice.

**Your notice was published on both [jaxdailyrecord.com](http://jaxdailyrecord.com) and [floridapublicnotices.com](http://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.

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

Notice is hereby given that the Board of Supervisors of the Middle Village Community Development District is scheduled to be meet on **Monday, July 10, 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](http://www.MiddleVillageCDD.com). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

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

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

Marilee Giles  
District Manager

Jun. 29 00 (23-00236C)

1001 Bradford Way  
Kingston, TN 37763

**Invoice #:** 2201  
**Invoice Date:** 7/1/23  
**Due Date:** 7/1/23  
**Case:**  
**P.O. Number:**

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

Description	Hours/Qty	Rate	Amount
General Fund- Management Fees - July 2023		5,404.17	5,404.17
Website Administration - July 2023		187.50	187.50
Information Technology - July 2023		212.50	212.50
Dissemination Agent Services - July 2023		291.67	291.67
Office Supplies		1.38	1.38
Postage		49.20	49.20
Copies		127.50	127.50
Telephone		18.47	18.47

RECEIVED  
JUL 06 2023  
BY: \_\_\_\_\_

<b>Total</b>	<b>\$6,292.39</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$6,292.39</b>

**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

July 10, 2023

**Check Remit To:**

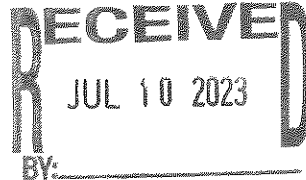
Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Reference: Invoice No. 3250319

Client Matter No. 14323-1

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

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

Invoice No. 3250319  
14323-1

---

Re: Middle Village CDD - General

## For Professional Legal Services Rendered

06/05/23	M. Eckert	0.10	36.50	Respond to auditor request
06/05/23	K. Haber	0.80	204.00	Prepare landscape maintenance agreement
06/07/23	M. Eckert	0.80	292.00	Prepare for and attend conference call with Trinity Church representative regarding maintenance obligations; follow up
06/08/23	M. Eckert	0.10	36.50	Respond to auditor request
06/08/23	J. Gillis	0.30	49.50	Coordinate response to auditor letter
06/08/23	K. Haber	0.40	102.00	Prepare landscape maintenance agreement; correspondence with Giles and Soriano regarding same
06/09/23	K. Haber	0.20	51.00	Revise landscape maintenance agreement; correspondence with Hogge regarding same
06/11/23	M. Eckert	0.20	73.00	Prepare for board meeting
06/12/23	M. Eckert	3.80	1,387.00	Prepare budget and assessment documents; prepare for, travel to and

**KUTAK ROCK LLP**

Middle Village CDD

July 10, 2023

Client Matter No. 14323-1

Invoice No. 3250319

Page 2

06/12/23	K. Haber	1.20	306.00	attend board meeting; return travel; follow up
				Prepare budget notice and resolutions; prepare board meeting agenda memorandum
06/13/23	M. Eckert	0.30	109.50	Prepare budget and assessment documents; review audit issues; confer with Kuzmuk
06/13/23	K. Haber	0.10	25.50	Correspondence with Giles and Hogge regarding budget notice and resolutions
06/14/23	K. Haber	2.10	535.50	Prepare landscape maintenance easement license with church; correspondence with Soriano regarding same
06/15/23	K. Haber	0.80	204.00	Prepare tennis court resurfacing agreement; correspondence with Soriano regarding same
06/16/23	K. Haber	0.10	25.50	Confer with Soriano regarding easement license with church
06/19/23	M. Eckert	0.60	219.00	Prepare reciprocal license agreement with Trinity Church
06/20/23	K. Haber	1.20	306.00	Revise landscape maintenance easement license with church; correspondence with Soriano regarding same
06/28/23	M. Eckert	0.40	146.00	Prepare for and attend agenda call
06/28/23	K. Haber	0.30	76.50	Revise landscape maintenance agreement exhibit; correspondence with Giles and Soriano regarding same
TOTAL HOURS		13.80		

**KUTAK ROCK LLP**

Middle Village CDD

July 10, 2023

Client Matter No. 14323-1

Invoice No. 3250319

Page 3

TOTAL FOR SERVICES RENDERED	\$4,185.00
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DISBURSEMENTS

Travel Expenses	20.13
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TOTAL DISBURSEMENTS	<u>20.13</u>
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TOTAL CURRENT AMOUNT DUE	<u>\$4,205.13</u>
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# Jacksonville Daily Record

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

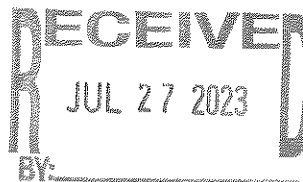
P.O. Box 1769  
Jacksonville, FL 32201  
(904) 356-2466

## INVOICE

July 27, 2023

Date

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



Serial #	23-00265C	PO/File #		\$182.00
				Payment Due
Notice of Public Hearing, etc.; And Notice of Regular Board of Supervisors' Meeting				
				\$182.00
Middle Village Community Development District				Publication Fee
Case Number				Amount Paid
Publication Dates	7/27, 8/3			
County	Clay			

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

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

If your payment is being  
mailed, please reference  
**Serial # 23-00265C** on your  
check or remittance advice.

**Your notice was published on both [jaxdailyrecord.com](http://jaxdailyrecord.com) and [floridapublicnotices.com](http://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 PUBLIC  
HEARING TO CONSIDER  
THE ADOPTION OF THE  
FISCAL YEAR 2023/2024  
BUDGETS; AND NOTICE  
OF REGULAR BOARD OF  
SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Middle Village Community Development District ("District") will hold a public hearing on August 21, 2023, at 6:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065 for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budget") of the District for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 ("District Manager's Office"), during normal business hours, or by visiting the District's website at [www.middlevillagecdd.com](http://www.middlevillagecdd.com).

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

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

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

Marilee Giles  
District Manager  
Jul. 27, Aug. 3 00 (23-00265C)

AP300R  
\*\*\* CHECK NOS. 000306-000327

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER  
MIDDLE VILLAGE - REC FUND  
BANK E HANCOCK WHITNEY

RUN 8/10/23

PAGE 1

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
7/07/23	00063	4/12/23	TCE15619 202304 330-57200-49500	ELEVATOR MAINTENANCE	*	675.00	
		5/23/23	TCE15671 202305 330-57200-49500	ELEVATOR MAINTENANCE	*	2,700.00	
		5/30/23	TCE15673 202305 330-57200-49500	ELEVATOR MAINTENANCE	*	2,025.00	
		6/19/23	10040121 202306 330-57200-49500	ELEVATOR MAINTENANCE	*	479.19	
				COASTAL ELEVATOR SERVICE CORP.			5,879.19 000306
7/07/23	00072	6/27/23	06272023 202304 320-57200-34510		*	1,491.00	
		4/14-4/27	REIMB SEC SRVCS				
		6/27/23	06272023 202305 320-57200-34510		*	1,489.13	
		4/28-5/11	REIMB SEC SRVCS				
				DOUBLE BRANCH CDD			2,980.13 000307
7/07/23	00026	6/29/23	2204 202306 300-36900-10200	JUN TENNIS REVENUE	*	1,066.50	
		7/05/23	2206 202307 300-36900-10200	JUL TENNIS REVENUE	*	1,651.50	
		7/05/23	2207 202307 330-57200-34400	JUN TARGET	*	168.73	
		7/05/23	2207 202307 330-57200-34400	JUL PANERA	*	42.96	
		7/05/23	2207 202307 330-57200-34400	JUL PUBLIX	*	39.17	
				GOVERNMENTAL MANAGEMENT SERVICES			2,968.86 000308
7/07/23	00062	7/03/23	106309B 202307 320-57200-46800	JUL LAKE MAINTENANCE	*	1,594.00	
				THE LAKE DOCTORS			1,594.00 000309
7/07/23	00139	7/01/23	13129561 202307 330-57200-46400	JUL POOL CHEMICALS	*	3,816.78	
				POOLSURE			3,816.78 000310
7/14/23	01024	7/07/23	07072023 202307 300-36900-10300	DEPOSIT REFUND	*	100.00	
				ALYSON CONLEY			100.00 000311
7/14/23	01027	7/11/23	07112023 202307 300-36900-10300	DEPOSIT REFUND	*	100.00	
				CAITLIN MEEHAN			100.00 000312
7/14/23	01025	7/07/23	07072023 202307 300-36900-10300	DEPOSIT REFUND	*	500.00	
				CAROLONATTA NORRIS			500.00 000313
				MVIL MIDDLE VILLAGE OKUZMUK			

AP300R  
\*\*\* CHECK NOS. 000306-000327

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER  
MIDDLE VILLAGE - REC FUND  
BANK E HANCOCK WHITNEY

RUN 8/10/23

PAGE 2

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
7/14/23	00256	7/07/23 SSI11192	202306 320-57200-34510	JUN EMPLOYMENT FEE	*	290.00	
		7/07/23 SSI11192	202306 320-57200-34510	JUN SCHEDULING FEE	*	130.00	
				CLAY COUNTY SHERIFF'S OFFICE			420.00 000314
7/14/23	00026	7/01/23 2199	202307 310-51300-34000	JUL TENNIS FAC MANAGEMENT	*	6,331.50	
		7/01/23 2200	202307 310-51300-34000	JUL FACILITY MANAGEMENT	*	20,119.83	
		7/05/23 2205	202306 300-36900-10300	EVENT STAFF THRU 7/1	*	1,048.75	
				GOVERNMENTAL MANAGEMENT SERVICES			27,500.08 000315
7/14/23	00756	7/11/23 07112023	202307 300-36900-10300	DEPOSIT REFUND	*	100.00	
				JOYCE MEDLEY			100.00 000316
7/14/23	01026	7/11/23 07112023	202307 300-36900-10300	DEPOSIT REFUND	*	100.00	
				KAMILA HUTCHINS			100.00 000317
7/14/23	00261	7/01/23 331	202307 330-57200-34200	JUL JANITORIAL SERVICES	*	3,783.33	
				RIVERSIDE MANAGEMENT SERVICES, INC			3,783.33 000318
7/19/23	00026	7/13/23 2208	202307 300-36900-10200	JUL TENNIS REVENUE	*	1,372.50	
		7/18/23 2211	202307 300-36900-10300	JUL FACILITY EVENT STAFF	*	1,045.00	
				GOVERNMENTAL MANAGEMENT SERVICES			2,417.50 000319
7/19/23	00308	7/01/23 46933	202307 330-57200-62100	JUL PEST CONTROL	*	175.00	
				PAULA'S PEST CONTROL INC			175.00 000320
7/19/23	00823	7/01/23 9179	202307 320-57200-34500	JUL SECURITY SERVICES	*	14,146.65	
				SECURITY DEVELOPMENT GROUP LLC			14,146.65 000321
7/19/23	00704	7/05/23 11948	202307 320-57200-46200	JUL LANDSCAPE MAINTENANCE	*	40,710.67	
				VERDEGO LLC			40,710.67 000322
7/19/23	00130	5/11/23 71826	202305 330-57200-34400	HARTRU BAGS 50LB	*	3,555.37	
				WELCH TENNIS COURTS, INC.			3,555.37 000323
				MVIL MIDDLE VILLAGE OKUZMUK			

AP300R  
\*\*\* CHECK NOS. 000306-000327

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER  
MIDDLE VILLAGE - REC FUND  
BANK E HANCOCK WHITNEY

RUN 8/10/23

PAGE 3

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/31/23	00993	5/03/23 05032023	202305 300-36900-10300		*	500.00	
		DEPOSIT REFUND					
				ASHLYNN REWIS			500.00 000324
7/31/23	00026	7/17/23 2209	202306 330-57200-34400		*	520.00	
		JUN TENNIS FAC MAINT					
		7/17/23 2210	202306 330-57200-62000		*	4,525.00	
		FAC MAIN GEN					
		7/17/23 2210	202306 330-57200-62200		*	304.00	
		FAC MAIN CONT					
		7/17/23 2210	202306 330-57200-46630		*	807.00	
		LIGHTING REPAIRS					
		7/17/23 2210	202306 320-57200-46500		*	5,316.00	
		COMM AREA MAINT					
		7/17/23 2210	202306 330-57200-34400		*	4,620.00	
		TENNIS CT MAINT					
		7/26/23 2215	202307 300-36900-10200		*	1,039.50	
		JUL TENNIS REVENUE					
		7/26/23 2216	202307 330-57200-34400		*	259.80	
		JUL WINNING CONCEPTS					
				GOVERNMENTAL MANAGEMENT SERVICES			17,391.30 000325
7/31/23	01028	7/21/23 07212023	202307 300-36900-10300		*	100.00	
		DEPOSIT REFUND					
				SARAH VANCE			100.00 000326
7/31/23	00981	7/21/23 07212023	202307 300-36900-10300		*	500.00	
		DEPOSIT REFUND					
				SHARON HARRISON			500.00 000327
				TOTAL FOR BANK E		129,338.86	
				TOTAL FOR REGISTER		129,338.86	

MVIL MIDDLE VILLAGE OKUZMUK

Reissue CK #8395 from 12.9.20
(Attach supporting documentation for request)

**Clay County Sheriff's Office**

P.O. Box 548  
Green Cove Springs, FL 32043

**INVOICE**

INVOICE DATE: DECEMBER 7, 2020  
WEEK OF 11/30 -12/7/ 2020

TO:  
Double Branch CDD & Middle Village CDD  
370 Oakleaf Village Parkway  
Orange Park, FL 32065

FOR:  
Oakleaf Amenities Manager  
and  
Brian Sanchez  
RECEIVED  
DEC 04 2020

\*

		HOURS	RATE	AMOUNT
		6	30.00	180.00
		6	30.00	180.00
		6	30.00	180.00
		6	30.00	180.00
		6	30.00	180.00
		6	30.00	180.00
		6	30.00	180.00
		6	30.00	180.00
		6	30.00	180.00
Updated thank you				
DEPUTY SIGNATURE: TOTAL				1620.00

Make all checks payable to Deputy name and mail to the Sheriff's Office C/O ANGEL ALBRITTON

THANK YOU FOR YOUR BUSINESS!

B  
2,320.77 34570


**COASTAL ELEVATOR SERVICE CORP.**4801 Executive Park Court Suite 208  
Jacksonville, FL 32216

CUSTOMER NO.	DATE	INVOICE NO.
601535	04/12/23	TCE15619001

**INVOICE**

AMOUNT DUE
675.00

PAYMENT DUE UPON RECEIPT

MAIL PAYMENT TO:   
COASTAL ELEVATOR SERVICE CO  
P.O. BOX 730400DALLAS  
753730400

TX

OAKLEAF PLANTATION  
370 OAKLEAF VILLAGE PARKWAYORANGE PARK  
320654259

FL

ENCLOSE THIS COUPON WITH YOUR PAYMENT.

MAKE CHECK PAYABLE TO: COASTAL ELEVATOR SERVICE CORP

TO PAY YOUR INVOICES ONLINE, OR TO SET UP  
RECURRING PAYMENTS, PLEASE VISIT OUR  
PAYMENT PORTAL AT:  
[HTTPS://OTIS.PAYINVOICEDIRECT.COM/](https://otis.payinvoicedirect.com/)**INVOICE**

DETACH RETURN DOCUMENT ALONG PERFORATION

**COASTAL ELEVATOR SERVICE CORP****\*\* INVOICE CHARGES \*\*****BUILDING REFERENCE**OAKLEAF PLANTATION  
845 OAKLEAF PLANTATION PK**CUSTOMER NO.**

601535

**DATE**

04/12/23

**INVOICE NO.**

TCE15619001

ORANGE PARK  
32065

FL

DATE OF SERVICE:

04/04/23

WORK PERFORMED: TESTED

PRESSURE RELIEF VALVE TEST-(HDYRO SPECIFIC)

TECH DESCRIPTION: ANNUAL TESTING

MACHINE# : F60300

VEHICLE AND FUEL SURCHARGE : 225

STANDARD RATE :

1.00 HRS @ \$450/HR REG RATE = 450.00

**Code to:****02-330-572-630****Middle Village Elevator  
Maintenance**

SUBTOTAL	675.00
TAX	.00
FREIGHT	.00
<b>TOTAL AMOUNT DUE</b>	<b>675.00</b>


ANY QUESTIONS CONCERNING THIS INVOICE, CONTACT COASTAL ELEVATOR AT: (844-636-6847)

WE CERTIFY THAT GOODS WERE PRODUCED IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF SECTIONS 6, 7  
AND 12 OF THE FAIR LABOR STANDARDS ACT, AS AMENDED, AND OF REGULATIONS AND ORDERS OF THE UNITED  
STATES DEPARTMENT OF LABOR ISSUED UNDER SECTION 14 HEREOF.OVERDUE PAYMENTS SHALL BEAR AN INTEREST CHARGE OF THE OVERDUE AMOUNT CALCULATED FROM THE PAYMENT DUE  
DATE OF THE INVOICE AT THE RATE OF ONE AND ONE HALF PERCENT (1.5%) PER MONTH OR THE MAXIMUM RATE  
ALLOWED BY APPLICABLE LAW, WHICHEVER IS LESS.

**COASTAL ELEVATOR SERVICE CORP.**4801 Executive Park Court Suite 208  
Jacksonville, FL 32216

CUSTOMER NO. 601535	DATE 05/23/23	INVOICE NO. TCE15671001
INVOICE		AMOUNT DUE 2,700.00

PAYMENT DUE UPON RECEIPT

MAIL PAYMENT TO:   
COASTAL ELEVATOR SERVICE CO  
P.O. BOX 730400  
DALLAS TX  
753730400OAKLEAF PLANTATION  
370 OAKLEAF VILLAGE PARKWAY  
ORANGE PARK FL  
320654259ENCLOSE THIS COUPON WITH YOUR PAYMENT.  
MAKE CHECK PAYABLE TO: COASTAL ELEVATOR SERVICE CORPTO PAY YOUR INVOICES ONLINE, OR TO SET UP  
RECURRING PAYMENTS, PLEASE VISIT OUR  
PAYMENT PORTAL AT:  
[HTTPS://OTIS.PAYINVOICEDIRECT.COM/](https://otis.payinvoicedirect.com/)

INVOICE

DETACH RETURN DOCUMENT ALONG PERFORATION  
COASTAL ELEVATOR SERVICE CORP

\*\* INVOICE CHARGES \*\*

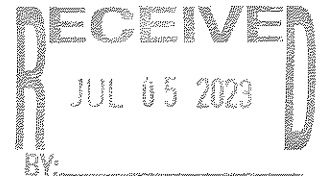
BUILDING REFERENCE  
OAKLEAF PLANTATION  
845 OAKLEAF PLANTATION PK

CUSTOMER NO.	DATE	INVOICE NO.
601535	05/23/23	TCE15671001

ORANGE PARK  
32065

FL

DATE OF SERVICE: 05/21/23

CALLER NAME: JAY SORIANO  
PROBLEM DESCRIPTION: OT AUTH OTCB-SUN ETA NDD  
ONLY  
ELEVATOR, STUCK BTM LVL, DOORS PROPPED OPN, FIRE  
ALARM  
SOUNDED, FIRE DEPT TOOK OUT OF SERVICE, S/D SMOKE  
SMELL IN  
ELEVATOR RM  
WORK PERFORMED: TROUBLESHOOT  
CAR CONTROLLER - DIRECT DRIVE/STARTER/REGULATOR

Code to:

02-330-572-630

Middle Village Elevator Maintenance

CONTINUED ON NEXT PAGE

ANY QUESTIONS CONCERNING THIS INVOICE, CONTACT COASTAL ELEVATOR AT: (844-636-6847)

WE CERTIFY THAT GOODS WERE PRODUCED IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF SECTIONS 6, 7  
AND 12 OF THE FAIR LABOR STANDARDS ACT, AS AMENDED, AND OF REGULATIONS AND ORDERS OF THE UNITED  
STATES DEPARTMENT OF LABOR ISSUED UNDER SECTION 14 HEREOF.OVERDUE PAYMENTS SHALL BEAR AN INTEREST CHARGE OF THE OVERDUE AMOUNT CALCULATED FROM THE PAYMENT DUE  
DATE OF THE INVOICE AT THE RATE OF ONE AND ONE HALF PERCENT (1.5%) PER MONTH OR THE MAXIMUM RATE  
ALLOWED BY APPLICABLE LAW, WHICHEVER IS LESS.

**COASTAL ELEVATOR SERVICE CORP.**4801 Executive Park Court Suite 208  
Jacksonville, FL 32216

CUSTOMER NO.

601535

DATE

05/30/23

INVOICE NO.

TCE15673001

**INVOICE**

AMOUNT DUE

2,025.00

PAYMENT DUE UPON RECEIPT

MAIL PAYMENT TO:   
COASTAL ELEVATOR SERVICE CO  
P.O. BOX 730400DALLAS  
753730400

TX

OAKLEAF PLANTATION  
370 OAKLEAF VILLAGE PARKWAYORANGE PARK  
320654259

FL

ENCLOSE THIS COUPON WITH YOUR PAYMENT.

MAKE CHECK PAYABLE TO: COASTAL ELEVATOR SERVICE CORP

TO PAY YOUR INVOICES ONLINE, OR TO SET UP  
RECURRING PAYMENTS, PLEASE VISIT OUR  
PAYMENT PORTAL AT:  
[HTTPS://OTIS.PAYINVOICEDIRECT.COM/](https://otis.payinvoicedirect.com/)**INVOICE**

DETACH RETURN DOCUMENT ALONG PERFORATION

**COASTAL ELEVATOR SERVICE CORP****\*\* INVOICE CHARGES \*\*****BUILDING REFERENCE**OAKLEAF PLANTATION  
845 OAKLEAF PLANTATION PK

CUSTOMER NO.

601535

DATE

05/30/23

INVOICE NO.

TCE15673001

ORANGE PARK  
32065

FL

DATE OF SERVICE:

05/28/23

CALLER NAME: WANDA MCREYNOLDS

PROBLEM DESCRIPTION: OVERTIME CALLBACK TDY/AUTH,  
ONLY ELEVATOR, NT WRKG, NO PASS, PLS CALL CUST  
WANDA

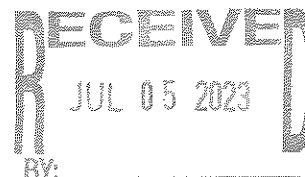
WHEN ON SITE AT 904-894-8980

WORK PERFORMED: CLEANED

PC SOFTWARE/REMOTE STATION &amp; IO BOARD

TECH DESCRIPTION: CORROSION ON CIO BOARD MAY NEED  
TO REPLACE LATER

MACHINE# : F60300

**Code to:****02-330-572-630****Middle Village Elevator Maintenance**

CONTINUED ON NEXT PAGE

ANY QUESTIONS CONCERNING THIS INVOICE, CONTACT COASTAL ELEVATOR AT: (844-636-6847)

WE CERTIFY THAT GOODS WERE PRODUCED IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF SECTIONS 6, 7  
AND 12 OF THE FAIR LABOR STANDARDS ACT, AS AMENDED, AND OF REGULATIONS AND ORDERS OF THE UNITED  
STATES DEPARTMENT OF LABOR ISSUED UNDER SECTION 14 HEREOF.OVERDUE PAYMENTS SHALL BEAR AN INTEREST CHARGE OF THE OVERDUE AMOUNT CALCULATED FROM THE PAYMENT DUE  
DATE OF THE INVOICE AT THE RATE OF ONE AND ONE HALF PERCENT (1.5%) PER MONTH OR THE MAXIMUM RATE  
ALLOWED BY APPLICABLE LAW, WHICHEVER IS LESS.

**CUSTOMER NO.:** 601535  
**DATE:** 6/19/2023  
**INVOICE NO.:** 100401218290

OAKLEAF PLANTATION  
**DUE DATE:** 7/1/2023

**ACCOUNT SUMMARY**

**BUILDING ADDRESS**

OAKLEAF PLANTATION 845 OAKLEAF PLANTATION PKWY ORANGE PARK FL 32065-3531

**CONTRACT:** 108362 | TCE05011

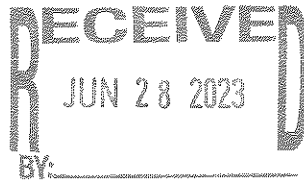
Maintenance Service from 7/1/2023 to 9/30/2023

**\$479.19**

Code to:

02-330-572-630

Middle Village Elevator Maintenance



**NET SERVICE CONTRACT AMOUNT**

Sales Tax

**\$479.19**

**\$0.00**

**TOTAL SERVICE CONTRACT AMOUNT DUE**

**\$479.19**

**IMPORTANT MESSAGES**

To automate your payment, opt in to paperless billing, or to change your billing address, please visit <https://otis.payinvoicedirect.com> or scan the QR code below.



**ACH Payment Information:**

Bank Name: JP Morgan Chase  
Acct Name: Otis Elevator Company  
Acct #: 55-20622  
Routing #: 071000013

**QUESTIONS?**

**AR Rep's Email:**  
Hemavathi.B@otis.com

**AR Rep's Phone#: 1-959-200-3979**

**Customer Care: 1-855-249-6847**

010

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

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

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

**COASTAL ELEVATOR SERVICE CORP.**  
RELIABLE · RESPONSIVE · RESPECTED

11760 US Hwy 1 Suite W600 Palm Beach Gardens FL 33408

**CUSTOMER NO.:**

601535

**DUE DATE:**

7/1/2023

**INVOICE NO.:**

100401218290

**TOTAL SERVICE CONTRACT AMOUNT:**

\$ 479.19

**MAKE CHECK PAYABLE TO:**

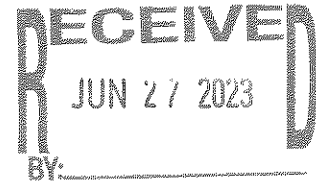
OAKLEAF PLANTATION  
370 OAKLEAF VILLAGE PARKWAY  
ORANGE PARK FL 32065-4259

Coastal Elevator Company  
PO Box 730400  
Dallas TX 75373-0400

100401218290 0000047919 8

**Middle Village**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Rec Fund**



**Check Request**

Date	Amount	Authorized By
June 27, 2023	\$1,491.00	Oksana Kuzmuk

Payable to:

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

Date Check Needed:

Budget Category:

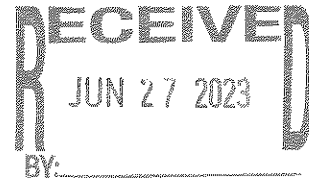
ASAP	002-320-57200-34510
------	---------------------

Intended Use of Funds Requested:

4/14/23-4/27/23 Reimb for Security Services
(Attach supporting documentation for request)

**Middle Village  
COMMUNITY DEVELOPMENT DISTRICT**

**Rec Fund**



**Check Request**

Date	Amount	Authorized By
June 27, 2023	\$1,489.13	Oksana Kuzmuk

Payable to:

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

Date Check Needed:

Budget Category:

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

Intended Use of Funds Requested:

4/28/23-5/11/23 Reimb for Security Services

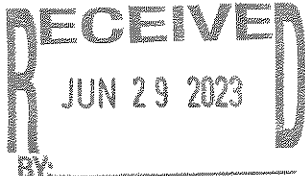
*(Attach supporting documentation for request.)*

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

# Invoice

Invoice #: 2204  
Invoice Date: 6/29/23  
Due Date: 6/29/23  
Case:  
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Tennis Revenue / Funds deposited 6/28/23		1,066.50	1,066.50
			

**Total** \$1,066.50

**Payments/Credits** \$0.00

**Balance Due** \$1,066.50

**Wells Fargo Bank**  
**Transaction Receipt**

Branch #0066070 02 Deposit

Account Number XXXXXXXXXX4262  
CHK 00182

Number of Checks 12  
Check Listing

\$50.00  
\$25.00  
\$130.00  
\$30.00  
\$50.00  
\$90.00  
\$130.00  
\$195.00  
\$130.00  
\$130.00  
\$120.00  
\$105.00

Total Checks Amount \$1,185.00  
Total Deposit \$1,185.00

Transaction #039 2045  
12:55PM 06/28/23  
Deposit Credit Date: 06/28/23

Thank you: STASHIA

## *Middle Village CDD*

### Breakdown of Revenues June 28, 2023

Deposit Date	Lessons	GMS 90%	Middle Village CDD 10%
06/28/23	\$ 1,185.00	\$ 1,066.50	\$ 118.50
		\$ -	\$ -

Subtotal      \$ 1,185.00      \$ 1,066.50      \$ 118.50

Date	Ball/Racquet/Machine Rentals	GMS 20%	Middle Village CDD 80%
6/28/23		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
Subtotal	\$ -	\$ -	\$ -

Date	Miscellaneous	GMS 50%	Middle Village CDD 50%
6/28/23		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
Subtotal	\$ -	\$ -	\$ -

Date		League Fees 10%	Middle Village CDD 90%
6/28/23			

Subtotal      \$ -      \$ -      \$ -

**Total Revenues**      \$ 1,185.00      \$ 1,066.50      \$ 118.50

**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice****Invoice #:** 2206**Invoice Date:** 7/5/23**Due Date:** 7/5/23**Case:****P.O. Number:****Bill To:**

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

Description	Hours/Qty	Rate	Amount
Tennis Revenue / Funds deposited 7/3/23		1,651.50	1,651.50
<div>RECEIVED JUL 05 2023 BY: _____</div>			

<b>Total</b>	<b>\$1,651.50</b>
--------------	-------------------

<b>Payments/Credits</b>	<b>\$0.00</b>
-------------------------	---------------

<b>Balance Due</b>	<b>\$1,651.50</b>
--------------------	-------------------

Wells Fargo Bank  
Transaction Receipt

Branch H0066070 02 Deposit

Account Number XXXXXXXXX4262  
CHK 00182

Number of Checks 21  
Check Listing

\$30.00  
\$130.00  
\$45.00  
\$195.00  
\$130.00  
\$120.00  
\$45.00  
\$20.00  
\$50.00  
\$45.00  
\$130.00  
\$130.00  
\$130.00  
\$30.00  
\$190.00  
\$60.00  
\$105.00  
\$50.00  
\$30.00  
\$60.00  
\$130.00

Total Checks Amount \$1,835.00  
Total Deposit \$1,835.00

Transaction #116 2130  
02:17PM 07/03/23  
Deposit Credit Date: 07/03/23

Thank you, STASHIA

# *Middle Village CDD*

## Breakdown of Revenues

July 3, 2023

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

07/03/23	\$ 1,835.00	\$ 1,651.50	\$ 183.50
		\$ -	\$ -

Subtotal	\$ 1,835.00	\$ 1,651.50	\$ 183.50
----------	-------------	-------------	-----------

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

7/3/2023	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -

Subtotal	\$ -	\$ -	\$ -
----------	------	------	------

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

7/3/2023	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -

Subtotal	\$ -	\$ -	\$ -
----------	------	------	------

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

7/3/2023

Subtotal	\$ -	\$ -	\$ -
----------	------	------	------

Total Revenues	\$ 1,835.00	\$ 1,651.50	\$ 183.50
----------------	-------------	-------------	-----------

1001 Bradford Way  
Kingston, TN 37763

**Invoice #:** 2207  
**Invoice Date:** 7/5/23  
**Due Date:** 7/5/23  
**Case:**  
**P.O. Number:**

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

Description	Hours/Qty	Rate	Amount
2.330.572.34300- Target- 6/16/23		168.73	168.73
2.330.572.34300- Panera - 7/1/23		42.96	42.96
2.330.572.34300- Publix- 7/1/23		39.17	39.17

**RECEIVED**  
 JUL 05 2023  
 BY: \_\_\_\_\_

RECEIVED  
JUL 05 2023  
BY: \_\_\_\_\_

<b>Total</b>	<b>\$250.86</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$250.86</b>

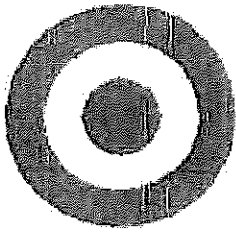
# PERSONAL REIMBURSEMENT

Out-of-Pocket

**NAME:** Andy Fletcher

July 3, 2023

DATE	DESCRIPTION	DISTRICT	AMOUNT	
6/16/23	Target	MV	\$168.73	2.330.572.34300
7/1/23	Panera	MV	\$42.96	2.330.572.34300
7/1/23	Publix	MV	\$39.17	2.330.572.34300
				2.330.572.34300
				2.330.572.34300
				2.330.572.34300
				2.330.572.34300
TOTAL			\$ 250.86	



# Publix

Oak Leaf Commons  
45 Oakleaf Plantation Parkway  
Orange Park, FL 32065  
Store Manager: Jon Wright  
904-291-5108

REPRINT

Jacksonville West - 904-248-4366  
9525 Crosshill Blvd  
Jacksonville, Florida 32222-5812  
06/16/2023 10:34 AM



1169 71N 061 825



ELECTRONICS  
156070482 HP T \$36.99  
Return by 07/16/2023  
56070288 HP T \$39.99  
Return by 07/16/2023  
56070097 HP T \$39.99  
Return by 07/16/2023  
56070287 HP T \$39.99  
Return by 07/16/2023

SUBTOTAL \$156.96  
T = FL TAX 7.50000 on \$156.96 \$11.77  
TOTAL \$168.73  
\*6346 VISA CHARGE \$168.73  
AID: A0000000031010  
VISA CREDIT  
AUTH CODE: 016085

WHEN YOU RETURN ANY ITEM, YOUR  
RETURN CREDIT WILL NOT INCLUDE ANY  
PROMOTIONAL DISCOUNT OR COUPON THAT  
APPLIED TO THE ORIGINAL ORDER.

RINKS 44 OZ 1.79 T F  
CHKS SDLS 4.95 F  
CHKS SDLS 4.95 F  
notion -4.95 F  
lem  
RINKS 44 OZ -1.79 T F  
RINKS 44 OZ 1.79 T F  
EY WRAP 6.59 T F  
MALE WHL SB 9.59 T F  
BQ POT CHPS 1.49 F  
Combo -1.00 T F  
ROLL 5.99 T F  
VIA ROLL SP 7.49 T F  
  
Total 36.89  
s Tax 2.28  
Total 39.17  
40.00  
0.83

Mary  
Price Savings 5.95  
\*\*\*\*\*  
r Savings at Publix \*  
5.95 \*  
\*\*\*\*\*

#2-3167-2233-0172-6707-0 VCD#752-254-134

Help make your Target Run better.  
Take a 2 minute survey about today's trip

informtarget.com  
User ID: 7683 2776 7982  
Password: 732 930

CUÉNTENOS EN ESPAÑOL

Please take this survey within 7 days

at ID: 1169 71N 061 825

was David

1:13 31169 R106 1025 CH130

the Publix family!  
try at apply.publix.jobs.  
qual opportunity employer.

Publix Super Markets, Inc.

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

Accuracy Matters  
Your order should be correct every 1  
If it's not, we'll fix it right aw.  
and give you a free treat for you  
trouble. Just let an associate know

07/01/2023 6:40:14 AM  
Order Number: 276656 Cashier: Dol

1 Bagel Pack 17.  
5 Blueberry Bagel  
5 Cin Swirl Raisin Bgl  
3 Plain Bagel  
2 Plain CC Tub  
1 Dark Rst Coffee Tote 20.  
1 Blueberry Muffin 3.

Subtotal 41.  
Tax 1.  
Gratuity 0.  
Total 42.  
Visa 42.  
Acct: \*\*\*\*\*6578  
AuthCode: 064009  
Trans#: 00000001  
APL: VISA DEBIT  
AID: A0000000031010


View your Account at: www.mypanera.com  
MyPanera Member: \*\*\*\*\*44061  
MyPanera Offers Earned:  
Sip Club: \$2 Off Entree: 1  
[Exp Date 07/01/23]  
Unlimited Sip Club Subscription: 1  
[Exp Date 07/01/23]  
Free Cookie: 1 [Exp Date 07/27/23]  
Visits To Next Reward: 5

www.panerabread.com

To Go  
Your Order Number is: 276656  
Customer / Pager: Andy O

\*\*\* Customer Copy \*\*\*

MAKE CHECK PAYABLE TO:

  
The Lake Doctors, Inc.  
Aquatic Management Services  
Post Office 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

ACCOUNT NUMBER	DATE	BALANCE
711194	7/3/2023	\$1,594.00

The Lake Doctors  
Post Office Box 20122  
Tampa, FL 33622-0122

00000000027159001000000010630900000015940097

Please Return this portion with your payment

Invoice Due Date 7/13/2023

Invoice 106309B

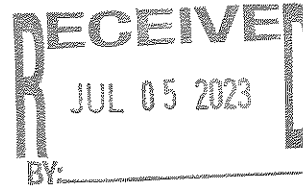
PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
7/3/2023	PLANTATION OAKS BLVD, ORANGE PARK, FL ORANGE PARK, FL 32065 Water Management - Monthly		\$1594.00	\$0.00	\$1594.00

Code to:

Please remit payment for this month's invoice. **2-320-572-4680**

**Middle Village Lake Maintenance**



Please provide remittance information when submitting payments,  
otherwise payments will be applied to the oldest outstanding invoices.

Credits	\$0.00
Adjustment	\$0.00

AMOUNT DUE

**Total Account Balance including this invoice:**

\$1594.00

**This Invoice Total:**

\$1594.00

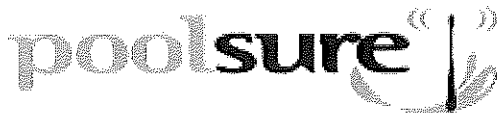
Click the "Pay Now" link to submit payment by ACH

Customer #: 711194  
Portal Registration #: 2D189A4D

Corporate Address  
4651 Salisbury Rd, Suite 155  
Jacksonville, FL 32256

Customer Portal Link: [www.lakedoctors.com/contact-us/make-a-payment/](http://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



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

# Invoice

Date 7/1/2023

Invoice # 131295615586

Terms	Net 20
Due Date	7/21/2023
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
<div>RECEIVED JUN 16 2023 BY: _____</div>				

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

## Remittance Slip

Customer  
13OAK101  
Invoice #  
131295615586

Amount Due \$3,816.78

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

Make Checks Payable To

Poolsure  
PO Box 55372  
Houston, TX 77255-5372



131295615586

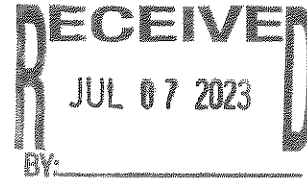


**From:** Oakleaf Venues [venuerentals@oakleafresidents.com](mailto:venuerentals@oakleafresidents.com)  
**Subject:** MVCDD refund of deposit request - ALYSON CONLEY  
**Date:** July 7, 2023 at 5:32 PM  
**To:** Todd Polvere [tpolvere@gmsnf.com](mailto:tpolvere@gmsnf.com), Oksana Kuzmuk [okuzmuk@gmsnf.com](mailto:okuzmuk@gmsnf.com)  
**Cc:** Marilee Giles [mgiles@gmsnf.com](mailto:mgiles@gmsnf.com), Alison Mossing [amossing@gmstnn.com](mailto:amossing@gmstnn.com)

Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
  - LOCATION – PO PATIO (SATURDAY) 10:00 A.M. to 2:00 P.M.
  - DATE OF VENUE – JULY 1, 2023
  - RESIDENT – ALYSON CONLEY
  - ADDRESS – 863 SONGBIRD DRIVE, ORANGE PARK, FL 32065
  - AMOUNT OF REFUND - \$100.00
  - BOOKING FEE/DEPOSIT was via AMEX(1009):
    - DATED: 6/7/23
    - SEQ#: 3
    - BATCH#: 254
    - INVOICE#: 3
    - APPROVAL CODE: 824803
    - AMOUNT: 100.00



PAYMENT DATE	SETTLEMENT DATE	EVENT DATE	DESCRIPTION	HOURS	AMOUNT	ELEC.	CHECK/CASH	CREDIT CARD
	06/07/23	06/07/23	ALYSON CONLEY - PO PATIO DEPOSIT	DEPOSIT	\$ 100.00			AMEX-824803

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

Thank you.

Please email me or leave a detailed message at 904-770-4661 with the following information: NAME, CONTACT NUMBER, ADDRESS, TYPE OF EVENT, NUMBER OF PARTICIPANTS EXPECTED, DATE OF PREFERENCE and EMAIL ADDRESS. I will respond at my earliest opportunity. Any messages left on the office phone will not be heard until I return to the office; repeat your name and number twice. Messages left on voice email will be heard, however, only emergencies will be addressed until I return to the office. I am typically not on property over the weekends. Since my time on property is divided between two Districts, appointments are recommended.

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

Governmental Management Services

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

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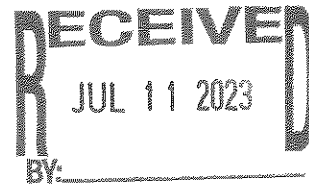


**From:** Oakleaf Venues [venuerentals@oakleafresidents.com](mailto:venuerentals@oakleafresidents.com)  
**Subject:** MVCDD refund of deposit request - CAITLIN MEEHAN  
**Date:** July 11, 2023 at 7:35 PM  
**To:** Todd Polvere [tpolvere@gmsnf.com](mailto:tpolvere@gmsnf.com), Oksana Kuzmuk [okuzmuk@gmsnf.com](mailto:okuzmuk@gmsnf.com)  
**Cc:** Marilee Giles [mgiles@gmsnf.com](mailto:mgiles@gmsnf.com), Alison Mossing [amossing@gmstnn.com](mailto:amossing@gmstnn.com)

Good evening, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
  - LOCATION – PO PATIO (SUNDAY) 11:00 A.M. to 3:00 P.M.
  - DATE OF VENUE – JULY 9, 2023
  - RESIDENT – CAITLIN MEEHAN
  - ADDRESS – 534 SOUTHWOOD WAY, ORANGE PARK, FL 32065
  - AMOUNT OF REFUND – \$100.00
  - BOOKING FEE/DEPOSIT was via CHECK drawn on VYSTAR:
    - DATED: 3/21/23
    - CHECK#: 442
    - DEPOSITED: 3/21/263
    - AMOUNT: \$100.00



PAYMENT DATE	SETTLEMENT DATE	EVENT DATE	DESCRIPTION	HOURS	AMOUNT	ELEC. CHECK/CASH	CREDIT CARD
03/21/23	03/21/23	07/09/23	CAITLIN MEEHAN - PO PATIO DEPOSIT	DEPOSIT	\$ 100.00	CK# 442	DEPOSITED 3/21/23

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

Thank you.

Please email me or leave a detailed message at 904-770-4661 with the following information: NAME, CONTACT NUMBER, ADDRESS, TYPE OF EVENT, NUMBER OF PARTICIPANTS EXPECTED, DATE OF PREFERENCE and EMAIL ADDRESS. I will respond at my earliest opportunity. Any messages left on the office phone will not be heard until I return to the office; repeat your name and number twice. Messages left on voice email will be heard, however, only emergencies will be addressed until I return to the office. I am typically not on property over the weekends. Since my time on property is divided between two Districts, appointments are recommended.

Wanda McReynolds – Community Amenity Coordinator, OakLeaf Plantation  
[venuerentals@oakleafresidents.com](mailto:venuerentals@oakleafresidents.com)  
(904) 770-4661 voice email  
(904) 375-9283 ext. 3  
[www.oakleafresidents.com](http://www.oakleafresidents.com)

Governmental Management Services

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

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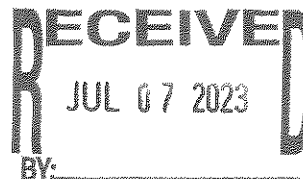


**From:** Oakleaf Venues [venuere rentals@oakleafresidents.com](mailto:venuere rentals@oakleafresidents.com)  
**Subject:** MVCDD refund of deposit request - CAROLONATTA NORRIS-NR  
**Date:** July 7, 2023 at 5:39 PM  
**To:** Todd Polvere [tpolvere@gmsnf.com](mailto:tpolvere@gmsnf.com), Oksana Kuzmuk [okuzmuk@gmsnf.com](mailto:okuzmuk@gmsnf.com)  
**Cc:** Marilee Giles [mrgiles@gmsnf.com](mailto:mrgiles@gmsnf.com), Alison Mossing [amossing@gmstnn.com](mailto:amossing@gmstnn.com)

Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD -- for the following venue:
  - LOCATION -- GRAND BANQUET (SUNDAY) 12:00 P.M. to 12:00 A.M.
  - DATE OF VENUE -- JULY 2, 2023
  - RESIDENT -- CAROLONATTA NORRIS
  - ADDRESS -- 4738 PLANTATION OAKS BLVD, ORANGE PARK, FL 32065
  - AMOUNT OF REFUND - \$500.00
  - BOOKING FEE/DEPOSIT was via MONEY ORDER:
    - MONEY ORDER #: 19-437219915
    - DATED: 12/5/2022
    - AMOUNT: \$500.00



PAYMENT DATE	SETTLEMENT DATE	EVENT DATE	DESCRIPTION	HOURS	AMOUNT	ELEC.	CHECK/CASH	CREDIT CARD
12/05/22	12/05/22	07/02/23	CAROLONATTA NORRIS - GB DEPOSIT	DEPOSIT	\$ 500.00	MO#	19-437219915	

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

Thank you.

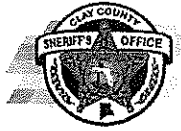
Please email me or leave a detailed message at 904-770-4661 with the following information: NAME, CONTACT NUMBER, ADDRESS, TYPE OF EVENT, NUMBER OF PARTICIPANTS EXPECTED, DATE OF PREFERENCE and EMAIL ADDRESS. I will respond at my earliest opportunity. Any messages left on the office phone will not be heard until I return to the office; repeat your name and number twice. Messages left on voice email will be heard, however, only emergencies will be addressed until I return to the office. I am typically not on property over the weekends. Since my time on property is divided between two Districts, appointments are recommended.

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

Governmental Management Services

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

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

Invoice Number: SSI11192  
Invoice Date: 7/7/2023

Page: 1

Attn: Fiscal - Accounts Receivable

Bill

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

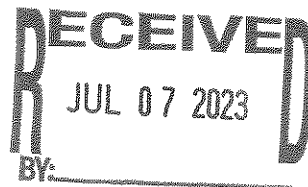
Ship

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

Due Date 7/22/2023  
Terms Net 15 Days

Customer ID C0000168  
P.O. Number  
P.O. Date 7/7/2023  
Our Order No  
SalesPerson

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Fees-2nd Employment Admin Fee-JUNE 2023		116	116	5.00	<del>580.00</del> \$290.00
Fees-2nd Employment Scheduling		1	1	260.00	<del>260.00</del> \$130.00



Amount Subject to Sales Tax US0  
Amount Exempt from Sales Tax 840.00

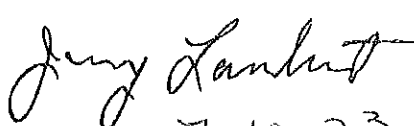
Subtotal: 840.00  
Invoice Discount: 0.00  
Tax: 0.00

Total USD: ~~840.00~~ \$420.00

1001 Bradford Way  
Kingston, TN 37763

**Invoice #:** 2199  
**Invoice Date:** 7/1/23  
**Due Date:** 7/1/23  
**Case:**  
**P.O. Number:**

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

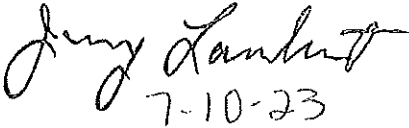
Description	Hours/Qty	Rate	Amount
Tennis- Facility Management - Oakleaf Plantation - July 2023 2,310.513.3400  <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 10px auto;"> RECEIVED  JUL 10 2023  BY: _____ </div>    7-10-23		6,331.50	6,331.50
<b>Total</b>			\$6,331.50
<b>Payments/Credits</b>			\$0.00
<b>Balance Due</b>			\$6,331.50

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

# Invoice

Invoice #: 2200  
Invoice Date: 7/1/23  
Due Date: 7/1/23  
Case:  
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Management - Oakleaf Plantation - July 2023 2,310.513.3400		20,119.83	20,119.83
<div>RECEIVED JUL 10 2023 BY: _____   7-10-23</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 #: 2205

Invoice Date: 7/5/23

Due Date: 7/5/23

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 July 1, 2023 2,369.103	41.95	25.00	1,048.75
<div><div>RECEIVED</div><div>JUL 10 2023</div><div>BY: _____</div></div>			

**Total** \$1,048.75**Payments/Credits** \$0.00**Balance Due** \$1,048.75

7/10/23  
G/A

# **Governmental Management Services, LLC**

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

## **Middle Village CDD**

### **Facility Event Staff Service Hours**

<b><u>Quantity</u></b>	<b><u>Description</u></b>	<b><u>Rate</u></b>	<b><u>Amount</u></b>
41.95	Facility Event Staff	\$ 25.00	\$ 1,048.75

Covers Period End: July 1, 2023

Amenities Revenue # 2-369-103

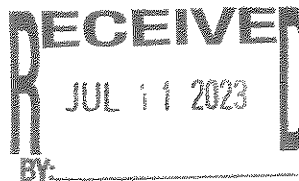


**From:** Oakleaf Venues [venue rentals@oakleafresidents.com](mailto:venue rentals@oakleafresidents.com)  
**Subject:** MVCDD refund of deposit request - JOYCE MEDLEY  
**Date:** July 11, 2023 at 9:05 PM  
**To:** Todd Polvere [tpolvere@gmsnf.com](mailto:tpolvere@gmsnf.com), Oksana Kuzmuk [okuzmuk@gmsnf.com](mailto:okuzmuk@gmsnf.com)  
**Cc:** Marilee Giles [mgiles@gmsnf.com](mailto:mgiles@gmsnf.com), Alison Mossing [amossing@gmsnf.com](mailto:amossing@gmsnf.com)

Good evening, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
  - LOCATION – PO PATIO (SATURDAY) 4:00 P.M. to 8:00 P.M.
  - DATE OF VENUE – JULY 8, 2023
  - RESIDENT – JOYCE MEDLEY
  - ADDRESS – 3188 TOWER OAKS DRIVE, ORANGE PARK, FL 32065
  - AMOUNT OF REFUND - \$100.00
  - BOOKING FEE/DEPOSIT was via VISA (8352):
    - DATED: 5/31/23
    - SEQ#: 2
    - BATCH#: 252
    - INVOICE#: 2
    - APPROVAL CODE: 665746
    - AMOUNT: 100.00



PAYMENT DATE	SETTLEMENT DATE	EVENT DATE	DESCRIPTION	HOURS	AMOUNT	ELEC. CHECK/CASH	CREDIT CARD
05/31/23	05/31/23	07/08/23	JOYCE MEDLEY - PO PATIO DEPOSIT	DEPOSIT	\$ 100.00		VISA-665746

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

Thank you.

Please email me or leave a detailed message at 904-770-4661 with the following information: NAME, CONTACT NUMBER, ADDRESS, TYPE OF EVENT, NUMBER OF PARTICIPANTS EXPECTED, DATE OF PREFERENCE and EMAIL ADDRESS. I will respond at my earliest opportunity. Any messages left on the office phone will not be heard until I return to the office; repeat your name and number twice. Messages left on voice email will be heard, however, only emergencies will be addressed until I return to the office. I am typically not on property over the weekends. Since my time on property is divided between two Districts, appointments are recommended.

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

Governmental Management Services

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

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**From:** Oakleaf Venues [venuerentals@oakleafresidents.com](mailto:venuerentals@oakleafresidents.com)  
**Subject:** MVCDD refund of deposit request - KAMILA HUTCHINS

**Date:** July 11, 2023 at 6:33 PM

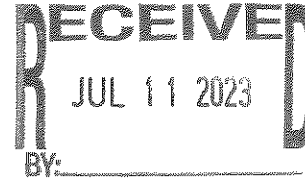
**To:** Todd Polvere [tpolvere@gmsnf.com](mailto:tpolvere@gmsnf.com), Oksana Kuzmuk [okuzmuk@gmsnf.com](mailto:okuzmuk@gmsnf.com)

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

Good evening, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
  - LOCATION – PO PATIO (SATURDAY) 12:00 P.M. to 4:00 P.M.
  - DATE OF VENUE – JULY 8, 2023
  - RESIDENT – KAMILA HUTCHINS
  - ADDRESS – 1743 CANOPY OAKS DRIVE, ORANGE PARK, FL 32065
  - AMOUNT OF REFUND – \$100.00
  - BOOKING FEE/DEPOSIT was via VISA (5129):
    - DATED: 6/27/23
    - SEQ#: 4
    - BATCH#: 807
    - INVOICE#: 4
    - APPROVAL CODE: 058787
    - AMOUNT: 100.00



PAYMENT DATE	SETTLEMENT DATE	EVENT DATE	DESCRIPTION	HOURS	AMOUNT	ELEC. CHECK/CASH	CREDIT CARD
06/27/23	06/27/23	07/08/23	KAMILAH HUTCHINS - PO PATIO DEP	DEPOSIT	\$ 100.00		VISA-058787

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

Thank you.

Please email me or leave a detailed message at 904-770-4661 with the following information: NAME, CONTACT NUMBER, ADDRESS, TYPE OF EVENT, NUMBER OF PARTICIPANTS EXPECTED, DATE OF PREFERENCE and EMAIL ADDRESS. I will respond at my earliest opportunity. Any messages left on the office phone will not be heard until I return to the office; repeat your name and number twice. Messages left on voice email will be heard, however, only emergencies will be addressed until I return to the office. I am typically not on property over the weekends. Since my time on property is divided between two Districts, appointments are recommended.

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

Governmental Management Services

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

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

# Invoice

Invoice #: 331  
Invoice Date: 7/1/2023  
Due Date: 7/1/2023  
Case:  
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
2.330.572.3420 - Janitorial Services - July 2023		3,783.33	3,783.33
<div data-bbox="438 966 747 1144"><b>RECEIVED</b> JUL 10 2023 BY: _____</div> <div data-bbox="430 1522 852 1669"><i>Jerry Lambert</i> 7-10-23</div>			

**Total** \$3,783.33

**Payments/Credits** \$0.00

**Balance Due** \$3,783.33

**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice****Invoice #:** 2208**Invoice Date:** 7/13/23**Due Date:** 7/13/23**Case:****P.O. Number:****Bill To:**

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

Description	Hours/Qty	Rate	Amount
Tennis Revenue / Funds deposited 7/12/23		1,372.50	1,372.50
<div><div>RECEIVED</div><div>JUL 13 2023</div><div>BY: _____</div></div>			
<b>Total</b>			<b>\$1,372.50</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$1,372.50</b>

# *Middle Village CDD*

## Breakdown of Revenues July 13, 2023

Deposit Date	Lessons	GMS 90%	Middle Village CDD 10%
07/13/23	\$ 1,525.00	\$ 1,372.50	\$ 152.50
		\$ -	\$ -

Subtotal \$ 1,525.00 \$ 1,372.50 \$ 152.50

Date	Ball/Racquet/Machine Rentals	GMS 20%	Middle Village CDD 80%
7/13/23		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
Subtotal	\$ -	\$ -	\$ -

Date	Miscellaneous	GMS 50%	Middle Village CDD 50%
7/13/23		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
Subtotal	\$ -	\$ -	\$ -

Date	League Fees 10%	Middle Village CDD 90%
7/13/23		

Subtotal \$ - \$ - \$ -

Total Revenues \$ 1,525.00 \$ 1,372.50 \$ 152.50

Wells Fargo Bank  
Transaction Receipt

Branch 40066070 01 Deposit

Account Number XXXXXXXXX4262  
CA 00183

Number of Checks 16  
Check Listing

\$50.00  
\$250.00  
\$195.00  
\$130.00  
\$60.00  
\$30.00  
\$45.00  
\$25.00  
\$45.00  
\$45.00  
\$50.00  
\$195.00  
\$130.00  
\$60.00  
\$120.00  
\$85.00

Total Checks amount \$1,525.00  
Total Deposit \$1,525.00

Transaction #027 2037  
07/03/01 07/13/23  
Deposit Credit Date: 07/13/23

Thank you! SARA

**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice****Invoice #:** 2211**Invoice Date:** 7/18/23**Due Date:** 7/18/23**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 July 15, 2023 2,369.103	41.8	25.00	1,045.00
<div>RECEIVED JUL 18 2023 BY: _____</div>			

**Total** \$1,045.00**Payments/Credits** \$0.00**Balance Due** \$1,045.00

CA 7/18/23

# **Governmental Management Services, LLC**

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

## **Middle Village CDD**

### **Facility Event Staff Service Hours**

<b><u>Quantity</u></b>	<b><u>Description</u></b>	<b><u>Rate</u></b>	<b><u>Amount</u></b>
------------------------	---------------------------	--------------------	----------------------

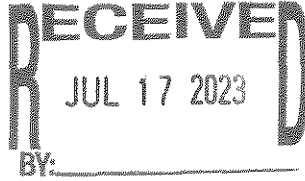
41.8	Facility Event Staff	\$ 25.00	\$ 1,045.00
------	----------------------	----------	-------------

Covers Period End: July 15, 2023

Amenities Revenue # 2-369-103

# I N V O I C E

PAULA'S PEST CONTROL  
1548 Glendale St,  
Jacksonville, Fla 32205  
(904) 389-3419



INVOICE: 46933 QT  
DATE: 07/01/23 09:30a  
ACCOUNT: 1032 Oakleaf  
ROUTE: 0  
LAST: 4/12/23 Paula  
Paula Douglas

BILL TO  
Middle Village CDD  
14785-4 St. Augustine Rd.  
Jacksonville, FL 32258

SERVICE TO  
Plantation Oaks  
845 Oakleaf Plantation Parkway  
Orange Park, FL 32065

904-375-9625 Lisa904-708-1134

DESCRIPTION	QTY	PRICE	AMOUNT
General Pest Control PEST		175.00	175.00
		SUBTOTAL	175.00
		PREVIOUS BALANCE	0.00
		TOTAL DUE	175.00

**Code to:**

**Middle Village Facility Maint. - Preventative**

**2-330-572-62100**

PLEASE KEEP FULL INVOICE FOR YOUR RECORDS

EFFECTIVE NOVEMBER 1, 2011  
Make Checks payable to:

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

NOTE: ALL returned checks will be assessed a \$40.00 Fee

THANK YOU FOR YOUR BUSINESS!  
HAVE A WONDERFUL DAY!

Serviced By:

PAULA DOUGLAS  
Ph# 904-389-3419



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

## INVOICE

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



**INVOICE #** 9179  
**DATE** 07/01/2023  
**DUE DATE** 07/31/2023  
**TERMS** End of the month

**SERVICE MONTH**  
July

ACTIVITY	QTY	RATE	AMOUNT
Dedicated Officer I Dedicated Officer for 10 hours Monday to Thursday and 12 hours Saturday and Sunday	330	24.95	8,233.50T
Dedicated Officer I Dedicated Officer for 7 hours Monday to Thursday and 9 hours Saturday and Sunday	237	24.95	5,913.15T

SUBTOTAL	14,146.65
TAX	0.00
TOTAL	14,146.65
BALANCE DUE	<b>\$14,146.65</b>

# APPROVED

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



# Invoice

Invoice #: 11948

Date: 07/05/23

Customer PO:

DUE DATE: 08/04/2023

## BILL TO

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

## FROM

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

## DESCRIPTION

#10346 - Standard Maintenance Contract 2023 July 2023  
Work order #1846 Zach

## AMOUNT

\$40,710.67

## Invoice Notes:

Thank you for your business!

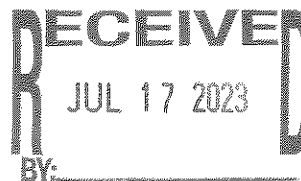
AMOUNT DUE THIS INVOICE

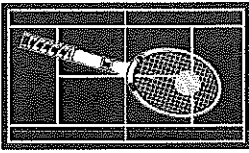
\$40,710.67

Code to:

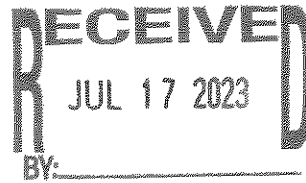
2-320-572-462

Middle Village Landscape Maintenance





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



# Invoice

Date	Invoice #
5/11/2023	71826

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

Ship To
Tennis (Jay or Andy) OakLeaf Plantation 853 Oak Leaf Plantation Pkwy Orange Park FL 32065

Terms	PO #	Due Date
Net 30	Andy	6/10/2023
Sales Rep	Ship Via	Ship Date
Shannon Wilder		5/11/2023

Notes
-------

Quantity	Units	Description	Options	Unit Price	Amount
5.6		HarTru in 50# bags. Each pallet is 1.4 tons or 56 bags. 5.6 tons = 4 pallets	Size: 50lb	449.00	2,514.40
2	ea	WTC 3.0 DTS Professional Net (regular price is \$183.99)		173.99	347.98
1	ea	Line Blitz w/ wood lacquered handle		204.99	204.99
1		Delivery for East Coast		488.00	488.00

Thank you for your business.	Total	\$3,555.37
------------------------------	-------	------------

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

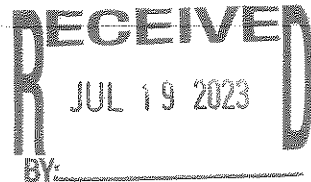
Code to:

Middle Village Tennis Court Maintenance

2-330-572-344



**From:** Oakleaf Venues [venue rentals@oakleafresidents.com](mailto:venue rentals@oakleafresidents.com)  
**Subject:** Re: MVCDD refund of deposit request - ASHLYNN REWIS  
**Date:** July 19, 2023 at 11:43 AM  
**To:** Todd Polvere [tpolvere@gmsnf.com](mailto:tpolvere@gmsnf.com), Oksana Kuzmuk [okuzmuk@gmsnf.com](mailto:okuzmuk@gmsnf.com)  
**Cc:** Marilee Giles [mgiles@gmsnf.com](mailto:mgiles@gmsnf.com), Alison Mossing [amossing@gmstnn.com](mailto:amossing@gmstnn.com)



Good morning, Todd,  
Please reissue the following check to:

Ashlynn Rewis  
9765 Southbrook Drive #2702  
Jacksonville, FL 32256

Thank you.

Please email me or leave a detailed message at 904-770-4661 with the following information: **NAME, CONTACT NUMBER, ADDRESS, TYPE OF EVENT, NUMBER OF PARTICIPANTS EXPECTED, DATE OF PREFERENCE and EMAIL ADDRESS**. I will respond at my earliest opportunity. Any messages left on the office phone will not be heard until I return to the office; repeat your name and number twice. Messages left on voice email will be heard, however, only emergencies will be addressed until I return to the office. I am typically not on property over the weekends. Since my time on property is divided between two Districts, appointments are recommended.

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(904) 375-9285 ext. 3  
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Governmental Management Services

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

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

On Wed, May 3, 2023 at 6:37 PM Oakleaf Venues <[venue rentals@oakleafresidents.com](mailto:venue rentals@oakleafresidents.com)> wrote:  
Good evening, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
  - LOCATION – GRAND BANQUET (FRIDAY) 3:30 P.M. to 11:30 P.M.
  - DATE OF VENUE – APRIL 28, 2023
  - RESIDENT – ASHLYNN REWIS
  - ADDRESS – 9765 Southbrook Drive #2702, Orange Park, FL 32066
  - AMOUNT OF REFUND - \$500.00 - BOOKING FEE/DEPOSIT
  - BOOKING FEE/DEPOSIT was via VISA(5444):
    - DATED: 1/12/23
    - SEQ#: 48
    - BATCH#: 712
    - INVOICE#: 49
    - APPROVAL CODE: 010631
    - AMOUNT: \$500.00

9765 Southbrook Drive  
#2702  
Jacksonville, FL 32256

PAYMENT DATE	SETTLEMENT DATE	EVENT DATE	DESCRIPTION	HOURS	AMOUNT	ELEC.	CHECK/CASH	CREDIT CARD
01/12/23	01/12/23	04/28/23	ASHLYNN REWIS - GB DEPOSIT	DEPOSIT	\$ 500.00			VISA-010631

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

I will be out of the office May 8-10, 2023.  
Please email me or leave a detailed message at 904-770-4661 with the following information: **NAME, CONTACT NUMBER, ADDRESS, TYPE OF EVENT, NUMBER OF PARTICIPANTS EXPECTED, DATE OF PREFERENCE and EMAIL ADDRESS**. I will respond at my earliest opportunity. Any messages left on the office phone will not be heard until I return to the office; repeat your name and number twice. Messages left on voice email will be heard, however, only emergencies will be addressed until I return to the office. I am typically not on property over the weekends. Since my time on property is divided between two Districts, appointments are recommended.

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

Governmental Management Services

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**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice**

Invoice #: 2209

Invoice Date: 7/17/23

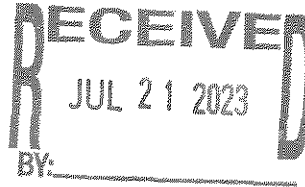
Due Date: 7/17/23

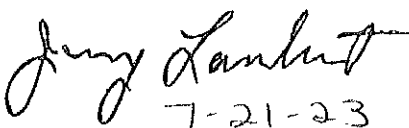
Case:

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 June 1 - June 30, 2023 (Tennis) 2.33.572.3440		520.00	520.00
 7-21-23			

<b>Total</b>	<b>\$520.00</b>
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<b>Payments/Credits</b>	<b>\$0.00</b>
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<b>Balance Due</b>	<b>\$520.00</b>
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RMS

MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
MAINTENANCE BILLABLE HOURS  
FOR THE MONTH OF JUNE 2023

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<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/2/23	2	J.S.	Clean and sweep tennis courts.
6/5/23	2	J.S.	Clean and sweep tennis courts.
6/7/23	2	J.S.	Clean and sweep tennis courts.
6/9/23	2	J.S.	Clean and sweep tennis courts.
6/12/23	2	J.S.	Clean and sweep tennis courts.
6/14/23	2	J.S.	Clean and sweep tennis courts.
6/16/23	2	J.S.	Clean and sweep tennis courts.
6/19/23	2	J.S.	Clean and sweep tennis courts.
6/21/23	2	J.S.	Clean and sweep tennis courts.
6/23/23	2	J.S.	Clean and sweep tennis courts.
6/26/23	2	J.S.	Clean and sweep tennis courts.
6/28/23	2	J.S.	Clean and sweep tennis courts.
6/30/23	2	J.S.	Clean and sweep tennis courts.

TOTAL

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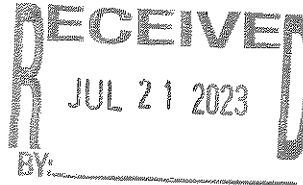
26

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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 #: 2210  
Invoice Date: 7/17/23  
Due Date: 7/17/23  
Case:  
P.O. Number:

Description	Hours/Qty	Rate	Amount
Facility Maintenance June 1 - June 30, 2023		15,168.83	15,168.83
Maintenance Supplies		1,875.12	1,875.12
Fac. Main Gen #4,525 <sup>00</sup> 2.33.572.6000			
Fac. main Cont. #304 <sup>00</sup> 2.33.572.6020			
Lighting Repairs #807 <sup>00</sup> 2.33.572.4663			
Comm. Area Maint. #5,316 <sup>00</sup> 2.320.572.4650			
<del>Repair/Replace #1,471.95</del> <del>34.538.6400</del>			
Tennis Ct. Maint. #4,620 <sup>00</sup> 2.33.572.3440			

Total \$17,043.95

Payments/Credits \$0.00

Balance Due ~~\$17,043.95~~

\$15,572

MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
MAINTENANCE BILLABLE HOURS  
FOR THE MONTH OF JUNE 2023

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/1/23	3	T.C.	Changed lightbulbs, removed debris from all common areas, picked up supplies
6/1/23	4	C.W.	Removed debris from all common areas
6/1/23	4	J.K.	Removed debris on side of roads
6/1/23	4.68	J.S.	Additional court maintenance
6/1/23	3.98	J.M.	Additional court maintenance
6/2/23	4	C.W.	Removed debris from all common areas
6/2/23	2.02	J.K.	Worked on air condition and let it defrost
6/2/23	2.67	J.S.	Additional court maintenance
6/2/23	3	J.M.	Additional court maintenance
6/3/23	2.53	J.M.	Additional court maintenance
6/4/23	2.12	J.M.	Additional court maintenance
6/5/23	1.85	J.K.	Moved chairs for swim meet
6/5/23	6.18	J.R.	Signs for parks/neighborhoods, construction of backers
6/5/23	4	C.W.	Removed debris from all common areas
6/5/23	2.77	J.S.	Additional court maintenance
6/5/23	3.08	J.M.	Additional court maintenance
6/6/23	4	T.C.	Installed new locks on amenity center gates
6/6/23	8.13	J.K.	Cleaned up shop, moved patio/pool deck chairs to front of shop, moved two pallets away from door
6/6/23	5.43	J.R.	Signs for parks/neighborhoods, sign construction backers/decorations
6/6/23	4	C.W.	Removed debris from all common areas
6/6/23	4.7	J.S.	Additional court maintenance
6/6/23	3.02	J.M.	Additional court maintenance
6/7/23	7.53	J.K.	Moved one pallet to tennis, moved lounge chairs to front, painted wood sealer on signs
6/7/23	7.02	J.R.	Signs for parks/neighborhoods, sign construction backers/decorations with wood varnish
6/7/23	4	C.W.	Removed debris from all common areas
6/7/23	2.57	J.S.	Additional court maintenance
6/7/23	3.5	J.M.	Additional court maintenance
6/8/23	8	J.K.	Set up for meeting, blow leaves and debris off courts, paint signs first and second coat
6/8/23	6.52	J.R.	Painting signs for parks and neighborhoods
6/8/23	4	C.W.	Removed debris from all common areas
6/8/23	4.78	J.S.	Additional court maintenance
6/8/23	3.52	J.M.	Additional court maintenance
6/9/23	4	C.W.	Removed debris from all common areas
6/9/23	2.82	J.S.	Additional court maintenance
6/9/23	3.52	J.M.	Additional court maintenance
6/10/23	2.78	J.M.	Additional court maintenance
6/11/23	2.12	J.M.	Additional court maintenance
6/12/23	6.38	J.R.	Sign prep, prepping bolt holes
6/12/23	2.68	J.S.	Additional court maintenance
6/12/23	3.02	J.M.	Additional court maintenance
6/13/23	2.35	J.K.	Pressure washed fountain
6/13/23	6.62	J.R.	Put up dusk till dawn signs at parks
6/13/23	4.75	J.S.	Additional court maintenance
6/13/23	3.05	J.M.	Additional court maintenance
6/14/23	3	T.C.	Cleaned and filled fountain
6/14/23	4	J.K.	Cleaned out fountain filter, put chlorine in water, filled fountain
6/14/23	2.88	J.S.	Additional court maintenance
6/14/23	3.57	J.M.	Additional court maintenance
6/15/23	3	J.K.	Fixed wall hanger in gym, cleaned up shop
6/15/23	4	C.W.	Removed debris from all common areas
6/15/23	6.25	J.R.	Sign prep, painting and bolt prep
6/15/23	4.78	J.S.	Additional court maintenance
6/15/23	3.25	J.M.	Additional court maintenance
6/16/23	2	T.C.	Set up for Dive In Movie
6/16/23	3	J.K.	Setting up for Dive In Movie
6/16/23	6.15	J.R.	Sign prep, finished surveillance signs
6/16/23	1	A.T.	Assisted set up for Dive In Movie
6/16/23	4	C.W.	Removed debris from all common areas
6/16/23	2.82	J.S.	Additional court maintenance

**MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
MAINTENANCE BILLABLE HOURS  
FOR THE MONTH OF JUNE 2023**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/16/23	3.02	J.M.	Additional court maintenance
6/17/23	2.55	J.M.	Additional court maintenance
6/19/23	4	J.K.	Removed debris in front of shop, swept and put away supplies in shop
6/19/23	4	C.W.	Fixed fence in park, removed debris from all common areas
6/19/23	2.65	J.S.	Additional court maintenance
6/19/23	5.25	J.M.	Additional court maintenance
6/20/23	4	T.C.	Removed broken gate from back of grand lawn, cut up large tree limb from parking lot
6/20/23	2.5	J.K.	Moved gate from garden near tennis, pulled down broken bench in parking lot and moved
6/20/23	4	C.Z.	Removed broken gate from grand lawn, cut up fallen tree in parking lot
6/20/23	8	C.W.	Cleaned up shop, moved pallet to tennis, organized wood in shop
6/20/23	4.68	J.S.	Additional court maintenance
6/21/23	4	T.C.	Cleaned up shop and around shop, cut up and disposed of couch by dumpster
6/21/23	6	J.K.	Cleaned up shop wood pile, tennis sand, work bench, pulled broken chairs from pool deck, vacuumed pool, removed debris from parking lot
6/21/23	4	C.Z.	Cleaned shop, cut up couch by dumpster
6/21/23	4	C.W.	Removed debris from all common areas
6/21/23	6.48	J.R.	Worked on backers and attachment, moved table back to tennis courts and retrieved old one
6/21/23	2.7	J.S.	Additional court maintenance
6/21/23	3.05	J.M.	Additional court maintenance
6/22/23	2	T.C.	Cut down tree branches from across nature walk
6/22/23	1.18	J.K.	Cleaning up shop, put away tools and took out trash
6/22/23	2	C.Z.	Cut down branches from nature walk, removed shutters
6/22/23	4	C.W.	Removed debris from all common areas
6/22/23	6.67	J.R.	Worked on signs, removed decorative door panel off amenity center for repaint
6/22/23	4.65	J.S.	Additional court maintenance
6/22/23	3	J.M.	Additional court maintenance
6/23/23	8	T.C.	Took down shutters and painted, cleaned up around dumpster, fixed split rail fence at Whitfield park
6/23/23	8.18	J.K.	Pressure washed shutters, pressure wash sidewalk, painted shutters, paint other side of shutters, blew leaves and debris off front and behind shop
6/23/23	4	C.W.	Removed debris from all common areas
6/23/23	6.58	J.R.	Unclogged drain for shop, painted decorative door, painted more signs
6/23/23	2.85	J.S.	Additional court maintenance
6/23/23	3	J.M.	Additional court maintenance
6/24/23	2.92	J.M.	Additional court maintenance
6/26/23	2.78	J.S.	Additional court maintenance
6/26/23	3.53	J.M.	Additional court maintenance
6/27/23	4.73	J.S.	Additional court maintenance
6/27/23	4	J.M.	Additional court maintenance
6/28/23	1.42	J.K.	Scraping old paint off light fixtures
6/28/23	6.5	C.Z.	Taping/prepping/painting light fixtures, cleaning shop
6/28/23	8	C.W.	Sanded and painted doors, sanded light fixtures, painted second coat on doors, taped off lights
6/28/23	2.87	J.S.	Additional court maintenance
6/28/23	3	J.M.	Additional court maintenance
6/29/23	4	J.K.	Wet sanded shutters for the back near fountain, painted light fixtures around fitness center and pool deck
6/29/23	3	C.W.	Painted light fixtures black
6/29/23	4.6	J.S.	Additional court maintenance
6/29/23	4.52	J.M.	Additional court maintenance
6/30/23	4	J.K.	Finished painting light fixtures, sand/scrape bad spots and go over
6/30/23	4	C.W.	Hung up plants, touch up shutters and painting light fixtures
6/30/23	2.88	J.S.	Additional court maintenance
6/30/23	3.02	J.M.	Additional court maintenance

**TOTAL**      432.95

**MILES**      35

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

**MAINTENANCE BILLABLE PURCHASES**

Period Ending 7/05/23

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
MV				
MIDDLE VILLAGE				
OAKLEAF	5/11/23	Stainless Steel Cap Nut (8)	12.70	J.S.
	5/11/23	3/8" Poly Braid Rope	9.19	J.S.
	5/11/23	Stainless Steel Lock Nuts	2.38	J.S.
	5/11/23	Stainless Steel Machine Screws (4)	6.35	J.S.
	5/13/23	2" Vinyl Letters (3)	11.97	J.S.
	5/13/23	Combo Lock	9.75	J.S.
	5/18/23	Snap Lock Drill Mandrel	11.49	J.S.
	5/26/23	Wasp Spray	8.63	J.S.
	5/26/23	Muriatic Acid	22.98	J.S.
	6/1/23	Dbl Cyl Deadbolt (4)	252.86	J.S.
	6/5/23	Extension Cord	45.39	T.C.
	6/5/23	BLK Nitrile Gloves 20pk	8.61	T.C.
	6/7/23	Transfer Shovel	14.36	T.C.
	6/7/23	7" Scraper Cushion Grip (2)	40.23	T.C.
	6/7/23	10" and 12" Pliers Set	15.50	T.C.
	6/7/23	Set Your Own Combo	21.15	T.C.
	6/9/23	Handle Drill 9amp 1/2" Spade Mud Mixer	143.18	T.C.
	6/12/23	BLK Nitrile Gloves 20pk	8.61	T.C.
	6/12/23	Extension Cord	14.36	T.C.
	6/14/23	Sakrete Concrete Mix (3)	23.91	T.C.
	6/14/23	4 Gallon Trash Bags	8.59	T.C.
	6/14/23	8" Black Cable Tie 500pk	20.09	T.C.
	6/14/23	Post Hole Digger with Depth Gauge	28.74	T.C.
	6/14/23	Post Hole Digger Anvil	22.99	T.C.
	6/16/23	7" Masonry Blade	34.47	J.S.
	6/16/23	Hex Bolt 5/16galv 15pk (2)	39.58	J.S.
	6/16/23	Hex Nut galv 25pk	7.41	J.S.
	6/16/23	Flat Washer galv 5/16 25pk (30)	23.05	J.S.
	6/16/23	Hex Nut 5/16 galv (5)	1.61	J.S.
	6/21/23	Ryobi 40V Rapid Charger	194.35	J.S.
	6/21/23	Zep Degreaser	27.01	J.S.
	6/21/23	Ryobi 40V Battery	217.35	J.S.
	6/21/23	Nitrile Gloves 20pk	8.61	T.C.
	6/22/23	Black Cow Compost (2)	14.88	J.S.
	6/22/23	Plant Food Fertilizer	16.09	J.S.
	6/22/23	Topsoil (2)	7.98	J.S.
	6/22/23	Mason Anchors	5.65	J.S.
	6/22/23	3" Mason Hook and Eye (2)	26.52	J.S.
	6/22/23	Sheet Metal Screw (3)	4.76	J.S.
	6/22/23	5mm Cap Nuts (5)	15.81	J.S.
	6/22/23	5mm Hex Nuts (5)	7.19	J.S.
	6/22/23	Machine Screws (5)	15.81	J.S.
	6/22/23	18" Cones	79.71	J.S.
	6/22/23	5/16 Flat Washer 50pc	18.93	T.C.
	6/22/23	5/16 Hex Nut 50pc	13.86	T.C.
	6/22/23	5/16x4 Hex Bolt 15pc	9.90	T.C.
	6/22/23	3" Maxblue Tablets 2.5lbs	34.49	T.C.
	6/23/23	5/16 Hex Bolts	29.69	T.C.
	6/28/23	14" Coco Liner (12)	68.72	J.S.
	6/28/23	14" English Hanging Basket (6)	86.11	J.S.
	6/30/23	Gas for Equipment	75.00	T.C.
	7/5/23	Hex Screws 1/4x1-1/4	4.59	T.C.
	7/5/23	Fender Washer 3/16 10pc	2.47	T.C.
	7/7/23	Gorilla Adhesive Clear	16.08	T.C.
	7/7/23	3" Putty Knife	3.44	T.C.

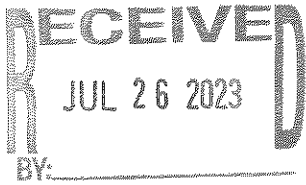
TOTAL \$1,875.12

**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice****Invoice #:** 2215**Invoice Date:** 7/26/23**Due Date:** 7/26/23**Case:****P.O. Number:****Bill To:**

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

Description	Hours/Qty	Rate	Amount
Tennis Revenue / Funds deposited 7/26/23		1,039.50	1,039.50
			

**Total** \$1,039.50**Payments/Credits** \$0.00**Balance Due** \$1,039.50

Wells Fargo Bank  
Transaction Receipt

Branch #0066070 06 Deposit

Account Number XXXXXXXXX4262  
CHK 00182

Number of Checks 12  
Check Listing

\$135.00  
\$30.00  
\$130.00  
\$130.00  
\$130.00  
\$100.00  
\$100.00  
\$100.00  
\$100.00  
\$50.00  
\$90.00  
\$50.00

Total Checks Amount \$1,155.00  
Total Deposit \$1,155.00

Transaction #033 2043  
03:03PM 07/26/23  
Deposit Credit Date: 07/26/23

Thank you, HEATHER

# *Middle Village CDD*

## Breakdown of Revenues

7.26.23

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

7.26.23	\$ 1,155.00	\$ 1,039.50	\$ 115.50
		\$ -	\$ -

Subtotal	\$ 1,155.00	\$ 1,039.50	\$ 115.50
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Date	Ball/Racquet/Machine Rentals	GMS 20%	Middle Village CDD 80%
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7.26.23	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -

Subtotal	\$ -	\$ -	\$ -
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Date	Miscellaneous	GMS 50%	Middle Village CDD 50%
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7.26.23	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -

Subtotal	\$ -	\$ -	\$ -
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Date	League Fees 10%	Middle Village CDD 90%
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7.26.23

Subtotal	\$ -	\$ -	\$ -
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Total Revenues	\$ 1,155.00	\$ 1,039.50	\$ 115.50
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**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice****Invoice #:** 2216**Invoice Date:** 7/26/23**Due Date:** 7/26/23**Case:****P.O. Number:****Bill To:**

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

Description	Hours/Qty	Rate	Amount
2.330.572.34300- Winning Concepts 7/19/23		259.80	259.80
<div data-bbox="349 1077 651 1257"><div>RECEIVED</div><div>JUL 26 2023</div><div>BY: _____</div></div>			

<b>Total</b>	<b>\$259.80</b>
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<b>Payments/Credits</b>	<b>\$0.00</b>
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<b>Balance Due</b>	<b>\$259.80</b>
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# PERSONAL REIMBURSEMENT

Out-of-Pocket

**NAME:** Andy Fletcher

7.26.23

DATE	DESCRIPTION	DISTRICT	AMOUNT	
7.19.23	Winning Concepts	MV	\$259.80	2.330.572.34300
				2.330.572.34300
				2.330.572.34300
				2.330.572.34300
				2.330.572.34300
				2.330.572.34300
				2.330.572.34300
		<b>TOTAL</b>	<b>\$ 259.80</b>	



**WINNING**  
**CONCEPTS USA, INC.**

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

# Invoice

Date	Invoice #
6/10/2023	39775

**PAID**  
**07/19/2023**

Bill To
Oakleaf Tennis

Ship To
---------

		P.O. No.	Terms	Rep
				DCM
Quantity	Description	Rate		Amount
20	Screen print full front 2 color imprint black and yellow On PC380Y white t-shirts 6 med, 10 XL On PC380 white t-shirts 4 sm	11.49		229.80
2	Screen Charge reorder fee	15.00		30.00
Thank you for your business! Daniel McClees 904/272-9784		<b>Total</b>		
We impose a surcharge of 3.5% on the transaction amount on credit card products, which is not greater than our cost of acceptance. We do not surcharge debit cards, prepaid cards or gift cards.		<b>Payments/Credits</b>		
		<b>Balance Due</b>		
		\$259.80		
		-\$259.80		
		\$0.00		

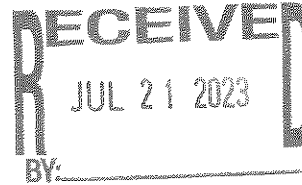


**From:** Oakleaf Venues [venuerentals@oakleafresidents.com](mailto:venuerentals@oakleafresidents.com)  
**Subject:** MVCDD refund of deposit request - SARAH VANCE  
**Date:** July 21, 2023 at 1:54 PM  
**To:** Todd Polvere [tpolvere@gmsnf.com](mailto:tpolvere@gmsnf.com), Oksana Kuzmuk [okuzmuk@gmsnf.com](mailto:okuzmuk@gmsnf.com)  
**Cc:** Marilee Giles [mgiles@gmsnf.com](mailto:mgiles@gmsnf.com), Alison Mossing [amossing@gmstnn.com](mailto:amossing@gmstnn.com)

Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
  - LOCATION – PO PATIO (SUNDAY) 10:30 A.M. to 2:30 P.M.
  - DATE OF VENUE – JULY 16 2023
  - RESIDENT – SARAH VANCE
  - ADDRESS – 604 CHESTWOOD CHASE DRIVE, ORANGE PARK, FL 32065
  - AMOUNT OF REFUND – \$100.00
  - BOOKING FEE/DEPOSIT was via AMEX (1016):
    - DATED: 6/25/23
    - SEQ#: 2
    - BATCH#: 249
    - INVOICE#: 2
    - APPROVAL CODE: 896814
    - AMOUNT: 100.00



PAYMENT DATE	SETTLEMENT DATE	EVENT DATE	DESCRIPTION	HOURS	AMOUNT	ELEC. CHECK/CASH	CREDIT CARD
05/25/23	05/25/23	07/16/23	SARAH VANCE - PO PATIO DEPOSIT	DEPOSIT	\$ 100.00		AMEX-896814

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

Thank you.

Please email me or leave a detailed message at 904-770-4661 with the following information: **NAME, CONTACT NUMBER, ADDRESS, TYPE OF EVENT, NUMBER OF PARTICIPANTS EXPECTED, DATE OF PREFERENCE** and **EMAIL ADDRESS**. I will respond at my earliest opportunity. Any messages left on the office phone will not be heard until I return to the office; repeat your name and number twice. Messages left on voice email will be heard, however, only emergencies will be addressed until I return to the office. I am typically not on property over the weekends. Since my time on property is divided between two Districts, appointments are recommended.

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

Governmental Management Services

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

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



**From:** Oakleaf Venues [venuerentals@oakleafresidents.com](mailto:venuerentals@oakleafresidents.com)  
**Subject:** MVCDD refund of deposit request - SHARON HARRISON

**Date:** July 21, 2023 at 1:45 PM

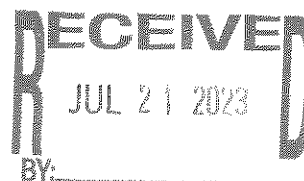
**To:** Todd Polvere [tpolvere@gmsnf.com](mailto:tpolvere@gmsnf.com), Oksana Kuzmuk [okuzmuk@gmsnf.com](mailto:okuzmuk@gmsnf.com)

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

Good afternoon Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD -- for the following venue:
  - LOCATION -- GRAND BANQUET (SUNDAY) 2:00 P.M. to 11:00 P.M.
  - DATE OF VENUE -- JULY 16, 2023
  - RESIDENT -- SHARON HARRISON
  - ADDRESS -- 3820 PEBBLE BROOKE CIRCLE, ORANGE PARK, FL 32065
  - AMOUNT OF REFUND - \$500.00
  - BOOKING FEE/DEPOSIT was via CHECK drawn on 121 FINANCIAL:
    - DATED: 1/4/23
    - CHECK#: 3383
    - DEPOSITED: 1/12/23
    - AMOUNT: \$500.00



PAYMENT DATE	SETTLEMENT DATE	EVENT DATE	DESCRIPTION	HOURS	AMOUNT	ELEC.	CHECK/CASH	CREDIT CARD
01/09/23	01/12/23	07/16/23	SHARON HARRISON - GB DEPOSIT	DEPOSIT	\$ 500.00		CK# 3383	DEPOSITED 1/12/23

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

Thank you.

Please email me or leave a detailed message at 904-770-4661 with the following information: NAME, CONTACT NUMBER, ADDRESS, TYPE OF EVENT, NUMBER OF PARTICIPANTS EXPECTED, DATE OF PREFERENCE and EMAIL ADDRESS. I will respond at my earliest opportunity. Any messages left on the office phone will not be heard until I return to the office; repeat your name and number twice. Messages left on voice email will be heard, however, only emergencies will be addressed until I return to the office. I am typically not on property over the weekends. Since my time on property is divided between two Districts, appointments are recommended.

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

Governmental Management Services

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

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CHECK DATE	VEND#	.....INVOICE..... DATE	EXPENSED TO... INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
7/07/23	00089	6/12/23	296664 RPR MAIN SERVE/NEW MIRROR	202306	600-53800-64000					*	467.50		
ATLANTIC SECURITY												467.50	000571
7/07/23	00084	6/06/23	74026714 2" HITCH ADAP W/ U-BOLT	202306	600-53800-64000					*	38.93		
SCP DISTRIBUTORS LLC												38.93	000572
7/07/23	00039	6/15/23	INV00132 LIFEGUARD SUPPLIES	202306	600-53800-64000					*	452.96		
THE LIFEGUARD STORE, INC.												452.96	000573
7/19/23	00069	7/15/23	5231-2 SWIM LEAGUE FEES	202307	600-53800-64000					*	300.00		
FIRST COAST SUMMER SWIM LEAGUE												300.00	000574
7/19/23	00085	7/08/23	N10914-A TREADMILL W/ C CONSOLE	202307	600-53800-64000					*	11,145.10		
FITNESS SUPERSTORE INC												11,145.10	000575
7/19/23	00078	6/14/23	1167 RPRD GOLFCART	202306	600-53800-64000					*	762.78		
INDUSTRIAL CIRCLE ESCORT LLC												762.78	000576
7/19/23	00036	6/07/23	WO6224 DUAL CAPACITOR	202306	600-53800-64000					*	250.00		
TOOLE TECHNOLOGIES												250.00	000577
7/19/23	00050	7/10/23	12010 IRRIGATION REPAIRS	202307	600-53800-64000					*	7,431.40		
VERDEGO LLC												7,431.40	000578
7/31/23	00090	6/10/23	1444 REMOVAL/HAULING CONCRETE	202306	600-53800-64000					*	1,000.00		
B&M LAND CONSTRUCTION INC												1,000.00	000579
7/31/23	00009	7/17/23	2210 JUN FACILITY MAINTENANCE	202306	600-53800-64000					*	1,471.95		
GOVERNMENTAL MANAGEMENT SERVICES												1,471.95	000580
7/31/23	00054	7/10/23	75395073 JANITORIAL SUPPLIES	202307	600-53800-64000					*	797.09		
		7/13/23	75468972 JANITORIAL SUPPLIES	202307	600-53800-64000					*	36.29		
THE HOME DEPOT PRO												833.38	000581
TOTAL FOR BANK C											24,154.00		
MVIL MIDDLE VILLAGE OKUZMUK													

CHECK	VEND#	.....INVOICE.....	...EXPENSED TO...	VENDOR NAME				STATUS	AMOUNT	....CHECK.....	
DATE		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS		AMOUNT	#
TOTAL FOR REGISTER										24,154.00	



Tel. 904-743-8444  
www.smarthome.biz  
sales@smarthome.biz

PLEASE PAY BY	AMOUNT	INVOICE DATE
07/10/2023	\$935.00	06/12/2023

## INVOICE NO. 296664

"Thank you—we really appreciate your business! Please send payment within 21 days of receiving this invoice.

**IMPORTANT:** Please remember to test your system monthly.

Need automation for your home? Visit us online at [www.smarthome.biz](http://www.smarthome.biz)

There will be a 1.5% interest charge per month on late invoices.

Sub-Total ex Tax	\$935.00
Tax	\$0.00
Total inc Tax	\$935.00
Amount Applied	\$0.00
Balance Due	<del>\$935.00</del> \$467.50

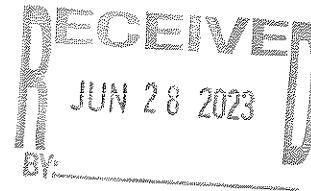
Code to: 50/50split

Double Branch Repair and Replacment

34.600.53800.6200

Middle Village Repair and Replacements

34-600-538-64000



## How To Pay



Credit Card (MasterCard, Visa, Amex )

Credit Card No.

Card Holder's Name: \_\_\_\_\_ CCV: \_\_\_\_\_

Expiry Date:  /  Signature: \_\_\_\_\_



Mail

Detach this section and mail cheque to:

Atlantic Security  
1714 Cesery Blvd  
Jacksonville, FL 32211

NAME: Oakleaf Plantation DUE DATE: 07/10/2023 AMOUNT DUE: \$935.00

Please Reference: 296664

INVOICE NO. 296664

I understand that it is my responsibility to periodically (at least monthly) test and check my security system, and to notify the company promptly of service needs, and additionally to notify the company in writing of any changes in the Emergency List information.

# Terms and Conditions

1. **PRINTED AGREEMENT** - None of the **PRINTED AGREEMENT** or its items and conditions may be altered without the express written approval of an officer of the Seller.

2. **SELLER** agrees to install specified systems on premises and to make any necessary inspections and tests to deliver system to Purchaser in operating condition in accordance with standard installation procedures of Seller. The installation will be completed within a reasonable length of time based on the conditions inherent in the premises and Seller's installation schedule.

3. **FULL ONE-YEAR WARRANTY** - Seller/Atlantic Companies promises to furnish a replacement part for any portion of Purchaser's security system that proves to be defective in workmanship or material under normal use for a period of one year from the date of installation. Seller reserves the right to use reconditioned parts in fulfillment of this warranty.

Seller/Atlantic Companies extends to Purchasers warranties for equipment not made by us granted us by manufacturers of such equipment used in Seller home systems. Seller will return this equipment to the original manufacturer for fulfillment of their warranty obligations.

We will furnish the labor to remove and replace the defective part during the same one-year period. Seller/Atlantic Companies makes no other warranty except as herein specifically set forth, particularly any warranty of merchantability or fitness for any particular purpose, either express or implied in law.

**GENERAL:** Furnishing of parts and labor as described above shall constitute fulfillment of all Seller/Atlantic Companies obligations with respect to this warranty, and replacement part will be warranted only for the unexpired portion of the original warranty.

A bill of sale, cancelled check, or payment record shall be kept by Purchaser to verify purchase date and establish warranty period.

To obtain service, call the office listed on the Purchase Agreement you signed at the time of purchase of your system:

Distributed by Atlantic Companies  
1714 Cesery Boulevard  
Jacksonville, FL 32211

Ready access to the system for service is the responsibility of the Purchaser. Seller will perform service during normal working hours. For emergency service, Seller will charge you an emergency service labor premium.

Seller will endeavor to perform service Within 48 hours after notification of a problem by the Purchaser.

**EXCLUSIONS:** This warranty applies only to units sold and retained within the continental USA. This warranty does not apply to the product or parts that have been damaged by accident, abuse, lack of proper maintenance, unauthorized alterations, misapplication, fire, flood, lightning strikes or acts of God.

This warranty does not cover service calls which do not involve defective workmanship or materials.

**IN NO CASE WILL SELLER/ATLANTIC COMPANIES BE RESPONSIBLE FOR CONSEQUENTIAL OR SPECIAL DAMAGES.**

4. **SELLER NOT AN INSURER** - It is specifically understood and agreed: That Seller is not an insurer; that insurance, if any, shall be obtained by Purchaser; that the payments provided for herein are based solely on the value of the service as set forth herein and are unrelated to the value of the Purchaser's property or Premises; THAT SELLER MAKES NO GUARANTEE OR WARRANTY, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS THAT THE EQUIPMENT OR SERVICES SUPPLIED WILL AVERT OR PREVENT OCCURRENCES OR THE CONSEQUENCES THEREFROM WHICH THE SYSTEM OR SERVICE IS DESIGNED TO DETECT OR AVERT. Purchaser acknowledges that it is impractical and extremely difficult to fix the actual damages, if any, which may proximately result from a failure to perform any of the obligations herein, or the failure of the systems to properly operate with resulting loss to Purchaser because of, among other things:

(a) The uncertain amount or value of Purchaser's property or that of other persons kept on the premises which may be lost, stolen, destroyed, damaged or otherwise affected by occurrences which the system or service is designed to detect or avert;

(b) The uncertainty of the response time of any police department, fire department, paramedic unit, patrol service or other such services or entities should such department or entity be dispatched as a result of a signal being received or an audible device sounding;

(c) The inability to ascertain what portion, if any, of any loss would be proximately caused by Seller's failure to perform or by failure of its equipment to operate;

(d) The nature of the service to be performed by the Seller and the uncertain nature of occurrences which might cause injury or death to Buyer or any other person which the system or equipment is designed to detect or avert.

Purchaser understands and agrees that if Seller should be found liable for loss or damage due from a failure of Seller to perform any of the obligations herein, whatsoever, including, but not limited to installation, design, service, monitoring, or the failure of any system or equipment installed by, or service performed by Seller in any respect whatsoever, Seller's maximum liability

shall not exceed a sum equal to the annual service charge contracted herein or Two Hundred Fifty (\$250.00) Dollars, whichever is less, and this liability shall be exclusive; and that the provisions of this Section shall apply if loss or damage, irrespective of cause or origin, results directly or indirectly from performance or nonperformance of the obligation imposed by this contract or from negligence, active or otherwise, of Seller, its agents, assigns or employees. In the event that the Purchaser wished Seller to assume greater liability, Purchaser may, as a matter of right, obtain from Seller a higher limited liability by paying an additional amount proportioned to the increase in damages, but such additional obligation shall in no way be interpreted to hold Seller as an insurer. Purchaser may also obtain such additional liability protection from insurance carrier, as Purchaser desires.

5. **INDEMNIFICATION** - Purchaser agrees to and shall indemnify and save harmless the Seller, its employees and agents for and against all third party claims, lawsuits and losses arising out of or in connection with the operation or non-operation of the system or monitoring facilities whether these claims be based upon alleged intentional conduct or active or passive negligence on the part of Seller, its agents, servants or employees.

The Seller assumes no liability for delay in installation of the system, or interruption of service due to strikes, riots, floods, fires, acts of God, or any cause beyond the control of Seller including interruption in telephone service. Seller will not be required to supply service to the Purchaser while interruption of service due to any such cause shall continue.

6. **CENTRAL STATION SERVICES** - Central station services consist of the receipt, analysis and response (dispatch of proper authorities) to signals from system installed under this Agreement. Such services are initiated upon final payment for installation and pre-payment of service charges. All services may be discontinued anytime charges are unpaid or system is abused. Notice by certified or registered letter to billing address shall be deemed sufficient notice of discontinuation and shall be deemed effective for all purposes upon mailing and not receipt.

Monitoring service is billed and payable annually in advance. **MONITORING SERVICE SHALL CONTINUE ON A YEARLY BASIS UNLESS CANCELLED IN WRITING BY EITHER PARTY NO LESS THAN 60 DAYS BEFORE ANNUAL RENEWAL DATE.**

The Department or other organization to which the connection may be made or an alarm signal may be transmitted may invoke the provisions hereof against any claims by the Purchaser or by others due to failure of such Department organization.

7. **TELEPHONE OR INTERNET CONNECTIONS** - Seller will assist Purchaser in making necessary arrangements to secure telephone or internet service connections for systems. Purchaser agrees to

furnish any necessary telephone or internet services or telephone lines at Purchaser's own expense.

The charge for the installation and continuation of this service shall be billed to the account of the Purchaser and will appear on his regular telephone or internet billing.

8. **TESTING** - It is the responsibility of the Purchaser to test the system for proper operations periodically but not less than monthly. Purchaser shall follow all instructions and procedures which Seller may prescribe for the operation and maintenance of the system.

9. **RETENTION OF TITLE AND RIGHT OF ACCESS** - The system shall remain the personal property of Seller until fully paid for in cash by Purchaser and Purchaser agrees to perform all acts which may be necessary to assure the retention of title to the system by Seller. Purchaser understands and agrees that the installation of equipment owned by Seller does not create a fixture on the Premise as to that equipment. Should Purchaser default in any payment for the system or part, then Purchaser authorized and empowers Seller to enter upon/in said Premise and to remove the system, or part from the premises. Such removal, if made by Seller, shall not be deemed a waiver of Seller's right to damages Seller sustains as a result of Purchaser's default and Seller shall have the right to enforce any other legal remedy or right. Furthermore, Seller shall be in no way obligated to restore the premises to its original condition, or redecorate same in the event the system or part is removed as a result of Purchaser's default in payment, nor shall Seller be obligated or liable to Purchaser in any manner. Risk of loss of the system, or any part of the same, shall pass to Purchaser upon delivery to the premises of such system or part.

10. **FEES, CHARGES, RIGHTS AND COST OF COLLECTION** - All fees and charges are payable in advance. Failure to pay fees, charges or other sums owed will result in your services being disconnected. Further, when you are in default, Seller can require immediate payment (acceleration) of what you owe under the contract and take possession of the property. Purchaser waives any right Purchaser has to demand for payment, notice of intent to accelerate and notice of acceleration. If Seller hires an attorney to collect what Purchaser owes, Purchaser will pay the attorney's fee and court costs as permitted by law. This includes any attorneys' fees Seller incurs as a result of any bankruptcy proceeding brought by or against Purchaser under federal law or an appellate proceeding. Payment shall be due upon the receipt of invoices by Seller unless otherwise specified on the front hereof. Interest shall accrue on all amounts more than thirty (30) days past due at the default rate of interest of 18% per annum or the maximum allowable rate, whichever is less. All payments shall be due and payable at Seller's office set forth on the front of the Agreement. Additionally, there will be a 1.50%/month LATE CHARGE on Past Due Balances. The minimum Late Charge is \$3.00. Any action taken under paragraph 6 and/or paragraph 9 shall in no way prejudice Seller's right to collection of unpaid charges and costs herein enumerated. If services are discontinued because of Purchaser's past due balance, and if Purchaser desires to have the monitoring service reactivated, Purchaser agrees to pay in advance to Seller a reconnect charge to be fixed by Seller at a reasonable amount. Seller shall have the right to increase the recurring service charge provided herein, upon written notice to Purchaser, at any time or times after the date service is operative under this Agreement. Purchaser agrees to notify Seller of any objections to such increase in writing within twenty (20) days after the date of the notice of increase, failing which it shall be conclusively presumed that Purchaser agreed to such increase. In the event Purchaser objects to such increase, Seller may elect to (i.) continue this Agreement under the terms and conditions in effect immediately prior to such increase, or (ii.) terminate the Agreement upon fifteen (15) days advance notice to Purchaser.

In addition to these charges addressed above, Purchaser agrees to pay, upon demand, (a) any false alarm assessments; federal, state and local taxes, fees or charges imposed by any governmental body or entity relating to the equipment or services provided under this Agreement; (b) any increase in charges to company or to Seller for the facilities needed to transmit signals under this Agreement; and (c) any service charge in the event Seller sends a representative to Purchaser's premises in response to a service call or alarm signals where Purchaser has not followed proper operating instructions, failed to close or properly secure a window, door or other protected point, or improperly adjusted CCTV camera, monitors or accessory components.

11. **NOTICE TO PURCHASER** - Under the Mechanic's Lien Law, any person who helps to improve your property and is not paid has the right to enforce his claim against your property. Under law, you may protect yourself against such claims either by filing with the Court a 'No Lien Agreement' or a payment bond depending upon the law of the state where your property is located.

(a) **BUYER'S RIGHT TO CANCEL** this Agreement. Buyer may cancel this Agreement or purchase by mailing a written notice to the Seller postmarked not later than midnight of the third business day after the date this Agreement was signed. Buyer may use the face of this Agreement as that notice by writing 'I hereby cancel' by Buyer signature and by adding your name, address and new signature thereon. The notice must be mailed to Seller at the office indicated in the Agreement and must be sent by either certified mail or registered mail.

12. **ENTIRE AGREEMENT** - This instrument constituted the entire Agreement between the parties hereto with respect to the transactions described herein and supersedes all previous negotiations, commitments (either written or spoken) and writing pertaining hereto.

This Agreement can only be changed by a written amendment signed by both parties or their duly authorized agent. No waiver or breach of any term or condition of this Agreement shall be construed to be a waiver of any succeeding breach.

If any of the terms or provisions of this Agreement shall be determined to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

This Agreement becomes binding upon Seller only when signed by a District Sales Manager of Atlantic Companies. In the event of non-approval, the sole liability of the Seller shall be to refund to Buyer the amount that has been paid to Seller upon execution of this Agreement.

13. **LITIGATION** - The laws of the State of Florida shall govern the terms of this Agreement and the parties agree to submit to the jurisdiction of the State of Florida. Venue for resolution of any disputes arising under this Agreement, including litigation, regardless of place of payment, shall be in a forum or venue, as required, of competent jurisdiction in Duval County, Florida, and the undersigned waives any venue rights he may possess and agrees that he shall not contest that Duval County, Florida, is a convenient forum.

14. **CHANGES AND ASSIGNMENT** - Purchaser acknowledges that the sale or transfer of the Premise by the Purchaser to a third party does not relieve Purchaser of his obligations under this Agreement. Purchaser may not assign this Agreement unless Purchaser obtains prior written consent from Seller. Seller may assign this Agreement or subcontract the work to be performed without notice to Purchaser or Purchaser's consent.

15. **THIRD PARTY INDEMNIFICATION** - In the event any person, not a party to this Agreement, shall make any claim of file any lawsuit against Seller for any reason relating to our duties and obligations pursuant to this Agreement, including but not limited to the design, maintenance, operation, or non-operation of the alarm-system, Purchaser agrees to indemnify, defend and hold Seller, its dealers, agents, installers, their successors and assigns harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs and attorneys' fees, whether these claims be based upon alleged intentional conduct, active or passive negligence, express or implied contract or warranty, contribution or indemnification, or strict or product liability on the part of Seller, its dealers, installers, agents, servants, assign or employees. This Agreement by Purchaser to indemnify Seller against third party claims as herein above set forth shall not apply to losses, damages, expenses and liability resulting in injury or death to third persons or injury to property of third persons, which losses, damages, expenses and liability occur solely while an employee of Seller is on Purchaser's Premises in accordance with this Agreement and which losses, damages and liability are solely and directly caused by the act or omissions of that employee.



194-ORANGE PARK-SCP DIST.  
8601 YOUNGERMAN CT UNIT 2  
JACKSONVILLE, FL 32244-8927  
Phone 904-739-3511  
Fax 904-908-6983

# INVOICE

EMERGENCY RESPONSE #

1-800-424-9300



INVOICE #	74026714
ORDER #	74100958
DATE	06/06/23
PAGE	1 of 1

**BILL TO**

277667  
DOUBLE BRANCH CDD  
370 OAKLEAF VILLAGE PKWY  
ORANGE PARK, FL 32065-4259

**SHIP TO**

74-JACKSONVILLE-SCP DIST.  
2900 DAWN RD  
JACKSONVILLE, FL 32207-7904

CUSTOMER P/O NUMBER STOCK	SHIP VIA PRIORITY PICK	WRITTEN BY THOMAS BAUMAN(74)	ORDER DATE 06/06/23
CUSTOMER RELEASE NUMBER	FREIGHT TERMS 02 IN/OUTBOUND	PAYMENT TERMS NET 30 DAYS	DUE DATE 07/06/23
JOB / SHIP-TO NAME OAKLEAF VILLAGE PKWY	PURCHASING AGENT	CONTACT JAY SORIANO	PHONE 904-342-1441

LN#	PRODUCT	HM	DESCRIPTION	U/M	OPEN	PCK-QTY	SHIP-QTY	B/O	PRICE	EXTENSION
1	HPP-201-2034	HH1301	2" HITCH ADAP W/ U-BOLT	EA	1	1	1	0	77.87	77.87
				EE-04-A						<b>\$38.93</b>

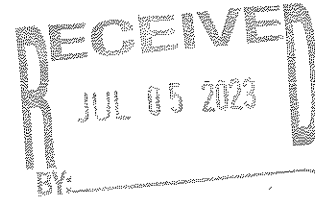
**Code to: 50/50split**

**Double Branch Repair and Replacement**

**34.600.53800.6200**

**Middle Village Repair and Replacements**

**34-600-538-64000**



PLACARDS SUPPLIED-YES\_\_\_ NO\_\_\_ REFUSED\_\_\_

MERCHANDISE TOTAL	DISCOUNTS	MISC CHARGES	SALES TAX	INBOUND FREIGHT	OUTBOUND FREIGHT	DEPOSIT AMOUNT	DEPOSIT APPLIED	INVOICE TOTAL
77.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00	77.87

This is to certify that the herein named materials are properly classified, described, packaged, marked, and labeled, and are in proper condition for transportation according to the applicable regulations of the department of transportation.

SIGNATURE: STACEY MATHIS(74)

Subject to our terms at <http://www.poolcorp.com/dealer-terms-conditions>

SIGNATURE: \_\_\_\_\_

RECEIVED BY: \_\_\_\_\_

Cust#: 277667 Cust Name: DOUBLE BRANCH CDD  
Inv#: 74026714 Invoice Date: 06/06/23 Invoice Amount: \$77.87

Remit To:  
SCP DISTRIBUTORS LLC  
DEPT 0594  
PO BOX 850001  
ORLANDO, FL 32885-0594



**Kiefer Aquatics**  
**The Lifeguard Store**

903 Morrissey Drive  
Bloomington, IL 61701  
P (309) 451-5858  
F (309) 451-5959

# Invoice

DATE

INVOICE #

06/15/2023

INV001328967



## BILL TO

Oakleaf Plantation  
Jay Soriano  
370 Oakleaf Village Pkwy  
Orange Park, FL 32065

## SHIP TO

Oakleaf Plantation  
Jay Soriano  
370 Oakleaf Village Pkwy  
Orange Park, FL 32065

**Account Number: 265527**

P.O. NUMBER		TERMS	REP	SHIP	VIA	Order Number
		NET 30	038	06/15/2023	FEDEX_GROUND	ORD001205353
QUANTITY	ITEM CODE	DESCRIPTION			PRICE EACH	AMOUNT
10	100MESH	50" Super Rescue Tube Color: Red			\$74.99	\$749.90
100	180R	Red 19" Nylon Neck Lanyard			\$0.75	\$75.00
100	176R	Original Guard Infinity Whistle Color: Red			\$2.35	\$235.00
4	115JR	Jr. Guard Rescue Tube Sleeve			\$17.50	\$70.00
4	115RS	Solid Rescue Tube Sleeve Color: Red			\$0.00	
4	CSP	Custom Screen Print			\$0.00	
Page 1 of 1						

Page 1 of 1

Tracking Number:

399131160931  
643214043287

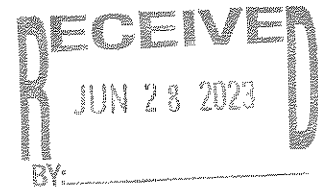
Code to: 50/50split

Double Branch Repair and Replacement

34.600.53800.6200

Middle Village Repair and Replacements

34-600-538-64000



	Subtotal	\$1,129.90
	Discount Amount	\$282.48
	Shipping, Packaging & Handling	\$58.50
	Tax	\$0.00
	<b>TOTAL</b>	<b>\$905.92</b>

All Balances must be paid within thirty (30) days of invoice date. A 1.5% monthly finance charge will be applied to all over due balances.

Balance Due

~~\$905.92~~  
\$452.96

First Coast Summer Swim League  
2090 Salt Myrtle Ln  
Fleming Island, FL 32003

## Invoice

Date	Invoice #
7/15/23	5231-2

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

**RECEIVED**  
JUL 17 2023  
BY: \_\_\_\_\_

		P.O. No.	Terms	Project
			Due on receipt	
Description	Qty	Rate		Amount
2023 Swim League Fees for Orcas  \$25 per swimmer (108 swimmers reported -- 96 previously paid)  Mail to: 2090 Salt Myrtle Ln Fleming Island, FL 32003  Code to: Middle Village Repair and Replacements 34-600-538-64000	12 swimmers	\$25 per swimmer		\$300.00
			<b>Total</b>	\$300.00
			<b>Payments/Credits</b>	\$0.00



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

## Sales Quote

Quote # N10914-A  
Date 7/8/2023  
Expires 10/6/2023

### Billing Information


MiddleVillage CDD

### Shipping Information

Jay Soriano  
845 Oakleaf Plantation Pkwy,  
Orange Park, FL 32065  
(904) 342-1441  
[jsoriano@gmsnf.com](mailto:jsoriano@gmsnf.com)

### Sales Contact

Nolissa  
Office: 925-215-2927  
[hello@fitnesssuperstore.com](mailto:hello@fitnesssuperstore.com)

Description	Unit Price	QTY	Taxed	Total Amount
 Life Fitness Integrity Treadmill w/ C Console (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)	\$ 3,999.00	2	X	\$ 7,998.00
Warranty: 5 Years Parts & Labor Warranty (Commercial)	\$ 1,399.00	2	X	\$ 2,798.00

### Comments

Less 5% Discount on unit price.

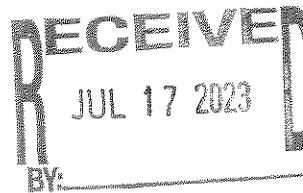
TOTAL	\$ 10,796.00
Less 5% Discount	\$ (399.90)
USA Shipping & Handling	\$ 749.00
Tax	\$ -
Grand Total	\$ 11,145.10

Thank you for your business!

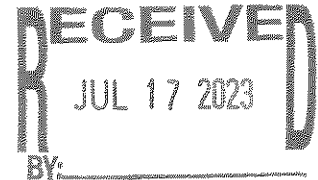
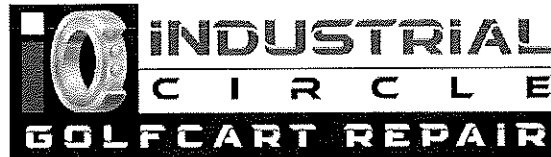
Code to:

Middle Village Capital

34-600-538-64000



Industrial Circle Golf Cart  
Repair  
2761 Blanding Blvd  
Middleburg, FL 32068 US  
(904) 237-8659  
industrialcircle@gmail.com



**ADDRESS**  
Oakleaf Plantation  
370 oakleaf village pwky  
orange park, fl 32065

**SHIP TO**  
Oakleaf Plantation  
370 oakleaf village pwky  
orange park, fl 32065

Estimate 1167

DATE 06/14/2023

DATE	ACTIVITY	ACTIVITY	QTY	RATE	AMOUNT
	Gas 400c Kawasaki Motor	Gas 400c Kawasaki motor .25 over FJ400D	1	927.12	927.12T
	motor core (block) Fee	Motor core (block) From MR golfcart	1	375.98	375.98T
	Labor	Change motor fix shifter Cables	2	95.00	190.00T
	Motor Oil	10W30 Motor Oil Break in oil	1.50	12.23	18.35T
	Wix oil filter HP Spin	Wix oil filter HP Spin	1	14.12	14.12T
	warranty	30 days commercial 90 days residential (does not include pick up or delivery) machine work, used parts or Abuse is not covered.	1	0.00	0.00T
	Warranty Disclaimer	first oil change needs to done in 25 hours. All Exhaust and intake leaks must be addressed with clear air filters . The throttle can not be wide open Especially during break-in, Oil should be checked on every gas tank fill *no oil no Warranty*	1	0.00	0.00T

will need clutches soon.  
New set of team .

SUBTOTAL

1,525.57

TAX

114.42

Code to: Split 50/50

TOTAL

~~\$1,640.00~~

\$762.78

Double Branch Repair and Replacements

Accepted By

2.320.57200.63100

Accepted Date

Middle Village Repair and Replacements

34-600-538-64000

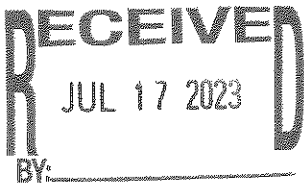
Toole Technologies, Inc.

4134 Carriage Crossing Lane  
Orange Park, FL 32065

WO6224  
06/07/2023  
0  
06/07/2023

Oakleaf Phase 2 Tennis Center  
manager@oakleafresidents.com  
845 Oakleaf Plantation Pkwy  
Orange Park, FL, 32065-3531

Dual Capacitor 1 \$250.00 \$250.00  
Installed dual capacitor for the compressor and outdoor fan motor. The failure of a capacitor can decrease the life of the motor.



Parts Subtotal \$250.00

Payment Details

Please call the office at (904) 278-5938 to make a payment.

Subtotal \$250.00  
\$250.00

\$250.00

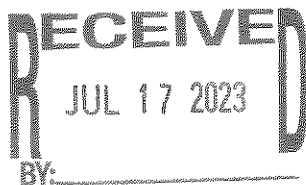


\$0.00

Comments

Recommend purchasing an Annual Seasonal Tuneup

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



# Invoice

Invoice #: 12010

Date: 07/10/23

Customer PO:

DUE DATE: 08/09/2023

## BILL TO

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

## FROM

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

## DESCRIPTION

## AMOUNT

#10921 - #2 Plantation House fence line enhancement

To enhance the frontal view of the newly installed fence behind  
Plantation House Amenity we propose the following:

Removal of existing sod and install the following plant materials:

3 East Palatka Holly trees

"Formosa" Azaleas

Jack Frost Ligustrum

Liriope

Red Mulch to finish of the design.

Code to:

Middle Village Repair and  
Replacements

34-600-538-64000

\*\*Irrigation modifications included in this proposal

### *Landscape Enhancement*

\$7,431.40

Azalea Formosa 'Red' - (e) (Kit)	105.00	\$25.00	\$2,625.00
Bulk Material Delivery Charge (Material)	1.00	\$150.00	\$150.00
Disposal Fee (Other)	1.00	\$100.00	\$100.00
East Palatka Holly (Kit) (Kit)	3.00	\$75.00	\$225.00
Irrigation Allowance (Labor)	1.00	\$350.00	\$350.00
Labor and Prep (Labor)	50.00	\$45.59	\$2,279.40
Ligustrum 'Jack Frost' - (e) (Kit)	36.00	\$22.00	\$792.00
Liriope, Emerald Goddess - (e) (Kit)	65.00	\$11.00	\$715.00
Subcontract Mulch (Sub)	3.00	\$65.00	\$195.00

**Invoice Notes:**

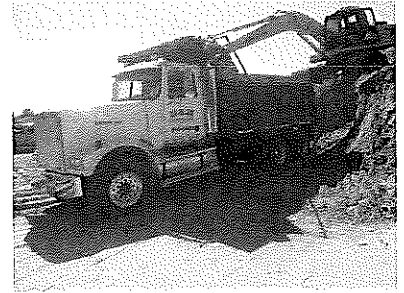
Thank you for your business!

**AMOUNT DUE THIS INVOICE**

**\$7,431.40**

**B & M Land Construction**  
 2141 Louie Carter Road  
 Maxville, FL 32234  
 (904) 219-3423  
 bandmconstruction@att.net  
 http://bandmlandconstruction.com

# Invoice



**RECEIVED**  
 JUN 28 2023  
 BY: \_\_\_\_\_

<b>BILL TO</b>
Middle Village CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
1444	06/10/2023	\$1,000.00	06/10/2023	Due on receipt	

DATE	ACTIVITY	QTY	RATE	AMOUNT
06/09/2023	Removal & hauling of concrete	1	1,000.00	1,000.00

BALANCE DUE

**\$1,000.00**

Code to:

Middle Village Repair and Replacements

34-600-538-64000

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

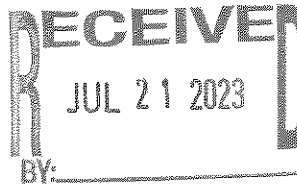
Invoice #: 2210

Invoice Date: 7/17/23

Due Date: 7/17/23

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 June 1 - June 30, 2023		15,168.83	15,168.83
Maintenance Supplies		1,875.12	1,875.12
<del>Fac. Main Gen. <sup>00</sup> 4,572.50</del>			
<del>233.572.6200</del>			
<del>Fac. Main Cont. <sup>00</sup> 304.00</del>			
<del>233.572.6220</del>			
<del>Lighting Repairs <sup>00</sup> 807.00</del>			
<del>233.572.4663</del>			
<del>Comm. Area Maint. <sup>00</sup> 5,316.00</del>			
<del>233.572.4650</del>			
Repair / Replace \$1,471.95			
34.538.6400			
<del>Tennis Ct. Maint. <sup>00</sup> 4,620.00</del>			
<del>233.572.3440</del>			
 <i>Jerry Lambert</i> 7-21-23			

**Total** \$17,043.95**Payments/Credits** \$0.00**Balance Due** ~~\$17,043.95~~

\$1,471.95

MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
MAINTENANCE BILLABLE HOURS  
FOR THE MONTH OF JUNE 2023

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/1/23	3	T.C.	Changed lightbulbs, removed debris from all common areas, picked up supplies
6/1/23	4	C.W.	Removed debris from all common areas
6/1/23	4	J.K.	Removed debris on side of roads
6/1/23	4.68	J.S.	Additional court maintenance
6/1/23	3.98	J.M.	Additional court maintenance
6/2/23	4	C.W.	Removed debris from all common areas
6/2/23	2.02	J.K.	Worked on air condition and let it defrost
6/2/23	2.67	J.S.	Additional court maintenance
6/2/23	3	J.M.	Additional court maintenance
6/3/23	2.53	J.M.	Additional court maintenance
6/4/23	2.12	J.M.	Additional court maintenance
6/5/23	1.85	J.K.	Moved chairs for swim meet
6/5/23	6.18	J.R.	Signs for parks/neighborhoods, construction of backers
6/5/23	4	C.W.	Removed debris from all common areas
6/5/23	2.77	J.S.	Additional court maintenance
6/5/23	3.08	J.M.	Additional court maintenance
6/6/23	4	T.C.	Installed new locks on amenity center gates
6/6/23	8.13	J.K.	Cleaned up shop, moved patio/pool deck chairs to front of shop, moved two pallets away from door
6/6/23	5.43	J.R.	Signs for parks/neighborhoods, sign construction backers/decorations
6/6/23	4	C.W.	Removed debris from all common areas
6/6/23	4.7	J.S.	Additional court maintenance
6/6/23	3.02	J.M.	Additional court maintenance
6/7/23	7.53	J.K.	Moved one pallet to tennis, moved lounge chairs to front, painted wood sealer on signs
6/7/23	7.02	J.R.	Signs for parks/neighborhoods, sign construction backers/decorations with wood varnish
6/7/23	4	C.W.	Removed debris from all common areas
6/7/23	2.57	J.S.	Additional court maintenance
6/7/23	3.5	J.M.	Additional court maintenance
6/8/23	8	J.K.	Set up for meeting, blow leaves and debris off courts, paint signs first and second coat
6/8/23	6.52	J.R.	Painting signs for parks and neighborhoods
6/8/23	4	C.W.	Removed debris from all common areas
6/8/23	4.78	J.S.	Additional court maintenance
6/8/23	3.52	J.M.	Additional court maintenance
6/9/23	4	C.W.	Removed debris from all common areas
6/9/23	2.82	J.S.	Additional court maintenance
6/9/23	3.52	J.M.	Additional court maintenance
6/10/23	2.78	J.M.	Additional court maintenance
6/11/23	2.12	J.M.	Additional court maintenance
6/12/23	6.38	J.R.	Sign prep, prepping bolt holes
6/12/23	2.68	J.S.	Additional court maintenance
6/12/23	3.02	J.M.	Additional court maintenance
6/13/23	2.35	J.K.	Pressure washed fountain
6/13/23	6.62	J.R.	Put up dusk till dawn signs at parks
6/13/23	4.75	J.S.	Additional court maintenance
6/13/23	3.05	J.M.	Additional court maintenance
6/14/23	3	T.C.	Cleaned and filled fountain
6/14/23	4	J.K.	Cleaned out fountain filter, put chlorine in water, filled fountain
6/14/23	2.88	J.S.	Additional court maintenance
6/14/23	3.57	J.M.	Additional court maintenance
6/15/23	3	J.K.	Fixed wall hanger in gym, cleaned up shop
6/15/23	4	C.W.	Removed debris from all common areas
6/15/23	6.25	J.R.	Sign prep, painting and bolt prep
6/15/23	4.78	J.S.	Additional court maintenance
6/15/23	3.25	J.M.	Additional court maintenance
6/16/23	2	T.C.	Set up for Dive In Movie
6/16/23	3	J.K.	Setting up for Dive In Movie
6/16/23	6.15	J.R.	Sign prep, finished surveillance signs
6/16/23	1	A.T.	Assisted set up for Dive In Movie
6/16/23	4	C.W.	Removed debris from all common areas
6/16/23	2.82	J.S.	Additional court maintenance

MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
MAINTENANCE BILLABLE HOURS  
FOR THE MONTH OF JUNE 2023

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/16/23	3.02	J.M.	Additional court maintenance
6/17/23	2.55	J.M.	Additional court maintenance
6/19/23	4	J.K.	Removed debris in front of shop, swept and put away supplies in shop
6/19/23	4	C.W.	Fixed fence in park, removed debris from all common areas
6/19/23	2.65	J.S.	Additional court maintenance
6/19/23	5.25	J.M.	Additional court maintenance
6/20/23	4	T.C.	Removed broken gate from back of grand lawn, cut up large tree limb from parking lot
6/20/23	2.5	J.K.	Moved gate from garden near tennis, pulled down broken bench in parking lot and moved
6/20/23	4	C.Z.	Removed broken gate from grand lawn, cut up fallen tree in parking lot
6/20/23	8	C.W.	Cleaned up shop, moved pallet to tennis, organized wood in shop
6/20/23	4.68	J.S.	Additional court maintenance
6/21/23	4	T.C.	Cleaned up shop and around shop, cut up and disposed of couch by dumpster
6/21/23	6	J.K.	Cleaned up shop wood pile, tennis sand, work bench, pulled broken chairs from pool deck, vacuumed pool, removed debris from parking lot
6/21/23	4	C.Z.	Cleaned shop, cut up couch by dumpster
6/21/23	4	C.W.	Removed debris from all common areas
6/21/23	6.48	J.R.	Worked on backers and attachment, moved table back to tennis courts and retrieved old one
6/21/23	2.7	J.S.	Additional court maintenance
6/21/23	3.05	J.M.	Additional court maintenance
6/22/23	2	T.C.	Cut down tree branches from across nature walk
6/22/23	1.18	J.K.	Cleaning up shop, put away tools and took out trash
6/22/23	2	C.Z.	Cut down branches from nature walk, removed shutters
6/22/23	4	C.W.	Removed debris from all common areas
6/22/23	8.67	J.R.	Worked on signs, removed decorative door panel off amenity center for repaint
6/22/23	4.65	J.S.	Additional court maintenance
6/22/23	3	J.M.	Additional court maintenance
6/23/23	8	T.C.	Took down shutters and painted, cleaned up around dumpster, fixed split rail fence at Whitfield park
6/23/23	8.18	J.K.	Pressure washed shutters, pressure wash sidewalk, painted shutters, paint other side of shutters, blew leaves and debris off front and behind shop
6/23/23	4	C.W.	Removed debris from all common areas
6/23/23	6.58	J.R.	Unclogged drain for shop, painted decorative door, painted more signs
6/23/23	2.65	J.S.	Additional court maintenance
6/23/23	3	J.M.	Additional court maintenance
6/24/23	2.92	J.M.	Additional court maintenance
6/26/23	2.78	J.S.	Additional court maintenance
6/26/23	3.53	J.M.	Additional court maintenance
6/27/23	4.73	J.S.	Additional court maintenance
6/27/23	4	J.M.	Additional court maintenance
6/28/23	1.42	J.K.	Scraping old paint off light fixtures
6/28/23	6.5	C.Z.	Taping/prepping/painting light fixtures, cleaning shop
6/28/23	8	C.W.	Sanded and painted doors, sanded light fixtures, painted second coat on doors, taped off lights
6/28/23	2.87	J.S.	Additional court maintenance
6/28/23	3	J.M.	Additional court maintenance
6/29/23	4	J.K.	Wet sanded shutters for the back near fountain, painted light fixtures around fitness center and pool deck
6/29/23	3	C.W.	Painted light fixtures black
6/29/23	4.6	J.S.	Additional court maintenance
6/29/23	4.52	J.M.	Additional court maintenance
6/30/23	4	J.K.	Finished painting light fixtures, sand/scrape bad spots and go over
6/30/23	4	C.W.	Hung up plants, touch up shutters and painting light fixtures
6/30/23	2.88	J.S.	Additional court maintenance
6/30/23	3.02	J.M.	Additional court maintenance

**TOTAL**      432.95

**MILES**      35

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

**MAINTENANCE BILLABLE PURCHASES**

Period Ending 7/05/23

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
MV				
MIDDLE VILLAGE				
OAKLEAF	5/11/23	Stainless Steel Cap Nut (8)	12.70	J.S.
	5/11/23	3/8" Poly Braid Rope	9.19	J.S.
	5/11/23	Stainless Steel Lock Nuts	2.38	J.S.
	5/11/23	Stainless Steel Machine Screws (4)	6.35	J.S.
	5/13/23	2" Vinyl Letters (3)	11.97	J.S.
	5/13/23	Combo Lock	9.75	J.S.
	5/18/23	Snap Lock Drill Mandrel	11.49	J.S.
	5/26/23	Wasp Spray	8.63	J.S.
	5/26/23	Muriatic Acid	22.98	J.S.
	6/1/23	Dbi Cyl Deadbolt (4)	252.86	J.S.
	6/5/23	Extension Cord	45.39	T.C.
	6/5/23	BLK Nitrile Gloves 20pk	8.61	T.C.
	6/7/23	Transfer Shovel	14.36	T.C.
	6/7/23	7" Scraper Cushion Grip (2)	40.23	T.C.
	6/7/23	10" and 12" Pliers Set	15.50	T.C.
	6/7/23	Set Your Own Combo	21.15	T.C.
	6/9/23	Handle Drill 9amp 1/2" Spade Mud Mixer	143.18	T.C.
	6/12/23	BLK Nitrile Gloves 20pk	8.61	T.C.
	6/12/23	Extension Cord	14.36	T.C.
	6/14/23	Sakrete Concrete Mix (3)	23.91	T.C.
	6/14/23	4 Gallon Trash Bags	8.59	T.C.
	6/14/23	8" Black Cable Tie 500pk	20.09	T.C.
	6/14/23	Post Hole Digger with Depth Gauge	28.74	T.C.
	6/14/23	Post Hole Digger Anvil	22.99	T.C.
	6/16/23	7" Masonry Blade	34.47	J.S.
	6/16/23	Hex Bolt 5/16glv 15pk (2)	39.58	J.S.
	6/16/23	Hex Nut galv 25pk	7.41	J.S.
	6/16/23	Flat Washer galv 5/16 25pk (30)	23.05	J.S.
	6/16/23	Hex Nut 5/16 galv (5)	1.61	J.S.
	6/21/23	Ryobi 40V Rapid Charger	194.35	J.S.
	6/21/23	Zep Degreaser	27.01	J.S.
	6/21/23	Ryobi 40V Battery	217.35	J.S.
	6/21/23	Nitrile Gloves 20pk	8.61	T.C.
	6/22/23	Black Cow Compost (2)	14.88	J.S.
	6/22/23	Plant Food Fertilizer	16.09	J.S.
	6/22/23	Topsoil (2)	7.98	J.S.
	6/22/23	Mason Anchors	5.65	J.S.
	6/22/23	3" Mason Hook and Eye (2)	26.52	J.S.
	6/22/23	Sheet Metal Screw (3)	4.76	J.S.
	6/22/23	5mm Cap Nuts (5)	15.81	J.S.
	6/22/23	5mm Hex Nuts (5)	7.19	J.S.
	6/22/23	Machine Screws (5)	15.81	J.S.
	6/22/23	18" Cones	79.71	J.S.
	6/22/23	5/16 Flat Washer 50pc	18.93	T.C.
	6/22/23	5/16 Hex Nut 50pc	13.86	T.C.
	6/22/23	5/16x4 Hex Bolt 15pc	9.90	T.C.
	6/22/23	3" Maxblue Tablets 2.5lbs	34.49	T.C.
	6/23/23	5/16 Hex Bolts	29.69	T.C.
	6/28/23	14" Coco Liner (12)	68.72	J.S.
	6/28/23	14" English Hanging Basket (6)	86.11	J.S.
	6/30/23	Gas for Equipment	75.00	T.C.
	7/5/23	Hex Screws 1/4x1-1/4	4.59	T.C.
	7/5/23	Fender Washer 3/16 10pc	2.47	T.C.
	7/7/23	Gorilla Adhesive Clear	16.08	T.C.
	7/7/23	3" Putty Knife	3.44	T.C.

**TOTAL \$1,875.12**



Powered by HD Supply

- My Account Number 647283
- Currently Shopping As 647283 - MIDDLE VILLAGE CDD
- Current Ship-To Address MIDDLE VILLAGE CDD 370 OAKLEAF VILLAGE PARKWAY ORANGE PARK, FL 32065
- [Home](#)
- [Account](#)
- [Invoice History](#)
- [Invoice Detail](#)

## Invoice Detail

Customer ID: 647283  
Invoice Number: 753950732  
Invoice Date: 7/10/2023  
Order Number: 51082589  
Purchase Order: Lisa

### 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

\$7.95 Handling Charge

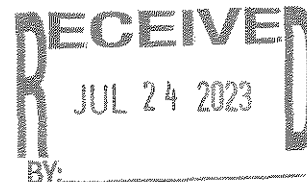
Delivery information for this invoice may be

found at: [www.HomeDepotPro.com/Institutional](http://www.HomeDepotPro.com/Institutional)

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

TO be split between  
DB and MV 50/50.

Invoice Total ~~\$1,594.19~~  
\$797.09



Description | Item Number

Quantity Quantity Unit  
Ordered Shipped Price Total

RENOWN SINGLE ROLL BATH TISSUE 2PLY  
REN06125-WB

10 10 \$79.25 \$792.50

	Description   Item Number	Quantity Ordered	Quantity Shipped	Unit Price	Total
	RENOWN GS MULTI-FOLD TOWEL NATURAL 9-1/8 <u>REN06003-WB</u>	6	6	\$41.59	\$249.54
	BAG SANI WASTE WAXED KRAFT 7.5X10 <u>HOSKL-260</u>	2	0	\$36.29	\$0.00
	RENOWN URINAL SCRUB FABUL BK <u>REN03098-FR</u>	6	6	\$57.75	\$346.50
	ZEP COMM STAINLESS STEEL <u>203759588</u>	3	3	\$7.58	\$22.74
	24X24 10GL 6MC .23ML HI LINER CORL <u>TYCHR242406N</u>	1	1	\$17.76	\$17.76
	LYSOL 19OZ CRISP LINEN DISINFECT 12/CS <u>REC74828</u>	12	12	\$13.10	\$157.20

Subtotal \$1,586.24  
 Shipping & Handling \$7.95  
 Tax \$0.00  
 Web Discount -\$0.00  
 Invoice Total \$1,594.19



Powered by HD Supply

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

- 
- 
- 

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

Repair & Replacement

DB

2.320.572.63100

MV

34.600.538.64000

## Invoice Detail

To be split between DB & MV 50/50

Customer ID: 647283  
Invoice Number: 754689727  
Invoice Date: 7/13/2023  
Order Number: 51082589  
Purchase Order: Lisa

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

### Shipped To:

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

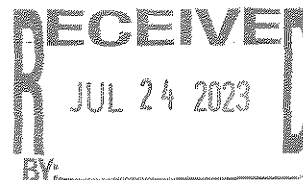
Invoice Total ~~\$72.58~~  
\$36.29

### Home Depot Pro Notes:

CALL JAY 904-562-0249 30 MIN BEFORE DELIVERY

Delivery information for this invoice may be

found at: [www.HomeDepotPro.com/Institutional](http://www.HomeDepotPro.com/Institutional)



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



BAG SANI WASTE WAXED KRAFT 7.5X10	2	2		\$36.29	\$72.58
<u>HOSKL-260</u>					

Subtotal \$72.58  
Shipping & Handling \$0.00  
Tax \$0.00

Web Discount	-\$0.00
Invoice Total	\$72.58

*FIFTH ORDER OF BUSINESS*

**RECIPROCAL MAINTENANCE LICENSE AGREEMENT BETWEEN THE  
TRINITY BAPTIST CHURCH OF JACKSONVILLE, INC. AND  
MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT**

**THIS RECIPROCAL MAINTENANCE LICENSE AGREEMENT** (“License Agreement”) is made and entered into as of this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by and between:

**THE TRINITY BAPTIST CHURCH OF JACKSONVILLE, INC.** a not-for-profit corporation, whose mailing address is 800 Hammond Boulevard, Jacksonville, Florida 32221 (“Church”); and

**MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“District” and, together with the Church, “Parties”).

**RECITALS**

**WHEREAS**, the District owns, operates, and maintains certain real property that is contiguous and adjacent to the Church Tract, as more particularly described in **Exhibit A** attached hereto and incorporated herein (“District Tract”); and

**WHEREAS**, the Church owns certain real property within the boundaries of the District, as more particularly described in **Exhibit B** attached hereto and incorporated herein (“Church Tract”); and

**WHEREAS**, for the benefit of the community, both Parties desire to maintain certain landscaping, plant material, and other improvements (“Landscape Improvements”) within the District’s boundaries; and

**WHEREAS**, the District desires to maintain Landscape Improvements located within a portion of the Church Tract, the District Tract and Clay County right-of-way as more specifically identified in **Exhibit C** (“District Maintenance Area”), with such maintenance being at no cost to the Church; and

**WHEREAS**, the Church desires to maintain Landscape Improvements located within portions of the Church Tract and potentially the District Tract as more specifically identified in **Exhibit D** (“Church Maintenance Area”), and allow the District access to maintain the Landscape Improvements in the District Maintenance Area located within the Church Tract, with such maintenance being at no cost to the District; and

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

**NOW, THEREFORE,** based upon good and valuable consideration and the mutual covenants of the Parties, the receipt of which and sufficiency of which is hereby acknowledged, the Church and the District agree as follows:

**1. INCORPORATION OF RECITALS.** The Recitals stated above are true and correct and are incorporated herein as a material part of this License Agreement.

**2. GRANT OF LICENSES.** The Church hereby grants to the District a non-exclusive license ("District License") to access and maintain the Landscape Improvements on those portions of the District Maintenance Area on the Church Tract. To the extent that there are landscape improvements on the District Tract depicted on Exhibit D, the District hereby grants to the Church a non-exclusive license ("Church License," together with the District License, the "Licenses") to access and maintain the Landscape Improvements on those portions of the Church Maintenance Area on the District Tract.

**3. CONDITIONS ON THE LICENSES.** The Licenses granted herein are subject to the following terms and conditions:

**A.** Access under the Licenses is limited to reasonable ingress and egress to and from the Landscape Improvements, including access across, over, and upon the Church Tract and District Tract for maintenance of the Landscape Improvements.

**B.** As used herein, maintenance of the Landscape Improvements ("Landscape Maintenance Services") shall include, but is not limited to, lawn mowing, edging, pruning, fertilizing, aerating, removing trash and debris, and maintaining trees, shrubs, and ground cover. Landscape Maintenance Services shall not include the removal or replacement of shrubs or trees, nor asphalt repair, replacement, or resurfacing.

**C.** Each shall provide the Landscape Maintenance Services consistent with the standards of the party performing the Landscape Maintenance Services in its sole discretion.

**4. EFFECTIVE DATE; TERM.** This License Agreement shall become effective as of the day and year first written above and shall continue in full force and effect until revoked or terminated in accordance with Section 5 herein.

**5. REVOCATION, SUSPENSION AND TERMINATION.** The Church and the District acknowledge and agree that the Licenses granted herein are mere privileges and may be suspended or revoked, with or without cause, at any time and at the sole discretion of the either party. Both the Church and the District may terminate this License Agreement upon thirty (30) days' written notice. The provisions of Sections 7 and 8, below, shall survive any revocation, suspension or termination of this License Agreement.

**6. CARE OF PROPERTY.** Both Parties agree to use all due care to protect the property of the other party from damage. The Parties shall assume responsibility for any and all damage to any real or personal property of the other party as a result of the responsible party's activities under this License Agreement, including any damage caused by its agents, authorized representatives or contractor. Each Party shall repair any damage resulting from its operations under this License Agreement within a reasonable time and shall use their best efforts to make such repairs within twenty-four (24) hours at the responsible party's sole expense. In the event that the responsible party does not make the necessary repairs, the other party may, in its sole discretion without creating any obligations to do so, make such repairs and invoice the responsible party for same; such invoices shall be paid promptly. The provisions of this Section 6 shall survive termination of this License Agreement.

**7. INDEMNIFICATION.**

**A.** The Church agrees to defend, indemnify, and hold harmless the District and its officers, supervisors, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of the negligence or willful misconduct of the Church or its employees, contractors, subcontractors, or volunteers, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires the Church to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and the Church as jointly liable parties; however, the Church shall indemnify the District for any and all percentage of fault attributable to the Church for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault.

To the extent allowed by law and without waiving any of the protections and immunities afforded to the District under Florida law, District agrees to defend, indemnify, and hold harmless the Church and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the Church, or loss or damage, whether monetary or otherwise, arising out of the negligence or willful misconduct of the District or its employees, contractors, subcontractors, or volunteers including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires District to indemnify the Church for the Church's percentage of fault if the Church is adjudged to be more than 50% at fault for any claims against the District and Church as jointly liable parties; however, District shall indemnify the Church for any and all percentage of fault attributable to District for claims against the Church, regardless whether the Church is adjudged to be more or less than 50% at fault.

The Church further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute.

**B.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines or judgements against the District.

**C.** The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity.

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

**9. RECOVERY OF COSTS AND FEES.** In the event the either Party is required to enforce this License Agreement by court proceedings or otherwise, then if successful, the substantially prevailing party shall be entitled to recover from the other Party all fees and costs incurred, including reasonable attorneys' fees and costs.

**10. DEFAULT.** A default by either party under this License Agreement shall entitle the other party to all remedies available at law or in equity, which includes, but is not limited to, the rights of damages, injunctive relief, and specific performance.

**11. ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of this License Agreement.

**12. AMENDMENT.** Amendments to and waivers of the provisions contained in this License Agreement may be made only by an instrument in writing which is executed by both of the Parties hereto.

**13. ASSIGNMENT.** Neither the Church nor the District may assign its rights, duties or obligations under this License Agreement without the prior written approval of the other. Any purported assignment without said written authorization shall be void.

**14. NOTICES.** All notices, requests, consents, and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by overnight courier or First-Class Mail, postage prepaid, to the Parties as follows:

A. If to the Church: The Trinity Baptist Church of  
Jacksonville, Inc.  
800 Hammond Boulevard  
Jacksonville, Florida 32221  
Attn: \_\_\_\_\_

With a copy to: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

B. If to the District : Middle Village Community  
Development District  
475 West Town Place, Suite 114  
St. Augustine, Florida 32092  
Attn: District Manager

With a copy to: Kutak Rock LLP  
107 West College Avenue  
Tallahassee, Florida 32301  
Attn: District Counsel

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

**15. CONTROLLING LAW AND VENUE.** This License Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties agree that the exclusive venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Clay County, Florida.

**16. ARM'S LENGTH NEGOTIATION.** This License Agreement has been negotiated fully among the Parties as an arm's length transaction. The Parties participated fully in the preparation of this License Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this License Agreement, the Parties are deemed to have drafted, chosen and selected the language and any doubtful language will not be interpreted or construed against any party.

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

**18. AUTHORIZATION.** The execution of this License Agreement has been duly authorized by the appropriate body or official of each of the Parties hereto, each of the Parties has complied with all the requirements of law and each of the Parties has full power and authority to comply with the terms and conditions of this License Agreement.

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

**20. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this License Agreement are for convenience only and shall not control or affect the meaning or construction of any of the provisions of this License Agreement.

**21. COUNTERPARTS.** This License Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

*[SIGNATURES ON FOLLOWING PAGE]*

**IN WITNESS WHEREOF**, the Parties execute this License Agreement the day and year first written above.

Signed, sealed, and delivered  
in the presence of:

**THE TRINITY BAPTIST CHURCH OF  
JACKSONVILLE, INC.**

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Signature)

ATTEST

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

APPROVED AS TO FORM AND CORRECTNESS:

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

- Exhibit A:** District Tract
- Exhibit B:** Church Tract
- Exhibit C:** Map of District Maintenance Area
- Exhibit D:** Map of Church Maintenance Area

## Exhibit A

Revised November 19, 2009  
Revised November 19, 2009  
Revised October 23, 2009  
September 26, 2007

W.O.# 2009-167  
File # 120H-4

### **Oakleaf Plantation Plantation Oaks Boulevard West**

A portion of Section 1, Township 4 South, Range 24 East, Clay County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the centerline of Oakleaf Plantation Parkway, a variable width right of way, with the Westerly prolongation of the centerline of Plantation Oaks Boulevard West, a 100 foot right of way, thence North  $84^{\circ}07'11''$  West, along said Westerly prolongation, 284.01 feet to a point lying on the Westerly right of way line of said Oakleaf Plantation Parkway; thence South  $05^{\circ}52'49''$  West, along said Westerly right of way line, 40.12 feet to the Point of Beginning.

From said Point of Beginning, thence North  $79^{\circ}42'08''$  West, departing said Westerly right of way line of Oakleaf Plantation Parkway, 340.57 feet to the point of curvature of a curve concave Southeasterly having a radius of 30.00 feet; thence Southwesterly along the arc of said curve, through a central angle of  $90^{\circ}00'00''$ , an arc length of 47.12 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $55^{\circ}17'52''$  West, 42.43 feet; thence North  $79^{\circ}42'08''$  West, 34.50 feet to a point on a curve concave Southwesterly having a radius of 30.00 feet; thence Northwesterly along the arc of said curve, through a central angle of  $90^{\circ}00'00''$ , an arc length of 47.12 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $34^{\circ}42'08''$  West, 42.43 feet; thence North  $79^{\circ}42'08''$  West, 18.00 feet; thence North  $10^{\circ}17'52''$  East, 80.00 feet; thence South  $79^{\circ}42'08''$  East, 18.00 feet to the point of curvature of a curve concave Northwesterly having a radius of 30.00 feet; thence Northeasterly along the arc of said curve, through a central angle of  $90^{\circ}00'00''$ , an arc length of 47.12 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North  $55^{\circ}17'52''$  East, 42.43 feet; thence South  $79^{\circ}42'08''$  East, 37.00 feet to a point on a curve concave Northeasterly having a radius of 30.00 feet; thence Southeasterly along the arc of said curve, through a central angle of  $90^{\circ}00'00''$ , an arc length of 47.12 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $34^{\circ}42'08''$  East, 42.43 feet; thence South  $79^{\circ}42'08''$  East, 331.89 feet to a point lying on said Westerly right of way line of Oakleaf Plantation Parkway; thence South  $05^{\circ}52'49''$  West, along said Westerly right of way line, 80.24 feet to the Point of Beginning.

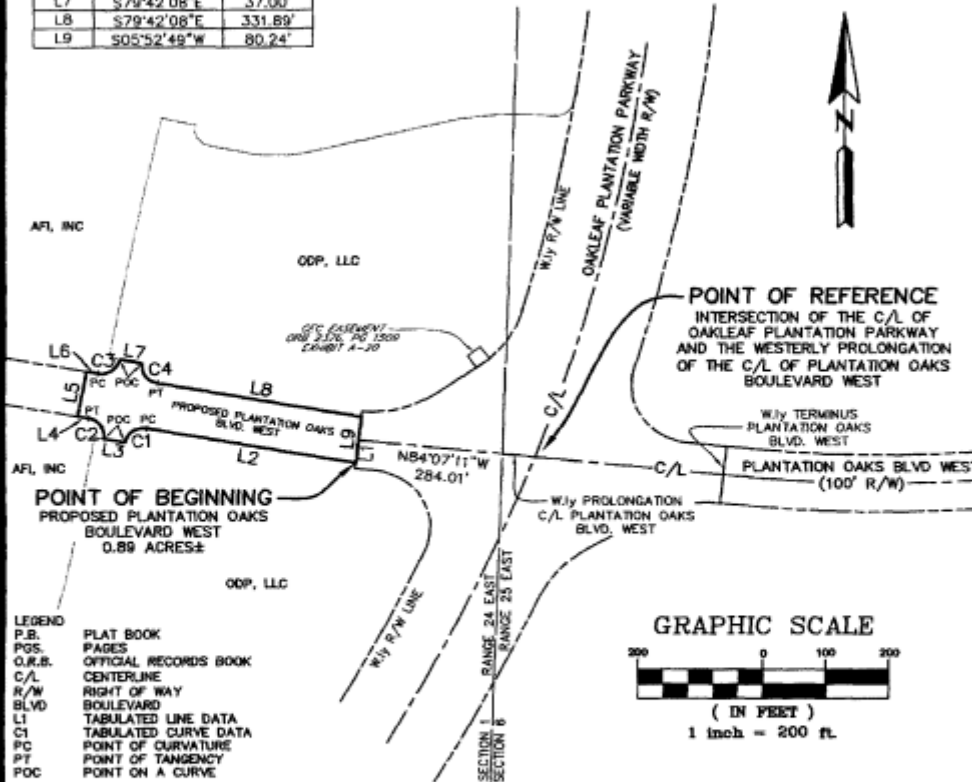
Containing 0.89 acres, more or less.

# SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 24 EAST,  
CLAY COUNTY, FLORIDA,  
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S05°52'49"W	40.12'
L2	N79°42'08"W	340.57'
L3	N79°42'08"W	34.50'
L4	N79°42'08"W	18.00'
L5	N10°17'52"E	80.00'
L6	S79°42'08"E	18.00'
L7	S79°42'08"E	37.00'
L8	S79°42'08"E	331.89'
L9	S05°52'49"W	80.24'

CURVE TABLE					
CURVE	CENTRAL ANGLE	RADIUS	LENGTH	BEARING	CHORD
C1	90°00'00"	30.00'	47.12'	S55°17'52"W	42.43'
C2	90°00'00"	30.00'	47.12'	N34°42'08"W	42.43'
C3	90°00'00"	30.00'	47.12'	N55°17'52"E	42.43'
C4	90°00'00"	30.00'	47.12'	S34°42'08"E	42.43'

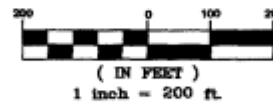


LEGEND  
P.B. PLAT BOOK  
POS. PAGES  
O.R.B. OFFICIAL RECORDS BOOK  
C/L CENTERLINE  
R/W RIGHT OF WAY  
BLVD BOULEVARD  
L1 TABULATED LINE DATA  
C1 TABULATED CURVE DATA  
PC POINT OF CURVATURE  
PT POINT OF TANGENCY  
POC POINT ON A CURVE

NOTES  
1) THIS IS NOT A SURVEY.  
2) BEARINGS BASED ON THE WESTERLY PROLONGATION OF THE CENTERLINE OF PLANTATION OAKS BOULEVARD WEST AS BEING NORTH 84°07'11" WEST.

POINT OF REFERENCE  
INTERSECTION OF THE C/L OF  
OAKLEAF PLANTATION PARKWAY  
AND THE WESTERLY PROLONGATION  
OF THE C/L OF PLANTATION OAKS  
BOULEVARD WEST

GRAPHIC SCALE



REVISED NOVEMBER 19, 2009  
REVISED NOVEMBER 19, 2009  
REVISED NOVEMBER 11, 2009  
REVISED OCTOBER 23, 2009

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED  
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



**Robert M. Angas Associates, inc.**

LAND SURVEYORS, PLANNERS AND CIVIL ENGINEERS  
SINCE 1924

14775 Old St. Augustine Road, Jacksonville, FL 32258 Tel: (904)642-8550  
Certificate of Authorization No.: LB 3624

SCALE: 1" = 200'

DATE: SEPTEMBER 26, 2007

PETER S. CHASE  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA LS No. 8335



Robert M. Angas Associates, Inc.  
Land Surveyors, Planners and Civil Engineers  
Since 1924

14775 Old St. Augustine Road  
Jacksonville, FL 32258  
Tel: (904) 642-8550  
Fax: (904) 642-4165

January 8, 2010

W.O.#2009-184  
File #120H-4

#### **ODP to MVCDD Parcel 1**

A portion of Section 1, Township 4 South, Range 24 East, Clay County, Florida, also being a portion of those lands described and recorded in Official Records Book 2976, page 754, of the Public Records of said County, and being more particularly described as follows:

For a Point of Reference, commence at the intersection of the centerline of Oakleaf Plantation Parkway, a variable width right of way, with the Westerly prolongation of the centerline of Plantation Oaks Boulevard West, a 100 foot right of way, thence North  $84^{\circ}07'11''$  West, along said Westerly prolongation, 284.01 feet to a point lying on the Westerly right of way line of said Oakleaf Plantation Parkway; thence South  $05^{\circ}52'49''$  West, along said Westerly right of way line, 40.12 feet; thence North  $79^{\circ}42'08''$  West, departing said Westerly right of way line and along the Northerly line of Southwest Village Center, as described and recorded in said Official Records Book 2976, page 754, a distance of 325.07 feet to the Point of Beginning.

From said Point of Beginning, thence Southwesterly, departing said Northerly line of Southwest Village Center, along the arc of a curve concave Southeasterly having a radius of 30.00 feet, through a central angle of  $90^{\circ}00'00''$ , an arc length of 47.12 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $55^{\circ}17'52''$  West, 42.43 feet; thence North  $79^{\circ}42'08''$  West, 15.50 feet to a point lying on said Northerly line of Southwest Village Center, said point also being a point on a curve concave Southeasterly having a radius of 30.00 feet; thence along said Northerly line the following two (2) courses: 1) Northeasterly along the arc of said curve, through a central angle of  $90^{\circ}00'00''$ , an arc length of 47.12 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $55^{\circ}17'52''$  East, 42.43 feet; 2) South  $79^{\circ}42'08''$  East, 15.50 feet to the Point of Beginning.

Containing 465 square feet, more or less.

A PORTION OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 24 EAST,  
CLAY COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED  
AND RECORDED IN OFFICIAL RECORDS BOOK 2976, PAGE 754,  
OF THE PUBLIC RECORDS OF SAID COUNTY,  
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.

LINE	BEARING	DISTANCE
L1	S05°52'49"W	40.12'
L2	N79°42'08"W	325.07'
L3	N79°42'08"W	15.50'
L4	S79°42'08"E	15.50'



- 2) BEARINGS BASED ON THE WESTERLY PROLONGATION OF THE CENTERLINE OF PLANTATION OAKS BOULEVARD WEST AS BEING NORTH 84°07'11" WEST.



**Robert M. Angas Associates, inc.**  
LAND SURVEYORS, PLANNERS AND CIVIL ENGINEERS  
SINCE 1924

14775 Old St. Augustine Road, Jacksonville, FL. 32258 Tel: (904) 642-8550  
Certificate of Authorization No.: LB 3624

SCALE: AS SHOWN

DATE: JANUARY 8, 2010

PETER S. CHASE  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE of FLORIDA LS No. 6336

## Exhibit B

### Parcel 1:

A portion of Section 1, Township 4 South, Range 24 East, Clay County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the centerline of Oakleaf Plantation Parkway, a variable width right of way, with the Westerly prolongation of the centerline of Plantation Oaks Boulevard West, a 100 foot right of way, thence North 84°07'11" West, along said Westerly prolongation, 284.01 feet to a point lying on the Westerly right of way line of said Oakleaf Plantation Parkway; thence South 05°52'49" West, along said Westerly right of way line, 40.12 feet to the Point of Beginning.

From said Point of Beginning, thence continue along said Westerly right of way line the following 5 courses: Course 1, thence continue South 05°52'49" West, 9.88 feet; Course 2, thence South 84°07'11" East, 30.65 feet to a point of curvature of a curve concave Southwesterly, having a radius of 100.00 feet; Course 3, thence Southeasterly, along the arc of said curve, through a central angle of 108°35'08", an arc length of 189.52 feet to a point of compound curvature, said arc being subtended by chord bearing and distance of South 29°49'37" East, 162.40 feet; Course 4, thence Southwesterly along the arc of a curve concave Northwesterly, having a radius of 3150.00 feet, through a central angle of 12°03'16", an arc length of 662.73 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 30°29'35" West, 661.51 feet; Course 5, thence South 36°31'13" West, 73.31 feet to a point lying on the Northerly line of those lands described and recorded in Official Records Book 2490, page 2161 of the Public Records of said County; thence along said Northerly line the following 6 courses: Course 1, thence North 53°28'47" West, departing said Westerly right of way line, 76.50 feet; Course 2, thence South 36°31'13" West, 5.99 feet; Course 3, thence North 53°28'47" West, 13.06 feet to the point of curvature of a curve concave Northeasterly, having a radius of 84.50 feet; Course 4, thence Northwesterly, along the arc of said curve, through a central angle of 26°27'06", an arc length of 39.01 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 40°15'14" West, 38.67 feet; Course 5, thence North 27°01'41" West, 85.69 feet; Course 6, thence North 77°00'00" West, 119.79 feet; thence North 13°17'25" East, departing said Northerly line, 100.00 feet to the point of curvature of a curve concave Southeasterly, having a radius of 975.00 feet; thence Northerly, along the arc of said curve, through a central angle of 04°54'04", an arc length of 83.40 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 15°44'27" East, 83.38 feet; thence North 18°11'29" East, 115.30 feet to the point of curvature of a curve concave Northwesterly, having a radius of 1025.00 feet; thence Northerly, along the arc of said curve, through a central angle of 07°53'37", an arc length of 141.21 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 14°14'41" East, 141.10 feet; thence North 10°17'52" East, 217.88 feet to the point of curvature of a curve concave Southeasterly, having a radius of 30.00 feet; thence Northeasterly, along the arc of said curve, through a central angle of 90°00'00", an arc length of 47.12 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 55°17'52" East, 42.43 feet; thence South 79°42'08" East, 340.57 feet to the Point of Beginning.

### Parcel 2:

A portion of Section 1, Township 4 South, Range 24 East, Clay County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the centerline of Oakleaf Plantation Parkway, a variable width right of way, with the Westerly prolongation of the centerline of Plantation Oaks Boulevard West, a 100 foot right of way, thence North 84°07'11" West, along said Westerly prolongation, 284.01 feet to a point lying on the Westerly right of way line of said Oakleaf Plantation Parkway; thence South 05°52'49" West, along said Westerly right of way line, 40.12 feet; thence North 79°42'08" West, departing said Westerly right of way line, 340.57 feet to the point of curvature of a curve concave Southeasterly having a radius of 30.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 90°00'00", an arc length of 47.12 feet to a point on said curve and

the Point of Beginning, said arc being subtended by a chord bearing and distance of South 55°17'52" West, 42.43 feet.

From said Point of Beginning, thence South 10°17'52" West, 217.88 feet to the point of curvature of a curve concave Northwesterly, having a radius of 1025.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 07°53'37", an arc length of 141.21 feet to the point of tangency of said curve, said arc being subtended by chord bearing and distance of South 14°14'41" West, 141.10 feet; thence South 18°11'29" West, 115.30 feet to the point of curvature of a curve concave Southeasterly, having a radius of 975.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 04°54'04", an arc length of 83.40 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 15°44'27" West, 83.38 feet; thence South 13°17'25" West, 100.00 feet to the most Northerly corner of those lands described and recorded in Official Records Book 2490, page 2161 of the public records of said County; thence South 13°00'00" West, along the Northwesterly line of said lands, 113.50 feet; thence South 36°31'04" West, continuing along said Northwesterly line, 45.85 feet to a point lying on the Northeasterly right of way line of Ivory Road Extension, a 70 foot right of way as presently established; thence North 53°28'47" West, along said Northeasterly right of way line, 93.68 feet to a point on a curve concave Northerly, having a radius of 30.00 feet; thence Northeasterly, departing said Northeasterly right of way line and along the arc of said curve through a central angle of 98°31'26", an arc length of 51.59 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of North 77°15'30" East, 45.46 feet; thence Northeasterly along the arc of curve concave Northwesterly having a radius of 388.91 feet, through a central angle of 14°42'21" an arc length of 99.82 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 20°38'36" East, 99.55 feet; thence North 13°17'25" East, 100.00 feet to the point of curvature of a curve concave Southeasterly, having a radius of 1025.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 04°54'04", an arc length of 87.68 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 15°44'27" East, 87.65 feet; thence North 18°11'29" East, 115.30 feet to the point of curvature of a curve concave Northwesterly, having a radius of 975.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 07°53'37", an arc length of 134.33 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 14°14'41" East, 134.22 feet; thence North 10°17'52" East, 217.88 feet; thence South 79°42'08" East, 50.00 feet to the Point of Beginning.

Exhibit C



Exhibit D



## *SIXTH ORDER OF BUSINESS*

Prepared by and return to:  
**Dave Nichols**  
Real Estate Division  
Clay Electric Cooperative, Inc.  
P. O. Box 308  
Keystone Heights, Florida 32656

Clay Electric Property No.  
Trinity Church new connect  
W.O. No:  
314128  
Tax Parcel No.  
01-04-24-007869-107-00

RIGHT-OF-WAY EASEMENT

Clay Electric Cooperative, Inc.

GRANTORS, (whether singular or plural) Middle Village Community Development District

A local unit of special-purpose government established pursuant

to Chapter 190, Florida Statutes

Space above for recording data

whose mailing address is 14758 Old St. Augustine Road, Suite 4

City Jacksonville State Florida Zip Code 32258

in Consideration of one dollar and other good and valuable Considerations, the receipt of which is hereby acknowledged, do(es) hereby grant, bargain, sell and convey to Clay Electric Cooperative, Inc., a Florida Corporation, of P.O. Box 308, Keystone Heights, Florida, 32656, hereinafter called the Cooperative, its successors and assigns, a perpetual easement Ten (10) feet in width over, under, upon and across the lands and real property situate, lying and being in the County of Clay, State of Florida, more particularly described as follows:

A Non-exclusive easement ten (10) feet in width being five (5) feet on each side of the centerline of an underground electrical distribution system and associated facilities over, under, upon and across a parcel of land lying in Section 01, Township 04 South, Range 24 East, Clay County, Florida.

Said parcel being more particularly described on the attached Exhibit “A”.

together with a perpetual easement over, under, upon and across all streets, roads, alleys, easements and rights-of-way in any plat or subdivision of which the above described property is a part, to the extent of Grantor’s interest therein. Grantee shall have the following rights and uses in the Easement Area: the right to construct, rebuild, operate, and maintain electric lines and systems on or under the above described lands (Easement Area) for the transmission of electric power and the distribution thereof; the right to inspect, repair, change, alter, improve, remove, and add to such facilities and systems as the Cooperative deems advisable, including, by way of example, and not by way of limitation, the right to alter, modify, increase or decrease the number and size of conduits, wires, voltage, poles, cables, down guys, transformers, transformer enclosures, regulators, and all necessarily related equipment; the right to cut, trim, remove, and control the growth of trees, shrubberies, and other plants in the easement area by all means available, and not prohibited by law, that may, in the judgement of the Cooperative, interfere with, threaten or endanger the operation and maintenance of the Cooperative’s facilities and systems; the right to keep the easement clear of all buildings, structures or other obstructions except citrus trees and low-growing shrubbery that do not otherwise in the judgement of the Cooperative interfere with Cooperative’s use of the easement and right-of-way; the right to license, permit, or otherwise agree to the joint use or occupancy of the easement, facilities or system whether over land or under ground by other utilities, persons, associations, or corporations, and the right to enter upon, cross, and use other lands of the Grantors to provide reasonable access to the easement granted herein. Grantor agrees that all equipment, poles, wire, facilities, and other tangible personal property, together with any other improvements to the easement and right-of-way installed by or on behalf of the Cooperative, shall remain the sole and exclusive property of the Cooperative, and shall not be subject to any interest or claim of Grantor. Grantor covenants with Grantee that Grantor is lawfully seized of the land in fee simple, that Grantor has good, right and lawful authority to grant, bargain, sell, and convey the land and the interest herein conveyed. Grantor reserves the right to use the underlying fee for farming, citrus grove, or pasture purposes, provided that such use shall not include the construction, placement or location of any structures in the easement area, nor any use that would, in the judgement of the Cooperative, interfere with the Cooperative’s use and enjoyment of the easement. Grantor agrees that this right-of-way easement is perpetual and shall run with the land, and that any abandonment or interruption of the use of the easement and right-of-way shall not terminate or impair the interests hereby conveyed to the Cooperative.

IN WITNESS WHEREOF, the Grantors have hereunto affixed their hands and seals this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Middle Village Community Development District  
A local unity of special-purpose government established pursuant  
to Chapter 190, Florida Statues

First,  
Witness Signature: \_\_\_\_\_  
Also,

By \_\_\_\_\_ (seal)  
Type/Print Name

Type/Print Name: \_\_\_\_\_

and Title: \_\_\_\_\_ (seal)

Second,  
Witness Signature: \_\_\_\_\_  
Also,  
Type/Print Name \_\_\_\_\_

Attest: \_\_\_\_\_ (seal)  
Type/Print Name  
and Title: \_\_\_\_\_ (seal)

STATE OF Florida  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this

\_\_\_\_\_ by \_\_\_\_\_ of Middle Village Community Development District,  
(date) (name of officer or agent, title of officer or agent) (name of corporation acknowledging)

He/she is personally known to me or has Produced \_\_\_\_\_ as identification.  
(type of identification)

[Notary Seal]

Notary Public

Name typed, printed or stamped

My Commission Expires: \_\_\_\_\_

## Exhibit "A"

A portion of Section 1, Township 4 South, Range 24 East, Clay County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the centerline of Oakleaf Plantation Parkway, a variable width right of way, with the Westerly prolongation of the centerline of Plantation Oaks Boulevard West, a 100 foot right of way, thence North 84°07'11" West, along said Westerly prolongation, 284.01 feet to a point lying on the Westerly right of way line of said Oakleaf Plantation Parkway; thence South 05°52'49" West, along said Westerly right of way line, 40.12 feet to the Point of Beginning.

From said Point of Beginning, thence North 79°42'08" West, departing said Westerly right of way line of Oakleaf Plantation Parkway, 340.57 feet to the point of curvature of a curve concave Southeasterly having a radius of 30.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 90°00'00", an arc length of 47.12 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 55°17'52" West, 42.43 feet; thence North 79°42'08" West, 34.50 feet to a point on a curve concave Southwesterly having a radius of 30.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 90°00'00", an arc length of 47.12 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 34°42'08" West, 42.43 feet; thence North 79°42'08" West, 18.00 feet; thence North 10°17'52" East, 80.00 feet; thence South 79°42'08" East, 18.00 feet to the point of curvature of a curve concave Northwesterly having a radius of 30.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 90°00'00", an arc length of 47.12 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 55°17'52" East, 42.43 feet; thence South 79°42'08" East, 37.00 feet to a point on a curve concave Northeasterly having a radius of 30.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 90°00'00", an arc length of 47.12 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 34°42'08" East, 42.43 feet; thence South 79°42'08" East, 331.89 feet to a point lying on said Westerly right of way line of Oakleaf Plantation Parkway; thence South 05°52'49" West, along said Westerly right of way line, 80.24 feet to the Point of Beginning.

Containing 0.89 acres, more or less.

## *SEVENTH ORDER OF BUSINESS*

# **Middle Village Community Development District**



**Approved Budget**

**FY2024**



**Middle Village  
Community Development District**

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# Middle Village

## Community Development District

## General Fund

Description	Adopted Budget FY 2023	Actual 6/30/23	Next 3 Months	Projected Thru 9/30/23	Approved Budget FY 2024
<b><u>Revenues</u></b>					
Special Assessments	\$ 217,187	\$ 217,692	\$ -	\$ 217,238	\$ 217,187
Interest Income	\$ 600	\$ 13,491	\$ 1,509	\$ 15,000	\$ 2,000
<b>Total Revenues</b>	<b>\$ 217,787</b>	<b>\$231,183</b>	<b>\$ 1,509</b>	<b>\$ 232,238</b>	<b>\$ 219,187</b>
<b><u>Expenditures</u></b>					
Supervisors Fees	\$ 12,000	\$ 8,600	\$ 3,000	\$ 11,600	\$ 12,000
Travel	\$ 200	\$ -	\$ 200	\$ 200	\$ 200
FICA Expense	\$ 918	\$ 693	\$ 230	\$ 923	\$ 918
Engineering	\$ 10,500	\$ -	\$ 7,000	\$ 7,000	\$ 7,000
Trustee	\$ 16,200	\$ 19,000	\$ -	\$ 19,000	\$ 19,000
Dissemination Agent	\$ 3,500	\$ 3,375	\$ 875	\$ 4,250	\$ 3,710
Assessment Roll	\$ 7,550	\$ 7,550	\$ -	\$ 7,550	\$ 8,003
Attorney	\$ 45,000	\$ 36,804	\$ 8,196	\$ 45,000	\$ 50,000
Attorney-Foreclosure	\$ 10,000	\$ -	\$ 10,000	\$ 10,000	\$ -
Arbitrage	\$ 750	\$ -	\$ 600	\$ 600	\$ 600
Annual Audit	\$ 6,100	\$ 6,500	\$ -	\$ 6,500	\$ 6,600
Management Fees	\$ 64,850	\$ 48,638	\$ 16,213	\$ 64,850	\$ 68,741
Information Technology	\$ 2,550	\$ 1,913	\$ 638	\$ 2,550	\$ 2,703
Telephone	\$ 600	\$ 155	\$ 145	\$ 300	\$ 300
Postage	\$ 600	\$ 300	\$ 300	\$ 600	\$ 600
Printing	\$ 2,000	\$ 638	\$ 1,362	\$ 2,000	\$ 2,000
Records Storage	\$ 200	\$ -	\$ 200	\$ 200	\$ -
Insurance	\$ 15,727	\$ 12,392	\$ -	\$ 12,392	\$ 13,621
Legal Advertising	\$ 1,500	\$ 1,447	\$ 1,053	\$ 2,500	\$ 2,500
Other Current Charges	\$ 150	\$ 68	\$ 82	\$ 150	\$ 150
Office Supplies	\$ 300	\$ 6	\$ 194	\$ 200	\$ 200
Website Compliance	\$ 2,250	\$ 1,688	\$ 564	\$ 2,252	\$ 2,385
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Reserves	\$ 14,167	\$ 14,167	\$ -	\$ 14,167	\$ 17,781
<b>Expenditures</b>	<b>\$ 217,787</b>	<b>\$164,108</b>	<b>\$ 50,850</b>	<b>\$ 214,958</b>	<b>\$ 219,187</b>
<b>EXCESS REVENUES / (EXPENDITURES)</b>	<b>\$ -</b>	<b>\$ 67,075</b>	<b>\$ (49,341)</b>	<b>\$ 17,280</b>	<b>\$ -</b>

**Middle Village**  
**Community Development District**  
BUDGET  
Fiscal Year 2024

**REVENUES:**

*Maintenance Assessments*

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

*Interest Income*

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

**EXPENDITURES:**

**Administrative:**

*Supervisor Fees*

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

*Travel Expense*

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

*FICA Expense*

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

*Engineering Fees*

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

*Trustee Fees*

The District 2018/2022 Bond Series trustee fees is based on the agreement between Hancock Bank and the District.

**Middle Village**  
**Community Development District**  
BUDGET  
Fiscal Year 2024

Dissemination Agent

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

Assessment Roll

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

Attorney

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

Arbitrage

The District is required to annually have an arbitrage rebate calculation on the District's Series 2018/2002 Bonds. Grau & Associates serves as the District's independent certified public accounting firm to calculate the rebate liability and submit reports to the District.

Annual Audit

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

Management Fees

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

Information Technology

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

**Middle Village**  
**Community Development District**  
BUDGET  
Fiscal Year 2024

Website Maintenance

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

Telephone

Telephone and fax machine.

Postage

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

Printing

Printing Budgets for the County, printing of computerized checks, stationary, envelopes etc.

Insurance

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

Legal Advertising

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

Other Current Charges

Any miscellaneous expenses incurred during the year.

Office Supplies

Miscellaneous office supplies.

**Middle Village**  
**Community Development District**  
BUDGET  
Fiscal Year 2024

*Dues, Licenses & Subscriptions*

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

*Reserves*

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

# Middle Village

## Community Development District

## Recreation Fund

Description	Adopted Budget FY 2023	Actual 6/30/23	Projected 3 Months	Projected Thru 9/30/23	Approved Budget FY 2024
<b><u>Revenues</u></b>					
Special Assessments	\$ 1,975,385	\$ 1,976,444	\$ -	\$ 1,976,444	\$ 1,975,385
Interest Income	\$ 500	\$ 8,591	\$ 1,496	\$ 10,087	\$ 5,000
Miscellaneous Revenue	\$ 6,000	\$ 1,020	\$ 500	\$ 1,520	\$ 3,000
Amenities Revenue	\$ 100,000	\$ 93,920	\$ 6,080	\$ 100,000	\$ 100,000
Cost Share Revenue-South Village	\$ 33,063	\$ -	\$ 33,063	\$ 33,063	\$ 33,063
<b>Total Revenues</b>	<b>\$ 2,114,948</b>	<b>\$ 2,079,975</b>	<b>\$ 41,139</b>	<b>\$ 2,121,114</b>	<b>\$ 2,116,448</b>
<b><u>Expenditures</u></b>					
<b><u>Administrative</u></b>					
Management Fees - On Site Staff	\$ 317,416	\$ 238,062	\$ 79,353	\$ 317,415	\$ 336,461
Insurance	\$ 62,717	\$ 58,279	\$ -	\$ 58,279	\$ 84,897
Other Current Charges	\$ 5,000	\$ 5,154	\$ 600	\$ 5,754	\$ 6,000
Permit Fees	\$ 1,500	\$ 1,623	\$ -	\$ 1,623	\$ 1,650
Office Supplies	\$ 500	\$ -	\$ 500	\$ 500	\$ -
<b>Administrative Expenditures</b>	<b>\$ 387,133</b>	<b>\$ 303,118</b>	<b>\$ 80,453</b>	<b>\$ 383,571</b>	<b>\$ 429,008</b>
<b><u>Maintenance</u></b>					
<b><u>Common Area</u></b>					
Security	\$ 166,335	\$ 123,217	\$ 43,118	\$ 166,335	\$ 136,335
Security Clay County	\$ 59,502	\$ 36,617	\$ 22,885	\$ 59,502	\$ 44,627
Electric	\$ 20,000	\$ 13,122	\$ 5,878	\$ 19,000	\$ 20,000
Streetlighting	\$ 35,000	\$ 24,905	\$ 9,095	\$ 34,000	\$ 35,000
Irrigation Maintenance	\$ 5,000	\$ 2,049	\$ 2,951	\$ 5,000	\$ 5,000
Landscape Maintenance	\$ 488,528	\$ 361,357	\$ 122,133	\$ 483,490	\$ 524,770
Common Area Maintenance	\$ 70,000	\$ 48,582	\$ 21,418	\$ 70,000	\$ 70,000
Lake Maintenance	\$ 21,000	\$ 17,203	\$ 4,782	\$ 21,985	\$ 22,000
Miscellaneous Maintenance	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ -
<b>Common Area Expenditures</b>	<b>\$ 870,365</b>	<b>\$ 627,051</b>	<b>\$ 234,760</b>	<b>\$ 861,812</b>	<b>\$ 857,731</b>
<b><u>Recreation Facility</u></b>					
Amenity Staff	\$ 176,000	\$ 103,026	\$ 71,974	\$ 175,000	\$ 176,000
Janitorial	\$ 55,000	\$ 34,050	\$ 20,950	\$ 55,000	\$ 58,300
Telephone	\$ 12,000	\$ 9,798	\$ 1,702	\$ 11,500	\$ 12,000
Electric	\$ 64,000	\$ 48,924	\$ 25,576	\$ 74,500	\$ 75,000
Water / Sewer	\$ 46,000	\$ 24,669	\$ 14,831	\$ 39,500	\$ 40,000
Gas/Heat (Pool)	\$ 25,000	\$ 14,636	\$ -	\$ 14,636	\$ 20,000
Refuse Service	\$ 25,000	\$ 26,637	\$ 7,363	\$ 34,000	\$ 35,000
Pool Maintenance & Chemicals	\$ 45,000	\$ 32,055	\$ 12,000	\$ 44,055	\$ 38,000
Cable	\$ 8,000	\$ 5,282	\$ 2,218	\$ 7,500	\$ 8,000

# Middle Village

## Community Development District

## Recreation Fund

Description	Adopted Budget FY 2023	Actual 6/30/23	Projected 3 Months	Projected Thru 9/30/23	Approved Budget FY 2024
Special Events	\$ 5,000	\$ 9,940	\$ 60	\$ 10,000	\$ 5,000
Office Supplies and Equipment	\$ 1,500	\$ 935	\$ 565	\$ 1,500	\$ 1,500
Facility Maintenance - General	\$ 58,000	\$ 40,394	\$ 14,606	\$ 55,000	\$ 58,000
Facility Maintenance - Preventive Contracts	\$ 15,950	\$ 3,892	\$ 10,500	\$ 14,392	\$ 15,950
Facility Maintenance - Contingency	\$ 5,000	\$ 2,737	\$ 1,263	\$ 4,000	\$ 5,000
Elevator Maintenance	\$ 3,000	\$ 6,838	\$ 1,500	\$ 8,338	\$ 10,000
Recreation Passes	\$ 5,000	\$ 3,255	\$ 745	\$ 4,000	\$ 4,000
Lighting Repairs	\$ 10,000	\$ 7,441	\$ 2,559	\$ 10,000	\$ 10,000
Tennis Court Maintenance	\$ 48,000	\$ 53,085	\$ 7,915	\$ 61,000	\$ 62,000
Capital Reserve	\$ 250,000	\$ 250,000	\$ -	\$ 250,000	\$ 195,959
<b>Recreation Facility Expenditures</b>	<b>\$ 857,450</b>	<b>\$ 677,593</b>	<b>\$ 196,328</b>	<b>\$ 873,921</b>	<b>\$ 829,709</b>
<b>Total Expenditures</b>	<b>\$ 2,114,948</b>	<b>\$1,607,762</b>	<b>\$ 511,541</b>	<b>\$ 2,119,303</b>	<b>\$ 2,116,448</b>
<b>EXCESS REVENUES / (EXPENDITURES)</b>	<b>\$ -</b>	<b>\$ 472,213</b>	<b>\$ (470,403)</b>	<b>\$ 1,810</b>	<b>\$ -</b>

**Middle Village**  
**Community Development District**  
BUDGET  
Fiscal Year 2024

**REVENUES:**

*Maintenance Assessments*

The District will levy a non ad-valorem special assessment on all assessable property within the District to fund all of the Recreational Operating Expenditures for the fiscal year.

*Interest Income*

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

*Amenities Revenue*

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

*Cost Share Revenue – South Village*

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

**Middle Village**  
**Community Development District**  
BUDGET  
Fiscal Year 2024

**EXPENDITURES:**

**Administrative:**

*Management Fees – On Site*

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

*Insurance*

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

*Other Current Charges*

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

*Permit Fees*

Costs of various occupational licenses and pool permits.

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

**Middle Village**  
**Community Development District**  
 BUDGET  
 Fiscal Year 2024

**Maintenance: Common Area**

Security

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

<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
Security Contract	\$ 10,833	\$ 130,000
Contingency/Extra Coverage	\$ 528	\$ 6,335
<b>Total</b>	<b>\$ 11,361</b>	<b>\$ 136,335</b>

Security – Clay County

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

Electric

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

<b>Account Number</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
6082986	885 Misty Oak Drive	\$ 32	\$ 389
6144521	384 Oakleaf Plantation Boulevard	\$ 142	\$ 1,706
6177042	726-1 Chestnut Chase Drive	\$ 36	\$ 434
6214282	707 Oak Leaf Plantation Pkwy	\$ 167	\$ 2,007
6411763	4222-1 Plantation Oaks Blvd	\$ 518	\$ 6,218
7131568	893-1 Cardinal Hills Street	\$ 34	\$ 411
7131600	508-1 Chestwood Chase Drive	\$ 33	\$ 401
7131634	3215-1 Live Oak Hollow Drive	\$ 36	\$ 435
7131642	1016-1 Oakleaf Plantation Parkway	\$ 34	\$ 405
7131691	1225-1 Deerview Lane	\$ 33	\$ 401
7138258	3786-1 Timberline Drive	\$ 35	\$ 423
7709488	711-1 Oak Leaf Plantation	\$ 69	\$ 823
7778707	4219-1 Plantation Oaks Blvd	\$ 98	\$ 1,179
8339848	1097-1 Oakleaf Planta U/G	\$ 49	\$ 583
8455321	713-1 Oakleaf Plantation Pkwy	\$ 75	\$ 897
8455347	573-2 Oakleaf Plantation Pkwy	\$ 33	\$ 399
	Contingency	\$ 241	\$ 2,888
<b>Total</b>		<b>\$ 1,667</b>	<b>\$ 20,000</b>

**Middle Village**  
**Community Development District**  
BUDGET  
Fiscal Year 2024

Street Lighting

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

Account Number	Description	Monthly	Annual
6301196	Westside of Brannanfield	\$ 2,816	\$ 33,792
	Contingency	\$ 101	\$ 1,208
<b>Total</b>		<b>\$ 2,667</b>	<b>\$ 35,000</b>

Irrigation Maintenance

Miscellaneous irrigation repairs and maintenance incurred by the district.

Landscape Maintenance

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

Description	Monthly	Annual
Landscape Contract	\$ 43,731	\$ 524,770
<b>Total</b>	<b>\$ 43,731</b>	<b>\$ 524,770</b>

Common Area Maintenance

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

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

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

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

**Middle Village**  
**Community Development District**  
BUDGET  
Fiscal Year 2024

Lake Maintenance

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

Description	Monthly	Annual
Lake Maintenance Contract	\$ 1,656	\$ 19,868
Contingency	\$ 178	\$ 2,132
<b>Total</b>	<b>\$ 1,833</b>	<b>\$ 22,000</b>

**Maintenance: Recreational Facility**

Amenity Staff

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

Janitorial

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

Description	Monthly	Annual
Janitorial Contract	\$ 3,783	\$ 48,700
Contingency	\$ 150	\$ 1,800
Supplies	\$ 650	\$ 7,800
<b>Total</b>	<b>\$ 4,583</b>	<b>\$ 58,300</b>

**Middle Village**  
**Community Development District**  
BUDGET  
Fiscal Year 2024

Telephone

The Amenity Center currently pays AT&T for 2 phone lines. The amounts are based upon the following:

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

Electric

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

Account Number	Description	Monthly	Annual
6301188	845 Oakleaf Plantation Pkwy	\$ 3,400	\$ 40,800
8353831	853 Oakleaf Plantation Pkwy (Pool)	\$ 2,350	\$ 28,200
	Contingency	\$ 500	\$ 6,000
<b>Total</b>		<b>\$ 6,250</b>	<b>\$ 75,000</b>

**Middle Village**  
**Community Development District**  
 BUDGET  
 Fiscal Year 2024

Water / Sewer

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

<b>Account Number</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
64274704	845 Oakleaf Plantation - Water	\$ 790	\$ 9,480
64274704	845 Oakleaf Plantation - Sewer	\$ 420	\$ 5,040
68260125	845 Oakleaf Plantation -Pool	\$ 100	\$ 1,200
<b>Total JEA</b>		<b>\$ 1,310</b>	<b>\$ 14,520</b>
210999	3214-1 Tower Oaks Drive Rec	\$ 900	\$ 10,800
235920	701-1 Turkey Point Drive Rec	\$ 50	\$ 600
235921	878-1 Songbird Drive Rec	\$ 40	\$ 480
235922	738-1 Chestwood Chase Drive	\$ 40	\$ 480
241833	3214-2 Tower Oaks Drive Rec	\$ 50	\$ 600
274569	1089 Oakleaf Plantation Pkwy	\$ 300	\$ 3,600
274570	1092 Oakleaf Plantation Pkwy	\$ 220	\$ 2,640
276170	3713-1 Chasing Falls Rd Recl Irrig	\$ 40	\$ 480
276168	533-1 Southwood Way Irrig	\$ 40	\$ 480
276169	533-2 Southwood Way Rec. Irrig	\$ 100	\$ 1,200
<b>Total CCUA</b>		<b>\$ 1,780</b>	<b>\$ 21,360</b>
	Contingency	\$ 343	\$ 4,120
<b>Total Water/Sewer/Reclaim</b>		<b>\$ 3,433</b>	<b>\$ 40,000</b>

Gas/Heat (Pool)

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

Refuse Service

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

**Middle Village**  
**Community Development District**  
BUDGET  
Fiscal Year 2024

*Pool Maintenance & Chemicals*

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

Description	Monthly	Annual
Pool maintenance/chemicals	\$ 2,500	\$ 30,000
Contingency	\$ 667	\$ 8,000
<b>Total</b>	<b>\$ 3,167</b>	<b>\$ 38,000</b>

*Cable*

The District currently uses Comcast for cable services.

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

*Special Events*

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

*Office Supplies and Equipment*

Office supplies for the Amenity Center.

*Facility Maintenance – General*

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

*Facility Maintenance – Preventative*

Cost of routine repairs and maintenance.

**Middle Village**  
**Community Development District**  
BUDGET  
Fiscal Year 2024

*Facility Maintenance – Contingency*

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

*Elevator Maintenance*

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

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

*Recreation Passes*

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

*Lighting Repairs*

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

*Tennis Court Maintenance*

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

*Capital Reserve*

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

# Middle Village

## Community Development District

## Debt Service Fund Series 2022/2018-2

Description	Proposed Budget FY 2023	Actual 6/30/23	Next 3 Months	Projected Thru 9/30/23	Approved Budget FY 2024
<b>Revenues</b>					
Carry Forward Surplus	\$ 276,073	\$ 445,290	\$ -	\$ 445,290	\$ 317,123
Special Assessments	\$ 1,772,220	\$ 1,776,376	\$ -	\$ 1,776,376	\$ 1,772,220
Interest Income	\$ 1,000	\$ 38,457	\$ 5,000	\$ 43,457	\$ 10,000
<b>Total Revenues</b>	<b>\$ 2,049,293</b>	<b>\$ 2,260,124</b>	<b>\$ 5,000</b>	<b>\$ 2,265,124</b>	<b>\$ 2,099,343</b>
<b>Expenditures</b>					
<u>Series 2022</u>					
Interest 11/1	\$ 213,140	\$ 213,140	\$ -	\$ 213,140	\$ 200,884
Principal Expense- 11/1 (Prepayment)	\$ -	\$ 219,000	\$ -	\$ 219,000	\$ -
Interest Expense - 5/1	\$ 213,140	\$ 210,372	\$ -	\$ 210,372	\$ 200,884
Principal Expense - 5/1	\$ 1,124,000	\$ 1,109,000	\$ -	\$ 1,109,000	\$ 1,130,000
Special Call 5/1	\$ -	\$ 4,000	\$ -	\$ 4,000	\$ -
<u>Series 2018A-2</u>					
Interest 11/1	\$ 54,313	\$54,313	\$ -	\$ 54,313	\$ 50,625
Principal Expense- 11/1 (Prepayment)	\$ -	\$ 30,000	\$ -	\$ 30,000	\$ -
Interest 5/1	\$ 54,313	\$ 53,563	\$ -	\$ 53,563	\$ 50,625
Principal 5/1	\$ 125,000	\$ 125,000	\$ -	\$ 125,000	\$ 125,000
Special Call 5/1	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -
<b>Total Expenditures</b>	<b>\$ 1,783,905</b>	<b>\$ 2,023,387</b>	<b>\$ -</b>	<b>\$ 2,023,387</b>	<b>\$ 1,758,019</b>
<b>EXCESS REVENUES / (EXPENDITURES)</b>	<b>\$ 265,388</b>	<b>\$ 236,737</b>	<b>\$ 5,000</b>	<b>\$ 241,737</b>	<b>\$ 341,324</b>

Interest November 1, 2024

Series 2022	\$189,938
Series 2018-2	\$47,500
	<u>\$237,438</u>

# Middle Village

Community Development District

## Amortization Schedule

Series 2022, Special Assessment Refunding Bonds

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/2023			\$200,884	\$1,531,769
05/01/2024	\$15,526,000	\$1,130,000	\$200,884	
11/01/2024			\$189,938	\$1,532,876
05/01/2025	\$14,396,000	\$1,153,000	\$189,938	
11/01/2025			\$177,877	\$1,533,753
05/01/2026	\$13,243,000	\$1,178,000	\$177,877	
11/01/2026			\$164,792	\$1,534,584
05/01/2027	\$12,065,000	\$1,205,000	\$164,792	
11/01/2027			\$150,649	\$1,535,298
05/01/2028	\$10,860,000	\$1,234,000	\$150,649	
11/01/2028			\$135,452	\$1,535,903
05/01/2029	\$9,626,000	\$1,265,000	\$135,452	
11/01/2029			\$119,238	\$1,536,476
05/01/2030	\$8,361,000	\$1,298,000	\$119,238	
11/01/2030			\$102,008	\$1,537,017
05/01/2031	\$7,063,000	\$1,333,000	\$102,008	
11/01/2031			\$83,735	\$1,538,470
05/01/2032	\$5,730,000	\$1,371,000	\$83,735	
11/01/2032			\$64,387	\$1,539,775
05/01/2033	\$4,359,000	\$1,411,000	\$64,387	
11/01/2033			\$43,981	\$1,539,962
05/01/2034	\$2,948,000	\$1,452,000	\$43,981	
11/01/2034			\$22,528	\$1,541,057
05/01/2035	\$1,496,000	\$1,496,000	\$22,528	
11/01/2035				
		<b>\$15,526,000</b>	<b>\$2,910,939</b>	<b>\$18,436,939</b>

# Middle Village

Community Development District

## Amortization Schedule

Series 2018-2, Special Assessment Refunding Bonds

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/23	\$2,025,000		\$50,625	
05/01/24	\$2,025,000	\$125,000	\$50,625	\$226,250
11/01/24	\$1,900,000		\$47,500	
05/01/25	\$1,900,000	\$135,000	\$47,500	\$230,000
11/01/25	\$1,765,000		\$44,125	
05/01/26	\$1,765,000	\$140,000	\$44,125	\$228,250
11/01/26	\$1,625,000		\$40,625	
05/01/27	\$1,625,000	\$145,000	\$40,625	\$226,250
11/01/27	\$1,480,000		\$37,000	
05/01/28	\$1,480,000	\$155,000	\$37,000	\$229,000
11/01/28	\$1,325,000		\$33,125	
05/01/29	\$1,325,000	\$160,000	\$33,125	\$226,250
11/01/29	\$1,165,000		\$29,125	
05/01/30	\$1,165,000	\$170,000	\$29,125	\$228,250
11/01/30	\$995,000		\$24,875	
05/01/31	\$995,000	\$180,000	\$24,875	\$229,750
11/01/31	\$815,000		\$20,375	
05/01/32	\$815,000	\$190,000	\$20,375	\$230,750
11/01/32	\$625,000		\$15,625	
05/01/33	\$625,000	\$200,000	\$15,625	\$231,250
11/01/33	\$425,000		\$10,625	
05/01/34	\$425,000	\$205,000	\$10,625	\$226,250
11/01/34	\$220,000		\$5,500	
05/01/35	\$220,000	\$220,000	\$5,500	\$231,000
11/1/35				
<b>Total</b>		<b>\$2,025,000</b>	<b>\$718,250</b>	<b>\$2,743,250</b>

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

Description	Single Family	Multi-Family	High Density Mulit-Family	High Density MF & Aquatics	Commercial/ Office	Total
Units	1,059	1047	228	704	330,000 Sq.Ft.	
Gross Per Units	\$ 868.47	\$ 672.04	\$ 612.56	\$ 522.91	\$ 0.57	
Gross Assessment	\$ 919,710	\$ 703,631	\$ 139,664	\$ 368,125	\$ 189,232	\$ 2,320,362
Net Assessment	\$ 864,551	\$ 661,432	\$ 131,288	\$ 346,047	\$ 177,883	\$ 2,181,201

**Allocation By Fund**

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

	<b>FY 2023</b>	<b>FY 2024</b>	<b>\$ Increase</b>
Single Family	\$ 868.47	\$ 868.47	\$ 0.00
Multi-Family	\$ 672.04	\$ 672.04	\$ 0.00
High Density Mulit-Family	\$ 612.56	\$ 612.56	\$ 0.00
High Density MF & Aquatics	\$ 522.91	\$ 522.91	\$ 0.00
Commercial/Office	\$ 0.57	\$ 0.57	\$ 0.00

## Middle Village CDD

Debt Service Series 2022/2018-2 Assessment Allocation

<u>Unit Type</u>	<u>Total Units</u>	<u>Units with Debt Remaining</u>	<u>Per Unit Assessments FY 22</u>	<u>Per Unit Assessments FY 24</u>	<u>Gross Assessment</u>	<u>\$ Increase/ (\$Decrease)</u>
Single Family	1,059	1,053	\$800.77	\$800.77	\$843,215	\$0.00
Multi-Family	1,997	1,274	\$572.62	\$572.62	\$729,519	\$0.00
Commercial (Sq.Ft)	330,000	320,900	\$0.62	\$0.62	\$199,486	\$0.00
Total Gross Assessment					\$ 1,772,220	
Less: Discounts and Collections (6%)					\$ 100,314	
Total Net Assessment					\$ 1,671,906	

# Middle Village

## Community Development District

## Capital Reserve Fund

Description	Adopted Budget FY 2023	Actual 06/30/23	Next 3 Months	Projected Thru 9/30/23	Approved Budget FY 2024
<b>REVENUES:</b>					
Carryforward	\$ 1,165,118	\$ 1,225,320	\$ -	\$ 1,547,991	\$ 1,537,848
Interest	\$ 2,000	\$ 20,705	\$ 5,000	\$ 25,705	\$ 15,000
Capital Reserve - Rec Fund	\$ 250,000	\$ 250,000	\$ -	\$ 250,000	\$ 195,959
General Reserve - General Fund	\$ 14,152	\$ 14,152	\$ -	\$ 14,152	\$ 17,781
<b>TOTAL REVENUES</b>	<b>\$ 1,431,270</b>	<b>\$ 1,510,177</b>	<b>\$ 5,000</b>	<b>\$ 1,837,848</b>	<b>\$ 1,766,588</b>
<b>EXPENDITURES:</b>					
Repair Replacements	\$ 400,775	\$ 211,610	\$ 88,390	\$ 300,000	\$ 688,044
<b>TOTAL EXPENDITURES</b>	<b>\$ 400,775</b>	<b>\$ 211,610</b>	<b>\$ 88,390</b>	<b>\$ 300,000</b>	<b>\$ 688,044</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 1,030,495</b>	<b>\$ 1,298,568</b>	<b>\$ (83,390)</b>	<b>\$ 1,537,848</b>	<b>\$ 1,078,544</b>

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

<b>Fiscal Year</b>	<b>Beginning Balance</b>	<b>Add Funding</b>	<b>Add Interest</b>	<b>Less Expenditures</b>	<b>Ending Balance (budget)</b>	<b>Planned Balance (Study)</b>	<b>% of Planned</b>	<b>Replacment Cost (Study)</b>
2023	\$1,225,320	\$264,152	\$25,705	(\$400,775)	\$1,114,403	\$1,683,563	66%	\$3,193,245
2024	\$1,114,403	\$266,557	\$15,000	(\$388,044)	\$1,007,916	\$1,865,281	54%	\$3,384,839
2025	\$1,007,916	\$269,222	\$2,806	(\$30,483)	\$1,249,461	\$2,031,678	61%	\$3,554,081
2026	\$1,249,461	\$271,914	\$3,497	(\$322,311)	\$1,202,561	\$2,195,262	55%	\$3,696,244

Middle Village  
Community Development District

Exhibit "A"

**Allocation of Operating Reserves**

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

General Fund - Beginning Fund Balance - 10/1/22	\$ 182,130
Recreation Fund - Beginning Fund Balance - 10/1/22	\$ 946,003
Estimated General Excess Revenues - Fiscal Year 2023	\$ 17,280
Estimated Recreation Excess Revenues- Fiscal Year 2023	\$ 1,810
Total Estimated Operating Funds Available - 9/30/2023	<u>\$ 1,147,223</u>

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

General Fund Operating Reserve - First Quarter Operating Capital	\$ 59,242
Recreation Fund Operating Reserve - First Quarter Operating Capital	\$ 480,122
Total Reserve	<u>\$ 539,364</u>
Total Working Capital Surplus	<u>\$ 607,859</u>

**Projected Capital Reserve Funds Available for FY 2024**

**Capital Reserve Funds - Beginning Fund Balance**

Capital Reserve- Beginning Fund Balance - 10/1/22	\$ 1,225,320
Projected Capital Excess Revenues - Fiscal Year 2023	<u>\$ (10,143)</u>
Total Estimated Reserve Funds Available - 9/30/23	\$ 1,215,177
Recreation Fund - General Reserve	\$ 195,959
General Fund - Reserves	<u>\$ 17,781</u>
Total Funding Fiscal Year 2024	\$ 213,740
Total Estimate Reserve Fund Balances - 9/30/24	<u>\$ 1,428,917</u>

*A.*

## RESOLUTION 2023-12

### THE ANNUAL APPROPRIATION RESOLUTION OF THE MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2023, submitted to the Board of Supervisors (“**Board**”) of the Middle Village Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

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

#### SECTION 1. BUDGET

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

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Middle Village Community Development District for the Fiscal Year Ending September 30, 2024."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

## **SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sum of \$\_\_\_\_\_ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

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

## **SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024, or within 60 days following the end of the Fiscal Year 2023/2024, may amend its Adopted Budget for that fiscal year as follows:

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

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

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

**PASSED AND ADOPTED THIS 21ST DAY OF AUGUST, 2023.**

ATTEST:

**MIDDLE VILLAGE COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

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

**Exhibit A:** Fiscal Year 2023/2024 Budget

## **Exhibit A**

Fiscal Year 2023/2024 Budget

*B.*

## RESOLUTION 2023-13

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

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

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

**WHEREAS**, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"), attached hereto as **Exhibit "A"** and incorporated by reference herein; and

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

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

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

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

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2023/2024; and

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

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

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

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

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

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

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

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified to the County Tax Collector and shall be collected by the County

Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

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

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

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

**PASSED AND ADOPTED** this 21st day of August, 2023.

ATTEST:

**MIDDLE VILLAGE COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary / Assistant Secretary

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Chair / Vice Chair, Board of Supervisors

**Exhibit A:** Budget

**Exhibit B:** Assessment Roll

**Exhibit A**  
Budget

**Exhibit B**  
Assessment Roll

*EIGHTH ORDER OF BUSINESS*

*B.*

## Middle Village CDD Annual Review

The CDD annual review was conducted on July 21, 2023, by Jeff Brooks. The ETM CEI noted the following items:

1. Drop offs along the sidewalk near the bridge to the pond gazebo present a potential fall hazard.
2. Although nearly half of the wooden walkway has been replaced between the amenity area and the multi-family area, there remains multiple planks that are weak, failing, and loose from decay.
3. Overhanging vegetation that is along the wooden boardwalk needs to be trimmed back.
4. Replace missing light at the end of wooden walkway.
5. Replace the missing light and the pull box cover beside the sidewalk that is behind the landscaping storage area.
6. Repair broken sidewalk at bathrooms near basketball courts.
7. There appears to be some settling around the yard inlet between the ball diamonds and the basketball courts. Ground water is leaking in around the pipe / structure connection and this could be attributing to this settling.
8. At the entrance to the basketball courts, the yard inlet is blocked and there is erosion undermining the sidewalk.
9. In the playground area behind the amenity center, remove or cap the 2"x2" metal post near the hobby horses.
10. Replaced the frayed swing straps for the chair swings.
11. Fill in the 3"x3" holes at the benches along the sidewalk or replace missing benches.
12. Missing and sunken pavers at the back of the main amenity center.
13. The wooden walkways at the tennis area are failing due to decay.
14. The Stop sign and the "No Thru Traffic" sign should be replaced.
15. Recommend contacting Clay County Public Works and report the missing Stop sign at the northern exit from the amenity parking lot.
16. Inspect the top of all drainage inlets and clear debris from the grates.
17. Unblock the inlet at the back entrance to the pool maintenance area.

18. Creekview park:

- a. Replace the post and add caps at the entrance to the park.
- b. Repair broken sidewalk sections and remove trip hazards caused by raised sidewalk sections.

19. Hamilton Glen park: remove trip hazards caused by raised sidewalk sections.

20. Briar Oak pond:

- a. The control structure presents a fall hazard; there is no railing or grating to protect from a fall into the control structure / flume.
- b. The pond bank has many locations that need sod or grass.

21. At Whitfield:

- a. The small pond at the dead end on Mosswood Chase ST, the weir plate at the control structure has been blocked.
- b. The entry sign is missing at Whitfield.

22. At the roundabout:

- a. The 4 clocks at the have different times on the face of the clocks.
- b. The streetlight on the NW corner is missing a globe and bulb.
- c. The temporary electric meter located near the NW corner is missing a protective cap where the meter would be located.

23. Along the lake walk:

- a. Install missing pavers.
- b. Install lids / tops on the irrigation valve boxes.
- c. Multiple light poles have exposed wiring near the bottom of the posts where the conduit is broken.
- d. There are a few locations where the tree roots are causing the pavers to raise and creates tripping hazards.

No other issues were noted in the remaining surrounding neighborhoods. There is evidence of some old washouts in some of the ponds, but these appear to be now covered by established sod and do not appear to be a matter of concern.

Amenity Area











Creekview Park





Pond at Briar Oaks



## Whitfield



## Clocktower Roundabout





Lake Walk



*C.*

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

The Board of Supervisors of the **Middle Village Community Development District** will hold their regularly scheduled public meetings for **Fiscal Year 2024** at **2:00 p.m.** at the **Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065** on the second Monday of each month as follows or otherwise noted:

October 9, 2023  
November 13, 2023  
December 11, 2023  
January 8, 2024  
February 12, 2024  
March 11, 2024 @ 6:00 p.m.  
April 8, 2024  
May 13, 2024  
June 10, 2024  
July 8, 2024  
August 19, 2024 @ 6:00 p.m. (\*third Monday)  
September 9, 2024

*D.*

*1.*

## Middle Village Community Development District (CDD)

845 Plantation Oaks Parkway, Orange Park, FL 32065

904-375-9285; [manager@oakleafresidents.com](mailto:manager@oakleafresidents.com)

### Memorandum

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

#### Community:

##### Special Events

- Tuesday Food trucks – (continue?),
- Back to School Party, August Movie – Dive in at DB
- Upcoming – September Movie – Dive In at MV

##### Aquatics

- Summer Swim finalized, High School Swimming at MV, overflow usage at DB lap pool
- Currently scheduling neighborhood classes – CPR/First Aid, off season babysitting class

##### Amenity Usage

- *Total Facilities Usage – 8681*
- *Average daily usage – 280*

##### *Card counts:*

MV Owners	140
MV Renters	91
MV Replacements	32
MV Updated	16

*Total cards printed: 608 (both districts)*

##### Rentals

- *20 of 31 days rented in July , 5 of 5 weekends rented*
- *18 Grand Ballroom rentals, 1 Grand Lawn rental, 0 Bridal Suite rentals, 11 patio rentals*
- *50 tours (92 approx.hours)/110 hours used for scheduling, administrative, etc.*

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

845 Plantation Oaks Parkway, Orange Park, FL 32065

904-375-9285; [manager@oakleafresidents.com](mailto:manager@oakleafresidents.com)

### **Memorandum**

#### **Operations: Open Items**

- Update on fencing/gate installs
- Gazebo/promenade walls
- Update on Treadmill replacements

#### **MAINTENANCE**

- Repair of Elevator after event
- Replace multiple signs at neighborhood parks
- Coordinate repair to newer gas cart replaced broken steering box and a-arms
- Coordinate order and delivery of parts and tires for large UTV
- Coordinate repairs for alarm panels
- Continued plank cutting and framing prep for boardwalk renovations
- Repair vinyl fencing at Deerview (tree damage)
- Repair of 2 picnic tables at Tennis viewing areas
- Touch up painting on decorative street poles in neighborhood (ongoing)
- Coordinate finalization of gazebo cap
- Coordinate finalization of Whitfield sign repair
- Coordinate timing and forming for multiple sidewalk - tennis and rear amenity walkway
- Multiple fan repairs at pool patio areas , will swap to provide newer fans at pond gazebo
- Dispose of multiple large electronics equipment (hazardous waste refuse)
- Multiple drop off trips for refuse removal (rosemary hill)
- Audit of access cards – ongoing (to include audit of adult family members in household)
- Data collection for Florida Department of Labor
- Continual Lake Inspections – all lakes inspected monthly – reports kept on file in Ops. Manager office.
- Continual Park inspections and cleaning – reports kept on file.
- Light Inspections completed – Whitfield, Boulevard, Parkway, and Hamilton Glenn completed 7/11 Forest Brook, Creekview, Oakpoint, and Timberlake completed 7 /26

#### **Landscaping**

- *Mulch replenishments through out*
- *Monthly report for July submitted and filed at Operations office*

For questions, comments, or clarification, please contact:

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

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



**FOREST HAMMOCK UNIT TWO**  
**PB 55 PG 10-41**

**FOREST HAMMOCK B 54 PG 59 - 70**

**OAKLEAF PLANTATION PKWY**

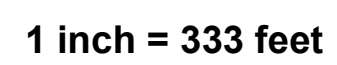
**MIDDLE VILLAGE CDD**

**THE PRESERVE AT OAKLEAF CONDOS**

**MIDDLE VILLAGE AMENITY CENTER**

[Blue Outline]	Boundary
[Thin Gray Line]	Parcel Line Work
[Light Brown]	920000.00 Middle Village @ OLP
[Purple]	920001.00 COMM Middle Village
[Pinkish-Brown]	920002.00 EXMPT Middle Village
[Light Blue]	920373.01 Whitefield
[Lavender]	920373.10 Briar Oak
[Reddish-Brown]	920373.20 Cambridge
[Dusty Rose]	920373.25 Preserve
[Violet]	920373.30 Coventry
[Dark Purple]	920374.00 Southwood Way
[Medium Purple]	920374.01 Oakpoint
[Light Blue-Grey]	920374.05 Creekview
[Pink]	920374.10 Timberlake
[Light Pink]	920374.15 Forest Brooke
[Medium Purple]	920374.20 Hamilton Glen
[Reddish-Pink]	920374.25 Chestnut Ridge
[Light Blue]	920374.30 Jennings Pt
[Brown]	920375.00 Willowbrook

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

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