

MIDDLE VILLAGE
Community Development District

NOVEMBER 13, 2023

AGENDA

Middle Village Community Development District

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

November 6, 2023

Board of Supervisors
Middle Village Community Development District

Dear Board Members:

The Middle Village Community Development District Board of Supervisors Meeting is scheduled to be held **Monday, November 13, 2023 at 2:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.**

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Audience Comments (limited to three minutes)
- III. Approval of Consent Agenda
 - A. Approval of the Minutes of the October 9, 2023 Meeting
 - B. Financial Statements
 - C. Assessment Receipts Schedule
 - D. Check Register
- IV. Consideration of Conveyance of Plantation Oaks Boulevard to Clay County and Authorization of Agreement Related to Enhanced Maintenance
- V. Ratification of the Engagement Letter with Grau & Associates for Fiscal Year 2023
- VI. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. Operations Manager

1. Memorandum

2. Update on Open Items (Gates, Nature Walk & Treadmills)

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

VIII. Next Scheduled Meeting – December 11, 2023 @ 2:00 p.m. at the Plantation Oaks Amenity Center

IX. Adjournment

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

Sincerely,

Marílee Giles

Marilee Giles
District Manager

THIRD ORDER OF BUSINESS

A.

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

The regular meeting of the Board of Supervisors of the Middle Village Community Development District was held Monday, **October 9, 2023** at 2:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

Present and constituting a quorum were:

Michael Steiner	Chairman
Sherrie Mifsud	Vice Chair
Julie Arnau	Assistant Secretary
Jonel Hicks	Assistant Secretary
Shawn Bland	Assistant Secretary

Also present were:

Marilee Giles	District Manager
Mike Eckert	District Counsel
Jay Soriano	Field Operations Manager
Chalon Suchsland	VerdeGo
Zach McGee	S3 Security

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 audience members present, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Consent Agenda

- A. Minutes of the September 11, 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 September 11th meeting.

On MOTION by Chairman Steiner seconded by Mr. Bland with all in favor the minutes of the September 11, 2023 meeting were approved.

Ms. Giles stated next are your financial statements as of August 31, 2023, followed by the assessment receipts schedule showing the District is 100% collected, and a summary of your check register totaling \$274,381.31. The check register is a little higher because the insurance payment has come out for EGIS.

Mr. Hicks joined the meeting at this time.

Ms. Arnau stated there is a refund request on page 94 that comes out to be \$600, but on the check register it looks like you refunded \$700.

Ms. Giles stated I caught that when I signed the check, and they amended this one. I'll send the email to you.

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

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Eckert stated we have not received the agreement back from the church yet for the maintenance they asked for. Jay has had contact with them recently and they said they've just been busy and will get to signing that. I sent a copy of the easement that Clay Electric requested we provide over the portion of Plantation Oaks Boulevard to the County Attorney because this is the parcel we may want to give to the County, and we didn't want to encumber it by an easement that the County would object to. The County Attorney is going to look at that and send me comments or send me a version of an easement with Clay Electric that they would approve, and we will send that back to Clay Electric. The third update is I sent a letter to the Clay County Attorney requesting the County take ownership of that portion of Plantation Oaks Boulevard that was deeded to us. I have not heard back other than an informal conversation. Before I sent the letter she was not opposed and the County didn't seem opposed to dealing with that, they just wanted some sort of assurance that we were going to keep doing the maintenance we were doing already, which is just that enhanced landscaping in that median in front of the parcel. We don't have an obligation to, but I think that is the intent to make sure the neighborhood looks good.

B. District Engineer

There being nothing to report, the next item followed.

C. District Manager

There being nothing to report, the next item followed.

D. Operations Manager

1. Memorandum

2. Update on Open Items (Gates, Nature Walk Repair, Treadmills)

Mr. Soriano stated before my report, I dropped off work authorizations. I said the work authorizations matched the budget, but I guess we didn't really look at the numbers. The amount you went over last month was actually last year's budget number. Those are the correct amounts. At the top of the one we signed last month you'll see the annual percent. The annual personnel cost was \$79,777. That was last year's budgeted amount. This matches what we approved for this year's budgeted amount. Because there is a difference, I wanted to bring this back to make sure everybody felt comfortable.

Mr. Bland asked was the maintenance still the same?

Mr. Soriano responded everything is still the same, it's the amount that we're paying to RMS that changed.

On MOTION by Chairman Steiner seconded by Ms. Mifsud with all in favor the revised Work Authorization #3 with GMS was approved.

Mr. Soriano stated for work authorization #1, the number for Double Branch was incorrect too, but they also had a supervisor request some updating to the job descriptions. If you remember, the first one you guys saw had a job description for me and that's it. There are five other people involved, so they did ask to put that in there. There are pages now of job descriptions for myself, for Wanda McReynolds who does your amenity rentals, Susie Raab who does the aquatics, Andrew who is part of tennis, so he was already spelled out in the work authorization you just approved, and we also have Kristina Tolzman who handles the staffing at the fitness center, and then Lisa Carter who is my office assistant.

Chairman Steiner asked do we need add this to ours?

Mr. Eckert responded it's up to the Board. It's the same scope that's been performed for years, it's just a little bit more detail.

Mr. Soriano stated if we want to vote again, it could be signed again since we're changing the pages. This is for Double Branch and Middle Village together. The mistake was on Double Branch's number, but all this wording was added.

Chairman Steiner stated that's what I was thinking is it's shared and rather than having where Double Branch approved it, but we haven't yet.

Mr. Eckert stated there's no harm in approving it by motion.

On MOTION by Chairman Steiner seconded by Ms. Mifsud with all in favor the revised scope of services for Work Authorization #1 with GMS was approved.

Chairman Steiner asked is it possible to get a copy of this sent out to our Board?

Mr. Soriano responded yes. Moving on to my report, our pools are now closed for general use. Most of the time it starts to get cold right now. We've had some good weather, but one or two nights have cooled the pool down drastically so there is about a 10 degree drop this week compared to a couple weeks ago, so usually this is good timing. Every once in a while in October we will still have 90+ degree days, but most of the time there's not anybody out here so it's almost a waste to have staffing. When we shut down for the general resident usage that's concerning kids because we don't have lifeguards, so that's where we get into use at your own risk and adults only. We will start to test the heaters this month and by November we turn them on usually right around Thanksgiving week. By December we start using the covers. A few years ago, it worked out pretty well that when we start getting 40-degree days, which is January and February, we close down. Usually, I bring it to you at the January meeting to make sure everybody feels comfortable with closing down. We close down for about a month and then Spring Break is when we open back up and the covers and heaters come back off.

Mr. Hicks asked is the use at your own risk for both pools or the one in the back?

Mr. Soriano responded this pool shuts down and it's just that pool back there. It's an adult only pool. The biggest part is we cannot have children in the pool because there are no lifeguards. We have a lot of events for the kids in the off season and some will be coming up

here soon. We have our movies moving to the green over at Double Branch and that is pretty much monthly until we get to January and February. We cut those out a few years ago because it can be so cold, and nobody shows up. A lot of times the food trucks will even ask to take the month off because there's not enough usage. We have the Pumpkin Plunge coming up on the 20th. You can see our list of events that come up in November. This is the time of year that we have a lot more of the CDD-run community events. The next one that is here though won't occur until December for Cocoa with Claus.

Vice Chair Mifsud asked is the garage sale in October or November?

Mr. Soriano responded it's in November this year. Generally, the garage sale happens in October. I think the only reason we moved in was because of those two events that are going on. The movie on the green and the Pumpkin Plunge are back-to-back and then soccer and I-9 are having a lot of events too. We try to coordinate a little bit with everybody so we're not increasing traffic so much. It does make a difference, especially on your sister district's side because of where people park and get out and walk around.

Ms. Arnau asked do you know which weekend that is?

Mr. Soriano responded I believe it's the 11th. I will double check. Because of the Pumpkin Plunge registration, I have to send out we will put that up on the website. It's still quite a few weeks away, but we try to get those things out there about a month at a time. Once we send that out, that's when I start getting questions from some of the HOAs because the HOAs will open up their gates if they have them.

Mr. Hicks asked is there a list of upcoming events on the website?

Mr. Soriano responded when you go to the first page you'll see this next month's events, so you'll see the movie, but I don't have those other things on there. Once I get through with Double Branch, I'll load the registration and things like that for people to download. Then we send it out by email and all it does is link back to the website. Moving on, I do have some updates for you. We did get our treadmills right after the last meeting. About a week into it after install we had a problem with the two old ones. I haven't had any complaints because everybody wants to be on the two new ones anyway, but I am waiting for Southeast to come fix those. One of them we were able to reset, but I have concerns with that. Everybody knows the reason we got the new treadmills is because of the safety issues, so I don't want it running until it's been checked out. If you've been down there you'll notice it does make the area a little more crowded.

We had to move quite a bit of the machinery around to make sure we had enough space for everything. Once Southeast finishes those two, we will have four treadmills. To update you on the fence work, we're pretty much ready but we are waiting for the sidewalks. That was a request to make sure we have sidewalks back there before we lock everything down. We've been informing everybody so once the sidewalk is in, by the next meeting I'm sure we will deal with one or two people who don't like the locked gates. We have signage in places reminded people they will have to check in properly at the front. If you've been back there, they have been torn out for forming the sidewalk. It's just due to the rain in the last couple of weeks they couldn't get out here. The one back here for access to walk around instead of having to walk all the way back up, and then the tennis sidewalk too. That one ended up being a lot more work than we thought. The original sidewalk that was back there, we've been working on sections of it and doing a lot of concrete work ourselves. We got to the oldest spot, which is down here by the pond and it ended up being completely different. It was actually pylons that go down into the ground. I don't know if it was because it was next to the pond and they had concerns, but he had to do a lot more demo work for that. Hopefully he will be able to finish that up in the next couple of weeks if the weather is good and then we can lock down the fences. We may be lenient. I was thinking of locking it down during the week and leaving it open the first couple of weekends so people understand the weekends can be a little more hectic. That's where parents will forget when they're out here for football and things like that and need to get up here to go to the bathroom, but they didn't bring their card. We see that all the time over at the other side for soccer. It's usually staff running to open the bathroom or something like that, so the first couple of weekends we may be lenient to try to get everybody to understand that you have to bring your card and you have to check in to be able to access the facilities. Just to give you a quick update on the boardwalk, we were able to settle on a vendor. We worked out a deal where the vendor is going to take care of all of the labor themselves and we as the District are going to purchase the supplies, which helps keeps costs really low. If all works out, we will be closer to around \$30,000 to \$35,000, so under that not to exceed amount. My concern as we're going through the agreements is this is a small mom and pop company, so going through that agreement has been tougher. We did just finalize everything by making sure we had all the paperwork, insurance and registration for the company in place before they could start just in case there are any issues. If you recall, we did almost have issues with our fence company, which is one of the larger fence

companies, so it could happen at any time, but we do want to cover ourselves before we start spending a big chunk of money like that. I gave them a start time of November 1st. If they can start earlier, great, but the contract starts November 1st and they have 30 days to finish that. They can extend that per the contract if they say have a setback because of staffing or somebody hurts themselves or whatever, as long as we know what is going on, but the plan is for 30 days from the start date.

Vice Chair Mifsud stated I saw concerns from a resident this week on the boardwalk. Did you get the message?

Mr. Soriano responded yes. We had this on the gazebo when we first started. It wasn't as prominent though. This is composite wood, so it's plastic and that plastic heats up and it expands, and contracts and it can actually twist that screw and the screw will come up. When we first did the gazebo, we had to go out and sink some of them back in. These things are sticking up about a quarter inch it looks like from the pictures. It almost looks like somebody went out there and unscrewed them. You do have to pay attention and look down. It's big enough you could catch your foot on it. The guys will go out there and screw them back down. It's on the newer section too. When we put most of those in it was 100+ degrees out, so as that stuff shrinks and changes shapes it will move the screws and we have to go back out there. I thanked her for letting me know about it and sent the guys out. They are already going out there on a regular basis.

Mr. Bland asked how big are the screws?

Mr. Soriano responded three-inch in the composite boards. The old style is kind of like a 2x4, so it's an inch and three quarters. These are much smaller, they're only about an inch. That screw sticks far down into the old wood.

Vice Chair Mifsud asked so the new company will come in with the materials we've already provided and will be aware of the issues?

Mr. Soriano responded yes; they will do the same kind of thing. There's not much we have to worry about with decking, but we do put in a two-year workmanship warranty for all our services. Sometimes people will argue that. It is expected for at least one year, but we do have that. Something like that I would just call them back out, but I'm thinking with the time of the year we won't have as much of a problem. By the time we get to next summer I'm thinking they will be pretty well sunken in and won't move. Just to let you know the first four courts are

finished, so we have the tennis surfacing project that was done so it's an all new surface. We have the other four we talked about doing in December or January, so I'll bring that back to you probably next month.

Mr. Bland asked how long should that last?

Mr. Soriano responded we had to constantly throw clay on the courts. You do lose it from wind blowing it away and you get some runoff when it rains, but the problem is as they get older, you may be throwing a whole pallet of clay on almost every month so the idea is now I might see one this whole season. That is the hope. If there's a ton of people out there, then you're going to use a lot more clay. That's more of a good problem if it's actually getting usage for what we're spending. These courts are now 18 or 19 years old. The provider of the clay says every seven years you should be looking to resurface, so we've gone well beyond that time.

Chairman Steiner asked have we gotten a date for repairing where they tore the gate off?

Mr. Soriano responded no. We had some vandalism on the gate on the outside. I had to have a welder come in and look at it. They pulled on the gate and ripped the hinge out. These are big gates. This hole is a good inch or inch and a half and it's going to have to have some material put back so it can grab onto something, so I do need a mobile welder and it's a little different because they're not steel, they're aluminum. A lot of welders don't like messing with aluminum, so I have a specialty issue there. It will lock, but it won't open. We had it propped open and that's what happened. They pulled it off while it was propped open. When we lock it down it will stay in place, it's just the hinge won't work so to get back to that point, I need it repaired.

Chairman Steiner stated on the walkway, right now it just comes in as a straight connection to the sidewalk and if you go out there and look it's almost a little out of place. It's narrower and that's fine, but I asked Jay to look at adding in curves so the sidewalk blends into the existing sidewalk like we do with the other joints where the walkway is. I just thought it would look a little better. Jay was going to check with the mason about getting that done. That may add to the cost slightly, but it shouldn't be very much.

Mr. Soriano stated he gave us a good deal. For all the concrete it was only around \$5,500. You really don't have any straight sidewalks other than right up here in front of the building. Everything does have curves. We had talked about curving the sidewalk at one point, but right now it's just straight across, so these will make it blend in a little better. I didn't see it being a huge expense.

Mr. Bland asked were you able to get a pump for that fountain?

Mr. Soriano responded I had to special order a chlorinator because pretty much everything out there is made for even small backyard pools and it would be overkill, so I ordered a tiny one and once it comes in it should be easy to put in.

Ms. Giles asked as far as treadmills, would you like that to stay on the agenda?

Chairman Steiner responded the two new ones are up and operational. The two older ones are scheduled for repair. At this point in time, I don't see a need in going further with it unless we drop back down to one available and I'm hoping we shouldn't see that. At this point in time, I think we've responded to the issue.

Mr. Soriano stated yes, that is a normal repair even if it is two of them. Eventually these will have problems too. If you recall, we did pay for an extended three-year warranty, so at least not for three years and if it does happen, it's free. The nice part is, I do have that third treadmill so parts and things like that will be used off of that. We had a brand-new incline motor put on that treadmill last November or December, so there are parts on it that will be quite useful.

Ms. Giles stated Ms. Arnau, I forwarded the email to you with the correction. I'll make sure that corrected document gets in the record of proceedings.

FIFTH ORDER OF BUSINESS

Audience Comments / Supervisors' Requests

There being none, the next item followed.

SIXTH ORDER OF BUSINESS

**Next Scheduled Meeting – November 13,
2023 @ 2:00 p.m. at the Plantation Oaks
Amenity Center**

Ms. Giles stated the next meeting is scheduled for November 13, 2023 in the same location at 2:00 p.m.

SEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Bland seconded by Mr. Hicks with all in favor the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Middle Village

Community Development District

Unaudited Financial Reporting
September 30, 2023



Middle Village
Community Development District
Combined Balance Sheet
September 30, 2023

	<u>Governmental Fund Types</u>				Totals
	<u>General</u>	<u>Recreation</u>	<u>Capital Reserve</u>	<u>Debt Service</u>	<u>(Memorandum Only)</u>
<u>Assets:</u>					
Cash - Wells Fargo	\$200,591	\$836,402	\$1,129,733	---	\$2,166,727
Cash - Hancock Whitney	---	\$66,707	---	---	\$66,707
Investments:					
<u>Series 2022</u>					
Revenue	---	---	---	\$251,431	\$251,431
Reserve	---	---	---	\$157,804	\$157,804
Principal	---	---	---	\$419	\$419
Interest	---	---	---	\$80	\$80
Cost of Issuance	---	---	---	\$16,528	\$16,528
Prepayment	---	---	---	\$14	\$14
<u>Series 2018-2</u>					
Reserve	---	---	---	\$121,859	\$121,859
Prepayment	---	---	---	\$10	\$10
Sinking Fund	---	---	---	\$50	\$50
Interest	---	---	---	\$21	\$21
<u>Operations</u>					
Custody Account	\$1,315	---	---	---	\$1,315
<u>State Board</u>					
General Fund	\$4,809	---	---	---	\$4,809
Recreation Fund	---	\$20,140	---	---	\$20,140
Capital Reserve	---	---	\$105,692	---	\$105,692
Due from Other	---	\$141	---	---	\$141
Electric Deposits	---	\$13,383	---	---	\$13,383
Prepaid Expenses	\$12,826	\$87,100	---	---	\$99,926
Total Assets	<u>\$219,542</u>	<u>\$1,023,873</u>	<u>\$1,235,425</u>	<u>\$548,215</u>	<u>\$3,027,055</u>
<u>Liabilities:</u>					
Accounts Payable	\$28,070	\$4,421	\$3,533	---	\$36,024
<u>Fund Balances:</u>					
Unassigned	\$191,472	\$1,006,069	\$1,231,892	---	\$2,429,433
Nonspendable	---	\$13,383	---	---	\$13,383
Restricted for Debt Service	---	---	---	\$548,215	\$548,215
Total Liabilities and Fund Equity	<u>\$219,542</u>	<u>\$1,023,873</u>	<u>\$1,235,425</u>	<u>\$548,215</u>	<u>\$3,027,055</u>

Middle Village
Community Development District
General Fund

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

Adopted Budget	Prorated Budget 9/30/23	Actual 9/30/23	Variance
-------------------	----------------------------	-------------------	----------

Revenues:

Assessments - Tax Roll	\$214,870	\$214,870	\$215,629	\$759
Assessments - Direct	\$2,317	\$2,317	\$2,062	(\$255)
Interest Income	\$600	\$600	\$16,244	\$15,644

Total Revenues

\$217,787	\$217,787	\$233,935	\$16,148
-----------	-----------	-----------	----------

Expenditures:

Administrative

Supervisors Fees	\$12,000	\$12,000	\$11,600	\$400
Travel	\$200	\$200	\$0	\$200
FICA Expense	\$918	\$918	\$941	(\$23)
Engineering	\$10,500	\$10,500	\$1,881	\$8,619
Trustee	\$16,200	\$16,200	\$19,000	(\$2,800)
Dissemination Agent	\$3,500	\$3,500	\$4,450	(\$950)
Assessment Roll	\$7,550	\$7,550	\$7,550	\$0
Attorney	\$45,000	\$45,000	\$43,903	\$1,097
Attorney-Foreclosure	\$10,000	\$10,000	\$600	\$9,400
Arbitrage	\$750	\$750	\$0	\$750
Annual Audit	\$6,100	\$6,100	\$6,500	(\$400)
Management Fees	\$64,850	\$64,850	\$64,850	\$0
Information Technology	\$2,550	\$2,550	\$2,550	(\$0)
Telephone	\$600	\$600	\$233	\$367
Postage	\$600	\$600	\$523	\$77
Printing & Binding	\$2,000	\$2,000	\$1,028	\$972
Records Storage	\$200	\$200	\$0	\$200
Insurance	\$15,727	\$15,727	\$12,392	\$3,335
Legal Advertising	\$1,500	\$1,500	\$1,850	(\$350)
Other Current Charges	\$150	\$150	\$139	\$11
Office Supplies	\$300	\$300	\$10	\$290
Website Compliance	\$2,250	\$2,250	\$2,250	\$0
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Reserves	\$14,167	\$14,167	\$14,167	\$0

Total Administrative

\$217,787	\$217,787	\$196,593	\$21,194
-----------	-----------	-----------	----------

Excess Revenues (Expenditures)

\$0	\$37,342
-----	----------

Fund Balance - Beginning

\$0	\$154,130
-----	-----------

Fund Balance - Ending

\$0	\$191,472
-----	-----------

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
<u>Revenues:</u>													
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	\$858	\$965	\$930	\$16,244
Miscellaneous Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interfund Transfer In	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$309	\$28,537	\$171,535	\$12,263	\$6,189	\$792	\$7,298	\$3,452	\$807	\$858	\$965	\$930	\$233,935
<u>Expenditures:</u>													
<u>Administrative</u>													
Supervisors Fees	\$1,000	\$1,000	\$1,000	\$800	\$1,000	\$800	\$1,200	\$800	\$1,000	\$1,000	\$1,000	\$1,000	\$11,600
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	\$83	\$83	\$83	\$941
Engineering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,881	\$0	\$0	\$1,881
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	\$292	\$492	\$292	\$4,450
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	\$2,357	\$4,743	\$0	\$43,903
Attorney-Foreclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600	\$600
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	\$5,404	\$5,404	\$5,404	\$64,850
Information Technology	\$213	\$213	\$213	\$213	\$213	\$213	\$213	\$213	\$213	\$213	\$213	\$213	\$2,550
Telephone	\$24	\$14	\$0	\$28	\$0	\$24	\$7	\$44	\$14	\$18	\$60	\$0	\$233
Postage	\$45	\$69	\$10	\$45	\$14	\$16	\$33	\$43	\$25	\$49	\$47	\$127	\$523
Printing & Binding	\$82	\$104	\$49	\$90	\$45	\$62	\$58	\$95	\$53	\$128	\$33	\$230	\$1,028
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	\$182	\$70	\$152	\$1,850
Other Current Charges	\$7	\$7	\$17	\$6	\$7	\$6	\$7	\$6	\$7	\$7	\$32	\$32	\$139
Office Supplies	\$0	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$10
Website Compliance	\$188	\$188	\$188	\$188	\$188	\$188	\$188	\$188	\$188	\$188	\$188	\$188	\$2,250
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
Total Expenditures	\$32,664	\$11,055	\$9,823	\$11,194	\$11,980	\$26,698	\$13,141	\$18,264	\$29,289	\$11,802	\$12,363	\$8,320	\$196,593
Excess Revenues (Expenditures)	(\$32,355)	\$17,481	\$161,712	\$1,069	(\$5,791)	(\$25,905)	(\$5,843)	(\$14,813)	(\$28,481)	(\$10,943)	(\$11,398)	(\$7,391)	\$37,342

Middle Village
Community Development District
Recreation Fund

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

	Adopted Budget	Prorated Budget 9/30/23	Actual 9/30/23	Variance
<u>Revenues:</u>				
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	\$8,869	\$8,369
Miscellaneous Income	\$6,000	\$6,000	\$1,020	(\$4,980)
Amenities Revenue	\$100,000	\$100,000	\$109,612	\$9,612
Cost Share Revenue - South Village/Lighting	\$33,063	\$33,063	\$35,405	\$2,342
Total Revenues	\$2,114,948	\$2,114,948	\$2,131,349	\$16,401
<u>Expenditures:</u>				
Administrative				
Management Fees - On Site	\$317,416	\$317,416	\$317,416	\$0
Insurance	\$62,717	\$62,717	\$58,279	\$4,438
Other Current Charges	\$5,000	\$5,000	\$6,675	(\$1,675)
Permit Fees	\$1,500	\$1,500	\$1,623	(\$123)
Office Supplies	\$500	\$500	\$0	\$500
Total Administrative	\$387,133	\$387,133	\$383,993	\$3,140
Common Area				
Security	\$166,335	\$166,335	\$164,933	\$1,402
Security Clay County	\$59,502	\$59,502	\$43,290	\$16,212
Electric	\$20,000	\$20,000	\$17,651	\$2,349
Streetlighting	\$35,000	\$35,000	\$32,341	\$2,659
Irrigation Maintenance	\$5,000	\$5,000	\$3,084	\$1,916
Landscape Maintenance	\$488,528	\$488,528	\$483,489	\$5,039
Common Area Maintenance	\$70,000	\$70,000	\$60,165	\$9,835
Lake Maintenance	\$21,000	\$21,000	\$18,872	\$2,128
Miscellaneous Maintenance	\$5,000	\$5,000	\$0	\$5,000
Total Common Area	\$870,365	\$870,365	\$823,825	\$46,540

Middle Village
Community Development District
Recreation Fund

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

	Adopted Budget	Prorated Budget 9/30/23	Actual 9/30/23	Variance
Recreation Facility				
Amenity Staff	\$176,000	\$176,000	\$184,317	(\$8,317)
Janitorial	\$55,000	\$55,000	\$45,400	\$9,600
Telephone	\$12,000	\$12,000	\$13,272	(\$1,272)
Electric	\$64,000	\$64,000	\$64,398	(\$398)
Water / Sewer	\$46,000	\$46,000	\$34,122	\$11,878
Gas/Heat (Pool)	\$25,000	\$25,000	\$14,636	\$10,364
Refuse Service	\$25,000	\$25,000	\$36,664	(\$11,664)
Pool Maintenance & Chemicals	\$45,000	\$45,000	\$43,506	\$1,494
Cable	\$8,000	\$8,000	\$7,091	\$909
Special Events	\$5,000	\$5,000	\$10,503	(\$5,503)
Office Supplies and Equipment	\$1,500	\$1,500	\$935	\$565
Facility Maintenance - General	\$58,000	\$58,000	\$50,500	\$7,500
Facility Maintenance - Preventive Contracts	\$15,950	\$15,950	\$4,355	\$11,595
Facility Maintenance - Contingency	\$5,000	\$5,000	\$3,346	\$1,654
Elevator Maintenance	\$3,000	\$3,000	\$7,767	(\$4,767)
Recreation Passes	\$5,000	\$5,000	\$4,164	\$836
Lighting Repairs	\$10,000	\$10,000	\$9,117	\$883
Tennis Court Maintenance	\$48,000	\$48,000	\$64,472	(\$16,472)
Capital Reserve	\$250,000	\$250,000	\$250,000	\$0
Total Recreation	\$857,450	\$857,450	\$848,563	\$8,887
Total Expenditures	\$2,114,948	\$2,114,948	\$2,056,381	\$58,567
Excess Revenues (Expenditures)	(\$0)		\$74,968	
Fund Balance - Beginning	\$0		\$944,484	
Fund Balance - Ending	(\$0)		\$1,019,452	

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	\$91	\$95	\$92	\$8,869
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	\$1,307	\$15,131	(\$746)	\$109,612
Cost Sharing Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,405	\$0	\$0	\$35,405
Total Revenues	(\$2,487)	\$258,503	\$1,563,272	\$72,046	\$55,226	\$13,731	\$71,552	\$46,310	\$1,821	\$36,803	\$15,225	(\$654)	\$2,131,349

Expenditures:

Administrative

Management Fees - On Site	\$26,451	\$26,451	\$26,451	\$26,451	\$26,451	\$26,451	\$26,451	\$26,451	\$26,451	\$26,451	\$26,451	\$26,451	\$317,416
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	\$392	\$396	\$733	\$6,675
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
Total Administrative	\$85,840	\$26,789	\$27,093	\$26,662	\$26,631	\$28,211	\$27,020	\$27,917	\$26,954	\$26,843	\$26,847	\$27,185	\$383,993

Common Area

Security	\$14,135	\$13,523	\$13,698	\$14,047	\$12,675	\$13,947	\$13,723	\$13,947	\$13,523	\$14,147	\$13,947	\$13,623	\$164,933
Security - Clay County Off Duty Sheriff	\$5,828	\$2,134	\$5,258	\$5,247	\$1,961	\$6,661	\$3,341	\$3,395	\$4,284	\$2,174	\$3,008	\$0	\$43,290
Electric	\$1,641	\$1,696	\$1,603	\$1,322	\$1,468	\$872	\$1,380	\$1,505	\$1,635	\$1,545	\$1,493	\$1,491	\$17,651
Streetlighting	\$2,930	\$2,930	\$2,824	\$2,824	\$2,824	\$2,788	\$2,595	\$2,595	\$2,595	\$2,489	\$2,489	\$2,458	\$32,341
Irrigation Maintenance	\$0	\$0	\$0	\$0	\$0	\$2,049	\$0	\$0	\$0	\$0	\$1,035	\$0	\$3,084
Landscape Maintenance	\$35,671	\$40,711	\$40,711	\$40,711	\$40,711	\$40,711	\$40,711	\$40,711	\$40,711	\$40,711	\$40,711	\$40,711	\$483,489
Common Area Maintenance	\$5,867	\$5,416	\$5,817	\$5,416	\$4,785	\$6,049	\$5,416	\$4,500	\$5,316	\$6,166	\$5,417	\$0	\$60,165
Lake Maintenance	\$2,932	\$1,594	\$1,594	\$1,594	\$1,594	\$1,594	\$1,594	\$1,594	\$1,594	\$1,594	\$1,594	\$0	\$18,872
Misc. Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Administrative	\$69,004	\$68,003	\$71,504	\$71,160	\$66,017	\$74,671	\$68,759	\$68,247	\$69,658	\$68,825	\$69,694	\$58,282	\$823,825

Recreation Facility

Amenity Staff	\$10,115	\$4,716	\$6,424	\$4,821	\$4,429	\$8,232	\$8,946	\$12,666	\$42,677	\$37,853	\$25,417	\$18,021	\$184,317
Janitorial	\$3,783	\$3,783	\$3,783	\$3,783	\$3,783	\$3,783	\$3,783	\$3,783	\$3,783	\$3,783	\$3,783	\$3,783	\$45,400
Telephone	\$1,263	\$886	\$1,088	\$892	\$986	\$984	\$984	\$979	\$1,736	\$1,156	\$1,160	\$1,158	\$13,272

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	\$5,147	\$5,061	\$5,266	\$64,398
Water/Sewer	\$2,530	\$2,866	\$2,518	\$2,683	\$2,984	\$2,574	\$2,999	\$2,864	\$2,651	\$2,740	\$3,508	\$3,205	\$34,122
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	\$3,316	\$3,305	\$3,407	\$36,664
Pool Maintenance & Chemicals	\$3,052	\$3,052	\$3,052	\$3,817	\$3,817	\$3,817	\$3,817	\$3,817	\$3,817	\$3,817	\$3,817	\$3,817	\$43,506
Cable	\$551	\$551	\$561	\$604	\$604	\$604	\$603	\$603	\$601	\$602	\$604	\$604	\$7,091
Special Events	\$3,270	\$2,269	\$3,158	\$82	\$65	\$153	\$180	\$509	\$254	\$0	\$563	\$0	\$10,503
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	\$5,475	\$4,631	\$0	\$50,500
Facility Maintenance - Preventative	\$2,390	\$0	\$288	\$175	\$288	\$0	\$463	\$0	\$288	\$175	\$288	\$0	\$4,355
Facility Maintenance - Contingency	\$0	\$608	\$305	\$304	\$302	\$306	\$304	\$304	\$304	\$304	\$304	\$0	\$3,346
Elevator Maintenance	\$479	\$0	\$479	\$0	\$0	\$829	\$675	\$4,725	\$479	\$0	\$100	\$0	\$7,767
Recreation Passes	\$1,334	\$0	\$0	\$0	\$0	\$0	\$1,543	\$379	\$0	\$909	\$0	\$0	\$4,164
Lighting Repairs	\$759	\$801	\$940	\$833	\$801	\$866	\$833	\$801	\$807	\$835	\$841	\$0	\$9,117
Tennis Court Maintenance	\$7,418	\$8,824	\$4,073	\$3,850	\$5,261	\$6,103	\$4,876	\$7,540	\$5,140	\$5,682	\$5,706	\$0	\$64,472
Capital Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250,000	\$0	\$0	\$0	\$250,000
Total Recreation	\$50,951	\$45,318	\$47,329	\$35,065	\$36,147	\$45,213	\$42,061	\$49,700	\$326,637	\$71,794	\$59,087	\$39,261	\$848,563
Total Expenditures	\$205,795	\$140,111	\$145,927	\$132,887	\$128,796	\$148,095	\$137,840	\$145,864	\$423,249	\$167,462	\$155,628	\$124,728	\$2,056,381
Excess Revenues (Expenditures)	(\$208,282)	\$118,392	\$1,417,345	(\$60,840)	(\$73,570)	(\$134,364)	(\$66,288)	(\$99,554)	(\$421,427)	(\$130,659)	(\$140,403)	(\$125,382)	\$74,968

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

Adopted Budget	Prorated Budget 9/30/23	Actual 9/30/23	Variance
-------------------	----------------------------	-------------------	----------

Revenues:

Interest Income	\$1,000	\$1,000	\$45,732	\$44,732
Assessments - Direct	\$21,002	\$21,002	\$24,151	\$3,149
Assessments - Tax Roll	\$1,751,218	\$1,751,218	\$1,752,225	\$1,007

Total Revenues	\$1,773,220	\$1,773,220	\$1,822,109	\$48,889
-----------------------	--------------------	--------------------	--------------------	-----------------

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)

Total Expenditures	\$1,783,905	\$1,783,905	\$2,023,387	(\$239,482)
---------------------------	--------------------	--------------------	--------------------	--------------------

Excess Revenues (Expenditures)	(\$10,685)	(\$201,278)
---------------------------------------	-------------------	--------------------

Fund Balance - Beginning	\$276,073	\$749,493
---------------------------------	------------------	------------------

Fund Balance - Ending	\$265,388	\$548,215
------------------------------	------------------	------------------

Middle Village
Community Development District
Capital Reserve Fund

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

	Adopted Budget	Prorated Budget 9/30/23	Actual 9/30/23	Variance
<u>REVENUES:</u>				
Interest Income	\$2,000	\$2,000	\$22,163	\$20,163
Capital Reserve - Rec Fund	\$250,000	\$250,000	\$250,000	\$0
Capital Reserve - General Fund	\$14,167	\$14,167	\$14,167	\$0
TOTAL REVENUES	\$266,167	\$266,167	\$286,330	\$20,163
<u>EXPENDITURES:</u>				
Repair And Replacements	\$400,775	\$400,775	\$279,759	\$121,016
TOTAL EXPENDITURES	\$400,775	\$400,775	\$279,759	\$121,016
EXCESS REVENUES (EXPENDITURES)	(\$134,608)		\$6,572	
FUND BALANCE - Beginning	\$1,165,118		\$1,225,320	
FUND BALANCE - Ending	\$1,030,510		\$1,231,892	

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:	\$157,804
Reserve Fund Requirement:	\$157,804
 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:	\$121,859
Reserve Fund Balance:	\$121,859
 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
TOTAL DIRECT BILLS NET	31,789	24,909.56	2,721.59	20,094.70	-	47,725.85
NET TAX ROLL ASSESSED NET	301,267	1,746,465.21	214,920.49	1,954,770.36	-	3,916,156.05
TOTAL ASSESSED	333,056	1,771,374.77	217,642.07	1,974,865.06	-	3,963,881.90

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
DIRECT BILLS DUE / RECEIVED	6,285.85	24,151.33	2,062.24	15,226.44	-	41,440.00
TAX ROLL DUE / RECEIVED	(12,915.23)	1,752,224.94	215,629.27	1,961,217.07	-	3,929,071.28
TOTAL DUE / RECEIVED	(6,629.38)	1,776,376.27	217,691.51	1,976,443.51	-	3,970,511.28

(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	-
TOTAL TAX ROLL RECEIPTS		3,929,071.28	1,752,224.94	215,629.27	1,961,217.07	-

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

D.

Middle Village

Community Development District

Check Run Summary

October 31, 2023

Fund	Date	Check No.	Amount
General Fund			
Accounts Payable	10/5/23	1707	\$ 11,948.50
	10/6/23	1708-1710	\$ 12,826.00
	10/19/23	1711	
Sub-Total			\$ 24,774.50
Recreation Fund			
Accounts Payable - HW	10/6/23	392-404	\$ 91,810.94
	10/19/23	405-413	\$ 7,811.50
	10/27/23	414-421	\$ 19,079.19
Sub-Total			\$ 118,701.63
Capital Reserve Fund			
Accounts Payable	10/6/23	596-600	\$ 4,903.95
	10/19/23	601-603	\$ 179.49
	10/27/23	604-605	\$ 3,554.00
Sub-Total			\$ 8,637.44
Total			\$ 152,113.57

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
10/05/23	00124	10/05/23 10052023	202309 300-20700-10300		*	28,000.00	
			FY23 DS ASSMNTS PORTION				
				HANCOCK WHITNEY BANK			28,000.00 001707
10/06/23	00026	10/01/23 2241	202310 310-51300-34000		*	5,728.42	
			OCT MANAGEMENT FEES				
		10/01/23 2241	202310 310-51300-52000		*	198.75	
			OCT WEBSITE ADMIN				
		10/01/23 2241	202310 310-51300-35100		*	225.25	
			OCT INFO TECH				
		10/01/23 2241	202310 310-51300-31300		*	309.17	
			OCT DISSEM AGENT SRVCS				
		10/01/23 2241	202310 310-51300-51000		*	.87	
			OFFICE SUPPLIES				
		10/01/23 2241	202310 310-51300-42000		*	25.00	
			POSTAGE				
		10/01/23 2241	202310 310-51300-42500		*	11.85	
			COPIES				
		10/01/23 2241	202310 310-51300-41000		*	55.05	
			TELEPHONE				
				GOVERNMENTAL MANAGEMENT SERVICES			6,554.36 001708
10/06/23	00026	9/30/23 2244	202310 310-51300-31400		*	8,003.00	
			FY24 ASSESS ROLL CERTIFY				
				GOVERNMENTAL MANAGEMENT SERVICES			8,003.00 001709
10/06/23	00117	9/28/23 23-00341	202309 310-51300-48000		*	69.50	
			NTC OF MTG BOS 9/28				
				JACKSONVILLE DAILY RECORD			69.50 001710
10/19/23	00119	10/12/23 3294895	202309 310-51300-31500		*	2,855.35	
			SEP GENERAL SERVICES				
				KUTAK ROCK LLP			2,855.35 001711
				TOTAL FOR BANK A		45,482.21	
				TOTAL FOR REGISTER		45,482.21	

Middle Village
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
October 5, 2023	\$28,000.00	Sheryl Fuls

Payable to:

Hancock Whitney Bank #124

Date Check Needed:

Budget Category:

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

Intended Use of Funds Requested:

FY23 Assessment balance due to DS
<i>(Attach supporting documentation for request.)</i>



Available Cash
MIDVILLCDD22 REV
October 05 2023
settlementType

Description	Principal Cash	Income Cash
Income Overdraft Inception Date: <none>		
Income Cash		\$0.00
Principal Overdraft Inception Date: <none>		
Principal Cash	\$0.00	
Cash Management Funds		
GOLDMAN SACHS FINANCIAL SQUARE GOV'T FUND - CLASS ADMIN (#466)	\$224,343.49	\$0.00
Total Cash Balances October 05 2023	\$224,343.49	\$0.00



INVOICE
CORPORATE TRUST DEPARTMENT

10/03/2023

MIDDLE VILLAGE CDD
C/O: GOVERNMENT MANAGMENT SERVICES
475 WEST TOWN PLACE, SUITE 114
ST. AUGUSTINE FL 32092

RE: \$17,754,000 MIDDLE VILLAGE COMMUNITY
DEVELOPMENT DISTRICT SENIOR SPECIAL
ASSESSMENT REFUNDING BONDS SERIES 2022

FOR DEBT SERVICE PAYMENT DUE: 11/01/2023

PRINCIPAL: \$	0.00
INTEREST: \$	200,884.46
LESS CASH: \$	0.00
TOTAL DUE: \$	200,884.46

PAYMENT MUST BE RECEIVED FIVE (5) BUSINESS DAYS PRIOR TO DUE DATE.

BY CHECK:

HANCOCK WHITNEY BANK CORP TRUST
ATTN: JOHN SHIRODA
445 NORTH BOULEVARD, SUITE 201
BATON ROUGE, LA 70802

hancockwhitney.com



INVOICE
CORPORATE TRUST DEPARTMENT

10/03/2023

MIDDLE VILLAGE COMMUNITY DEVELOPMENT
475 WEST TOWN PLACE, SUITE 114
ST. AUGUSTINE FL 32092

RE: \$2,810,000 MIDDLE VILLAGE COMMUNITY
DEVELOPMENT DISTRICT (CLAY COUNTY, FL)
SUBORDINATE SPECIAL ASSESSMENT REFUNDING
BOND SERIES 2018-2

FOR DEBT SERVICE PAYMENT DUE: 11/01/2023

PRINCIPAL: \$	0.00
INTEREST: \$	50,625.00
LESS CASH: \$	0.00
TOTAL DUE: \$	50,625.00

PAYMENT MUST BE RECEIVED FIVE (5) BUSINESS DAYS PRIOR TO DUE DATE.

BY CHECK:

HANCOCK WHITNEY BANK CORP TRUST
ATTN: JOHN SHIRODA
445 NORTH BOULEVARD, SUITE 201
BATON ROUGE, LA 70802

hancockwhitney.com

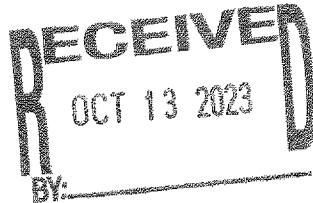
KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 12, 2023

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Reference: Invoice No. 3294895

Client Matter No. 14323-1

Notification Email: 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. 3294895
14323-1

Re: Middle Village CDD - General

For Professional Legal Services Rendered

09/02/23	L. Whelan	0.10	38.50	Testa Research
09/07/23	K. Haber	0.10	25.50	Correspond with Hogge regarding reciprocal landscape maintenance agreement
09/08/23	K. Haber	0.80	204.00	Prepare board meeting agenda memorandum
09/10/23	M. Eckert	0.20	73.00	Prepare for board meeting
09/11/23	M. Eckert	2.90	1,058.50	Prepare for, travel to and attend board meeting; return travel; follow up
09/21/23	M. Eckert	0.40	146.00	Review draft minutes and provide comments; follow up on county issues
09/24/23	M. Eckert	0.50	182.50	Confer with Grimm regarding Clay Electric easement; prepare conveyance documents and request for Plantation Oaks Boulevard
09/27/23	M. Eckert	0.20	73.00	Prepare for and attend agenda call

KUTAK ROCK LLP

Middle Village CDD

October 12, 2023

Client Matter No. 14323-1

Invoice No. 3294895

Page 2

09/28/23	K. Haber	2.60	663.00	Prepare deed of portion of roadway to county; confer with Soriano regarding same; prepare correspondence to county attorney regarding same
09/30/23	M. Eckert	1.00	365.00	Draft letter to county attorney for conveyance of Plantation Oaks Boulevard; research regarding same

TOTAL HOURS	8.80
-------------	------

TOTAL FOR SERVICES RENDERED	\$2,829.00
-----------------------------	------------

DISBURSEMENTS

Meals	6.00
Travel Expenses	20.35

TOTAL DISBURSEMENTS	<u>26.35</u>
---------------------	--------------

TOTAL CURRENT AMOUNT DUE	<u><u>\$2,855.35</u></u>
--------------------------	--------------------------

*** CHECK DATES 10/01/2023 - 10/31/2023 ***

MIDDLE VILLAGE - REC FUND
BANK E HANCOCK WHITNEY

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/06/23	01059	10/04/23 10042023	202310 300-36900-10300	DEPOSIT REFUND	*	500.00	
				WILTA SOIRELUS			500.00 000404
10/19/23	00256	9/30/23 SSI11284	202309 320-57200-34510	AUG/SEP EMPLOYMENT FEES	*	672.50	
		9/30/23 SSI11284	202309 320-57200-34510	AUG/SEP EMPLOYMENT SCHED	*	192.50	
				CLAY COUNTY SHERIFF'S OFFICE			865.00 000405
10/19/23	00072	10/13/23 10132023	202308 320-57200-34510	REIMB SEC SRVCS 8/18-8/31	*	1,512.00	
				DOUBLE BRANCH CDD			1,512.00 000406
10/19/23	00072	10/13/23 10132023	202309 320-57200-34510	REIMB SEC SRVCS 9/1-9/14	*	1,386.00	
				DOUBLE BRANCH CDD			1,386.00 000407
10/19/23	00026	10/09/23 2245	202310 300-36900-10300	OCT FACILITY EVENT STAFF	*	992.50	
				GOVERNMENTAL MANAGEMENT SERVICES			992.50 000408
10/19/23	00026	10/13/23 2246	202310 300-36900-10200	OCT TENNIS REVENUE	*	574.00	
				GOVERNMENTAL MANAGEMENT SERVICES			574.00 000409
10/19/23	00062	9/01/23 121210B	202309 320-57200-46800	SEP LAKE MAINTENANCE	*	1,594.00	
				THE LAKE DOCTORS			1,594.00 000410
10/19/23	01061	10/10/23 10102023	202310 300-36900-10300	DEPOSIT REFUND	*	500.00	
				LISA RIGGINS			500.00 000411
10/19/23	00271	10/12/23 102807	202310 330-57200-62100	BI-MONTHLY PREVENT MAINT	*	288.00	
				SOUTHEAST FITNESS REPAIR			288.00 000412
10/19/23	01060	10/10/23 10102023	202310 300-36900-10300	DEPOSIT REFUND	*	100.00	
				TESSA HOLMES			100.00 000413
10/27/23	01062	10/17/23 10172023	202310 300-36900-10300	DEPOSIT REFUND	*	100.00	
				CARLA CARTER			100.00 000414

MVIL MIDDLE VILLAGE BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/27/23	01063	10/17/23 10172023	202310 300-36900-10300	DEPOSIT REFUND	*	100.00	
				CHLOE DEAN			100.00 000415
10/27/23	01064	10/17/23 10172023	202310 300-36900-10300	DEPOSIT REFUND	*	1,400.00	
				DONOVAN CAMPBELL			1,400.00 000416
10/27/23	00026	10/18/23 2247	202309 330-57200-62000	SEP FAC MAIN GEN	*	4,625.00	
		10/18/23 2247	202309 330-57200-62200	SEP FAC MAIN CONT	*	297.19	
		10/18/23 2247	202309 330-57200-46630	SEP LIGHTING REPAIRS	*	833.00	
		10/18/23 2247	202309 320-57200-46500	SEP COMMON AREA MAIN	*	5,416.00	
		10/18/23 2247	202309 330-57200-34400	SEP TENNIS CT MAIN	*	4,168.00	
				GOVERNMENTAL MANAGEMENT SERVICES			15,339.19 000417
10/27/23	00026	10/18/23 2248	202309 330-57200-34400	SEP TENNIS CT MAINT	*	1,040.00	
				GOVERNMENTAL MANAGEMENT SERVICES			1,040.00 000418
10/27/23	01065	10/17/23 10172023	202310 300-36900-10300	DEPOSIT REFUND	*	500.00	
				KIMBERLY HARRIS			500.00 000419
10/27/23	01066	10/17/23 10172023	202310 300-36900-10300	DEPOSIT REFUND	*	100.00	
				MICHAEL HOLT			100.00 000420
10/27/23	01067	10/17/23 10172023	202310 300-36900-10300	DEPOSIT REFUND	*	500.00	
				TERRY MILES			500.00 000421
TOTAL FOR BANK E						118,701.63	
TOTAL FOR REGISTER						118,701.63	



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

Invoice Number: SSI11284
Invoice Date: 9/30/2023

Page: 1

Attn: Fiscal - Accounts Receivable

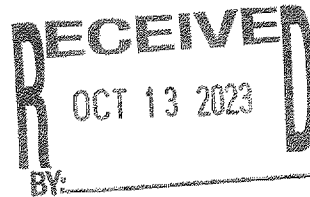
Bill

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 10/15/2023
Terms Net 15 Days



Customer ID C0000168
P.O. Number
P.O. Date 10/10/2023
Our Order No
SalesPerson

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Fees-2nd Employment Admin Fee- AUGUST/SEPTEMBER 202		269	269	5.00	1,345.00 \$672.50
Fees-2nd Employment Scheduling		1	1	385.00	385.00 \$192.50

Amount Subject to Sales Tax US0
Amount Exempt from Sales Tax 1,730.00

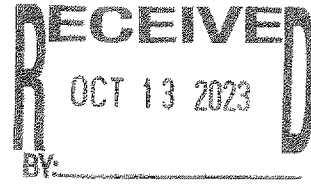
Subtotal: 1,730.00
Invoice Discount: 0.00
Tax: 0.00

Total USD: ~~1,730.00~~

\$865.00

**Middle Village
COMMUNITY DEVELOPMENT DISTRICT**

Rec Fund



Check Request

Date	Amount	Authorized By
October 13, 2023	\$1,512.00	Oksana Kuzmuk

Payable to:

Double Branch CDD #72

Date Check Needed:

Budget Category:

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

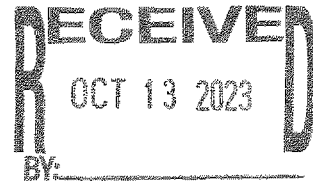
Intended Use of Funds Requested:

8/18/23-8/31/23 Reimb for Security Services
(Attach supporting documentation for request.)

Middle Village
COMMUNITY DEVELOPMENT DISTRICT

Rec Fund

Check Request



Date	Amount	Authorized By
October 13, 2023	\$1,386.00	Oksana Kuzmuk

Payable to:

Double Branch CDD #72

Date Check Needed:

Budget Category:

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

Intended Use of Funds Requested:

9/1/23-9/14/23 Reimb for Security Services
(Attach supporting documentation for request.)

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 2245

Invoice Date: 10/9/23

Due Date: 10/9/23

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Facility Event Staff through October 7, 2023 2,369.103	39.7	25.00	992.50

RECEIVED
OCT 10 2023
BY: _____

Total \$992.50

Payments/Credits \$0.00

Balance Due \$992.50

10/10/23
[Signature]

Governmental Management Services, LLC

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

Middle Village CDD

Facility Event Staff Service Hours

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
39.7	Facility Event Staff	\$ 25.00	\$ 992.50

Covers Period End: October 7, 2023

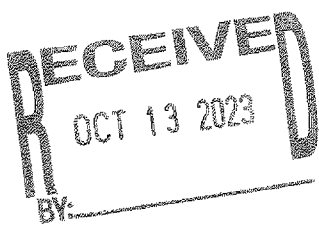
Amenities Revenue # 2-369-103

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 2246**Invoice Date:** 10/13/23**Due Date:** 10/13/23**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 10/13/23		574.00	574.00
			

Total	\$574.00
--------------	-----------------

Payments/Credits	\$0.00
-------------------------	---------------

Balance Due	\$574.00
--------------------	-----------------

Middle Village CDD

Breakdown of Revenues

10.12.23

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

10.12.23 \$ 560.00 \$ 504.00 \$ 56.00

Subtotal \$ 560.00 \$ 504.00 \$ 56.00

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

10.12.23 \$ - \$ -

Subtotal \$ - \$ - \$ -

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

10.12.23 \$ - \$ -

Subtotal \$ - \$ -


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

10.12.23 \$ 700.00 \$ 70.00 \$ 630.00

Subtotal \$700 \$70 \$ 630.00

Total Revenues	\$ 1,260.00	\$ 574.00	\$ 686.00
-----------------------	------------------------	----------------------	----------------------

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	10/2/2023	\$1,594.00

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

00000000027159001000000012121000000015940098

Please Return this portion with your payment

Invoice Due Date	9/11/2023	Invoice	121210B	PO #	
------------------	-----------	---------	---------	------	--

Invoice Date	Description	Quantity	Amount	Tax	Total
PLANTATION OAKS BLVD, ORANGE PARK, FL ORANGE PARK, FL 32065					
9/1/2023	Water Management - Monthly		\$1594.00	\$0.00	\$1594.00
Code to:					
2-320-572-4680					
Please remit payment for this month to Middle Village Lake Maintenance					
<div>RECEIVED OCT 13 2023 BY: _____</div>					
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:

\$3188.00

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/

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

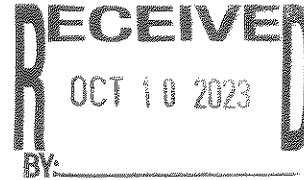


From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - LISA RIGGINS
Date: October 10, 2023 at 8:33 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com

Good evening, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD -- for the following venue.
 - LOCATION -- GRAND BANQUET (SATURDAY) 12:00 P.M. to 8:00 P.M.
 - DATE OF VENUE -- OCTOBER 7, 2023
 - RESIDENT -- LISA RIGGINS
 - ADDRESS -- 623 GROVER LANE, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND -- \$500.00
 - BOOKING FEE/DEPOSIT was via AMEX(1006):
 - DATED: 9/29/23
 - SEQ#: 2
 - BATCH#: 879
 - INVOICE#: 2
 - APPROVAL CODE: 806288
 - AMOUNT: \$500.00



PAYMENT DATE	SETTLEMENT DATE	EVENT DATE	DESCRIPTION	HOURS	AMOUNT	ELEC.	CHECK/CASH	CREDIT CARD
09/29/23	09/29/23	10/07/23	LISA RIGGINS - GB DEPOSIT	DEPOSIT	\$ 500.00	1006		AMEX-806288

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

Thank you.

I will be out of the office Thursday, October 19, 2023 - Monday, October 23, 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
venuerentals@oakleafresidents.com
(904) 770-4661 voice email
(904) 375-9285 ext. 3
www.oakleafresidents.com

Governmental Management Services

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.



Southeast Fitness Repair
14476 Duval Place West #208
Jacksonville, FL 32218

Invoice #102807
Invoice Date: 10/12/2023

Account #101332
Oakleaf Plantation - Double Branch and Middle Village

Invoice

Billing Location Information

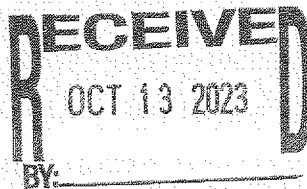
Billing Address 370 Oakleaf Village Pkwy
Orange Park, FL 32065-4259

Billing Contact Jay Soriano

Main Number (904) 406-2200

Mobile Number

Email Jsoriano@Gmsnf.Com



Service Information

Services	Qty	Rate	Price
845 Oakleaf Plantation Pkwy, Orange Park, FL 32065-3531			
10/12/2023 PM: Bi-Monthly	1 visit	\$0.00 / visit	\$0.00
Bi-monthly scheduled preventative maintenance			
— Product: PM: Elliptical, Cross-trainer, ARC, AMT	3.00 Ea	\$15.00 / Ea	\$45.00
— Product: PM: Multi-Station	1.00 Ea	\$20.00 / Ea	\$20.00
— Product: PM: Recumbent, Upright Bicycle	2.00 Ea	\$10.00 / Ea	\$20.00
— Product: PM: Single-Station	7.00 Ea	\$5.00 / Ea	\$35.00
— Product: PM: Spin Bike, Rowing Machine	2.00 Ea	\$15.00 / Ea	\$30.00
— Product: PM: Treadmill	3.00 Ea	\$20.00 / Ea	\$60.00
— Product: Travel <60 miles	1.00 Ea	\$90.00 / Ea	\$90.00
— Product Discount: Discount	1	(\$12.00)	(\$12.00)
Code to:		Discounts:	\$12.00
2-330-572-621		Subtotal:	\$288.00
		Tax:	\$0.00
Middle Village Preventative contract		Total:	\$288.00
		Amount Paid:	\$0.00
		Balance Due:	\$288.00

Pay Now

Payment is due within 30 days of invoice date.
Thank you for your business!

Billing Receipt - Please Return With Payment Remittance

Bill To:	Jay Soriano 370 Oakleaf Village Pkwy Orange Park, FL 32065-4259	Account	[101332] Oakleaf Plantation - Double Branch and Middle Village
		Invoice #	102807
		Date	Thursday, October 12, 2023
Remit To:	Southeast Fitness Repair 14476 Duval Place West #208 Jacksonville, FL 32218	Amount Paid	_____
		Check Number	_____

Payment is due within 30 days of invoice date.
Thank you for your payment!

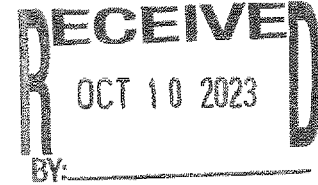
From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - TESSA HOLMES (Fee Paying Household/Non-Resident)
Date: October 10, 2023 at 8:40 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing 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) 2:00 P.M. to 8:00 P.M.
 - DATE OF VENUE -- OCTOBER 7, 2023
 - RESIDENT -- TESSA HOLMES
 - ADDRESS -- 3631 CUNNINGHAM ROAD, ORANGE PARK, FL 32065 (Fee Paying Household/Non-Resident)
 - AMOUNT OF REFUND -- \$100.00
 - BOOKING FEE/DEPOSIT was via VISA(8598):
 - DATED: 9/6/23
 - SEQ#: 2
 - BATCH#: 863
 - INVOICE#: 2
 - APPROVAL CODE: 0632A
 - AMOUNT: 100.00



PAYMENT DATE	SETTLEMENT DATE	EVENT DATE	DESCRIPTION	HOURS	AMOUNT	ELEC.	CHECK/CASH	CREDIT CARD
09/06/23	09/06/23	10/07/23	TESSA HOLMES - PO PATIO DEPOSIT	DEPOSIT	\$ 100.00	8598		VISA-06329A

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

Thank you.

I will be out of the office Thursday, October 19, 2023 - Monday, October 23, 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
venuerentals@oakleafresidents.com
(904) 770-4661 voice email
(904) 375-9285 ext. 3
www.oakleafresidents.com

Governmental Management Services

www.OakLeafResidents.com

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

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/06/23	00074	3/15/23 22555181	202303 600-53800-64000	LIFEGUARDING	*	210.00	
				AMERICAN RED CROSS TRAINING SERVICE			210.00 000596
10/06/23	00092	9/26/23 CAK-1812	202309 600-53800-64000	PROXIMITY CARDS	*	965.99	
				CARDS AND KEYFOBS			965.99 000597
10/06/23	00067	9/21/23 092123-4	202309 600-53800-64000	25HP PH3 230VAC PRE-PROG	*	1,416.29	
				COMPAC FILTRATION			1,416.29 000598
10/06/23	00067	9/22/23 092123-6	202309 600-53800-64000	SEAL KIT C-SE PUMP MOTOR	*	940.87	
				COMPAC FILTRATION			940.87 000599
10/06/23	00009	10/01/23 2241	202310 600-53800-64000	CLUBROOM FURNITURE	*	1,370.80	
				GOVERNMENTAL MANAGEMENT SERVICES			1,370.80 000600
10/19/23	00034	5/12/23 91590	202305 600-53800-64000	BACKFLOW TESTING	*	45.00	
				BOB'S BACKFLOW & PLUMBING, INC			45.00 000601
10/19/23	00084	10/04/23 CS177652	202310 600-53800-64000	POOL SUPPLIES	*	109.67	
				SCP DISTRIBUTORS LLC			109.67 000602
10/19/23	00054	9/26/23 76712865	202309 600-53800-64000	PUMICE SCOURING STICK	*	24.82	
				THE HOME DEPOT PRO			24.82 000603
10/27/23	00093	10/04/23 35000	202310 600-53800-64000	3 TOILET FLUSH VALVES	*	1,020.00	
				CLAY COUNTY MASTER PLUMBING LLC			1,020.00 000604
10/27/23	00009	10/18/23 2247	202309 600-53800-64000	SEP REPAIR/REPLACE	*	2,534.00	
				GOVERNMENTAL MANAGEMENT SERVICES			2,534.00 000605
TOTAL FOR BANK C						8,637.44	
TOTAL FOR REGISTER						8,637.44	

MVIL MIDDLE VILLAGE BPEREGRINO



Serving Security Professionals since 2011.

KEYFOBS

Limited Lifetime Warranty*
Typical Turnaround 24hrs!
Next Day Delivery Available.
How can we help you today?
1-208-591-4430



Order Detail

Order ID: #18122
Invoice: #CAK-18122
Date Added: 09/26/2023

Payment Method: Purchase Order (#JSO92623)
Shipping Method: USPS Priority (Weight: 22.00lb)

Bill To

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

Ship To (if different address)

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

<input type="checkbox"/> Product Name	Model	Quantity	Price	Total
<input type="checkbox"/> Printable Proximity Card - Kantech® ioProx® XSF/26bit P20DYE Compatible - Slot Punch: None	PrtPrx- Kan26	1000	\$1.79	\$1,790.00
<input type="checkbox"/> Clamshell Proximity Card - Kantech® ioProx® XSF/26bit P10SHL Compatible	CshPrx- Kan26	50	\$2.24	\$112.00

Code to: Split 50/50

Middle Village Repair and Replacements

34-600-538-64000

Double Branch Repair and Replacements

034.600.538.621

Sub-Total: \$1,902.00

USPS
Priority
(Weight:
22.00lb):
\$29.99

Total:

\$965.99

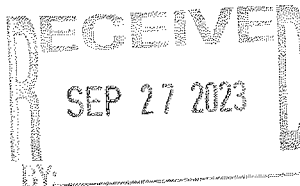
For NET30 and check orders:

Mail payment to:

CardsAndKeyfobs.com

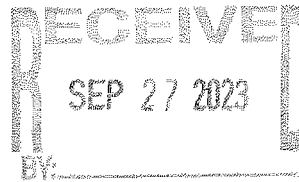
PO BOX 205

SAINT ANTHONY, ID 83445





Com-Pac Filtration, Inc.
P.O. Box 40071
Jacksonville, FL 32203
(904) 356-4003 • FAX



QUOTE

Bill To		Date	Expiration Date	Quote No.	Quote Requested By
Middle Village 845 Oakleaf Plantation Orange Park, FL 32065		09-21-23	09-22-23	092123-4DT	Jay Soriano
		Project Name Middle Village			
		Customer Terms			
Phone (904) 562-0249	Email jsoriano@gmsnf.com	Lead Time To Be Determined		Quoted By Dale Trask	

Item	Description	Qty	Unit Price	Ext Price
CPI-VFD-25HP -230V	25Hp 3-phase 230VAC Pre-Programmed and Tested	1	2,804.54	2,804.54

Notes We would have to order. Code to: Middle Village Repair and Replacements 34-600-538-64000	Sub-Total	\$2,804.54
	- Discount	\$1,388.25
	Sales Tax	\$0.00
	Freight	\$0.00
	Total	\$1,416.29

Sales taxes and/or shipping cost are excluded from this quote unless otherwise specified within the body of this document.

Deposits are calculated from the subtotal only. Sales taxes and/or shipping charges will be added to the customer's Final Invoice. Deposits are due prior to manufacturing.

Insufficient funds due to returned checks, wire transfers and/or credit cards will be subject to loss of customer discount and will incur a 1.5% finance charge compounded monthly until paid in full. Purchaser agrees that any legal action shall be subject to the laws of the State of Florida with exclusive venue being Jacksonville, Duval County, Florida. In the event of litigation for nonpayment of amounts owed, the prevailing party shall be entitled to recover from the non-prevailing party reasonable costs and attorney fees, including those amounts incurred on appeal.

Customer discount will be revoked and charged back to the Final Invoice if not paid within the specified terms.

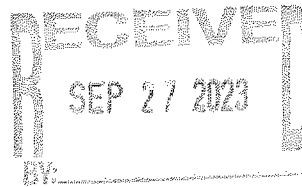
By signing below, the customer agrees to all terms specified within this quote.

Customer may use this quote to assign a purchase order number by completing the specified field below.

Print Name	Title	Purchase Order Number (optional)
Signature	Date	



Com-Pac Filtration, Inc.
P.O. Box 40071
Jacksonville, FL 32203
(904) 356-4003 • FAX



QUOTE

Bill To		Date	Expiration Date	Quote No.	Quote Requested By
Middle Village 845 Oakleaf Plantation Orange Park, FL 32065		09-21-23	09-22-23	092123-6DT	Jay Soriano
		Project Name Middle Village			
		Customer Terms			
Phone (904) 562-0249	Email jsoriano@gmsnf.com	Lead Time To Be Determined		Quoted By Dale Trask	

Item	Description	Qty	Unit Price	Ext Price
PP-M-CSK -184,213,215JM	Complete seal kit for C-Series pump 184,213,215JM motor (2025 gaskets) -Motor Seal -Paper Gaskets -Shaft Sleeve	1	415.71	415.71
PP-M-5-3600- TEFC-184JM-3	5hp TEFC 184JM Premium Efficiency Motor 3-phase 3600rpm	1	1,447.39	1,447.39

Notes Code to: Middle Village Repair and Replacements 34-600-538-64000	Sub-Total	\$1,863.10
	- Discount	\$922.23
	Sales Tax	\$0.00
	Freight	\$0.00
	Total	\$940.87

Sales taxes and/or shipping cost are excluded from this quote unless otherwise specified within the body of this document.

Deposits are calculated from the subtotal only. Sales taxes and/or shipping charges will be added to the customer's Final Invoice. Deposits are due prior to manufacturing.

Insufficient funds due to returned checks, wire transfers and/or credit cards will be subject to loss of customer discount and will incur a 1.5% finance charge compounded monthly until paid in full. Purchaser agrees that any legal action shall be subject to the laws of the State of Florida with exclusive venue being Jacksonville, Duval County, Florida. In the event of litigation for nonpayment of amounts owed, the prevailing party shall be entitled to recover from the non-prevailing party reasonable costs and attorney fees, including those amounts incurred on appeal.

Customer discount will be revoked and charged back to the Final Invoice if not paid within the specified terms.

By signing below, the customer agrees to all terms specified within this quote.

Customer may use this quote to assign a purchase order number by completing the specified field below.

Print Name	Title	Purchase Order Number (optional)
Signature	Date	

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 2241

Invoice Date: 10/1/23

Due Date: 10/1/23

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
General Fund Management Fees - October 2023		5,728.42	5,728.42
Website Administration - October 2023		198.75	198.75
Information Technology - October 2023		225.25	225.25
Dissemination Agent Services - October 2023		309.17	309.17
Office Supplies		0.87	0.87
Postage		25.00	25.00
Copies		11.85	11.85
Telephone		55.05	55.05
Items pertaining to clubroom furniture purchases		1,370.80	1,370.80

RECEIVED
OCT 04 2023
BY: _____

Total ~~\$7,925.16~~**Payments/Credits** \$0.00**Balance Due** ~~\$7,925.16~~

\$1,370.80

Bob's Backflow & Plumbing Services, Inc.4640 Subchaser Ct, Ste 113
Jacksonville, FL 32244

Phone # 904-268-8009 Fax # 904-292-4403

**Invoice
91590****Invoice Date
5/12/2023****Bill To**Middle Village Community Development
c/o Governmental Management Services
475 West Town Place, Ste 114
St. Augustine, FL 32092**Job Location**Middle Village Community Development
845 Oakleaf Plantation Parkway
Orange Park, FL 32065**PAST DUE****Balance Due****\$45.00**

P.O. Number	Terms	Due Date
	Net 30	6/11/2023

Serviced	Description	Quantity	Price Each	Amount
5/11/2023	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider Potable: 1.5" Wilkins 975 serial# 3227376 - Passed Code to: Middle Village Repair and Replacements 34-600-538-64000 	1	45.00	45.00

Thank you for your business. We appreciate your prompt payment.

Total \$45.00**Payments/Credits** \$0.00**Please make checks payable to Bob's Backflow and include your invoice number.****Balance Due** \$45.00

A 1.5% interest will be assessed on unpaid balances after 30 days.



74 JACKSONVILLE-SCP DIST.
2900 DAWN RD.
JACKSONVILLE, FL 32207 7904
Phone 904-739-3511
Fax 904-739-7544

INVOICE REPRINT

EMERGENCY RESPONSE #
1-800-424-9300

INVOICE #	CS177652
ORDER #	CS177609
DATE	10/04/23
PAGE	1 of 1

BILL TO

277685
MIDDLE VILLAGE CDD
370 OAKLEAF VILLAGE PKWY
ORANGE PARK, FL 32065-4259

SHIP TO

94 ORANGE PARK DIST.
3601 YOUNGERMAN UNIT 2
JACKSONVILLE FL 32244 8927

CUSTOMER P/O NUMBER	SHIP VIA PRIORITY PICK	WRITTEN BY DEEJAY ADAMS(194)	ORDER DATE 10/04/23
CUSTOMER RELEASE NUMBER	FREIGHT TERMS 02 IN/OUTBOUND	PAYMENT TERMS 100% PREPAYMENT PICK-UP	DUE DATE
JOB / SHIP-TO NAME MIDDLE VILLAGE CDD	PURCHASING AGENT	CONTACT JAY SORIANO	PHONE 904-342-1441

LN#	PRODUCT	HM	DESCRIPTION	U/M	OPEN	PCK QTY	SHQ QTY	E.O	PRICE	EXTENSION
1	PSL-40-0342		PS990 PROFESSIONAL SERIES LEAF RAKE W/ HD NET ALT-2938003583	EA	1	1	1	0	55.77	55.77
2	COU-01-9359		POOLSTYLE MAINT 5.00 \$5 OFF PRO SERIES LEAF RAKE	EA	1	1	1	0	5.00	-5.00
3	PSL-40-0352		PS960 5.5" PROFESSIONAL SERIES SS BRISTLE ALGAE BRUSH	EA	1	1	1	0	20.90	20.90
4	RAI-40-2102		R111646 #718 18" SS BRISTLE STRAIGHT ALUM ALGAE BRUSH	EA	1	1	1	0	38.00	38.00

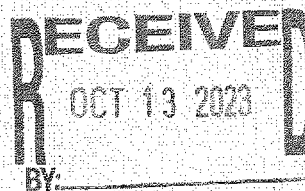


COPY OF INV

Code to:

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
109.67	0.00	0.00	0.00	0.00	0.00	0.00	109.67	0.00

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 DEEJAY ADAMS(ZK)

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

SIGNATURE:

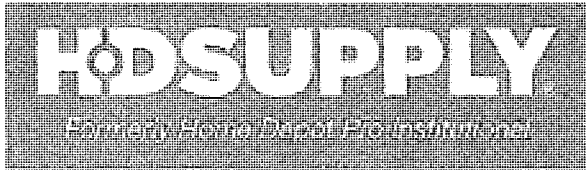
RECEIVED BY

Cust#: 277685 Cust Name: MIDDLE VILLAGE CDD
Inv#: CS177652 Invoice Date: 10/04/23 Invoice Amount: \$0.00



WARNING: Cancer and Reproductive Harm - www.p65warnings.ca.gov

Remit To:
SCP DISTRIBUTORS LLC
DEPT. #0594
PO BOX 850001
ORLANDO, FL 32886-0594



- My Account Number 645245
- Currently Shopping As 645245 - DOUBLE BRANCH
- Current Ship-To Address DOUBLE BRANCH 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

TO be split 50/50
between DB & MV CDDs

Invoice Detail

Customer ID: 645245
Invoice Number: 767128655
Invoice Date: 9/26/2023
Order Number: 51453691
Purchase Order: LISA

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

Shipped To:

DOUBLE BRANCH
370 OAKLEAF VILLAGE PARKWAY

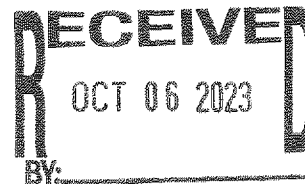
ORANGE PARK, FL 32065


Invoice Total ~~\$49.65~~
\$24.82

Home Depot Pro Notes:

Items NOT shown here are being shipped from our
Jacksonville warehouse.

\$7.95 Handling Charge



Description | Item Number	Quantity		Unit	Total
	Ordered	Shipped		
 PUMICE SCOURING STICK 559004	10	10	\$4.17	\$41.70
Subtotal				\$41.70
Shipping & Handling				\$7.95
Tax				\$0.00
Web Discount				-\$0.00
Invoice Total				\$49.65

FOURTH ORDER OF BUSINESS

MEMORANDUM

TO: Middle Village CDD Board of Supervisors

FROM: Michael C. Eckert

DATE: October 27, 2023

RE: Status of Conveyance of Portion of Plantation Oaks Boulevard to Clay County

The purpose of this memorandum is to provide the Board with an update on the discussions with Clay County ("County") regarding the potential conveyance of the portion of Plantation Oaks Boulevard owned by the Middle Village Community Development District ("District"). This segment of roadway is located due west of the roundabout at the intersection of Plantation Oaks Boulevard and Oakleaf Plantation Parkway.

The County has approved the conveyance subject to entering into a simple interlocal agreement regarding the enhanced landscape maintenance of the turf and planting areas located in the County-owned rights-of-way in the general vicinity of the conveyance parcel. The County is not asking the District to take on more maintenance responsibility than it currently performs, but rather to clarify the County's responsibilities. Specifically, the County requested the District prepare and present a simple interlocal agreement to the effect that the District is currently providing enhanced landscape maintenance services solely on the District's own accord. Furthermore, if the District ceases providing such services, the District acknowledges that the County is not obligated nor responsible for providing such enhanced landscape maintenance services, and the landscaping would be maintained by the County at the County's maintenance standards.

In actuality, the County's request just memorializes what District staff believes is the current arrangement. Accordingly, we are preparing that simple interlocal agreement for County and Board consideration.

If you have any questions or concerns, please contact me. Thank you.

This instrument was prepared by and
upon recording should be returned to:

(This space reserved for Clerk)

Michael C. Eckert
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301-7707

INTERLOCAL AGREEMENT REGARDING LANDSCAPE MAINTENANCE

THIS INTERLOCAL AGREEMENT REGARDING LANDSCAPE MAINTENANCE (“Agreement”), made this ____ day of _____, 2023, is entered into by and between Clay County, Florida, a political subdivision under the laws of the State of Florida, whose mailing address is P.O. Box 1366, Green Cove Springs, Florida 32043 (“County”), and the Middle Village Community Development District, a special purpose unit of local government established under Chapter 190, Florida Statutes, whose address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“District” and, together with the County, the “Parties”).

WITNESSETH:

WHEREAS, the District is authorized to construct, acquire, and maintain infrastructure improvements and services as set forth in Section 190.012(1), Florida Statutes, for which the District may impose, levy and collect non-ad valorem special assessments on land with the boundaries of the District; and

WHEREAS, the District has provided and desires to continue to provide for the maintenance (“Landscape Maintenance”) of certain improvements consisting of, but not limited to, landscaping, trees, grass, shrubs, and other plantings, as well as irrigation systems (collectively, “Landscaping”), located within certain portions of County-owned rights-of-way commonly referred to as Plantation Oaks Boulevard and Oakleaf Plantation Parkway, (“Right-of-Way”); and

WHEREAS, the District currently wishes to enhance the aesthetic appearance of the Right-of-Way by providing Landscape Maintenance at a level and frequency greater than the County’s standard maintenance schedule; and

WHEREAS, in order to provide for the enhanced Landscape Maintenance of the Right-of-Way, the District currently wishes to assume all responsibility and cost of maintaining the Right-of-Way Landscaping, which the District may discontinue at any time in its discretion; and

WHEREAS, the County has no objection to the District providing such enhanced Landscape Maintenance including, but not limited, to additional mowing and edging during high growth periods, additional plantings above County minimum requirements, tree care and other maintenance activities; and

WHEREAS, the County and the District desire to establish and set forth in this Agreement

the maintenance responsibilities of the Parties with respect to the Right-of-Way Landscaping; and

WHEREAS, Section 163.01, *Florida Statutes*, known as the “Florida Interlocal Cooperation Act of 1969”, permits local governmental units to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and thereby to provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population and other factors influencing the needs and development of local communities; and

WHEREAS, the County and the District find this Agreement to be necessary, proper, and convenient to the exercise of their powers, duties, and purposes authorized by law; and

WHEREAS, the County and the District desire to exercise jointly their common powers and authority concerning maintenance of the Right-of-Way; the avoidance of inefficiencies caused by the unnecessary duplication of services and facilities; and the clarification of responsibilities, obligations, duties, powers, and liabilities of each of the governmental bodies; and

WHEREAS, this Agreement shall serve as the “agreement between the district and a governmental entity” required by Section 190.012(1)(g) of the Act.

NOW, THEREFORE, in consideration of the mutual understandings and covenants set forth herein, and other good and valuable consideration, the receipt of sufficiency of which is hereby acknowledged, the County and the District agree as follows:

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

SECTION 2. LANDSCAPE MAINTENANCE RESPONSIBILITIES. The County permits the District to maintain, or cause to be maintained, the Landscaping within the Right-of-Way at the District’s sole cost and expense and subject to the terms of this Agreement, for so long as the District desires to do so and for so long as the County permits the District to do so.

SECTION 3. NO OBLIGATION OF COUNTY TO PROVIDE ENHANCED LANDSCAPE MAINTENANCE. The Parties agree that nothing in this Agreement shall be interpreted to require the County to maintain the Right-of Way Landscaping during the period of time the District is providing enhanced Landscape Maintenance to such area. Should the District desire to discontinue providing enhanced Landscape Maintenance to all or a portion of the Right-of-Way, the District shall provide the County with thirty (30) days advance written notice. Thereafter, such portion of the Right-of-Way no longer being maintained by the District shall be maintained by the County, but only to County standards. Under no circumstances shall the County be required to perform enhanced Landscape Maintenance of the Right-of-Way.

SECTION 4. FILING. After approval of this Agreement by the respective governing bodies of the County and the District, and its execution by duly qualified and authorized officers of each of the Parties hereto, in accordance with the requirements of Section 163.01(11), *Florida Statutes*, the County shall cause this Agreement to be filed with the Clerk of the Circuit Court of Clay County, Florida.

SECTION 5. TERM. The provisions, restrictions, and covenants of this Agreement shall touch and concern the land and shall be a covenant running with and binding the fee interest underlying the Right-of-Way, whether in existence on the date hereof or constructed in the future, for a period of thirty (30) years from the date this Agreement is made effective. No agreement to extend the term of this Agreement shall be effective unless in a written instrument executed and acknowledged by duly authorized representatives of both the County and the District and recorded in the Public Records of Clay County, Florida. Notwithstanding any of the above provisions, the County and the District shall each have the right to terminate this Agreement, with or without cause, upon thirty (30) days written notice to each party.

SECTION 6. SOVEREIGN IMMUNITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District or the County beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other law, 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 the Doctrine of Sovereign Immunity or by operation of law.

SECTION 7. GOVERNING LAW. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Clay County, Florida.

SECTION 8. NO PLEDGE OF CREDIT OR PARTNERSHIP. This Agreement shall neither be deemed to pledge the credit of the County, or of the District, nor to make the County an agent, co-venturer, partner, or fiduciary of the District, or vice versa.

SECTION 9. NOTICE. All notices, requests, consents and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

A. If to the County: County Manager's Office
P.O. Box 1366
Green Cove Springs, FL 32043
Attn: County Manager

With a Copy to: Clay County Attorney's Office
P.O. Box 1366
Green Cove Springs, FL 32043
Attn: County Attorney

B. If to the District: Middle Village Community Development District
c/o Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092
Attn: District Manager

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

SECTION 10. NON-WAIVER. No consent or waiver, expressed or implied, by either party, to or of any breach or default of the other party, with regard to the performance by said other party of its obligations under this Agreement shall be deemed or construed to constitute consent or waiver to, or of, any other breach or default in the performance of that party, of the same or any other objection of performance incumbent upon that party. Failure on the part of any party to complain of any act or failure to act on the part of the other party in default, irrespective of how long the failure continues, shall not constitute a waiver by that party of its rights and any remedies that exist un this Agreement, at law or in equity.

SECTION 11. CONSTRUCTION.

- (a) This Agreement shall not be construed against any party on the basis of it being the drafter of the Agreement. The Parties agree that all herein played an equal part in reciprocity in drafting this Agreement.
- (b) Capitalized terms contained herein shall have no more force or effect than uncapitalized terms.
- (c) Captions and section headings in the Agreement are provided for convenience only and shall not be deemed to explain, modify, or aid in the interpretation or construction of meaning of this Agreement.

SECTION 12. SEVERABILITY. If any word, phrase, sentence, part, section, subsection, or other provision of this Agreement, or its application to any person, entity, or circumstances is specifically held to be unconstitutional, invalid, or unenforceable for any reason by a court of competent jurisdiction, then such word, phrase, sentence, part, section, subsection, or other or the proscribed application thereof, shall be severable, and the remainder of this Agreement and the application of the provisions hereof to the other persons, entities, or circumstances shall not be affected thereby and, to that end, this Agreement shall continue to be enforced to the greatest extent possible consistent with law and the public interest including, but not limited to, the expenditure of public funds for lawful purposes.

SECTION 13. ENTIRE AGREEMENT, AMENDMENTS. This Agreement constitutes the entire agreement of the Parties with respect to the subject matter hereof. The provisions, restrictions and covenants of this Agreement shall not be modified or amended except in written instrument executed and acknowledged by duly authorized representatives of both the County and the District and recorded in the Public Records of Clay County, Florida.

SECTION 14. ASSIGNMENT. This Agreement may not be assigned, transferred, or conveyed by the District or the County without prior written consent from the other party, except that the District may allow or require other entities to contribute to the cost of its obligations

hereunder.

SECTION 15. FORCE MAJUERE. Neither the County nor the District shall be held in non-compliance with this Agreement, nor suffer any enforcement or penalty relating to this Agreement, where such non-compliance or alleged default occurred or was caused by a strike, riot, war, earthquake, flood, tsunami, severe rainstorm, hurricane, or other act of nature, or other event that is reasonably beyond either party's ability to anticipate or control.

SECTION 16. AUTHORITY TO EXECUTE. Each of the Parties covenants to the other party that it has lawful authority to enter into this Agreement and has authorized the execution of this Agreement by the party's duly authorized representative.

SECTION 17. EFFECTIVE DATE. This Agreement shall become effective upon filing a copy executed by both Parties with the Clerk of the Circuit Court of Clay County, Florida.

SECTION 18. COUNTERPARTS. This Agreement may be executed in any number of counterparts each of which, when executed and delivered, shall be an original, but all counterparts shall together constitute one and the same instrument.

[Signature pages to follow.]

**SIGNATURE PAGE FOR
INTERLOCAL AGREEMENT REGARDING LANDSCAPE MAINTENANCE**

IN WITNESS WHEREOF, the Parties have caused the Agreement to be made and executed as of the day and date first above written.

CLAY COUNTY, FLORIDA, a
political subdivision of the State of Florida

By: _____
Howard Wanamaker
County Manager

ATTEST: _____
Clerk of the Circuit Court & Comptroller

Deputy Clerk

STATE OF FLORIDA
COUNTY OF CLAY

The foregoing instrument was acknowledged before me by means of ☐ physical present or ☐ online notarization, this day ____ of _____, 2023, Howard Wanamaker, County Manager of Clay County, Florida, and who has acknowledged that he executed the same on behalf of Clay County, Florida and that he was authorized to do so. He is personally known to me.

Notary Public; State of Florida
Print Name: _____
My Commission Expires: _____
My Commission Number: _____

**SIGNATURE PAGE FOR
INTERLOCAL AGREEMENT REGARDING LANDSCAPE MAINTENANCE**

IN WITNESS WHEREOF, the Parties have caused the Agreement to be made and executed as of the day and date first above written.

WITNESSES:

**MIDDLE VILLAGE COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____

By: _____
Michael J. Steiner, Chairman

Print Name: _____

ATTEST:
By: _____
Secretary/Assistant Secretary
Print Name: _____

**STATE OF FLORIDA
COUNTY OF CLAY**

The foregoing instrument was acknowledged before me by means of ☐ physical present or ☐ online notarization, this day ____ of _____, 2023, Michael J. Steiner, Chairman of the Middle Village Community Development District, and who has acknowledged that he executed the same on behalf of Clay County, Florida and that he was authorized to do so. He is personally known to me or has produced a valid driver's license as identification.

Notary Public; State of Florida
Print Name: _____
My Commission Expires: _____
My Commission Number: _____

FIFTH ORDER OF BUSINESS



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

October 16, 2023

Board of Supervisors
Middle Village Community Development District
475 West Town Place, Suite 114
St. Augustine, FL 32092

We are pleased to confirm our understanding of the services we are to provide Middle Village Community Development District, Clay County, Florida ("the District") for the fiscal year ended September 30, 2023. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Middle Village Community Development District as of and for the fiscal year ended September 30, 2023. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2023 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis.
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

Management Responsibilities

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: GMS-NF LLC - 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FL 32092 - TELEPHONE: 904-940-5850

Our fee for these services will not exceed \$6,500 for the September 30, 2023 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued. This agreement is automatically renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

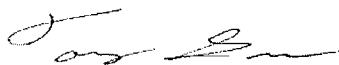
The District may terminate this agreement, with or without consent, upon thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the date of the notice of termination subject to any offsets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2023 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Middle Village Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Middle Village Community Development District.

By: Marilee Giles Mandel

Title: Secretary

Date: OCT 16, 2023



Florida Institute of Certified Public Accountants

FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

**Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809**

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

SIXTH ORDER OF BUSINESS

D.

1.

Middle Village Community Development District (CDD)

845 Plantation Oaks Parkway, Orange Park, FL 32065

904-375-9285; manager@oakleafresidents.com

Memorandum

1Date: November 2023
To: Board of Supervisors
From: GMS – OakLeaf Operations Manager

Community:

Special Events

- Report – October Movie on the Green, Pumpkin Plunge
- Upcoming – November Movie on the Green, Turkey Shoot
- December events : Cocoa with Clause

Aquatics

- ☐ Pools closed or off-season , lap pool is swim at own risk for adults only
- ☐ Heaters go through testing in November – turned on and put in use after Thanksgiving (weather dependent)

Amenity Usage

- ☐ *Total Facilities Usage – 7098*
- ☐ *Average daily usage – 228*

Card counts:

MV Owners	23
MV Renters	16
MV Replacements	6
MV Updated	2

Total cards printed: 128 (both districts)

Rentals

- ☐ 12 of 31 days rented in October , 4 of 4.5 weekends rented
- ☐ 17 Grand Ballroom rentals, 3 Grand Lawn rental, 2 Bridal Suite rentals, 5 patio rentals
- ☐ 17 tours (61 approx. hours)/ 79 hours used for scheduling, administrative, etc.

Middle Village Community Development District (CDD)

845 Plantation Oaks Parkway, Orange Park, FL 32065

904-375-9285; manager@oakleafresidents.com

Memorandum

Operations: Open Items

- ☐ Update on fencing/gate installs
- ☐ Update on Boardwalk

MAINTENANCE

- ☐ Complete agreement for Boardwalk repair, adjustments made, coordination of start
- ☐ Work completed on Parking resolution, meet with ASAP Towing for coordination
- ☐ Removal of spray ground motor
- ☐ Preventative maintenance perform on golf carts (oil change, inspect air and fuel filters)
- ☐ Picked up replacement motor, coordinate install for motor/sleeve/seal on sprayground
- ☐ replace flush valves at Tennis building, lap pool women's bathroom
- ☐ Touch up painting on decorative street poles in neighborhood (ongoing)
- ☐ Preventative maintenance completed on equipment at Fitness Center
- ☐ Replace flush valve at women's handicap stall at Grand banquet
- ☐ Replace ceiling fans at gazebo area (spray ground)
- ☐ Adjust forms for multiple sidewalk areas - rear amenity walkway, added "flares"
- ☐ Complete install of sidewalk areas – rear amenity, and tennis/ lap pool
- ☐ Inspect and coordinate "short term" repairs for boardwalk before start of complete project
- ☐ Coordinate large purchase – Supplies for boardwalk project
- ☐ Replace light switch at Men's pool bathroom
- ☐ Replace ceiling fan at men's pool bathroom
- ☐ 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 10/13 Forest Brook, Creekview, Oakpoint, and Timberlake completed 10 /25

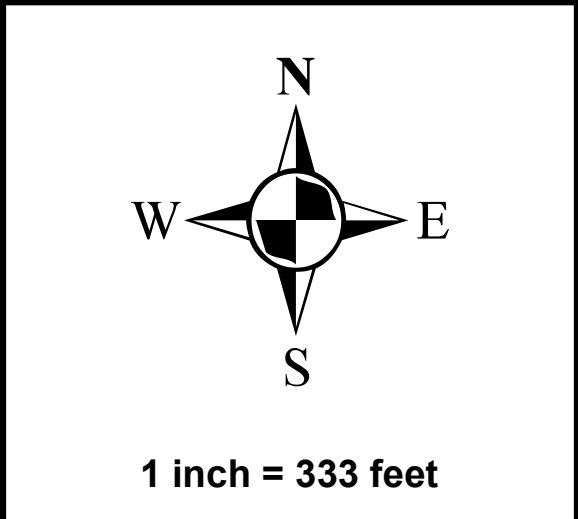
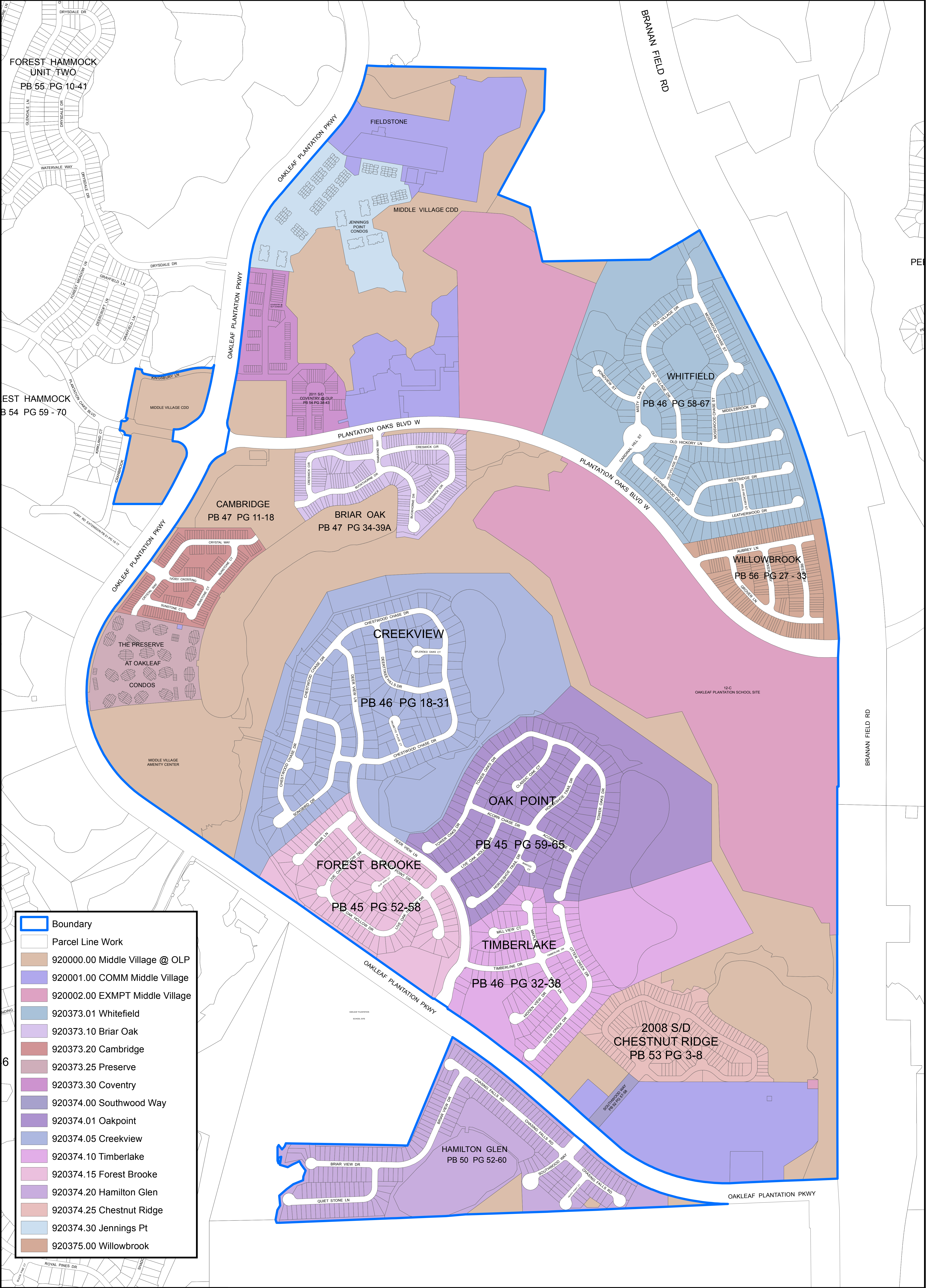
Landscaping

- ☐ Monthly report for Oct submitted and filed at Operations office

For questions, comments, or clarification, please contact:

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

jsoriano@gmsnf.com



Middle Village 2013 CDD

Clay County, Florida

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

GENERATED BY THE GIS DEPARTMENT 05/02/2013

This graphic representation of ownership does not constitute a information available for use in the Property Appraisers Office. This office does not assume responsibility for errors or omissions.