

MIDDLE VILLAGE
Community Development District

MARCH 11, 2024

AGENDA

Middle Village Community Development District

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

March 4, 2024

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, March 11, 2024 at 6:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.**

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Audience Comments (limited to three minutes)
- III. Approval of Consent Agenda
 - A. Approval of the Minutes of the February 12, 2024 Meeting
 - B. Financial Statements
 - C. Assessment Receipts Schedule
 - D. Check Register
- IV. Ratification of Agreement for Professional Engineering Services and Work Authorization No. 1 with Matthews | DCCM
- V. Acceptance of the Draft Fiscal Year 2023 Audit Report
- VI. Discussion of the Proposed Fiscal Year 2025 Budget
- VII. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager

D. Operations Manager

1. Memorandum

2. Update on Open Items (Gates & Pool Heater)

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

IX. Next Scheduled Meeting – April 8, 2024 @ 2:30 p.m. at the Plantation Oaks
Amenity Center

X. Adjournment

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

Sincerely,

Marilee Giles

Marilee Giles
District Manager

THIRD ORDER OF BUSINESS

A.

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

The regular meeting of the Board of Supervisors of the Middle Village Community Development District was held Monday, **February 12, 2024** at 4:00 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 <i>by phone</i>	Vice Chair
Jonel Hicks	Assistant Secretary
Shawn Bland	Assistant Secretary
Julie Arnau	Assistant Secretary

Also present were:

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

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 4:00 p.m.

SECOND ORDER OF BUSINESS

Audience Comments

Ashley Barber of the Clay County Sheriff's Office requested approval to have the Sheriff's Office provide security services on the District's property, hook up to the electricity, and have the vendor install it

Mr. Eckert stated the agenda can be amended to include a private security session by motion and then folks could be asked to leave where we just talk to the representatives from the sheriff's department with the board and staff. Since she's here now, why don't we take any other audience comments, make a motion to amend the agenda to include a private security session, and then we'd have to ask people to leave, but then they are welcome to come back in for the rest of the meeting afterwards.

On MOTION by Chairman Steiner seconded by Mr. Bland with all in favor amending the agenda to include a private security session was approved.

A resident stated that he supports an additional security camera.

The Board entered a private security session at this time. This portion of the meeting was closed to the public in accordance with Sections 119.071(3)(a) and 281.301, Florida Statutes, as the Board discussed matters related to the security system plan. The closed session began at approximately 4:06 p.m. The public portion of the meeting resumed at approximately 4:13 p.m.

On MOTION by Chairman Steiner seconded by Mr. Hicks with all in favor authorizing a license agreement with CCSO for the use of district property was approved.

Mr. Soriano stated in front of you is paperwork for the Easter holiday spectacular market. We have had a change. If you recall, years ago we had one person that was a resident that ran what we call the Oakleaf Expo. She moved and handed it off to somebody else. That person has now moved and handed it on to Amy and Shawn. They have helped her run that in the past and they are asking if they can continue with carrying that on. The last time we worked with Donna was to make sure they understood a little better than the Oakleaf Expo did of controlling size and making sure everything was fitting in. Donna asked to do one expo a year here. They generally picked something during the fall and the last couple of years it's worked out to be in October. Before that it was usually done on Black Friday weekend. Easter is always done at your sister district. This request is to ask if you want to continue this route of allowing a resident to run the event on your property.

Chairman Steiner asked did you have any problems with the last event?

Mr. Soriano responded no. This one was always a little better. The one on the other side can be tough because of all the other programs. You have soccer, so you run out of parking spots. Here, the one thing I do is I ask the person in charge to coordinate with Wanda because of weddings. A lot of times we make sure we either don't have weddings or if we've already got them booked well before they pick out their date, we let them know because most of the time the wedding starts later in the afternoon, so it doesn't affect that. Then the coordination is parking. We have had problems with people leaving their vehicles in that back parking lot. The other

problem is getting to the bathrooms. This one is going to be different. With us going through the process of locking down gates, they would have to come up to the front to go in, or it would have to be one of those times we open the back gates so they can come in freely since there is an event going on.

Chairman Steiner stated I assume you are well aware of the rules. I think it would be good for the neighborhood to have the events and we're willing to go with it, but we're in a unique environment because of the parking situation and like Jay mentioned, this building is utilized at times. If we can continue to work in the same manner that we did before, I don't see a problem.

Mr. Eckert asked did we have an agreement before?

Mr. Soriano responded Carla had one with the Oakleaf Expo and I think we wrote an agreement with Donna the very first year when she first came to us, but I don't think we've updated it since. I have gone through some of the rules with them, but I think there are going to be some things we need to update because of the way we operate now compared to back then. I asked her to write these up. That way I know they understand there is a lot involved to planning this out. In the past I required them to help with checking the bathrooms, they're supposed to have somebody out there to help with coordinating parking and for big events they generally have to involve a secondary and off-duty officer, so those types of things were coordinated with them directly. We put that stuff in that first agreement, we just haven't updated it since then.

Chairman Steiner stated I'm directing staff to go ahead and provide counsel with a copy of that agreement, and we will see what adjustments need to be made.

Mr. Eckert asked do you know if there was any kind of insurance?

Mr. Soriano responded I thought it was just our vendors. I asked Jason to put it together, but I thought the same thing that we do even with our food trucks so it's almost like a business. It's the same way with the food trucks. They bring the food trucks on, but the food trucks have to provide that information whether they're providing it directly to us or to them.

Mr. Eckert stated I will take a look at that. If Jason did it, I have it.

On MOTION by Chairman Steiner seconded by Ms. Arnau with all in favor continuing the resident run vendor fair was approved.

THIRD ORDER OF BUSINESS**Approval of the Consent Agenda**

- A. Minutes of the January 8, 2024 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 January 8th meeting.

On MOTION by Chairman Steiner seconded by Mr. Hicks with all in favor the minutes of the January 8, 2024 meeting were approved.

Ms. Giles stated next are your financial statements, followed by the assessment receipts schedule showing the District is 94% collected. The check register totals \$1,811,428.39. On the general fund you'll see why it's so high. It includes the FY24 debt service assessment collection of \$1.6 million. Then it goes into the recreation fund totaling \$154,933.22 and the capital reserve fund totaling \$24,886.65.

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

FOURTH ORDER OF BUSINESS**Consideration of Responses to Request for Qualifications for Engineering Services**

Ms. Giles stated included in the agenda package is a score sheet and the evaluation criteria. Is there a supervisor that wants to lead the discussion?

Chairman Steiner going by the criteria, there were a couple of issues with the Alliant proposal. Looking at our ability to interface, they utilize subcontractors. There are at least three, possible four subcontractors. They have clearly identified them as being subcontractors. I think that might introduce some problems. It may be more troublesome than having to go to one company having full control over all the disciplines needed to provide support. The form 330 in their qualifications identified only three CDDs that they support. They only reported seven representative projects as compared to ten from Matthews. Matthews does not utilize any subcontractors and their branch office is in Jacksonville and their firm is based in St. Augustine. I'm not sure with Alliant, other than the branch offices that are located in St. Augustine and Jacksonville, but at least one of the subs is based in Tampa. The other thing is in Alliant's

proposal the experience of the person that would be leading has a good background, but he's only been with the firm for a short time, less than two years I believe. Can I identify the rating I came up with, or do I need to continue to talk to the concerns of what was presented?

Mr. Eckert responded the Board can provide some opening observations based on their review, but it's important that you base this decision on the score that you put in the cell. You come up with the scores and that's how you figure out which person was ranked the highest and the person ranked the second highest. The easiest way to get through this is if there is a board member that has studied this and proposes scores by cell. You'll probably find there will be more agreement than disagreement and the Board can say that score makes sense and then we write it down and at the end we have a collective score sheet that the whole board has participated in.

Chairman Steiner stated under ability and adequacy of professional personnel I scored 20 for Alliant and 25 for Matthews.

Mr. Eckert stated we can just stick with Alliant first and if any of the board members feel differently about that, there will be a discussion. If not, then let's mark it down as 20.

Ms. Arnau stated that's exactly what I scored.

Ms. Mifsud stated I had them at 23 just because they seem qualified, but I believe with most of the Chair's comments on the general capabilities. I'm okay with 20 too.

Mr. Bland and Mr. Hicks stated they were okay with 20 points.

Mr. Eckert stated then we can do Alliant for consultant's past performances.

Chairman Steiner stated I have 20 points for Alliant's past performance.

Ms. Mifsud stated that's what I have as well.

Ms. Arnau stated I have 25 because I thought both of them were equal in the past.

Ms. Giles asked Mr. Bland and Mr. Hicks if they agree with 20 points.

Mr. Bland stated I concur.

There was no objection from Mr. Hicks.

Chairman Steiner stated under geographic location I gave Alliant 15.

Ms. Arnau stated I agree.

Mr. Bland stated I'm okay with that if not lower.

Mr. Hicks stated they're based in Tampa, right?

Ms. Arnau stated their home office is Minnesota.

Mr. Bland stated I'd be okay with saying 10, but if you think 15 is sufficient, I'm okay with that.

Chairman Steiner stated I think 15 is sufficient from the standpoint that their local offices that would be utilized are here with the exception of the one in Tampa.

Mr. Eckert stated if you have a sense that some people are at 10 points and some at 15, you can pick something in the middle too if that works.

Mr. Bland asked are you good with 12 points?

There were no objections.

Chairman Steiner stated on willingness to meet time and budget requirements, I gave them 15.

Ms. Arnau stated I agree with that.

Mr. Bland stated yeah you can only go off of what is in there, which is the same for everybody.

Ms. Mifsud stated I had them at a 13 because they didn't seem to make any comments in their proposal about their ability to meet timelines and budgets.

Mr. Bland stated I'm okay with 13 or 15.

Chairman Steiner stated 13. Under certified minority business it's a zero.

Mr. Eckert stated it's a zero because they don't qualify under the statutes. It's either you get five points because you are a certified minority business enterprise recognized by the State of Florida, or you get zero.

Chairman Steiner stated they have submitted credentials that it's a woman owned business, but the one that it applies to is a subcontractor.

Mr. Eckert stated yes, it's not the proposer. You can take that issue into adequacy and ability of professional personnel, but this is strictly statutory.

Ms. Giles stated the next one is recent, current and projected workloads.

Chairman Steiner stated I gave them five points. It looks like they have the workload, it just may not match what we're doing. Does anyone disagree with that?

Ms. Arnau stated I gave them less only because it seemed like Alliant had less available time for us than Matthews did.

Ms. Mifsud stated I went with a three on that as well because it seemed like they had bigger projects, and we would not be a priority.

Chairman Steiner stated I'm okay with three.

There were no objections from Mr. Bland or Mr. Hicks.

Chairman Steiner stated volume of work previously awarded by our District.

Mr. Eckert stated the score would be zero for both.

Ms. Giles stated I have 68 points total for Alliant. Now we can do the same thing for Matthews.

Chairman Steiner stated on ability and adequacy of professional personnel, I gave Matthews 25 points.

The other board members stated their agreement with Mr. Steiner's score.

Chairman Steiner stated consultant's past performance I awarded 25 points.

The other board members stated their agreement with Mr. Steiner's score.

Chairman Steiner stated the next category is geographic location. I awarded 20 points because both offices are local.

The other board members stated their agreement with Mr. Steiner's score.

Chairman Steiner stated willingness to meet time and budget requirements, I gave 15 points.

The other board members stated their agreement with Mr. Steiner's score.

Ms. Giles stated certified minority business enterprise is zero points. Next is recent, current and projected workloads.

Chairman Steiner stated that is five points.

The other board members stated their agreement with Mr. Steiner's score.

Ms. Giles stated the last category, volume of work previously awarded to consultant by District is zero for both as stated earlier. I came up with 90 points total.

Mr. Eckert stated next would be a motion to approve the scoring with Matthews ranked number one with 90 points and Alliant ranked number 2 with 68 points, and authorize staff to negotiate a contract with Matthews to bring back to the board for approval at your next meeting.

<p>On MOTION by Chairman Steiner seconded by Ms. Mifsud with all in favor ranking Matthews #1 and Alliant #2 with staff authorized to negotiate a contract with Matthews DCCM was approved.</p>

FIFTH ORDER OF BUSINESS**Staff Reports****A. District Counsel – Update on Impact Fee Credits**

Mr. Eckert stated we got the Plantation Oaks Boulevard transfer done and the maintenance agreement approved. I just emailed that to all of you. That's really good because it made no sense why we owned that road, and it was really just a liability for us. I don't know what the status is on the Clay Electric easement, but they're going to have to go to the county now. We're out of that business in terms of having to deal with that easement that they wanted over the roadway. Nothing was signed that I saw. I don't recall if we got an agreement signed with the church.

Ms. Giles stated I think we did. I can follow up.

Mr. Eckert stated as some point we will need to look at that the agreement with the church, because that was connected to our ownership of the roadway just to see if that has to be tweaked a little bit. We can terminate it at any time if we want to. Other than that, we will keep you posted on what gets implemented in the legislature. There's not a lot that will affect you all and how you do business.

Chairman Steiner stated basically the four hours of ethics training.

Mr. Eckert stated yes, that was passed last year. If you do a construction project there are always changes on retainage and how that is released, but right now we don't have to worry about that.

Ms. Giles stated I have a note on the impact fee credits.

Mr. Eckert stated when the District built the roadways out here and funded the roadways and funded some county park improvements, the District gets impact fee credits. When you build a house and you get a CO on that house, you have to pay an impact fee to the county as a result of your impact on the community in that it needs more roads now, it needs more water, it needs more sewer, it needs more parks, etc. Those are called impact fees. However, when community development districts or developers overbuild, like build more than they're required to build, you get impact fee credits from the county and those credits can be used such as saying here's my credit, I don't have to pay you the money, go ahead and give me my permit. At here and Double Branch, the districts built more than was legally required as a minimum, so the districts got a bunch of impact fee credits and for a long time, the District's weren't able to monetize those or sell those simply because the law didn't allow it. So, the District would be able to sell them within its own DRI and its own development area, but the District couldn't go outside of that.

The law changed to where it would allow the District to go outside of its development to sell those and then the law changed again to say it was retroactive, which basically means the District has a lot of impact fee credits on the shelf and since the community is pretty much built out, there's not a market for them within the community and we have been looking at alternatives for how the district can find a buyer for those credits.

Mr. Bland asked do you sell them to another developer?

Mr. Eckert responded yes, another development coming in, because what happens is if they go to pay the impact fees to the county, they will pay 100 cents on the dollar or whatever the county is requiring. What some developers have been doing is going to CDDs and saying I know you have impact fee credits on the shelf, we will buy them for 70 cents on the dollar. Then there is a transaction where we would sell the impact fee credits, the county would have to recognize and approve it, but they are pretty much required to under the statutes as long as it's in the same impact fee zone. We've had this happen in St. Johns County and we've processed a few of these, but we're talking the credits that you all have are in the millions of dollars. I think one of the district's was around \$5 million and you're not required to use that money to pay down bonds. You could, but you could also use it for the capital improvements you're going to make like the roof and things like that. Once the community is built out and you have them on the shelf, you can either sell them, or you can keep them and hope they will be worth more someday. I think what we would be looking for the Board to do is I'm going to prepare a memo that says exactly how many you have, what type they are, where they can be used; I want to have a conversation with the county attorney to make sure she understands this is going on, because I don't know if it's come over to Clay County from St. Johns yet, and then from there the Board needs to decide how you would like to try to market these, or would you like to market them. One of the things I'd like to recommend is that in the event you're ever going to build any more vertical space here, that you might want to set some aside that you don't use, because you don't want to sell them for 70 cents on the dollar and then have to go pay 100 cents on the dollar when you want to build something. We're in the beginning stages of that and the law just changed a couple of years ago that has allowed this to happen, so it could be a significant source of revenue if we can find a buyer.

Mr. Bland asked what was the previous rule on it?

Mr. Eckert responded you had to use them within your DRI, which is a development of regional impact, which is just Oakleaf.

Mr. Bland asked but you were just stuck with them?

Mr. Eckert responded yes. Then lobbyists got involved saying that's not right. The structure before was making people pay twice or three times for the same improvement. It's a fairly fair system at this point, but you have to be within your impact fee zone, and I think Clay County has four or five impact fee zones, so it would be something around this area. If you haven't been approached yet, it's worth thinking about how you would want to market them. The last few I completed, one was 70 cents on the dollar with no commission and one was 75 cents with a 6% commission and the other one was 70 cents with a 6% commission. That gives you an idea of the market, at least in St. Johns County.

B. District Engineer

There being nothing to report, the next item followed.

C. District Manager

Ms. Giles stated just a reminder that it is an election year. We have two seats up for election; seat 2, currently held by Mr. Steiner, and seat 4, currently held by Mr. Hicks. The qualifying period is the second week in June and that is when you would go down to the administrative building to qualify. I'll keep it on my calendar, so you don't forget to do that. If no one runs against you, your name will not be on the ballot. If someone does run against you, you'll see both names on the ballot.

D. Operations Manager

1. Memorandum

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

Mr. Soriano stated our last community event was the Polar Plunge. The weather ended up being great, although the water was a little chilly. This was the smallest group we've ever had. Generally, we have about 40 or 50 people jump in and about 100 people present. This year we only had about 25 people, so I'm not sure what happened. There were a lot of events. Soccer started this last weekend, but we have pretty much always done it the first or second weekend of February because I like to make sure it's cold and a New Year's polar plunge, somedays we have 80-degree weather, so we typically wait. This was a warm February, so it was odd, but

everybody had fun and we are on to our next item. We will be getting ready for Spring Break, and we bring back our movies on the lawn. That goes out with Spring Break and then pretty much every month we have something going on until we get to fall and winter of next year when we get back to Christmas and everything slows back down. There is one item in front of you that I just wanted to inform you of. I gave you a packet of trespass information. This was a case of us catching some ATV and motorcycle riders. I work most weekends, so I caught a couple over at Double Branch tearing up the fields. We were lucky to actually catch them. They evaded police officers, so they went flying down the roads and police officers had lights and sirens blasting but they didn't catch the kids, so there are a group of five who are residents and one who is not. I had them trespass. There were a lot more than that, but some got away. Some of these are your residents, some are Double Branch. Since they were trespassed, that takes it out of our hands. By county code, they are not supposed to be on property anymore, so I don't know that we have to do much outside of that, however I wanted to warn you because I have concerns that some of the parents may show up at the Double Branch meeting and ask for that to be rescinded. If that's the case, then we may go back and talk about suspensions or disciplinary actions that are carried out by the districts directly with any residents and then we have to have that meeting and we've sent out letters like that before and Mr. Eckert helps guide us through the steps involved with taking any privileges from homeowners.

I wanted to go over some of the open maintenance items on the report. Last week we started shutting the gates. This was kind of a soft closing. We put the signs up, but we're allowing them to go through, so they understand the gates are supposed to be closed and they're supposed to be checking in downstairs. I have some training to do with those guys to get them to understand how they are checking everybody in. There are going to be times we have special check-in processes, like with our tennis teams. We are probably going to have to work through that with the tennis pros so we can get everybody in and not slow the process down at the front. I couldn't shut the gates down today. I was hoping to show you guys how that worked when you came up for your meeting, but we had JEA contact us last week if you saw the email that went out Friday. We had to close this building temporarily to rip out the meter from the road and the front pipe that leads up to our building, which turned off all our water. They had no clue how long it would last and warned us it would be all day and could go longer. They usually do a pretty good job of limiting the time, so I just closed from 10:00 to 4:00. We have to make sure

everything is clean and healthy. The fitness center is a little different because you don't have bathrooms to wash your hands or get drinks. They were back up and running by 2:00, but since I took the staff out downstairs, I didn't want to shut the gates down. Later this week we will start to stiffen up to where we have more hours that those gates are shut and a little later this month once everybody is learning the process, we will lock everything down to where everybody has to walk past that window in the front to check-in. I think this is the perfect time of year to do that, because by the time we get to spring break it's going to be busy.

We are still having problems with our old treadmills. We have the four that are up and running and that was what we wanted, but I'm starting to see some issues again with the old ones. I've been taking parts from the one that we pulled out to keep those running. We are going to eventually have to get rid of those two older ones, but we can address that when it happens and I'll try to keep them running as long as possible. The two newer ones are doing great.

If you guys were out and about, you'll have seen RMS has started their pressure washing for the fence lines, buildings and things like that. We normally don't start in February, but because of the warm weather I started it last week. We did all of Deerview because I get the most complaints out of that fence line. We will work our way this way and into the amenity center and other areas we do. Last year I talked about how RMS would be changing the rates. They were honoring the contract from 2010. The contract is not really needed because it's not exclusive, so if I need something and RMS can't get to it, I can go to an outside vendor. There was a big lump sum at one point for the whole years' worth of pressure washing and it was beyond amounts that I could pay so that's why it was set up. Now if I need them to pressure wash a road and it costs \$1,200, I have that ability.

We talked about resurfacing all eight tennis courts at the end of last summer. We decided to wait because we wanted to see what else we might spend money on and set it aside, so we broke it up and did the first four courts and were going to do the next four courts in the winter. December and January came, and the owner called me up and asked if we were ready, so I told him to hold on because it's a lot of money and I have to run it back by the Board to do the next four courts. This is something we planned on and something that needs to be done.

Chairman Steiner asked we just did some clay courts?

Mr. Soriano responded that was the first four. We have eight courts all together and he originally gave us a quote to do all of them at one time. Originally, that price was supposed to be

lower. He gave us a good quote on this. This is the lowest per tonnage that he's quoted us, so it's lower than the first four. The problem with it is these four need a lot more tons of clay. He let me know if we wanted to cut a little bit, we could shave it off per tonnage the same way, so he's quoted per court. Ten tons is what he is suggesting and that is \$34,400.

Mr. Bland stated the less you put on there, the faster it's going to get torn up.

Mr. Soriano stated we put clay on a normal basis. If the clay is going away and it's not holding well, it just means Andy and the assistant pros have to throw more on. The idea is we're not purchasing as much.

Mr. Bland motioned to approve the proposal from BAB Tennis Courts to resurface four courts for a total of \$34,400. Chairman Steiner seconded the motion.

Chairman Steiner asked this comes out of what fund?

Mr. Soriano responded capital.

On VOICE VOTE with all in favor, the proposal from BAB Tennis Courts to resurface four courts for a total of \$34,400 was approved.

Chairman Steiner asked where are we with the heaters?

Mr. Soriano responded I am going to have them installed by two different contractors because the contractors I spoke to you about last month had concerns. They don't like how they're placed in that bank of six and they both came back and said they prefer to go back to one large heater. There are two contractors that I deal with when it comes to gas heaters: JD Chambers and Wally's. Wally's was one of the contractors that installed the first setup. They will not work with us at all because they want to make a purchase and they're marked up on buying heaters about 30-40%, so with that large \$50,000 or \$60,000 heater, just the purchase alone is well beyond anything we want to do. JD Chambers was the one that came out and worked on them before. His concern is just a little too close for the setup. He doesn't mind us purchasing them, he just doesn't want to stick his name on to it and not be able to honor a warranty. The warranty is only a year and those lasted longer than the large single unit and a lot cheaper. We were able to get Robertson Mechanical who did the install to give us extra years,

but I don't think we're going to see anybody honor that. I need at least that one year. Our gas installer is able to install heaters, but they don't do gas. It does cover the warranty, but only three years. They can't do any of the electrical work, so I have to go to an electrician, so I have to have two contractors do the work to install. The good part is it will be much lower. The gas company that delivers our gas gave me a quote about \$650 per unit, whereas before it was a couple thousand for the pool contracting and heating company to do it. Now I just have to wait on the electrician.

Chairman Steiner stated initially when we spoke there was some concerns about our current configuration needing to be updated to meet code.

Mr. Soriano stated when I talked with Wilford Propane, it is not a code issue, it is really their issue. Pentair would like them eight-inches apart and they are just under six-inches apart. It's not a gas coding concern though. So, Wilford is going to make sure everything is gas code. That's where I have worries with two different contractors. It's hard they fight for that warranty. Pentair says you are too close and we're not going to handle anything for warranty, we will make a replacement. Then they go in and look at was everything installed correctly, so if they see that six inches they might have a problem. It's really if your contractor fights for that or not. Robertson Mechanical had no concerns. So, it was not a code issue. The more I dug into it, it was really their concern for doing the setup that we have compared to the one giant unit.

Chairman Steiner stated for the board members that may not be aware, these units even if they died the first year, they're only a couple thousand dollars versus tens of thousands of dollars. The other thing is when one goes bad, we don't have to shut the pool down because the pool is still being heated. I would like to see a long-term plan where we get two or three of the heaters on the shelf so we're not stuck having to wait for delivery and when one goes out, the others try to pick up the load of heating the pool, which puts strain on them, so the longer it takes for us to change it out, there is going to be a problem. So, I still think this is the way to go.

Mr. Soriano stated no matters how I added it up, I just couldn't find a way to go back to the larger units.

Mr. Hicks asked do we have them on the shelf?

Chairman Steiner responded not yet. It's a long-term plan. We've built up this thing working with the pump motors where one would have to be pulled out and rebuilt and we would buy a new one, put it in and put the rebuilt one on the shelf and they began circulating. This is

the same thing here. As we go along, when one goes out we may buy two, put one on the shelf and install the other and if the other one can be repaired, we can do that too, but most of the time it's not repairable.

Mr. Bland asked the older ones you had spare parts, right? Now they're totally new so there's no excess?

Mr. Soriano responded yes. Cost-wise that would work out. As soon as we hook them up and start running water through them, they start to deteriorate.

Mr. Bland asked when is a good time to start looking at getting one for the shelf?

Mr. Soriano responded once we get them turned on and installed, I can look at the price next year. I wouldn't recommend changing one out every year or anything like that, but possibly by the second year we could do whichever one is in the worst shape, that way we're not doing what we did here where I have three that work; one works full-time; the other two cycle on and off because they're burning up. The one that is working full-time is trying to do all the work and it's getting inefficient as far as burning gas to try to heat that large pool.

Mr. Bland stated which is also burning more money.

Mr. Hicks stated I'm assuming we usually run into problems when it starts getting cold because they're working more.

Mr. Soriano stated right. When there are six it's not a problem because that's oversized. The original large unit was a two million BTU unit. When we have six working, we have 2.4 million BTU, so they're really efficient, you don't burn as much gas, and they can handle heating that.

Mr. Hicks asked maybe in the summertime we do an evaluation to see if we need to buy one to have one on the shelf?

Mr. Soriano responded we generally start testing them the last week of October so that we can turn them on in November and this year that's where we saw they're having too many problems and I had to bring in JD Chambers to do some of the repair work. That's when they told me the amount of extra work they were willing to do, it would cost less just to buy a new heater. That's why we're on this process here. That will be the plan to look at how we can keep one or two. As long as I have a gas company or electrician that can work on installing it, that's what we're doing. If we have one or two that are showing too much wear or deterioration, we

just swap them out and keep any good working parts. That's still a lot less than a \$50,000 unit and that's just to purchase it.

Chairman Steiner stated I noticed you had your guys out finishing up the painting on the nature walk.

Mr. Soriano stated yes. The inside is all done and looks nice. Everything has the same paint, and all of the railings are complete. I started moving a couple of them. I'm going to cycle them on and off between other jobs we have to do, but I would like to paint the outside and spray seal the bottom side. When we went down there and started painting some of the railings there is graffiti everywhere and the kids have torn it up. This material that we used, the composite material has some recycled wood in there, but it also has plastics in it. The top is vinyl coated and waterproof, but the bottom is not. If I spray seal the whole thing and get rid of the graffiti, it will make that last longer. We will do that slowly because it's not something you see so it's not as high of a priority as some of the other things.

SIXTH ORDER OF BUSINESS

Audience Comments / Supervisors' Requests

Jane Demyan asked did you order any of the heaters yet?

Mr. Soriano responded the order is set up, but I haven't paid for anything to be shipped out until I was sure.

Jane Demyan asked when do you think we will get the heaters?

Mr. Soriano responded I don't see that happening quick. I might get it done by the end of the month and you'll have a couple weeks of heating, but it's going to be a rush.

Jane Demyan asked when you do the lockdown with the gates, will the card allow you to come in?

Mr. Soriano responded no. The sign says you have to check-in at the front of the building.

Jane Demyan stated on Saturdays and Sundays the tennis courts open at 7:00 a.m., but you don't have your staff here yet. Are you changing the hours?

Mr. Soriano responded I'm not changing the fitness center hours. On the weekends we will have to address it. Even during the week, we have kids that open downstairs and sometimes I have to deal with them being late because they don't want to wake up at 6:00 a.m. That gate can unlock because I have timers on those magnets. It's the same thing at the pools or fitness

center on the other side. I have a schedule in our access system. Even in the summer, people want to get here and swim laps first thing at the break of dawn. I don't want to go too early because I do want staff somewhere around. Our first guys for tennis usually get out there at 5:30 or 6:00, but I can allow it to open even before the fitness center opens up so they can go out there and they can go to the pool. It would be the same thing for the weekends. They scan at the front, that big gate opens up and they go in. The rest of the time there is somebody sitting at the window to make sure. Could we have problems in the morning if there is no staff? Yes. But usually, I don't see the problem in the early morning hours. It's the evening hours I see issue with, so we won't get to a point for late fitness center or the pool. I don't think it's the safest thing or the smartest thing. I can bring those plans of what we would like to do next month after we've done some of the run-throughs. Last week we had a lot of questions when we were working on closing the gates and we were finished fixing the one gate that was ripped off of it's hinges. That's what we will get at the front desk. What I want them to do at the check-in desk down there is try to explain how to go about those things so even the weekend that's what we will do to where they just scan and go in.

Mr. Soriano stated I have one more thing. This is a problem we can address later, but I need to let you know about it. It's a quote I've gotten from VerdeGo. We don't own the medians up here or at the front. If you notice, there are big concrete light poles. They haven't been lit up in years. Year ago, when they were digging that road and building the extensions to Royal Pines and putting that light in, they had to cut up our median and that's how they did that turn lane. We have lights there and we pay the bills for the lights. Part of that construction that allowed them to cut the turn lane cut the lights, so over the years I've had people ask me if we can get those lights repaired. It's not anything I can do. Clay Electric got back in touch with me after I bugged them about turning the lights back on. I talked to them years ago and they were supposed to dig wire and put trenching and conduit so we could hook those big concrete poles back up. The developer did do this with the landscape company at that time. I talked to Clay Electric four or five months ago and I had them meet with Chalon, because the concern was they did some work, but none of it is right or even in the right locations, correct?

Ms. Suchsland stated when they did the Daily's, a lot of things got moved and we can't find it, so that's the problem.

Mr. Soriano stated so Clay Electric has no way to hook these things back up. We're not required to have those lights. They're not truly our lights, they are Clay Electric's and it's the county's median, but I do get complaints about how dark it is up there all the time.

Mr. Hicks asked where is it? I'm trying to picture it.

Mr. Soriano responded the new car wash is on your right, we have the big columns and our clock tower. That median there has light poles on it.

Chairman Steiner asked is this the same area where they cut the irrigation, and we had all that other trouble in there?

Mr. Soriano responded yes. We have fixed a lot of the irrigation, but the electric is separate. We have our pipes on the side of the road, but these are the lines going to the middle, so we would have to pay to have it bored underneath that road and have new conduit put in. Clay Electric doesn't do that. They leave it to whoever set up the contract.

Ms. Suchsland stated they would do the wiring, but we put in the conduit for them.

Mr. Soriano stated if we have interest in lighting that back up, that's what we need to do. Just to make sure, my concern would be that it is not our road, it's Clay County's, but we've always paid for lighting bills on this road. My concern would be liability and how it affects us if we were to decide not to light those back up.

Mr. Eckert asked you said the lighting is not required by any code or anything like that?

Mr. Soriano responded as far as Clay Electric told me, no. It was designed like that. Our engineers put those lights in for a reason for Clay County. As far as Clay Electric is concerned, they can stay off, but they get complaints too. People call in and ask them who pays the bills for those lights because they are very tall lights that just sit off. We are missing one or two poles.

Ms. Suchsland stated we're missing two and two that are currently there are not in working condition, so we would need to run conduit for those as well so they can hook those up.

Mr. Soriano stated the other two Clay Electric will bring back if we do the work. They removed them as part of construction.

Mr. Bland stated I live right there, and I don't know that I've ever paid attention to it.

Mr. Soriano stated usually the winter is when I get the most complaints. That gas station is bright, so that helps.

Mr. Hicks asked are they in the median?

Ms. Suchsland responded yes.

Mr. Hicks asked would they cut the trees down?

Mr. Soriano responded one is in the middle of those trees more towards the front and you'll actually see the meter and the electrical boxes that are at the front of that median.

Ms. Suchsland stated if you drive that a lot, in the median we have put stakes up and there is a red tip with a yellow string around it. There are two staked up where Clay Electric wants to put the light poles, so you can actually see it.

Mr. Soriano stated the developer did their part and paid the landscaper to do it. The landscaper just didn't do the best job and if we want it done, that is what it would cost.

Chairman Steiner asked wouldn't there be some issue with DOT? They're the ones that said we had to cut the trees back, right?

Mr. Soriano responded they have an easement and I'm guessing that light pole is not in their easement.

Chairman Steiner stated I'm getting at the lighting of the on-ramp area of that complex right there.

Mr. Soriano that's where I said Clay Electric didn't have concerns with it, but I don't know that there is not somebody else that has concerns with that being dark. We don't own the road.

Mr. Eckert stated this might be a good task for your engineer when you get it under contract, because it will be able to look at that and let you know what you need to do and then I think Jay has provided what you might be able to do if you want to. I just think we need to know if it is going to be a requirement of code for us to bring that back up to shape.

Mr. Soriano asked can you pass that on? At first my thought was it might take up a lot of Mike Eckert's hours to dig in and see what the developer actually did. They did pay their landscape contractor, but like I said, it wasn't done well, and I don't know that I would waste Mike's time now to go digging back through that knowing that they at least attempted. If it's \$14,000 for us to put the lights back up and we don't have liability, then we just go ahead and do it.

Chairman Steiner stated I'd like to be sure that it falls on us to do that. It seems like there are an awful lot of players that would be involved in that intersection. All of that stuff that was in there, we covered some of it, but that's one of those situations where we handshake and cover it and all the sudden it becomes ours.

Mr. Soriano stated we've seen that a lot. We have a lot of lines that run underground. The development didn't happen in a year or two, so many times we don't see it until a year later or more. We saw that with the school and that giant light coming across. We couldn't tell until there was a big enough wash out and we were able to stick our head underneath it and see the concrete base for that light pole is what was over that pipe. We get these all the time, it's just a little bigger than I would like to deal with. If it was a few thousand dollars to get those lights back, I would just move forward with it.

Chairman Steiner stated I'm going to recommend that we table this until we get clarification as to whether or not there are other players in this. This is now something new. It's been several years since that all was cut out, so they've been out for a while.

Mr. Soriano stated I'm good with that.

There were no supervisor requests.

SEVENTH ORDER OF BUSINESS

**Next Scheduled Meeting – March 11,
2024 @ 6:00 p.m. at the Plantation Oaks
Amenity Center**

Chairman Steiner asked at what point do we look at our reserves? We had reserve studies done that tell us where we're supposed to be at periods of time. It's been some time since we've gone back and looked at that.

Mr. Soriano stated we just updated it about a year ago.

Chairman Steiner stated but we've had a lot of stuff going on in the last year, so that's why I'm wondering how we're doing on that.

Mr. Soriano stated we can go in and adjust it because what we did for most of them, not all of them like the fence was not planned in that, but everything else was. You had balances for your pool heaters, it just wasn't all in one year. We can adjust based on that. Things were in there, it's just we did them early, such as the roof. We just have to adjust to see where we sit in that percentage. We still have a lot of money in there, but some of the things we spent early were not sitting in the 80% we were at one point.

Chairman Steiner stated I just don't want to get to the end of the year and all the sudden find out we have a shortfall.

Ms. Giles stated next month is when we will start talking about what the Board is looking for in the budget. If there's anything in particular you want us to get proposals for to add to the

budget or to consider adding to the budget, next month is when we're going to start talking about that. I know Jay looks at the capital reserve study and monitors what is scheduled to be done next year versus what has already been done and then we make those adjustments on the budget.

Chairman Steiner stated the only other thing I would ask is you had mentioned the fencing. That wasn't in the budget, but we did look at reducing and recouping those funds. Have we started that?

Mr. Soriano stated I worked with them the last couple of weeks to try to get a good schedule and get the one guard off the basketball courts. That will cut down a bit and leave us \$78,000 on a yearly basis, so this is an ongoing thing and after a few years, we recoup that.

Chairman Steiner stated we looked at the fact that we would be able to recover it over a period of time.

Mr. Soriano stated we also keep high hours for our off-duty officers and a big portion of that is because of the basketball courts. They just hit me with an increase. I was a little upset because if you recall, last year they had a very large increase, but they warned us. I believe it was 16 or 18%. They did warn us this time, but not quite as much. It jumped up \$8 an hour, so I do have to go in and adjust because they asked for that January 1st and it's not something we want to get rid of. I just have to figure out how to adjust so that everything fits in our budget.

EIGHTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Middle Village
Community Development District

Unaudited Financial Reporting
January 31, 2024



Middle Village
Community Development District
Combined Balance Sheet
January 31, 2024

	General Fund	Recreation Fund	Debt Service Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 354,578	\$ 2,241,487	\$ -	\$ 322,021	\$ 2,918,085
Due from Other	-	141	-	-	141
Due from General Fund	-	17,115	15,127	-	32,243
Investments:					
State Board of Administration (SBA)	4,901	20,523	-	864,717	890,141
Custody Account	7,259	-	-	-	7,259
Series 2022					
Revenue	-	-	1,628,960	-	1,628,960
Reserve	-	-	156,090	-	156,090
Principal	-	-	426	-	426
Interest	-	-	28	-	28
Cost of Issuance	-	-	16,805	-	16,805
Prepayment	-	-	4,377	-	4,377
Series 2018-2					
Reserve	-	-	120,459	-	120,459
Prepayment	-	-	3,557	-	3,557
Sinking	-	-	51	-	51
Interest	-	-	7	-	7
Assessments Receivable	2,272	20,662	18,262	-	41,195
Deposits	-	13,383	-	-	13,383
Total Assets	\$ 369,009	\$ 2,313,311	\$ 1,964,149	\$ 1,186,738	\$ 5,833,207
Liabilities:					
Accounts Payable	\$ 2,683	\$ 19,800	\$ -	\$ 10,325	\$ 32,808
Due to Debt Service	15,127	-	-	-	15,127
Due to Recreation Fund	17,115	-	-	-	17,115
Total Liabilities	\$ 34,926	\$ 19,800	\$ -	\$ 10,325	\$ 65,051
Fund Balance:					
Nonspendable:					
Deposits	\$ -	\$ 13,383	\$ -	\$ -	\$ 13,383
Restricted for:					
Debt Service - Series	-	-	1,964,149	-	1,964,149
Assigned for:					
Capital Reserve Fund	-	-	-	1,176,412	1,176,412
Unassigned	334,083	2,280,128	-	-	2,614,211
Total Fund Balances	\$ 334,083	\$ 2,293,511	\$ 1,964,149	\$ 1,176,412	\$ 5,768,156
Total Liabilities & Fund Balance	\$ 369,009	\$ 2,313,311	\$ 1,964,149	\$ 1,186,738	\$ 5,833,207

Middle Village
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/24	Thru 01/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 217,187	\$ 206,535	\$ 206,535	\$ -
Interest Income	2,000	667	505	(161)
Total Revenues	\$ 219,187	\$ 207,202	\$ 207,041	\$ (161)
Expenditures:				
<i>General & Administrative:</i>				
Supervisors Fees	\$ 12,000	\$ 4,000	\$ 2,800	\$ 1,200
Travel	200	67	-	67
FICA Expense	918	306	231	75
Engineering	7,000	2,333	-	2,333
Trustee	19,000	6,333	-	6,333
Dissemination Agent	3,710	1,237	1,237	(0)
Assessment Roll	8,003	8,003	8,003	-
Attorney	50,000	16,667	10,822	5,845
Arbitrage	600	200	-	200
Annual Audit	6,600	2,200	-	2,200
Management Fees	68,741	22,914	22,914	(0)
Information Technology	2,703	901	901	-
Telephone	300	100	100	0
Postage	600	200	183	17
Printing	2,000	667	87	580
Insurance	13,621	13,621	12,826	795
Legal Advertising	2,500	833	435	398
Other Current Charges	150	50	63	(13)
Office Supplies	200	67	3	64
Website Compliance	2,385	795	795	-
Dues, Licenses & Subscriptions	175	175	175	-
Capital Reserve Funding	17,781	-	-	-
Total General & Administrative Expenditures	\$ 219,187	\$ 81,668	\$ 61,574	\$ 20,094
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 125,534	\$ 145,466	\$ 19,932
Net Change in Fund Balance	\$ -	\$ 125,534	\$ 145,466	\$ 19,932
Fund Balance - Beginning	\$ -		\$ 188,617	
Fund Balance - Ending	\$ -		\$ 334,083	

Middle Village
Community Development District
General Fund
Month to Month

[illegible]

Middle Village
Community Development District
Recreation Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/24	Thru 01/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,975,385	\$ 1,878,506	\$ 1,878,506	\$ -
Interest Income	5,000	1,667	383	(1,284)
Miscellaneous Revenue	3,000	1,000	-	(1,000)
Amenities Revenue	100,000	33,333	30,684	(2,649)
Cost Share Revenue-South Village	33,063	33,063	36,022	2,959
Total Revenues	\$ 2,116,448	\$ 1,947,569	\$ 1,945,595	\$ (1,974)
Expenditures:				
<u>Administrative:</u>				
Management Fees - On Site Staff	\$ 336,461	\$ 112,154	\$ 112,154	\$ 0
Insurance	84,897	84,897	87,100	(2,203)
Other Current Charges	6,000	2,000	1,411	590
Permit Fees	1,650	550	-	550
Subtotal Administrative	\$ 429,008	\$ 199,601	\$ 200,664	\$ (1,063)
<u>Maintenance:</u>				
Security	\$ 136,335	\$ 45,445	\$ 60,683	\$ (15,238)
Security Clay County	44,627	14,876	9,127	5,748
Electric	20,000	6,667	4,792	1,875
Streetlighting	35,000	11,667	9,640	2,027
Irrigation Maintenance	5,000	1,667	358	1,309
Landscape Maintenance	524,770	174,923	167,649	7,274
Common Area Maintenance	70,000	23,333	17,048	6,285
Lake Maintenance	22,000	7,333	6,376	957
Subtotal Maintenance	\$ 857,731	\$ 285,910	\$ 275,673	\$ 10,237

Middle Village
Community Development District
Recreation Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/24	Thru 01/31/24	Variance
<u>Recreation Facility:</u>				
Amenity Staff	\$ 176,000	\$ 58,667	\$ 34,425	\$ 24,242
Janitorial	58,300	19,433	16,233	3,200
Telephone	12,000	4,000	4,934	(934)
Electric	75,000	25,000	14,989	10,011
Water / Sewer	40,000	13,333	11,194	2,140
Gas/Heat (Pool)	20,000	6,667	10,276	(3,609)
Refuse Service	35,000	11,667	14,161	(2,494)
Pool Maintenance & Chemicals	38,000	12,667	15,490	(2,823)
Cable	8,000	2,667	2,459	208
Special Events	5,000	1,667	2,382	(715)
Office Supplies and Equipment	1,500	500	241	259
Facility Maintenance - General	58,000	19,333	12,564	6,769
Facility Maintenance - Preventive Contracts	15,950	5,317	1,771	3,546
Facility Maintenance - Contingency	5,000	1,667	1,248	419
Elevator Maintenance	10,000	3,333	-	3,333
Recreation Passes	4,000	1,333	1,624	(291)
Lighting Repairs	10,000	3,333	1,825	1,508
Tennis Court Maintenance	62,000	20,667	21,121	(454)
Capital Reserve Funding	195,959	-	-	-
Subtotal Recreation Facility	\$ 829,709	\$ 211,250	\$ 166,936	\$ 44,314
Total Expenditures	\$ 2,116,448	\$ 696,761	\$ 643,274	\$ 53,488
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 1,250,807	\$ 1,302,321	\$ 51,514
Net Change in Fund Balance	\$ -	\$ 1,250,807	\$ 1,302,321	\$ 51,514
Fund Balance - Beginning	\$ -		\$ 991,190	
Fund Balance - Ending	\$ -		\$ 2,293,511	

Middle Village
Community Development District
Debt Service Fund
Series 2022 & 2018-2 Special Assessment Bonds
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/24	Thru 01/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,772,220	\$ 1,660,308	\$ 1,660,308	\$ -
Interest Income	10,000	3,333	7,135	3,802
Total Revenues	\$ 1,782,220	\$ 1,663,642	\$ 1,667,443	\$ 3,802
Expenditures:				
<u>Series 2022</u>				
Interest 11/1	\$ 200,884	\$ 200,884	\$ 200,884	\$ -
Interest 5/1	200,884	-	-	-
Principal 5/1	1,130,000	-	-	-
<u>Series 2018-2</u>				
Interest 11/1	50,625	50,625	50,625	-
Interest 5/1	50,625	-	-	-
Principal 5/1	125,000	-	-	-
Total Expenditures	\$ 1,758,019	\$ 251,509	\$ 251,509	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 24,201	\$ 1,412,132	\$ 1,415,934	\$ 3,802
Net Change in Fund Balance	\$ 24,201	\$ 1,412,132	\$ 1,415,934	\$ 3,802
Fund Balance - Beginning	\$ 317,123		\$ 548,215	
Fund Balance - Ending	\$ 341,324		\$ 1,964,149	

Middle Village
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/24	Thru 01/31/24	Variance
Revenues				
Transfer In from General Fund	\$ 17,781	\$ -	\$ -	\$ -
Transfer In from Recreation Fund	195,959	-	-	-
Interest	15,000	5,000	9,025	4,025
Total Revenues	\$ 228,740	\$ 5,000	\$ 9,025	\$ 4,025
Expenditures:				
Repairs & Replacements	\$ 688,044	\$ 229,348	\$ 57,171	\$ 172,177
Total Expenditures	\$ 688,044	\$ 229,348	\$ 57,171	\$ 172,177
Excess (Deficiency) of Revenues over Expenditures	\$ (459,304)		\$ (48,146)	
Net Change in Fund Balance	\$ (459,304)		\$ (48,146)	
Fund Balance - Beginning	\$ 1,537,848		\$ 1,224,558	
Fund Balance - Ending	\$ 1,078,544		\$ 1,176,412	

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 Requirement	\$ 156,090
Reserve Fund Balance	156,090

Bonds outstanding - 1/13/2022	\$ 17,754,000
Less: May 1, 2022 (Mandatory)	(888,000)
Less: May 1, 2022 (Optional)	(8,000)
Less: November 1, 2022 (Optional)	(219,000)
Less: May 1, 2023 (Mandatory)	(1,109,000)
Less: May 1, 2023 (Optional)	(4,000)

Current Bonds Outstanding	\$ 15,526,000
----------------------------------	----------------------

Series 2018-2, Special Assessment Refunding Bonds

Interest Rate:	4.5% - 5%
Maturity Date:	5/1/2035
Reserve Fund Definition	50% Max Annual Debt
Reserve Fund Requirement	\$ 120,459
Reserve Fund Balance	120,459

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**FY2024 Assessments Receipts Summary**

ASSESSED	# UNITS ASSESSED	SERIES 2022 DEBT SERVICE ASSESSED	GENERAL FUND O&M ASSESSED	RECREATION FUND O&M ASSESSED	TOTAL ASSESSED
NET TAX ROLL ASSESSED NET	333,047	1,741,355.40	216,617.33	1,970,203.68	3,928,176.42

SUMMARY OF TAX ROLL RECEIPTS					
CLAY COUNTY DISTRIBUTION	DATE RECEIVED	DEBT SERVICE RECEIPTS	GENERAL FUND O&M RECEIPTS	RECREATION FUND O&M RECEIPTS	TOTAL RECEIVED
1	11/06/23	4,403.95	547.83	4,982.72	9,934.50
2	11/14/23	48,115.34	5,985.35	54,438.63	108,539.32
3	11/28/23	211,165.39	26,268.09	238,916.67	476,350.15
4	12/12/23	1,285,839.18	159,953.02	1,454,823.68	2,900,615.88
5	12/22/23	77,395.54	9,627.68	87,566.83	174,590.05
6	01/10/24	15,127.35	1,881.78	17,115.39	34,124.52
7	02/05/24	18,261.67	2,271.67	20,661.61	41,194.95
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
TOTAL TAX ROLL RECEIPTS		1,660,308.42	206,535.42	1,878,505.53	3,745,349.37

TAX ROLL DUE / RECEIVED - (DISCOUNTS NOT TAKE	81,046.98	10,081.91	91,698.15	182,827.05
---	-----------	-----------	-----------	------------

PERCENT COLLECTED	DEBT		O&M	TOTAL
TOTAL PERCENT COLLECTED	95.35%		95.35%	95.35%

D.

Middle Village

Community Development District

Check Run Summary

February 29, 2024

Fund	Date	Check No.	Amount
General Fund			
Accounts Payable	2/1/24	1724	\$ 69.50
	2/9/24	1725	6,631.46
	2/16/24	1726	2,613.87
Sub-Total			\$ 9,314.83
Recreation Fund			
Accounts Payable - HW	2/1/24	502-505	\$ 1,981.25
	2/9/24	506-512	18,991.90
	2/16/24	513-520	92,471.50
	2/22/24	521	500.00
Sub-Total			\$ 113,944.65
Capital Reserve Fund			
Accounts Payable	2/1/24	633-637	\$ 5,458.42
	2/9/24	638	2,550.13
	2/16/24	639-644	3,662.38
	2/22/24	645	738.07
Sub-Total			\$ 12,409.00
Total			\$ 135,668.48

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/01/24	00117	1/25/24	24-00025 202401 310-51300-48000 NTC OF BOS MTG 1/25		*	69.50	
JACKSONVILLE DAILY RECORD							69.50 001724
2/09/24	00026	2/01/24	2287 202402 310-51300-34000 FEB MANAGEMENT FEES		*	5,728.42	
		2/01/24	2287 202402 310-51300-52000 FEB WEBSITE ADMIN		*	198.75	
		2/01/24	2287 202402 310-51300-35100 FEB INFO TECH		*	225.25	
		2/01/24	2287 202402 310-51300-31300 FEB DISSEM AGENT SRVCS		*	309.17	
		2/01/24	2287 202402 310-51300-51000 OFFICE SUPPLIES		*	.69	
		2/01/24	2287 202402 310-51300-42000 POSTAGE		*	92.48	
		2/01/24	2287 202402 310-51300-42500 COPIES		*	59.25	
		2/01/24	2287 202402 310-51300-41000 TELEPHONE		*	17.45	
GOVERNMENTAL MANAGEMENT SERVICES							6,631.46 001725
2/16/24	00119	2/12/24	3352131 202401 310-51300-31500 JAN GENERAL SERVICES		*	2,613.87	
KUTAK ROCK LLP							2,613.87 001726
TOTAL FOR BANK A						9,314.83	
TOTAL FOR REGISTER						9,314.83	

MVIL MIDDLE VILLAGE OKUZMUK

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

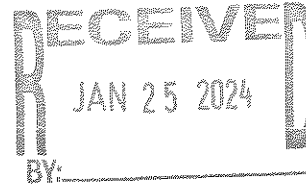
P.O. Box 1769
Jacksonville, FL 32201
(904) 356-2466

INVOICE

January 25, 2024

Date

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



Serial #	24-00025C	PO/File #		\$69.50
				Payment Due
Notice of Meeting of the Board of Supervisors				
				\$69.50
Middle Village Community Development District				Publication Fee
Case Number				Amount Paid
Publication Dates	1/25			
County	Clay			

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

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

If your payment is being
mailed, please reference
Serial # 24-00025C on your
check or remittance advice.

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

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

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

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

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

Notice is hereby given that the Board of Supervisors of the Middle Village Community Development District is scheduled to be met on Monday, February 12, 2024, at 4:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

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

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

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

Marilee Giles
District Manager

Jan. 25 00 (24-00025C)

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 2287**Invoice Date:** 2/1/24**Due Date:** 2/1/24**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 - February 2024		5,728.42	5,728.42
Website Administration - February 2024		198.75	198.75
Information Technology - February 2024		225.25	225.25
Dissemination Agent Services - February 2024		309.17	309.17
Office Supplies		0.69	0.69
Postage		92.48	92.48
Copies		59.25	59.25
Telephone		17.45	17.45
<div>RECEIVED FEB 02 2024 BY: _____</div>			

Total \$6,631.46**Payments/Credits** \$0.00**Balance Due** \$6,631.46

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

February 12, 2024

Check Remit To:

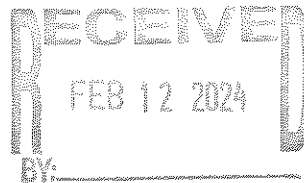
Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Reference: Invoice No. 3352131

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. 3352131

14323-1

Re: Middle Village CDD - General

For Professional Legal Services Rendered

01/04/24	K. Haber	0.40	102.00	Correspond with Kuzmuk and Giles regarding audit engagement letter; correspond with Grau regarding same
01/05/24	M. Eckert	0.30	114.00	Prepare for board meeting
01/05/24	K. Haber	0.80	204.00	Review auditors report for repeat findings and recommendations
01/06/24	L. Whelan	0.30	115.50	Monitor legislative process relating to matters impacting special districts
01/08/24	M. Eckert	2.80	1,064.00	Prepare for, travel to and attend board meeting; return travel; meeting follow up
01/10/24	M. Eckert	0.10	38.00	Confer with Grimm
01/11/24	M. Eckert	0.30	114.00	Follow up from board meeting
01/16/24	M. Eckert	0.20	76.00	Review interlocal agreement; confer with Giles
01/17/24	K. Haber	0.10	25.50	Correspond with Giles regarding deed to Clay County

KUTAK ROCK LLP

Middle Village CDD
February 12, 2024
Client Matter No. 14323-1
Invoice No. 3352131
Page 2

01/19/24	M. Eckert	0.70	266.00	Confer with Giles; arrange for recording of deed and interlocal agreement; review minutes and provide comments; confer with Grimm
01/22/24	M. Eckert	0.30	114.00	Review deed and interlocal agreement; confer with board
01/31/24	M. Eckert	0.60	228.00	Prepare for and attend agenda call
TOTAL HOURS		6.90		

TOTAL FOR SERVICES RENDERED	\$2,461.00
-----------------------------	------------

DISBURSEMENTS

Filing and Court Fees	130.90
Meals	5.50
Travel Expenses	16.47

TOTAL DISBURSEMENTS	<u>152.87</u>
---------------------	---------------

TOTAL CURRENT AMOUNT DUE	<u>\$2,613.87</u>
--------------------------	-------------------

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
2/01/24	00026	1/29/24 2292	202401 300-36900-10300		JAN FACILITY EVENT STAFF	*	481.25		
					GOVERNMENTAL MANAGEMENT SERVICES			481.25	000502
2/01/24	01077	1/25/24 01252024	202401 300-36900-10300		DEPOSIT REFUND	*	500.00		
					MINESH PATEL			500.00	000503
2/01/24	01078	1/25/24 01252024	202401 300-36900-10300		DEPOSIT REFUND	*	500.00		
					MOSES DIXON			500.00	000504
2/01/24	01076	1/25/24 01252024	202401 300-36900-10300		DEPOSIT REFUND	*	500.00		
					TERESA JACKSON-STEWART			500.00	000505
2/09/24	00072	1/28/24 01282024	202312 320-57200-34510		11/24-12/07 REIMB SEC SRV	*	1,602.00		
					DOUBLE BRANCH CDD			1,602.00	000506
2/09/24	00072	1/28/24 01282024	202312 320-57200-34510		12/8-12/21 REIMB SEC SRVC	*	1,480.50		
					DOUBLE BRANCH CDD			1,480.50	000507
2/09/24	00062	2/01/24 156167B	202402 320-57200-46800		FEB LAKE MAINTENANCE	*	1,594.00		
					THE LAKE DOCTORS			1,594.00	000508
2/09/24	00139	2/01/24 13129561	202402 330-57200-46400		FEB POOL CHEMICALS	*	4,039.30		
					POOLSURE			4,039.30	000509
2/09/24	00412	11/13/23 11132023	202311 330-57200-43500		PROPANE GAS 11/13/23	*	2,424.40		
					WILFORD PROPANE GAS			2,424.40	000510
2/09/24	00412	12/17/23 12172023	202312 330-57200-43500		PROPANE GAS 12/17/23	*	3,599.20		
					WILFORD PROPANE GAS			3,599.20	000511
2/09/24	00412	12/27/23 12272023	202312 330-57200-43500		PROPANE GAS 12/27/23	*	4,252.50		
					WILFORD PROPANE GAS			4,252.50	000512
2/16/24	00509	1/11/24 01112024	202401 330-57200-49300		PROXIMITY CARDS	*	1,204.29		
					CARDS AND KEYFOBS			1,204.29	000513
MVIL MIDDLE VILLAGE OKUZMUK									

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
2/16/24	00256	2/02/24 166	202401 320-57200-34510		*	328.75	
		FEB ADMIN FEES					
		2/02/24 166	202401 320-57200-34510		*	130.00	
		FEB ADMIN SCHED					
				CLAY COUNTY SHERIFF'S OFFICE			458.75 000514
2/16/24	00026	2/01/24 2288	202402 310-51300-34000		*	20,991.42	
		FEB FACILITY MANAGEMENT					
				GOVERNMENTAL MANAGEMENT SERVICES			20,991.42 000515
2/16/24	00026	2/01/24 2289	202402 310-51300-34000		*	7,047.00	
		FEB TENNIS FAC MANAGEMENT					
				GOVERNMENTAL MANAGEMENT SERVICES			7,047.00 000516
2/16/24	00026	2/13/24 2293	202402 300-36900-10200		*	661.50	
		2/13 TENNIS REVENUE					
				GOVERNMENTAL MANAGEMENT SERVICES			661.50 000517
2/16/24	00261	2/01/24 388	202402 330-57200-34200		*	4,058.33	
		FEB JANITORIAL SERVICES					
				RIVERSIDE MANAGEMENT SERVICES, INC			4,058.33 000518
2/16/24	00823	2/01/24 9774	202402 320-57200-34500		*	14,280.00	
		FEB SECURITY SERVICES					
				SECURITY DEVELOPMENT GROUP LLC			14,280.00 000519
2/16/24	00704	2/01/24 14521	202402 320-57200-46200		*	43,770.21	
		FEB LANDSCAPE MAINTENANCE					
				VERDEGO LLC			43,770.21 000520
2/22/24	01079	2/19/24 02192024	202402 300-36900-10300		*	500.00	
		DEPOSIT REFUND					
				MARY SIEWERTSEN			500.00 000521
TOTAL FOR BANK E						113,944.65	
TOTAL FOR REGISTER						113,944.65	

MVIL MIDDLE VILLAGE OKUZMUK

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

Invoice

Invoice #: 2292
Invoice Date: 1/29/24
Due Date: 1/29/24
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Event Staff through January 27, 2024 2,300 - 369,103	19.25	25.00	481.25
Total			\$481.25
Payments/Credits			\$0.00
Balance Due			\$481.25

RECEIVED
JAN 29 2024
BY: _____

1/29/24
CDD

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>
19.25	Facility Event Staff	\$ 25.00	\$ 481.25

Covers Period End: January 27, 2024

Amenities Revenue # 2,300,369.103

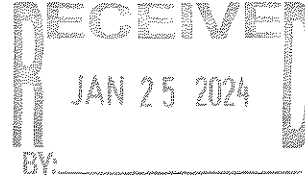


From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - MINESH PATEL
Date: January 25, 2024 at 9:02 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com

Good evening, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD -- for the following venue.
 - LOCATION -- GRAND BANQUET (SUNDAY) 3:00 P.M. to 11:00 P.M.
 - DATE OF VENUE -- JANUARY 14, 2024
 - RESIDENT -- MINESH PATEL
 - ADDRESS -- 4408 PALM COVE COURT, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND -- \$500.00
 - BOOKING FEE/DEPOSIT was via DISCOVER(8748):
 - DATED: 8/9/23
 - SEQ#: 3
 - BATCH#: 845
 - INVOICE#: 3
 - APPROVAL CODE: 009538
 - AMOUNT: \$500.00



PAYMENT DATE	SETTLEMENT DATE	EVENT DATE	DESCRIPTION	HOURS	AMOUNT	ELEC.	CHECK/CASH	CREDIT CARD
08/09/23	08/09/23	01/14/24	MINESH PATEL/NR - GB DEPOSIT	DEPOSIT	\$ 500.00			DSCV-009538

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

Thank you.

I will be out of the office MON 1/15 thru FRI 1/19, and FRI 1/26

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.



From: Oakleaf Venues venuerentals@oakleafresidents.com

Subject: MVCDD refund of deposit request - MOSES DIXON

Date: January 25, 2024 at 9:08 PM

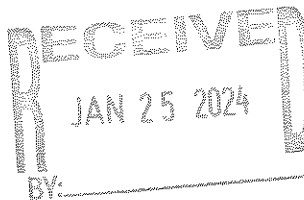
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com

Cc: Marilee Giles m Giles@gmsnf.com, Alison Mossing amosing@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 12:00 A.M.
 - DATE OF VENUE – JANUARY 13, 2024
 - RESIDENT – MOSES DIXON
 - ADDRESS – 53675 CARRINGTON DRIVE, CALLAHAN, FL 32011
 - AMOUNT OF REFUND - \$500.00
 - BOOKING FEE/DEPOSIT was via VISA(7383):
 - DATED: 7/5/23
 - SEQ#: 8
 - BATCH#: 258
 - INVOICE#: 8
 - APPROVAL CODE: 020386
 - AMOUNT: \$500.00



PAYMENT DATE	SETTLEMENT DATE	EVENT DATE	DESCRIPTION	HOURS	AMOUNT	ELEC. CHECK/CASH	CREDIT CARD
07/05/23	07/05/23	01/13/24	MOSES DIXON - GB DEPOSIT	DEPOSIT	\$ 500.00		VISA-020386

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

Thank you.

I will be out of the office MON 1/15 thru FRI 1/19, and FRI 1/26

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.

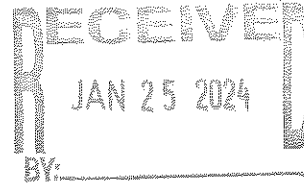


From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - TERESA JACKSON-STEWART
Date: January 25, 2024 at 8:55 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com

Good evening, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – GRAND BANQUET (SATURDAY) 2:00 P.M. to 12:00 A.M.
 - DATE OF VENUE – JANUARY 20, 2024
 - RESIDENT – TERESA JACKSON-STEWART
 - ADDRESS – 7974 DAWSONS CREEK DRIVE, JACKSONVILLE, FL 32222
 - AMOUNT OF REFUND – \$500.00
 - BOOKING FEE/DEPOSIT was via VISA(4744):
 - DATED: 11/21/23
 - SEQ#: 3
 - BATCH#: 896
 - INVOICE#: 3
 - APPROVAL CODE: 044920
 - AMOUNT: \$500.00



PAYMENT DATE	SETTLEMENT DATE	EVENT DATE	DESCRIPTION	HOURS	AMOUNT	ELEC.	CHECK/CASH	CREDIT CARD
11/21/23	11/21/23	01/20/24	TERESA JACKSON-STEWART - GB DEPOSIT	DEPOSIT	\$ 500.00	4744		VISA-044920

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

Thank you.

I will be out of the office MON 1/15 thru FRI 1/19, and FRI 1/26

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

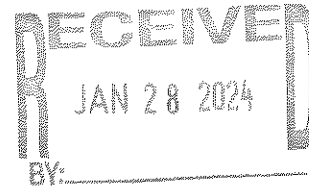
Governmental Management Services

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.

Middle Village
COMMUNITY DEVELOPMENT DISTRICT

Rec Fund



Check Request

Date	Amount	Authorized By
January 28, 2024	\$1,602.00	Oksana Kuzmuk

Payable to:

Double Branch CDD #72

Date Check Needed:

Budget Category:

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

Intended Use of Funds Requested:

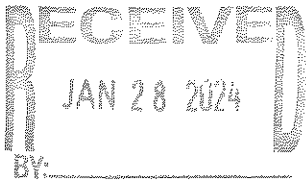
11/24/23-12/07/23 Reimb for Security Services

(Attach supporting documentation for request.)

Middle Village
COMMUNITY DEVELOPMENT DISTRICT

Rec Fund

Check Request



Date	Amount	Authorized By
January 28, 2024	\$1,480.50	Oksana Kuzmuk

Payable to:

Double Branch CDD #72

Date Check Needed:


Budget Category:

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

Intended Use of Funds Requested:

12/8/23-12/21/23 Reimb for Security Services
(Attach supporting documentation for request.)

MAKE CHECK PAYABLE TO:


The Lake Doctors, Inc.
Aqua 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	2/1/2024	\$1,594.00

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

00000000027159001000000015616700000015940095

Please Return this invoice with your payment and
notify us of any changes to your contact information.

MIDDLE VILLAGE CDD

PLANTATION OAKS BLVD, ORANGE PARK, FL ORANGE PARK, FL 3206

Invoice Due Date 2/11/2024

Invoice 156167B

PO #

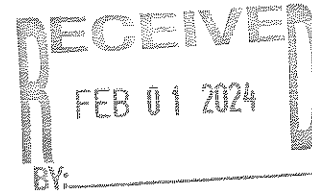
Invoice Date	Description	Quantity	Amount	Tax	Total
2/1/2024	Water Management - Monthly		\$1594.00	\$0.00	\$1594.00

Please remit payment for this month's invoice.

Code to:

2-320-572-4680

Middle Village Lake Maintenance



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

Credits \$0.00

Adjustment \$0.00

AMOUNT DUE

Total Account Balance including this invoice:

\$1594.00

This Invoice Total:

\$1594.00

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

Customer #: 711194
Portal Registration #: 2D189A4D
Customer E-mail(s): manager@oakleafresidents.com, JSORIANO@GMSNF.COM
Customer Portal Link: www.lakedoctors.com/contact-us/

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

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



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

Invoice

Date 2/1/2024

Invoice # 131295619741

Terms	Net 20
Due Date	2/21/2024
PO #	

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

Item ID	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	3,931.12
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	108.18
<div>RECEIVED JAN 19 2024 BY: _____</div>				

Save in 2024 by prepaying your annual amount. Customers who prepay for 2024 by 12/31/2023 will receive a 5% discount on their annual rate. Contact ar@poolsure.com and request your 2024 annual invoice.

Subtotal	4,039.30
Shipping Cost (FEDEX GROUND)	0.00
Total	4,039.30
Amount Due	\$4,039.30

Remittance Slip

Customer
13OAK101
Invoice #
131295619741

Amount Due \$4,039.30

Amount Paid _____

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



131295619741



THIS IS YOUR INVOICE
DUE AND PAYABLE - 10 DAYS

* * * * *

THIRTY (30) DAYS AFTER DELIVERY ANY
UNPAID PORTION OF "CHARGE" SALES
ARE SUBJECT TO A FINANCE CHARGE of
1 1/2% MINIMUM 50¢ - ANNUAL RATE 18%

* * * * *

In case of default, Purchaser agrees to pay all
reasonable costs of collection and attorney
fees, not to exceed 15% of the unpaid debt.

FLAMMABLE GAS-SAFETY MESSAGES ON BACK

ACCOUNT NO.	REFERENCE NO.	TEMPERATURE COMPENSATED VOLUME CORRECTED TO 60°F
1-13295	012154	0460

MIDDLE VILLAGE COMM DIST
BRING BILL TO WPG OFFICE
353 OAKLEAF PLNT PKWY
ORANGE PARK, FL 32065

WILFORD PROPANE GAS CO., INC.

706 Kingsley Ave.
Orange Park, FL 32073
(904) 264-2311

DELIVERY DATE	P.O. NUMBER
11/13/12	W11015
PCT FULL	SALESMAN
5/8/12	R

QUANTITY/GALS	PRICE	AMOUNT
506.1	4.10	20751.10
		SALES TAX
		EXCISE TAX
		SPECIAL TRIP CHG
		SHORT DEL CHG
AMOUNT DUE		\$20751.10

X
RECEIVED BY



THIS IS YOUR INVOICE
DUE AND PAYABLE - 10 DAYS

* * * * *

THIRTY (30) DAYS AFTER DELIVERY ANY
UNPAID PORTION OF "CHARGE" SALES
ARE SUBJECT TO A FINANCE CHARGE of
1 1/2% MINIMUM 50¢ - ANNUAL RATE 18%

* * * * *

In case of default, Purchaser agrees to pay all
reasonable costs of collection and attorney
fees, not to exceed 15% of the unpaid debt.

FLAMMABLE GAS-SAFETY MESSAGES ON BACK

ACCOUNT NO.	REFERENCE NO.	TEMPERATURE COMPENSATED VOLUME CORRECTED TO 60°F
1-13295	012154	0460

MIDDLE VILLAGE COMM DIST
BRING BILL TO WPG OFFICE
353 OAKLEAF PLNT PKWY
ORANGE PARK, FL 32065

WILFORD PROPANE GAS CO., INC.

706 Kingsley Ave.
Orange Park, FL 32073
(904) 264-2311

DELIVERY DATE	P.O. NUMBER
12/7/12	W11015
PCT FULL	SALESMAN
40/10	R

QUANTITY/GALS	PRICE	AMOUNT
20.9	4.5	940.50
		SALES TAX
		EXCISE TAX
		SPECIAL TRIP CHG
		SHORT DEL CHG
AMOUNT DUE		3599.20

X
RECEIVED BY

Code to:

02-330-572-4350

Middle Village Lap Pool Gas/Heat

RECEIVED
FEB 01 2024
BY:



THIS IS YOUR INVOICE
DUE AND PAYABLE - 10 DAYS

* * * * *

THIRTY (30) DAYS AFTER DELIVERY ANY
UNPAID PORTION OF "CHARGE" SALES
ARE SUBJECT TO A FINANCE CHARGE of
1 1/2% MINIMUM 50¢ - ANNUAL RATE 18%

* * * * *

In case of default, Purchaser agrees to pay all
reasonable costs of collection and attorney
fees, not to exceed 15% of the unpaid debt

FLAMMABLE GAS-SAFETY MESSAGES ON BACK

ACCOUNT NO.	REFERENCE NO.	TEMPERATURE COMPENSATED VOLUME CORRECTED TO 60°F
1-13295	012451	0460

MIDDLE VILLAGE COMM DIST
BRING BILL TO WPG OFFICE
15.1 OAKLEAF PLNT PKWY
ORANGE PARK, FL 32065

WILFORD PROPANE GAS CO., INC.

706 Kingsley Ave.
Orange Park, FL 32073
(904) 264-2311

DELIVERY DATE	P.O. NUMBER
11/17/23	11245
PCT. FULL	SALESMAN
5/10/23	CR

QUANTITY/GALS	PRICE	AMOUNT
506.1	1.10	556.71
		SALES TAX
		EXCISE TAX
		SPECIAL TRIP CHG
		SHORT DEL CHG
AMOUNT DUE		\$556.71

X	RECEIVED BY
---	-------------



THIS IS YOUR INVOICE
DUE AND PAYABLE - 10 DAYS

* * * * *

THIRTY (30) DAYS AFTER DELIVERY ANY
UNPAID PORTION OF "CHARGE" SALES
ARE SUBJECT TO A FINANCE CHARGE of
1 1/2% MINIMUM 50¢ - ANNUAL RATE 18%

* * * * *

In case of default, Purchaser agrees to pay all
reasonable costs of collection and attorney
fees, not to exceed 15% of the unpaid debt.

FLAMMABLE GAS-SAFETY MESSAGES ON BACK

ACCOUNT NO.	REFERENCE NO.	TEMPERATURE COMPENSATED VOLUME CORRECTED TO 60°F
1-13295	012451	0460

MIDDLE VILLAGE COMM DIST
BRING BILL TO WPG OFFICE
15.1 OAKLEAF PLNT PKWY
ORANGE PARK, FL 32065

WILFORD PROPANE GAS CO., INC.

706 Kingsley Ave.
Orange Park, FL 32073
(904) 264-2311

DELIVERY DATE	P.O. NUMBER
11/17/23	11245
PCT. FULL	SALESMAN
40/5	CR

QUANTITY/GALS	PRICE	AMOUNT
397.0	7/5	2927.50
		SALES TAX
		EXCISE TAX
		SPECIAL TRIP CHG
		SHORT DEL CHG
AMOUNT DUE		\$3599.00

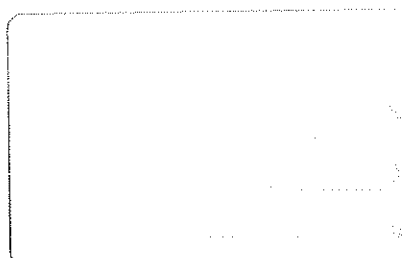
X	RECEIVED BY
---	-------------

Code to:

02-330-572-4350

Middle Village Lap Pool Gas/Heat

RECEIVED
FEB 01 2024
BY: _____



ACCOUNT NO. 1-13295 REFERENCE NO. 012046
TEMPERATURE COMPENSATED
VOLUME ADJUSTED TO 60°F
9460

MIDDLE VILLAGE COMM DIST
BRING BILL TO WFO OFFICE
853 OAKLEAF PLANT PRWY
ORANGE PARK, FL 32065-

THIS IS YOUR INVOICE
DUE AND PAYABLE - 10 DAYS

★ ★ ★ ★ ★ ★ ★
THIRTY (30) DAYS AFTER DELIVERY ANY
UNPAID PORTION OF "CHARGE" SALES
ARE SUBJECT TO A FINANCE CHARGE OF
1 1/2% MINIMUM 50¢ - ANNUAL RATE 18%

★ ★ ★ ★ ★ ★ ★
In case of default, Purchaser agrees to pay all
reasonable costs of collection and attorney
fees, not to exceed 15% of the unpaid debt.

BY SIGNING THIS BILL, PURCHASER
AGREES TO BEAR RESPONSIBILITY FOR
LEAKS, PLUMBING, ETC. - POOL OR
ON EX-GASMS BURIED IN FRONT
YARD. NEXT SERVICE DEADLINE

WILFORD PROPANE GAS CO., INC.
706 Kingsley Ave.
Orange Park, FL 32073
(904) 264-2311

DELIVERY DATE	PO NUMBER
12/27/22	012046
PCT/FULL	SALESMAN
5/5	2

QUANTITY	SALE PRICE	AMOUNT
1215.0	3.50	7352.50
		Sales Tax
		Excise Tax
		SPECIAL TRUCK CHG
		SMALL DEL CHG
AMOUNT DUE		\$7352.50

X
RECEIVED BY

FLAMMABLE GAS SAFETY MESSAGES ON BACK

Code to:

02-330-572-4350

Middle Village Lap Pool Gas/Heat

RECEIVED
FEB 01 2024
BY: _____

INVOICE

Cards And Keyfobs
PO Box 205
Saint Anthony, ID 83445
Telephone: 208-591-4430
Fax: 208-534-7595
Sales@CardsAndKeyfobs.com
<https://www.cardsandkeyfobs.com>

Date Added: 01/11/2024

Order ID: 18519

[tco44]

Payment Terms: NET30

Bill To

Jay Soriano
GMS LLC
370 Oakleaf Village Pkwy
orange park, Florida 32065
United States
manager@oakleafresidents.com
9045620249

Ship To (if different address)

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

Product

Printable Proximity Card - Kantech® ioProx® XSF/26bit P20DYE
Compatible
- Slot Punch: None

Clamshell Proximity Card - Kantech® ioProx® XSF/26bit
P10SHL Compatible

Model

PrtPrx-
Kan26

CshPrx-
Kan26

Quantity

1200

100

Unit Price

\$1.79

\$2.24

Total

\$2,148.00

\$224.00

Sub-Total: \$2,372.00

USPS Priority (Weight: 28.00lb): \$36.59

Total: ~~\$2,408.59~~

\$1,204.29

Comment

PO Number: JS0011123

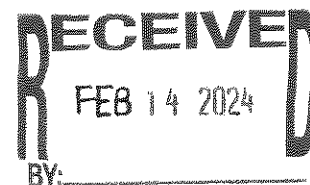
Code to: 50/50 split

2-330-572-49300

Middle Village Rec Passes

2-330-572-6200

Double Branch Rec. Passes





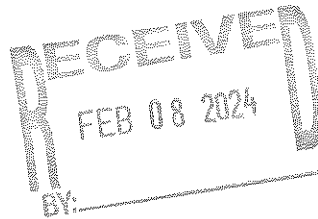
Please include Customer Number and make
checks payable to: Clay County Sheriff's Office

General Invoice

Customer Copy

CUSTOMER	INVOICE DATE	INVOICE NUMBER	AMOUNT PAID	DUE DATE	INVOICE TOTAL DUE		
OAKLEAF PLANTATION CDD	02/02/2024	166	\$0.00	02/17/2024	\$917.50		
DESCRIPTION	QUANTITY	PRICE	UOM	ORIGINAL BILL	ADJUSTED	PAID	AMOUNT DUE
OFF DUTY ADMIN JANUARY 2024	131.50	\$5.000000	EACH	\$657.50	\$0.00	\$0.00	\$657.50
OFF DUTY SCHEDULING FEE	1.00	\$260.000000	EACH	\$260.00	\$0.00	\$0.00	\$260.00
Invoice Total:					\$917.50		

\$328.75
+ \$130.00
\$458.75



✂ DETACH AND RETURN THE PORTION BELOW WITH YOUR PAYMENT ✂



Please include Customer Number and make
checks payable to: Clay County Sheriff's Office

General Invoice

Remit Portion

Invoice Date	02/02/2024
Invoice Number	166
Customer Number	30
Amount Paid	
Due Date	02/17/2024
Invoice Total Due	\$917.50

OAKLEAF PLANTATION CDD
370 OAKLEAF VILLAGE PKWY
ORANGE PARK, FL 32065

Please include Customer Number and make
checks payable to: Clay County Sheriff's Office

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 2288**Invoice Date:** 2/1/24**Due Date:** 2/1/24**Case:****P.O. Number:****Bill To:**

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

Description	Hours/Qty	Rate	Amount
Facility Management - Oakleaf Plantation - February 2024		20,991.42	20,991.42
<div data-bbox="308 1113 617 1302">RECEIVED FEB 06 2024 BY: _____</div> <div data-bbox="422 1491 844 1659"><i>Jerry Lambert</i> 2-6-24</div>			

Total	\$20,991.42
--------------	--------------------

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

Balance Due	\$20,991.42
--------------------	--------------------

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

Invoice

Invoice #: 2289
Invoice Date: 2/1/24
Due Date: 2/1/24
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Tennis- Facility Management - Oakleaf Plantation - February 2024		7,047.00	7,047.00
<div data-bbox="349 1029 657 1207"><p>RECEIVED FEB 06 2024 BY: _____</p></div> <div data-bbox="357 1501 779 1648"><p><i>Jerry Lambert</i> 2-6-24</p></div>			

Total \$7,047.00

Payments/Credits \$0.00

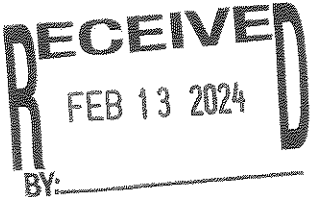
Balance Due \$7,047.00

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

Invoice

Invoice #: 2293
Invoice Date: 2/13/24
Due Date: 2/13/24
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 2/13/24		661.50	661.50
			

Total	\$661.50
--------------	-----------------

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

Balance Due	\$661.50
--------------------	-----------------

Middle Village CDD

Breakdown of Revenues

2.13.24

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

2.13.24	\$ 735.00	\$ 661.50	\$ 73.50
---------	-----------	-----------	----------

Subtotal	\$ 735.00	\$ 661.50	\$ 73.50
-----------------	-----------	-----------	----------

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

2.13.24	\$ -	\$ -	\$ -
---------	------	------	------

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

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

2.13.24	\$ -	\$ -	\$ -
---------	------	------	------

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

Date	League Fees	GMS 0%	Middle Village CDD 100%
	Fundraiser		

2.13.24		\$ -	\$ -
---------	--	------	------

Subtotal	\$0	\$0	\$ -
-----------------	-----	-----	------

Total Revenues	\$ 735.00	\$ 661.50	\$ 73.50
-----------------------	-----------	-----------	----------

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

Invoice

Invoice #: 338
Invoice Date: 2/1/2024
Due Date: 2/1/2024
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
2.330.572.3420 - Janitorial Services - February 2024		4,058.33	4,058.33
<div data-bbox="396 1024 704 1226"><p>RECEIVED FEB 06 2024 BY: _____</p></div> <div data-bbox="412 1499 818 1646"><p><i>Jerry Landolt</i> 2-6-24</p></div>			

Total \$4,058.33

Payments/Credits \$0.00

Balance Due \$4,058.33

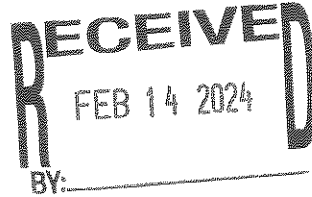


Security Development Group, LLC
8130 Baymeadows Way W., Suite 302
Jacksonville, FL 32256
cathie@sthreesecurity.com
www.sthreesecurity.com

INVOICE

BILL TO

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



INVOICE # 9774

DATE 02/01/2024

DUE DATE 02/29/2024

TERMS End of the month

SERVICE MONTH

February

ACTIVITY	QTY	RATE	AMOUNT
Dedicated Officer I Dedicated Officer for 10 hours Monday to Thursday and 12 hours Saturday and Sunday	306	27.20	8,323.20T
Dedicated Officer I Dedicated Officer for 7 hours Monday to Thursday and 9 hours Saturday and Sunday	219	27.20	5,956.80T

SUBTOTAL	14,280.00
TAX	0.00
TOTAL	14,280.00
BALANCE DUE	\$14,280.00

APPROVED

Code to:

Middle Village Security

2-320-572-345



Invoice

Invoice #: 14521

Date: 02/01/24

Customer PO:

DUE DATE: 03/02/2024

BILL TO

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

FROM

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

DESCRIPTION

#14274 - Standard Maintenance Contract 2024 February 2024
Work order #1846 Zach

AMOUNT

\$43,770.21

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$43,770.21

Please See Our
Updated Remittance
Information

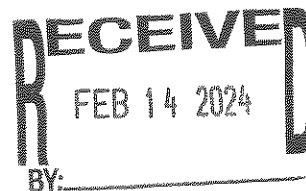
Remit to Address:
VerdeGo Landscape
PO Box 200341
Dallas, TX 75320-0341

ACH Account Information:
Bank Name: Wells Fargo Bank N.A.
Routing Number: 121000248
Account Number: 4945950657
Remittance Information:
AR@verdego.com

Code to:

2-320-572-462

Middle Village Landscape Maintenance





From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - MARY SIEWERTSEN
Date: February 19, 2024 at 5:14 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com

Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD -- for the following venue.
 - LOCATION -- GRAND BANQUET (SATURDAY) 8:00 A.M. to 4:00 P.M.
 - DATE OF VENUE -- FEBRUARY 17, 2024
 - RESIDENT -- MARY SIEWERTSEN
 - ADDRESS -- 650 TIMBERMILL LANE, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND -- \$500.00
 - BOOKING FEE/DEPOSIT was via CHECK drawn on NAVY FEDERAL:
 - DATED: 12/20/23
 - CHECK#: 5468
 - DEPOSITED: 12/21/23
 - AMOUNT: 500.00

PAYMENT DATE	SETTLEMENT DATE	EVENT DATE	DESCRIPTION	HOURS	AMOUNT	ELEC. CHECK/CASH	CREDIT CARD
12/20/23	12/21/23	02/17/24	MARY SIEWERTSEN - GB DEPOSIT	DEPOSIT	\$ 500.00	CK# 5468	12/21/2023

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

Thank you.

I will be out of the office SUN 2/25 thru WED 2/28, and SUN 3/17 thru THUR 3/21

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.

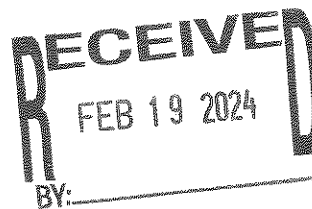
Messages left on voice email will be heard, however, only emergencies will be addressed until I return to the office. I am typically not on property over the weekends. Since my time on property is divided between two Districts, appointments are recommended.

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.....	....EXPENSED TO....	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
2/01/24	00095	1/27/24	02272024 202401 600-53800-64000 GOLF CART BODY WORK	ALLWORK USA LLC DBA NORTH	*	4,499.50	4,499.50	000633
2/01/24	00054	1/02/24	78231037 202401 600-53800-64000 JANITORIAL SUPPLIES	THE HOME DEPOT PRO	*	257.59	257.59	000634
2/01/24	00054	1/08/24	78326329 202401 600-53800-64000 JANITIRIAL SUPPLIES	THE HOME DEPOT PRO	*	46.81	46.81	000635
2/01/24	00054	1/11/24	78401509 202401 600-53800-64000 JANITORIAL SUPPLIES	THE HOME DEPOT PRO	*	51.46	51.46	000636
2/01/24	00054	12/29/23	78211728 202312 600-53800-64000 JANITORIAL SUPPLIES	THE HOME DEPOT PRO	*	603.06	603.06	000637
2/09/24	00050	12/05/23	13812 202312 600-53800-64000 SOD CLEANUP NEW SIDEWALK	VERDEGO LLC	*	2,550.13	2,550.13	000638
2/16/24	00073	2/05/24	930532 202402 600-53800-64000 MAX ROLL - SHIPPING	ERC WIPING PRODUCTS	*	705.00	705.00	000639
2/16/24	00078	2/07/24	3265 202402 600-53800-64000 OIL RPR/RPLC DRIVER BELT	INDUSTRIAL CIRCLE ESCORT LLC	*	461.59	461.59	000640
2/16/24	00032	11/09/23	3272 202311 600-53800-64000 OIL GAUGE REPAIR	PUMPS DONE RIGHT, LLC	*	439.25	439.25	000641
2/16/24	00032	11/20/23	3273 202311 600-53800-64000 PUMP REPAIR PARTS	PUMPS DONE RIGHT, LLC	*	1,877.63	1,877.63	000642
2/16/24	00054	2/02/24	78768147 202402 600-53800-64000 JANITORIAL SUPPLIES	THE HOME DEPOT PRO	*	81.67	81.67	000643
2/16/24	00054	2/02/24	78768148 202402 600-53800-64000 JANITORIAL SUPPLIES	THE HOME DEPOT PRO	*	97.24	97.24	000644

MVIL MIDDLE VILLAGE OKUZMUK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/22/24	00054	2/16/24 79007292	202402 600-53800-64000	JANITORIAL SUPPLIES	*	738.07	
				THE HOME DEPOT PRO			738.07 000645
						TOTAL FOR BANK C	12,409.00
						TOTAL FOR REGISTER	12,409.00

North Florida Golf Carts & More

1137 Hwy 90 W

Lake City, FL 32055

386-344-6145

SALES INVOICE

Name JAY SORIANO

Date 1/27/2024

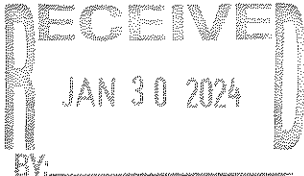
Address

phone 904-562-0249

CONTACT

email JSORIANO@GMSNF.COM

SERIAL #

QTY			
	2024 CUSHMAN 800X HAULER GAS KAWASAKI FUEL INJECTED ENGINE WHITE BODY 20" X 10" TURF WHEELS DUMP BOX HEADLIGHTS BLACK TOP		\$ 10,260.00 \$ 9,993.50
	Code to: Split 50/50 DB/MV \$8,999.00		
	Double Branch Repair and Repl.		
	34.600.53800.6200		
	Middle Village Repair and Replacement		
	34.600.538.64000		
	\$1,000.00 PAID C.C		
	CUSTOMER HAS THOROUGHLY INSPECTED CART (IE: PAINT, SEATS, WHEELS, ETC) RECEIVED IN SATISFACTORY CONDITION X _____		
		Dealer Prep Fee	WAIVED

*FL state law requires a \$1.00 fee to be collected for each new tire sold (\$4508.718)

New Tire Fee \$ 4.00

*FL law requires a \$1.50 fee for each new or remanufactured battery sold (\$403.7185) in the st

Battery Fee \$ 1.50

NOTE: WARRANTY DOES NOT COVER ANY COSMETICS

Subtotal \$ 9,999.00

Tax TAX EXEMPT

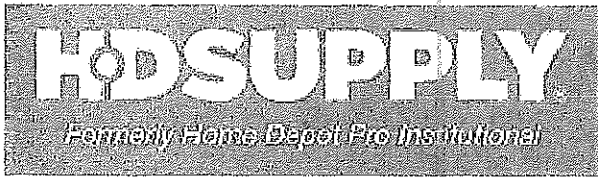
2 YEAR WARRANTY ON CART

TOTAL DUE \$ 9,999.00

DEPOSIT C.C \$ 1,000.00

BALANCE DUE \$ 8,999.00

\$4,499.50



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

-
-
-
-

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

DB Repair & Replacement

2.320.572.63100

MV Repair & Replacement

34.600.538.64000

TO be split between DB & MV
50/50

Invoice Detail

Customer ID: 647283
Invoice Number: 782310379
Invoice Date: 1/2/2024
Order Number: 53935233
Purchase Order: LISA

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

Shipped To:

MIDDLE VILLAGE CDD
370 OAKLEAF VILLAGE PARKWAY

ORANGE PARK, FL 32065

Invoice Total ~~\$515.18~~

\$257.59

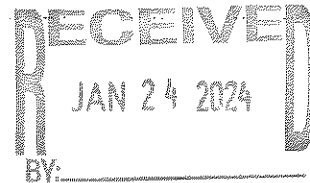
Home Depot Pro Notes:

CALL JAY 904-562-0249 30 MIN BEFORE DELIVERY

i\$7.95 Handling Charge

Delivery information for this invoice may be

found at: www.HomeDepotPro.com/Institutional



RENOWN GS MULTI-FOLD TOWEL NATURAL 9-1/8
REN06003-WB

Quantity	Quantity	Unit	Total
Ordered	Shipped	Price	

2	2	\$41.59	\$83.18
---	---	---------	---------

Description | Item Number	Quantity Ordered	Quantity Shipped	Unit Price	Total
 RENOWN SINGLE ROLL BATH TISSUE 2PLY <u>REN06125-WB</u>	1	1	\$79.25	\$79.25
 APPEAL GEN PURP FOAM HAND SOAP <u>APP17100-04</u>	24	24	\$11.39	\$273.36
 RENOWN LNR 40X46 .74MIL WHT <u>REN24512-CA</u>	2	2	\$35.72	\$71.44

Subtotal	\$507.23
Shipping & Handling	\$7.95
Tax	\$0.00
Web Discount	-\$0.00
Invoice Total	\$515.18



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

-
-
-

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

DB Repair & Replacement

2,320.572, 63100

MV Repair & Replacement

34,600.538, 64000

To be split between

DB & MV 50/50

Invoice Detail

Customer ID: 647283
Invoice Number: 783263296
Invoice Date: 1/8/2024
Order Number: 53408461
Purchase Order: Lisa

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

Shipped To:

MIDDLE VILLAGE CDD
370 OAKLEAF VILLAGE PARKWAY

ORANGE PARK, FL 32065

Invoice Total ~~\$93.62~~

\$46.81

Home Depot Pro Notes:

CALL JAY 904-562-0249 30 MIN BEFORE DELIVERY

The following 2 item(s) have been shipped from our
Jacksonville warehouse.

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

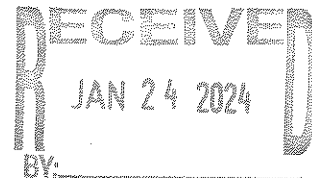
REN06132-WB CONTROLLED HARD ROLL TOWEL NAT

TYCVLH2424-0 LINER NATL 23X24 6MIC 10GL

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

Columbus warehouse.

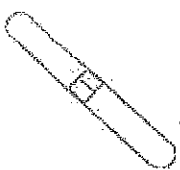



Item#..... Description.....



RCPD25306BL SUPERSTITCH BLEND MOP BLU LG 5

Delivery information for this invoice may be

found at: www.HomeDepotPro.com/Institutional

Description | Item Number	Quantity	Quantity	Unit	Total
	Ordered	Shipped	Price	
 RENOWN DUST MOP FRAME CLAMP ON 36X5 <u>REN02615-IB</u>	2	0	\$8.35	\$0.00
 6% EPA REG BLEACH GAL <u>KIK55GB</u>	18	0	\$4.79	\$0.00
 RENOWN GS MULTI-FOLD TOWEL NATURAL 9-1/8 <u>REN06003-WB</u>	2	2	\$41.59	\$83.18
 ZEP OVEN & GRILL CLEANER <u>202858011</u>	1	1	\$10.44	\$10.44

Subtotal	\$93.62
Shipping & Handling	\$0.00
Tax	\$0.00
Web Discount	-\$0.00
Invoice Total	\$93.62

HDSUPPLY

Formerly Home Depot Pro Institutional

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

-
-
-

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

DB Repair & Replacement

2,320.572.63100

MV Repair & Replacement

34,600.538.64000

Invoice Detail

Customer ID: 647283
Invoice Number: 784015091
Invoice Date: 1/11/2024
Order Number: 53408461
Purchase Order: Lisa

TO be split between DB & MV 50%

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

Shipped To:

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

Invoice Total ~~\$102.92~~

\$51.46

Home Depot Pro Notes:

CALL JAY 904-562-0249 30 MIN BEFORE DELIVERY

The following 2 item(s) have been shipped from ou

Jacksonville warehouse.

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

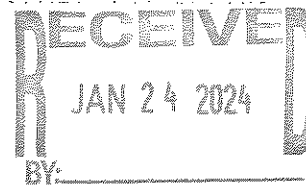
REN06132-WB CONTROLLED HARD ROLL TOWEL NAT

TYCVLH2424-0 LINER NATL 23X24 6MIC 10GL

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

Columbus warehouse.


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



RCPD25306BL SUPERSTITCH BLEND MOP BLU LG 5

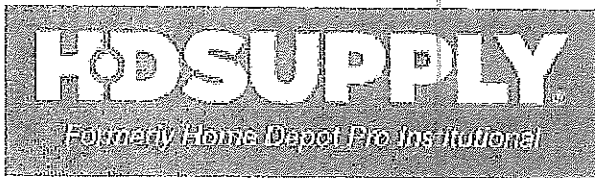
Delivery information for this invoice may be

found at: www.HomeDepotPro.com/Institutional

Description | Item Number	Quantity	Quantity	Unit	Total
	Ordered	Shipped	Price	
 RENOWN DUST MOP FRAME CLAMP ON 36X5 <u>REN02615-IB</u>	2	2	\$8.35	\$16.70

 6% EPA REG BLEACH GAL <u>KIK55GB</u>	18	18	\$4.79	\$86.22
---	----	----	--------	---------

Subtotal	\$102.92
Shipping & Handling	\$0.00
Tax	\$0.00
Web Discount	-\$0.00
Invoice Total	\$102.92



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

-
-
-

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

Invoice Detail

Customer ID: 647283
Invoice Number: 782117287
Invoice Date: 12/29/2023
Order Number: 53408461
Purchase Order: Lisa

Shipped To:

MIDDLE VILLAGE CDD
370 OAKLEAF VILLAGE PARKWAY

ORANGE PARK, FL 32065

Home Depot Pro Notes:

CALL JAY 904-562-0249 30 MIN BEFORE DELIVERY

The following 2 item(s) have been shipped from our
Jacksonville warehouse.

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

REN06132-WB CONTROLLED HARD ROLL TOWEL NAT

TYCVLH2424-0 LINER NATL 23X24 6MIC 10GL

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

Columbus warehouse.

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

DB Repair & Replacement
2,320,572.63100

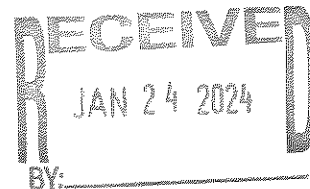
MV Repair & Replacement
34,600,538.64000

TO Be Split Between
DB & MV 50/50

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

Invoice Total ~~\$1,206.12~~

\$603.06





RCPD25306BL SUPERSTITCH BLEND MOP BLU LG 5

\$7.95 Handling Charge

Delivery information for this invoice may be

found at: www.HomeDepotPro.com/Institutional

Description | Item Number	Quantity Ordered	Quantity Shipped	Unit Price	Total
 RENOWN DUST MOP FRAME CLAMP ON 36X5 <u>REN02615-IB</u>	2	0	\$8.35	\$0.00
 PINESOL CLEANER LEMON 3/CS <u>325775978</u>	3	3	\$57.14	\$171.42
 6% EPA REG BLEACH GAL <u>KIK55GB</u>	18	0	\$4.79	\$0.00
 RENOWN GS MULTI-FOLD TOWEL NATURAL 9-1/8 <u>REN06003-WB</u>	2	0	\$41.59	\$0.00
 CONTROLLED HARD ROLL TOWEL NATURAL <u>REN06132-WB</u>	2	2	\$84.36	\$168.72
 RENOWN SINGLE ROLL BATH TISSUE 2PLY <u>REN06125-WB</u>	5	5	\$79.25	\$396.25
 APPEAL GEN PURP FOAM HAND SOAP <u>APP17100-04</u>	24	24	\$11.39	\$273.36
 ZEP OVEN & GRILL CLEANER <u>202858011</u>	1	0	\$10.44	\$0.00
 RENOWN LNR 40X48 12MIC NAT <u>REN14512-CA</u>	2	2	\$58.49	\$116.98



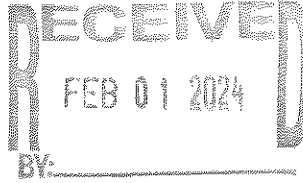
Description | Item Number

Quantity Quantity Unit
Ordered Shipped Price Total

RENOWN LNR 40X46 .74MIL WHT
REN24512-CA

2 2 \$35.72 \$71.44

Subtotal \$1,198.17
Shipping & Handling \$7.95
Tax \$0.00
Web Discount -\$0.00
Invoice Total \$1,206.12



Invoice

Invoice #: 13812

Date: 12/05/23

Customer PO:

DUE DATE: 01/04/2024

BILL TO

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

FROM

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

DESCRIPTION

AMOUNT

#13974 - Sod enhancement, clean up at New Sidewalk

Clean up area on either side of the newly poured sidewalk at the back of Plantation House and lay new St. Augustine sod, leaving 4 bed areas until spring to Plant. Pine straw for winter months

<i>Landscape Enhancement</i>				\$2,550.13
Disposal Fee (Other)	1.00	\$100.00	\$100.00	
Enhancement Labor (Labor)	4.00	\$45.00	\$180.00	
Pine Straw (Material)	6.00	\$11.69	\$70.13	
sub: sod (Sub)	1.00	\$2,200.00	\$2,200.00	

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$2,550.13

Please See Our
Updated Remittance
Information

Remit to Address:
VerdeGo Landscape
PO Box 200341
Dallas, TX 75320-0341

ACH Account Information:
Bank Name: Wells Fargo Bank N.A.
Routing Number: 121000248
Account Number: 4945950657
Remittance Information:
AR@verdego.com

Code to:

Middle Village Repair and Replacement

34.600.538.64000



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

Invoice Number	Page
930532	1
2/05/2024	

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

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

Order No.	Customer P/O	Ship Via	Terms	Sales Rep
861224	MIDDLE VILLAGE	R & L CARRIERS EXCEP	NET 30	SHOPPING CART

Item	Description	U/M	Order	Ship	B/O	Net Price	Extended
EW3000MAX	MAX ROLL	CSE	9	9		57.5000	517.50
EW3000MAX	MAX ROLL	CSE	1	1		57.5000	57.50

Tracking/Pro #:1Z4X26510341201322

* **PLEASE PAY WITHIN TERMS** *
* WE ACCEPT ALL MAJOR CREDIT CARDS *
* VISA - MASTERCARD - DISCOVER *
* AMERICAN EXPRESS *
* PLEASE CALL 781-593-4000 TO PAY *

Code to:

Middle Village Repair and Replacements

34-600-538-64000

RECEIVED
FEB 14 2024
BY: _____

RAGS • TOWELS • PAPER WIPERS

Thank You For Your Business

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

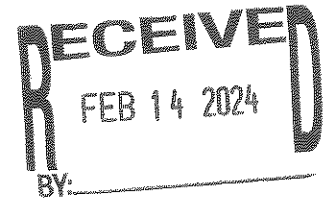
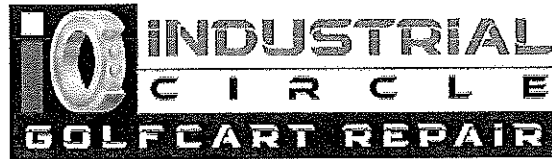
ALL FEES AND EXPENSES INVOLVED IN THE COLLECTION OF PAST DUE ACCOUNTS OR
BAD CHECKS WILL BE PAID BY THE CUSTOMER



A
MEMBER
OF
SECONDARY MATERIALS AND RECYCLED TEXTILES
SMART
AN
INTERNATIONAL
ASSOCIATION

AT	Sub Total:	575.00
	Sales Tax:	.00
DUE DATE: 3/06/2024	Shipping:	130.00
Please Remit To: 19 Bennett St Lynn MA 01905	Deposits:	.00
	Balance:	705.00

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



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

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

INVOICE 3265

DATE 02/07/2024 TERMS Net 30

DUE DATE 03/08/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Labor	fix motor rod, replace top bar , weld seats and replace and install new drive belt	4	95.00	380.00
	EZGO Connecting Rod	Connecting Rod, E-Z-Go 4-cycle 400c kawasaki	1	219.27	219.27
	BG Gasket kit W/seals	BG Gasket kit W/seals	1	85.12	85.12
	Motor Oil	10W30 Motor Oil	1.50	8.12	12.18
	Wix oil filter HP Spin	Wix oil filter HP Spin	1	12.25	12.25
	Drive Belt, Team, E-Z-Go TXT, RXV Gas 10+ Kawasaki	Drive Belt, Team, E-Z-Go TXT, RXV Gas 10+ Kawasaki	1	94.12	94.12
	Used Part	Used part no warranty Top Bar OEM	1	68.12	68.12
	welding shop fee	Welding	1	52.12	52.12

please check the oil everyday i will try and stop in and check it more

SUBTOTAL 923.18
TAX 0.00
TOTAL 923.18

Code to: Split

Double Branch Repair and Replacements

34.600.538.621

Middle Village Repair and Replacements

34-600-538-64000

TOTAL DUE

~~923.18~~

\$461.59

INVOICE

**FROM**

Pumps Done Right
6847 Cherokee Ct
Keystone Heights Fla 32656

BILL TO

Middle Village CDD
370 OakLeaf Village Pkwy
Orange Park Fla 32065
Clock Tower

INVOICE #

3272

INVOICE DATE

11/09/2023

DESCRIPTION**AMOUNT**

Removed old melted down coyote board that was not needed anymore.
System had to have gotten hit by lightning or power surge. Rewired system,
replaced gauge, ran and tested. System checks ok.

0.00

2 hours labor 2 man rate \$200.00 per hour

400.00

Oil Gauge

39.25

Subtotal

439.25

7.5%

2.94

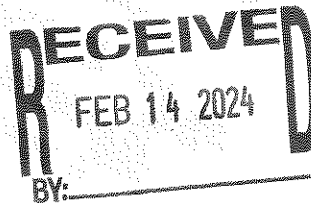
TOTAL

\$442.19

Code to:

Middle Village Repair and Replacements

34-600-538-64000

**TERMS & CONDITIONS**

Please call Tyler at (904)-352-9564 for any questions

INVOICE

**FROM**

Pumps Done Right
6847 Cherokee Ct
Keystone Heights Fla 32656

BILL TO

Middle Village CDD
Oakleaf Plantation
Cambridge

INVOICE #

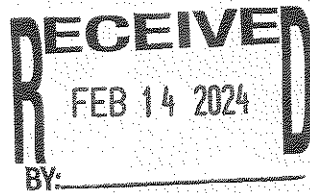
3273

INVOICE DATE

11/20/2023

DESCRIPTION**AMOUNT**

11-7-23 checked system, water is definitely leaking back to the well. Will need to come back and pull pump. 0.00
11-14-23 pulled pump, found check valve stuck open, need to come back and install in line a 3" check valve above pump.
11-16-23 Installed 3" check valve on top of pump, reinstalled pump, ran and tested system.
11-7-23 Labor 180.00
11-14-23 2.5 hours labor 2 man rate 500.00
11-16-23 2 1/4 hours labor 2 man rate 450.00
Hoist fee 250.00
Parts 497.63



Subtotal 1,877.63
7.5% 37.32
TOTAL \$1,914.95

Code to:

Middle Village Repair and Replacements

34-600-538-64000

TERMS & CONDITIONS

Please call Tyler at (904)-352-9564 for any questions

HDSUPPLY

Formerly Home Depot Pro Institutional

- 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](#)

Invoice Detail

Customer ID: 645245
Invoice Number: 787681477
Invoice Date: 2/2/2024
Order Number: 54512208
Purchase Order: Lisa

Shipped To:

DOUBLE BRANCH
370 OAKLEAF VILLAGE PARKWAY
ORANGE PARK, FL 32065

Home Depot Pro Notes:

Items NOT shown here are being shipped from our
Jacksonville, and Pompano warehouses.

\$7.95 Handling Charge

Delivery information for this invoice may be

found at: www.HomeDepotPro.com/Institutional

To be split between both
DB & MV districts 50/50

DB
Repair &
Replacement

34,600.538.621

MV
Repair &
Replacement

34,600.538.64000

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

RECEIVED
FEB 12 2024
BY: _____

Invoice Total ~~\$163.35~~

\$81.67

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



APPEAL HAND SOAP DISP BLK 1000ML <u>APP17104</u>		15	15	\$10.36	\$155.40
---	--	----	----	---------	----------

Subtotal	\$155.40
Shipping & Handling	\$7.95
Tax	\$0.00
Web Discount	-\$0.00
Invoice Total	\$163.35

HDSUPPLY

Formerly Home Depot Pro Institutional

- 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](#)

Invoice Detail

Customer ID: 645245
Invoice Number: 787681485
Invoice Date: 2/2/2024
Order Number: 54512211
Purchase Order: Lisa

Shipped To:

DOUBLE BRANCH
370 OAKLEAF VILLAGE PARKWAY
ORANGE PARK, FL 32065

Home Depot Pro Notes:

Items NOT shown here are being shipped from our
Jacksonville, warehouses.

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

to be split between both
DB & mv districts 50/50

DB Repair & Replacement

34,600.538.621

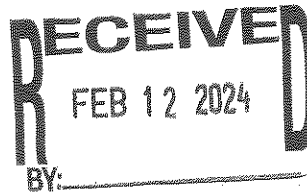
MV Repair & Replacement

34.600.538.64000

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

Invoice Total ~~\$194.48~~

\$97.24



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



AIRLIFT COMMODE CLIP XCEL BX4 SPA8004	4	4	\$48.62	\$194.48
--	---	---	---------	----------

Subtotal \$194.48



Formerly Home Depot Pro Institutional

- 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](#)

To be split between
both DB & MV districts
50/50

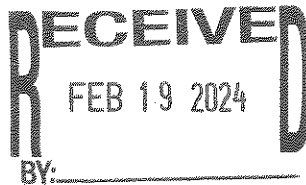
DB 34.600.538.621

MV 34.600.538.64000

Invoice Detail

Customer ID: 645245
Invoice Number: 790072920
Invoice Date: 2/16/2024
Order Number: 54512210
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 ~~\$1,476.14~~
\$738.07

Home Depot Pro Notes:

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

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

APP17104 APPEAL HAND SOAP DISP BLK 1000

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

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

SPA8004 AIRLIFT COMMODE CLIP XCEL BX

i\$7.95 Handling Charge

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

	Description | Item Number	Quantity Ordered	Quantity Shipped	Unit Price	Total
	60IN INVADER SIDE GATE MOP HNDL LG <u>RCPH1360000</u>	2	2	\$31.00	\$62.00
	RENOWN WAVE3D JURNAL SCRNM MAN <u>REN03121</u>	6	6	\$31.09	\$186.54
	SLOAN ADJ-TLPC O-RING #42 <u>799456</u>	1	0	\$1.96	\$0.00
	RENOWN LNR 40X48 12MIC NAT <u>REN14512-CA</u>	6	6	\$58.49	\$350.94
	RENOWN LNR 40X46 .74MIL WHT <u>REN24512-CA</u>	6	6	\$48.21	\$289.26
	PINESOL CLEANER LEMON 3/CS <u>325775978</u>	2	2	\$56.54	\$113.08
	6% EPA REG BLEACH GAL <u>KIK55GB</u>	12	12	\$4.79	\$57.48
	APPEAL GEN PURP FOAM HAND SOAP <u>APP17100-04</u>	8	8	\$10.00	\$80.00
	RENOWN GS MULTI-FOLD TOWEL NATURAL 9-1/8 <u>REN06003-WB</u>	3	3	\$41.59	\$124.77
	RENOWN SINGLE ROLL BATH TISSUE 2PLY <u>REN06125-WB</u>	3	3	\$68.04	\$204.12

Subtotal \$1,468.19
Shipping & Handling \$7.95
Tax \$0.00

Web Discount	-\$0.00
Invoice Total	\$1,476.14

FOURTH ORDER OF BUSINESS

AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES

THIS AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES (the “**Agreement**”) is made and entered into this 20th day of February 2024, by and between:

Middle Village Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Clay County, Florida, with a mailing address of 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (the “**District**”); and

Matthews Design Group, LLC d/b/a Matthews | DCCM, a Florida limited liability company, with a mailing address of 7 Waldo Street, St. Augustine, Florida 32084 (“**Engineer**”).

RECITALS

WHEREAS, the District is a local unit of special purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*; and

WHEREAS, the District is authorized to plan, finance, construct, install, acquire and/or maintain improvements, facilities and services in conjunction with the development and maintenance of the lands within the District; and

WHEREAS, pursuant to Sections 190.033 and 287.055, *Florida Statutes*, the District solicited qualifications from qualified firms and individuals to provide professional engineering services to the District on a continuing basis; and

WHEREAS, Engineer submitted a proposal to serve in this capacity; and

WHEREAS, on February 12, 2024, the District's Board of Supervisors (the “**Board**”) ranked Engineer as the most qualified firm to provide professional engineering services for the District on a continuing basis and authorized the negotiation of a contract pursuant to Section 287.055, *Florida Statutes*; and

WHEREAS, the District intends to employ Engineer to perform engineering, surveying, planning, construction administration, environmental management and permitting, financial and economic studies, as defined by a separate work authorization(s); and

WHEREAS, the Engineer shall serve as District’s professional representative in each service or project to which this Agreement applies and will give consultation and advice to the District during performance of these services.

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained, the acts and deeds to be performed by the parties hereto and the payments by the District to the Engineer of the sums of money herein specified, it is mutually covenanted and agreed as follows:

ARTICLE 1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and are incorporated by reference herein as a material part of this Agreement.

ARTICLE 2. SCOPE OF SERVICES.

A. The Engineer will provide general engineering services for the District, including:

1. Preparation of any necessary reports and attendance at meetings of the Board.
2. Assisting in meeting with necessary parties involving bond issues, special reports, feasibility studies or other tasks.
3. Providing professional engineering services, including but not limited to, review and execution of documents under the District's Trust Indentures and monitoring of District projects.
4. Any other items requested by the Board.

B. Engineer shall, when authorized by the Board, provide general services related to construction of any District projects, including but not limited to:

1. Periodic visits to the site, or full-time construction management of District projects, as directed by District.
2. Processing of contractors' pay estimates.
3. Preparation of, and/or assistance with, the preparation of work authorizations, requisitions, change orders and acquisitions for review by the District Manager, District Counsel, and the Board.
4. Final inspection and requested certificates for construction, including the final certificate of construction.
5. Consultation and advice during construction, including performing all roles and actions required of any construction contract between District and any contractor(s) in which Engineer is named as owner's representative or "Engineer."
6. Any other activity related to construction as authorized by the Board.

C. With respect to maintenance of the facilities, Engineer shall render such services as authorized by the Board.

ARTICLE 3. METHOD OF AUTHORIZATION. Each service or project shall be authorized in writing by the District. The written authorization shall be incorporated in a work authorization which shall include the scope of services, compensation, project schedule, and special provisions or conditions specific to the service or project being authorized and shall be in a form similar to the form set forth in **Exhibit A** attached hereto and incorporated herein by this reference ("**Work Authorization**"). Authorization of services or projects under this Agreement shall be at the sole option of the District.

ARTICLE 4. COMPENSATION. It is understood and agreed that the payment of compensation for services under this Agreement shall be stipulated in each Work Authorization. One of the following methods will be utilized:

- A. Lump Sum Amount** – The District and Engineer shall mutually agree to a lump sum amount for the services to be rendered payable monthly in direct proportion to the work accomplished. For any lump-sum or cost-plus-a-fixed-fee professional service contract over the threshold amount provided in Section 287.017, *Florida Statutes*, for CATEGORY FOUR, the District shall require the Engineer to execute a truth-in-negotiation certificate stating that wage rates and other factual unit costs supporting the compensation are accurate, complete, and current at the time of contracting. The price for any lump sum Work Authorization, and any additions thereto, will be adjusted to

exclude any significant sums by which the District determines the Work Authorization was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs. All such adjustments must be made within one (1) year following the completion of the work contemplated by the lump sum Work Authorization.

- B. Hourly Personnel Rates** – For services or projects where the scope of services is not clearly defined or recurring services or other projects where the District desires the use of the hourly compensation rates, the rates outlined in **Exhibit B**, attached hereto and incorporated by this reference, shall apply. The District and Engineer may agree to a “not to exceed” amount when utilizing hourly personnel rates for a specific work authorization.

ARTICLE 5. REIMBURSABLE EXPENSES. Reimbursable expenses consist of actual expenditures made by Engineer, its employees, or its consultants in the interest of the services for the incidental expenses as listed as follows:

- A.** Expenses of transportation and living when traveling in connection with a project and fees paid for securing approval of authorities having jurisdiction over the project. All expenditures shall be made in accordance with Chapter 112, *Florida Statutes*, and with the District’s travel policy.
- B.** Expense of reproduction, postage and handling of drawings and specifications.

ARTICLE 6. TERM OF AGREEMENT. It is understood and agreed that the term of this Agreement will be from the time of execution of this Agreement by the parties hereto until terminated in accordance with its terms.

ARTICLE 7. SPECIAL CONSULTANTS. When authorized in writing by the District, additional special consulting services may be utilized by Engineer and paid for on a cost basis.

ARTICLE 8. BOOKS AND RECORDS. Engineer shall maintain comprehensive books and records relating to any services performed under this Agreement, which shall be retained by Engineer for a period of at least four (4) years from and after completion of any services hereunder, or such further time as required under Florida law. The District, or its authorized representative, shall have the right to audit such books and records at reasonable times upon prior notice to Engineer.

ARTICLE 9. OWNERSHIP OF DOCUMENTS.

- A.** All rights in and title to all plans, drawings, specifications, ideas, concepts, designs, sketches, models, programs, software, creation, inventions, reports, or other tangible work product originally developed by Engineer pursuant to this Agreement (the “**Work Product**”) shall be and remain the sole and exclusive property of the District when developed and shall be considered work for hire.
- B.** The Engineer shall deliver all Work Product to the District upon completion thereof, unless it is necessary for the Engineer in the District’s sole discretion to retain possession for a longer period of time. Upon early termination of the Engineer’s services hereunder, the Engineer shall deliver to the District all such Work Product, whether complete or not, upon payment of all outstanding balances due Engineer for Work Product. The District shall have all rights to use any and all Work Product. Engineer shall retain copies of the Work Product for its permanent records, provided

the Work Product is not used without the District's prior express written consent. The Engineer agrees not to recreate any Work Product contemplated by this Agreement, or portions thereof, which if constructed or otherwise materialized, would be reasonably identifiable with the District. If said Work Product is used by the District for any purpose other than that purpose which is intended by this Agreement, the District shall indemnify Engineer from any and all claims and liabilities which may result from such re-use, in the event Engineer does not consent to such use.

- C. The District exclusively retains all manufacturing rights to all materials or designs developed under this Agreement. To the extent the services performed under this Agreement produce or include copyrightable or patentable materials or designs, such materials or designs are work made for hire for the District as the author, creator, or inventor thereof upon creation, and the District shall have all rights therein including, without limitation, the right of reproduction, with respect to such work. The Engineer hereby assigns to the District any and all rights the Engineer may have including, without limitation, the copyright, with respect to such work. The Engineer acknowledges that the District is the motivating factor for, and for the purpose of copyright or patent, has the right to direct and supervise, the preparation of such copyrightable or patentable materials or designs.

ARTICLE 10. REUSE OF DOCUMENTS. All documents including drawings and specifications furnished by Engineer pursuant to this Agreement are instruments of service. Such documents are not intended or represented to be suitable for reuse by District or others on extensions of the work for which they were provided or on any other project. Any reuse without specific written consent by Engineer will be at the District's sole risk and without liability or legal exposure to Engineer. All documents including drawings, plans and specifications furnished by Engineer to District are subject to reuse in accordance with Section 287.055(10), *Florida Statutes*.

ARTICLE 11. ESTIMATE OF COST. Since Engineer has no control over the cost of labor, materials, or equipment or over a contractor's methods of determining prices, or over competitive bidding or market conditions, Engineer's opinions of probable cost provided as a service hereunder are to be made on the basis of its experience and qualifications and represent Engineer's best judgment as a design professional familiar with the construction industry, but Engineer cannot and does not guarantee that proposals, bids, or the construction costs will not vary from opinions of probable cost prepared by Engineer. If the District wishes greater assurance as to the construction costs, it shall employ an independent cost estimator at its own expense. Services to modify approved documents to bring the construction cost within any limitation established by the District will be considered additional services and justify additional fees.

ARTICLE 12. INSURANCE.

- A. Subject to the provisions of this Article, the Engineer shall, at a minimum, maintain throughout the term of this Agreement the following insurance:

1. Workers' Compensation Insurance in accordance with the laws of the State of Florida.
2. Commercial General Liability Insurance, including but not limited to, bodily injury (including contractual), property damage (including contractual), products and completed operations, and personal injury with limits of not less

than One Million Dollars and No Cents (\$1,000,000.00) per occurrence, and not less than Two Million Dollars and No Cents (\$2,000,000.00) in the aggregate covering all work performed under this Agreement.

3. Automobile Liability Insurance, including without limitation bodily injury and property damage, including all vehicles owned, leased, hired, and non-owned vehicles with limits of not less than One Million Dollars and No Cents (\$1,000,000.00) combined single limit covering all work performed under this Agreement.
 4. Professional Liability Insurance for Errors and Omissions, with limits of not less than One Million Dollars and No Cents (\$1,000,000.00).
- B. All insurance policies secured by Engineer pursuant to the terms of this Agreement shall be written on an "occurrence" basis to the extent permitted by law, except with respect to the Professional Liability Insurance which shall be on a claims-made basis.
- C. The District and the District's officers, supervisors, agents, staff, and representatives shall be named as additional insured parties, except with respect to the Worker's Compensation Insurance and Professionally Liability Insurance for which only proof of insurance shall be provided. The Engineer shall furnish the District with the Certificate of Insurance evidencing compliance with the requirements of this Section. No certificate shall be acceptable to the District, unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the state of Florida.
- D. If the Engineer fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Engineer shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

ARTICLE 13. CONTINGENT FEE. The Engineer warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Engineer, to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the Engineer, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement.

ARTICLE 14. AUDIT. Records of the Engineer pertaining to the services provided hereunder shall be kept on a basis of generally accepted accounting principles and shall be available to the District or its authorized representative for observation or audit at mutually agreeable times. The Engineer agrees that the District or any of its duly authorized representatives shall have access to and the right to examine any books, documents, papers, and records of the Engineer involving transactions related to the Agreement for a period of four (4) years or longer as required by law. The Engineer agrees that payment made under the Agreement shall be subject to reduction for amounts charged thereto that are found on the basis of audit examination not to constitute allowable costs. All required records shall be maintained until either (a) the completion of

an audit and resolution of all questions arising therefrom, or (b) three years after the expenditure of all funds under this Agreement, or (c) the public record retention period established by the District's records retention policy, whichever comes later.

ARTICLE 15. COMPLIANCE WITH GOVERNMENTAL REGULATIONS. In performing its obligations under this Agreement, the Engineer and each of its agents, servants, employees, or anyone directly or indirectly employed by the Engineer, shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction. If the Engineer fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Engineer or any of its agents, servants, or employees, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

ARTICLE 16. COMPLIANCE WITH PROFESSIONAL STANDARDS. In performing its obligations under this Agreement, the Engineer and each of its agents, servants, employees, or anyone directly or indirectly employed by Engineer, shall maintain the standard of care, skill, diligence, and professional competency for such work and/or services ordinarily used by members of the Engineer's profession practicing under similar circumstances at the same time and in the same locality. Any designs, drawings, reports, or specifications prepared or furnished by Engineer that contain errors, conflicts, or omissions will be promptly corrected by Engineer at no cost to the District.

ARTICLE 17. INDEMNIFICATION.

- A. The Engineer agrees, to the fullest extent permitted by law, to indemnify and hold harmless the District, its officers, supervisors, agents, staff, and representatives from any and all liabilities, damages, losses, and costs, including, but not limited to, reasonable attorneys' fees, paralegal fees, and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct or errors or omissions of the Engineer and persons employed or utilized by the Engineer in the performance of this Agreement.
- B. Engineer agrees and covenants that nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity pursuant to Section 768.28, *Florida Statutes*, or other applicable law. The District agrees, to the extent permitted by Section 768.28, *Florida Statutes*, and other applicable law, to indemnify and hold the Engineer harmless from any damage, liability or cost to the extent caused by the District's negligence, recklessness, or intentionally wrongful conduct of the District and persons employed or utilized by the District in the performance of this Agreement.
- C. The following shall apply only to the extent a limitation on liability is required by Section 725.06, *Florida Statutes*, or other applicable law: liability under this section shall in no event exceed the sum of Two Million Dollars (\$2,000,000). Engineer shall carry, at its own expense, insurance in a company satisfactory to District to cover the aforementioned liability. Engineer agrees such limitation bears a reasonable commercial relationship to the Agreement.

D. Disclaimer of Consequential Damages - Notwithstanding anything to the contrary in this Agreement, the Parties shall have no liability to each other for indirect, consequential, or special damages including, but not limited to, liability or damages for delays of any nature, loss of anticipated revenues or profits, costs of shutdown or startup.

E. **UNDER THIS AGREEMENT, AND SUBJECT TO THE REQUIREMENTS OF SECTION 558.0035, FLORIDA STATUTES, WHICH REQUIREMENTS ARE EXPRESSLY INCORPORATED HEREIN, AN INDIVIDUAL EMPLOYEE OR AGENT OF ENGINEER MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.**

F. In the event that any indemnification, defense, or hold harmless provision of this Agreement is determined to be unenforceable, the provision shall be reformed in accordance with the mutual intent of the Engineer and the District to provide indemnification, defense, and hold harmless provisions to the maximum effect allowed by Florida law and for the benefit of the Indemnitees.

ARTICLE 18. EMPLOYMENT VERIFICATION; E-VERIFY. The Engineer agrees that it shall bear the responsibility for verifying the employment status of all persons it employs or subcontracts in the performance of this Agreement and agrees to otherwise comply with all applicable federal and Florida law, including but not limited to the Immigration Reform and Control Act of 1986, as amended, and Section 448.095, Florida Statutes.

ARTICLE 19. INDEPENDENT CONTRACTOR. In all matters relating to this Agreement, the District and the Engineer agree and acknowledge that the Engineer shall serve as an independent contractor of the District. Neither the Engineer nor employees of the Engineer, if any, are employees of the District under the meaning or application of any Federal or State unemployment, insurance laws, or any other potentially applicable laws. The Engineer agrees to assume all liabilities or obligations by any one or more of such laws with respect to employees of the Engineer, if any, in the performance of this Agreement. The Engineer shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Engineer shall have no authority to represent as agent, employee, or in any other capacity the District, unless set forth differently herein or authorized by vote of the Board.

ARTICLE 20. CONTROLLING LAW. The Engineer and the District agree that this Agreement shall be controlled and governed by the laws of the State of Florida. Venue for all proceedings with respect to this Agreement shall be Clay County, Florida.

ARTICLE 21. NOTICE. All notices, requests, consents and other communications under this Agreement (“Notices”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to Engineer: Matthews/DCCM
7 Waldo Street
St. Augustine, Florida 32084
Attn: Alex Acree, P.E.

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

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

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

ARTICLE 22. PUBLIC RECORDS. Engineer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Engineer agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Engineer acknowledges that the designated public records custodian for the District is Marilee Giles ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, the Engineer shall 1) keep and maintain public records required by the District to perform the Services; 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 Agreement term and following the Agreement term if the Engineer does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the Agreement, transfer to the District, at no cost, all public records in Engineer'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 the Engineer, the Engineer 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 THE ENGINEER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO

THE ENGINEER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092, (904) 940-5850, AND E-MAIL MGILES@GMSNF.COM.

ARTICLE 23. NO THIRD-PARTY BENEFITS. Nothing in the Agreement shall inure to the benefit of any third-party for the purpose of allowing any claim which would otherwise be barred by operation of law.

ARTICLE 24. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

ARTICLE 25. ASSIGNMENT. Except as provided otherwise in this Agreement, neither the District nor the Engineer shall assign, sublet, or transfer any rights under or interest in this Agreement without the express written consent of the other. Any purported assignment without such written consent is void. Nothing in this paragraph shall prevent the Engineer from employing such independent professional associates and consultants as Engineer deems appropriate and consistent with this Agreement.

ARTICLE 26. CONSTRUCTION DEFECTS. ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, *FLORIDA STATUTES*.

ARTICLE 27. AMENDMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both the District and the Engineer.

ARTICLE 28. ARM'S LENGTH TRANSACTION. This Agreement reflects the negotiated agreement of the District and the Engineer, each represented by competent legal counsel. Accordingly, this Agreement shall be construed as if both parties jointly prepared it, and no presumption against one party or the other shall govern the interpretation or construction of any of the provisions of this Agreement.

ARTICLE 29. TERMINATION. The District may terminate this Agreement for cause immediately upon notice to Engineer. The District or the Engineer may terminate this Agreement without cause upon thirty (30) days' written notice. At such time as the Engineer receives notification of the intent of the District to terminate the Agreement, the Engineer shall not perform any further services, unless directed to do so in writing by the District. In the event of any termination or breach of any kind, the Engineer shall not be entitled to consequential damages of any kind (including but not limited to lost profits), but instead the Engineer's sole remedy will be to recover payment for services rendered to the date of the notice of termination, subject to any offsets.

ARTICLE 30. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

ARTICLE 31. ENFORCEMENT OF AGREEMENT. In the event that either the District or the Engineer is required to enforce this Agreement by court proceedings or otherwise, then the substantially

prevailing party shall be entitled to recover from the other party all costs incurred, including reasonable attorney's fees, paralegal fees, expert witness fees, and costs at all judicial levels.

ARTICLE 33. ACCEPTANCE. Acceptance of this Agreement is indicated by the signatures of the authorized representatives of the District and the Engineer in the spaces provided below.

ARTICLE 34. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.


ARTICLE 35. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES. The Engineer agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

ARTICLE 36. COMPLIANCE WITH SECTION 287.135, FLORIDA STATUTES. Engineer certifies it: (i) is not in violation of Section 287.135, *Florida Statutes*; (ii) is not on the Scrutinized Companies with Activities in Sudan List; (iii) is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; (iv) does not have business operations in Cuba or Syria; (v) is not on the Scrutinized Companies that Boycott Israel List; and (vi) is not participating in a boycott of Israel. If the Engineer is found to have submitted a false statement with regards to the prior sentence, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List, has engaged in business operations in Cuba or Syria, and/or has engaged in a boycott of Israel, the District may immediately terminate the Contract.

(Signatures on Following Page)

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on the day and year first above written.


Attest:

DocuSigned by:

A38999D0EDC14F4...
Assistant Secretary/Secretary

**MIDDLE VILLAGE COMMUNITY
DEVELOPMENT DISTRICT**

DocuSigned by:

FEB7F92090414F7
Chairperson / Vice Chairperson,
Board of Supervisors


Witness

**MATTHEWS DESIGN GROUP, LLC,
DBA MATTHEWS | DCCM**
a Florida limited liability company

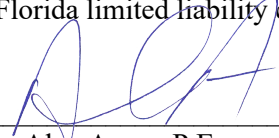

By: Alex Acree, P.E.
Its: VP of Production

EXHIBIT A: Form of Work Authorization

EXBHITI B: Schedule of Rates

Exhibit A
Form of Work Authorization

_____, 202__

Middle Village Community Development District
Clay County, Florida

Subject: **Work Authorization Number [__]**
 Middle Village Community Development District

Dear Chairman, Board of Supervisors:

Matthews/DCCM (“**Engineer**”) is pleased to submit this work authorization to provide engineering services for the Middle Village Community Development District (“**District**”). We will provide these services pursuant to our current agreement dated _____, 202__ (“**Engineering Agreement**”) as follows:

I. Scope of Work

[INSERT SCOPE OF WORK]

II. Fees

The District will compensate Engineer pursuant to the hourly rate schedule contained in the Engineering Agreement in accordance with the terms of the Engineering Agreement. The District will reimburse Engineer all direct costs, which include items such as printing, drawings, travel, deliveries, et cetera, pursuant to the Engineering Agreement.

This proposal, together with the Engineering Agreement, represents the entire understanding between the District and Engineer with regard to the referenced work authorization. If you wish to accept this work authorization, please sign both copies where indicated, and return one complete copy to our office. Upon receipt, we will promptly schedule our services.

Thank you for considering Engineer. We look forward to working with you.

Sincerely,

Matthews/DCCM

Name: _____
Authorized Representative

APPROVED AND ACCEPTED

By: _____
Chair/Vice-Chair, Middle Village
Community Development District

Exhibit B

Schedule of Rates



Personnel Classification	Rate Range
PRINCIPAL/SENIOR LEADS	
Principal	\$365.00
VP	\$275.00 - \$300.00
Division Lead	\$260.00 - \$285.00
Program Manager	\$240.00 - \$265.00
SENIOR PROFESSIONAL	
Senior Professional Engineer	\$200.00 - \$270.00
Senior Planner	\$210.00 - \$230.00
Senior Landscape Architect	\$220.00 - \$260.00
Senior Construction Inspector	\$195.00 - \$210.00
PROFESSIONAL	
Professional Engineer	\$230.00 - \$240.00
Project Engineer	\$160.00 - \$190.00
Planner	\$160.00 - \$190.00
Landscape Architect	\$170.00 - \$190.00
Construction Inspector	\$170.00 - \$180.00
DESIGNER	
Senior CAD Designer and Senior Engineering Tech	\$180.00 - \$200.00
Senior Landscape Designer	\$180.00 - \$200.00
CAD Designer and Engineering Tech	\$130.00 - \$170.00

February 20, 2024

Middle Village Community Development District
Clay County, Florida

Subject: **Work Authorization Number 1**
Middle Village Community Development District

Dear Chairman, Board of Supervisors:

Matthews | DCCM (“**Engineer**”) is pleased to submit this work authorization to provide engineering services for the Middle Village Community Development District (“**District**”). We will provide these services pursuant to our current agreement dated February 20, 2024 (“**Engineering Agreement**”) as follows:

I. Scope of Work

The District will engage the services of Engineer to provide general engineering services and attend and participate in meetings of the District’s Board of Supervisors as requested by the District.

II. Fees

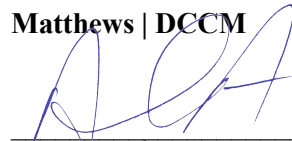
The District will compensate Engineer pursuant to the hourly rate schedule contained in the Engineering Agreement in accordance with the terms of the Engineering Agreement. The District will reimburse Engineer all direct costs, which include items such as printing, drawings, travel, deliveries, et cetera, pursuant to the Engineering Agreement.

This proposal, together with the Engineering Agreement, represents the entire understanding between the District and Engineer with regard to the referenced work authorization. If you wish to accept this work authorization, please sign both copies where indicated, and return one complete copy to our office. Upon receipt, we will promptly schedule our services.

Thank you for considering Engineer. We look forward to working with you.

Sincerely,

Matthews | DCCM



Name: Alex Acree, PE
Authorized Representative

APPROVED AND ACCEPTED

DocuSigned by:

By:

Michael Steiner

Chair/Vice-Chair, Middle Village
Community Development District

FIFTH ORDER OF BUSINESS

**MIDDLE VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2023**

**MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA**

TABLE OF CONTENTS

	<u>Page</u>
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds	9
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	11
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Notes to the Financial Statements	13-22
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	23
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Recreation Fund	24
Notes to Required Supplementary Information	25
OTHER INFORMATION	
Data Elements required by FL Statute 218.39 (3) (c)	26
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS	27-28
INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	29
MANAGEMENT LETTER REQUIRED BY CHAPTER 10.550 OF THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	30-31



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

INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Middle Village Community Development District
Clay County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Middle Village Community Development District, Clay County, Florida ("District") as of and for the fiscal year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2023, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about 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 do 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.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 4, 2024, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

March 4, 2024

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Middle Village Community Development District, Clay County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2023. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$3,652,350).
- The change in the District's total net position in comparison with the prior fiscal year was \$591,134, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2023, the District's governmental funds reported combined ending fund balances of \$2,952,579, a decrease of (\$120,850) in comparison with the prior fiscal year. A portion of fund balance is restricted for debt service, non-spendable for prepaid items and deposits, assigned to recreation, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management), maintenance, and recreational functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds for reporting in conformity with accounting principles generally accepted in the United States of America. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general, recreation, and debt service funds. All of the funds are considered to be major funds.

The District adopts an annual appropriated budget for its general and recreation fund. A budgetary comparison schedule has been provided for the general fund and recreation fund to demonstrate compliance with the budgets.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,			
	2023	2022	
Current and other assets	\$ 2,999,055	\$ 3,198,715	
Capital assets, net of depreciation	11,119,702	11,909,409	
Total assets	14,118,757	15,108,124	
Current liabilities	256,067	348,164	
Long-term liabilities	17,515,040	19,003,444	
Total liabilities	17,771,107	19,351,608	
Net position			
Net investment in capital assets	(6,395,338)	(7,094,035)	
Restricted	338,625	498,617	
Unrestricted	2,404,363	2,351,934	
Total net position	\$ (3,652,350)	\$ (4,243,484)	

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR END SEPTEMBER 30,		
	2023	2022
Revenues:		
Program revenues		
Charges for services	\$ 4,117,918	\$ 4,861,227
Operating grants and contributions	45,732	2,513
General revenues	48,295	21,238
Total revenues	4,211,945	4,884,978
Expenses:		
General government	677,677	607,085
Maintenance and operations	2,421,438	2,350,116
Interest	521,696	641,312
Bond issuance costs	-	300,290
Total expenses	3,620,811	3,898,803
Change in net position	591,134	986,175
Net position - beginning	(4,243,484)	(5,229,659)
Net position - ending	\$ (3,652,350)	\$ (4,243,484)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2023 was \$3,620,811. The costs of the District's activities were primarily funded by program revenues. Program revenues are comprised primarily of assessments. The remainder of the current fiscal year revenue includes interest revenue and miscellaneous income. Expenses decreased primarily due to bond issuance costs.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2023. Actual recreation fund expenditures exceeded appropriations for the fiscal year ended September 30, 2023 by (\$9,179).

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2023, the District had \$20,907,155 invested in capital assets for its governmental activities. In the government-wide financial statements, depreciation of \$9,787,453 has been taken, which resulted in a net book value of \$11,119,702. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2023, the District had \$17,551,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Middle Village Community Development District's Finance Department at 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

**MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2023**

	<u>Governmental Activities</u>
ASSETS	
Cash and cash equivalents	\$ 2,233,433
Investments	131,956
Due from other	141
Deposits	13,383
Prepaid items	99,926
Restricted assets:	
Investments	520,216
Capital assets:	
Nondepreciable	900,000
Depreciable, net	<u>10,219,702</u>
Total assets	<u>14,118,757</u>
 LIABILITIES	
Accounts payable	46,476
Accrued interest payable	209,591
Non-current liabilities:	
Due within one year	1,255,000
Due in more than one year	<u>16,260,040</u>
Total liabilities	<u>17,771,107</u>
 NET POSITION	
Net investment in capital assets	(6,395,338)
Restricted for debt service	338,625
Unrestricted	<u>2,404,363</u>
Total net position	<u>\$ (3,652,350)</u>

See notes to the financial statements

**MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

Functions/Programs	Program Revenues			Net (Expense) Revenue and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	
Primary government:				
Governmental activities:				
General government	\$ 677,677	\$ 217,691	\$ -	\$ (459,986)
Maintenance and operations	2,421,438	2,123,851	-	(297,587)
Interest on long-term debt	521,696	1,776,376	45,732	1,300,412
Total governmental activities	<u>3,620,811</u>	<u>4,117,918</u>	<u>45,732</u>	<u>542,839</u>
General revenues:				
Unrestricted investment earnings				47,275
Miscellaneous				<u>1,020</u>
Total general revenues				<u>48,295</u>
Change in net position				<u>591,134</u>
Net position - beginning				<u>(4,243,484)</u>
Net position - ending				<u>\$ (3,652,350)</u>

See notes to the financial statements

**MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2023**

	Major Funds			Total Governmental Funds
	General	Recreation	Debt Service	
ASSETS				
Cash	\$ 200,591	\$ 2,032,842	\$ -	\$ 2,233,433
Investments	6,124	125,832	520,216	652,172
Due from other funds	-	-	28,000	28,000
Due from other	-	141	-	141
Prepaid items	12,826	87,100	-	99,926
Deposits	-	13,383	-	13,383
Total assets	<u>\$ 219,541</u>	<u>\$ 2,259,298</u>	<u>\$ 548,216</u>	<u>\$ 3,027,055</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 2,925	\$ 43,551	\$ -	\$ 46,476
Due to other funds	28,000	-	-	28,000
Total liabilities	<u>30,925</u>	<u>43,551</u>	<u>-</u>	<u>74,476</u>
Fund balances:				
Nonspendable:				
Prepaid items and deposits	12,826	100,483	-	113,309
Restricted for:				
Debt service	-	-	548,216	548,216
Assigned to:				
Recreation fund	-	2,115,264	-	2,115,264
Unassigned	175,790	-	-	175,790
Total fund balances	<u>188,616</u>	<u>2,215,747</u>	<u>548,216</u>	<u>2,952,579</u>
Total liabilities and fund balances	<u>\$ 219,541</u>	<u>\$ 2,259,298</u>	<u>\$ 548,216</u>	<u>\$ 3,027,055</u>

See notes to the financial statements

**MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET- GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2023**

Total fund balances - governmental funds \$ 2,952,579

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of applicable accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	20,907,155	
Accumulated depreciation	<u>(9,787,453)</u>	11,119,702

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund financial statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(209,591)	
Bonds payable	<u>(17,515,040)</u>	<u>(17,724,631)</u>
Net position of governmental activities		<u><u>\$ (3,652,350)</u></u>

See notes to the financial statements

**MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

	Major Funds			Total Governmental Funds
	General	Recreation	Debt Service	
REVENUES				
Assessments	\$ 217,691	\$ 1,976,443	\$ 1,776,376	\$ 3,970,510
Amenity revenue	-	112,003	-	112,003
Cost share revenue	-	35,405	-	35,405
Interest earnings	16,243	31,032	45,732	93,007
Miscellaneous revenue	-	1,020	-	1,020
Total revenues	233,934	2,155,903	1,822,108	4,211,945
EXPENDITURES				
Current:				
General government	185,281	492,396	-	677,677
Maintenance and operations	-	1,631,731	-	1,631,731
Debt service:				
Principal	-	-	1,492,000	1,492,000
Interest	-	-	531,387	531,387
Total expenditures	185,281	2,124,127	2,023,387	4,332,795
Excess (deficiency) of revenues over (under) expenditures	48,653	31,776	(201,279)	(120,850)
OTHER FINANCING SOURCES (USES)				
Transfers in (out)	(42,167)	14,167	28,000	-
Total other financing sources (uses)	(42,167)	14,167	28,000	-
Net change in fund balances	6,486	45,943	(173,279)	(120,850)
Fund balances - beginning	182,130	2,169,804	721,495	3,073,429
Fund balances - ending	\$ 188,616	\$ 2,215,747	\$ 548,216	\$ 2,952,579

See notes to the financial statements

**MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

Net change in fund balances - total governmental funds	\$ (120,850)
Amounts reported for governmental activities in the statement of activities are different because:	
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(789,707)
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	1,492,000
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities, but not in the governmental fund financial statements.	13,287
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(3,596)
Change in net position of governmental activities	<u>\$ 591,134</u>

See notes to the financial statements

**MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

Middle Village Community Development District ("District") was created by Ordinance 2003-88 enacted by the Board of County Commissioners of Clay County, Florida and effective on October 16, 2003, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. Chapter 190 provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operations of the infrastructure within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the qualified electors within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Recreation Fund

The recreation fund is a special revenue fund established to account for the financial resources of the District's recreation areas which are funded by assessments.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (Continued)

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Capital Assets (Continued)

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Entry features	20
Buildings and Infrastructure	40

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

Deferred outflows of resources represent a consumption of net position that applies to future reporting period(s). For example, the District would record deferred outflows of resources on the statement of net position related to debit amounts resulting from current and advance refundings resulting in the defeasance of debt (i.e. when there are differences between the reacquisition price and the net carrying amount of the old debt).

Deferred inflows of resources represent an acquisition of net position that applies to future reporting period(s). For example, when an asset is recorded in the governmental fund financial statements, but the revenue is unavailable, the District reports a deferred inflow of resources on the balance sheet until such times as the revenue becomes available.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general and recreation fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year, the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the upcoming October 1.
- b) Public hearings are conducted to obtain public comments
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 - DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2023:

	Amortized Cost	Credit Risk	Maturities
Goldman Sachs Gov Fund	\$ 521,432	S&P AAAM	Weighted average of the fund portfolio: 35 days
Investment in Local Government Surplus Funds Trust Fund (Florida PRIME)	130,740	S&P AAAM	Weighted average maturity: 35 days
	<u>\$ 652,172</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indentures limit the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 4 - DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

External Investment Pool – With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states that “The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days.” With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2023, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant’s daily access to 100% of their account value.

NOTE 5 – INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS

Interfund receivables and payables at September 30, 2023 were as follows:

Fund	Receivable	Payable
General	\$ -	\$ 28,000
Debt service	28,000	-
Total	<u>\$ 28,000</u>	<u>\$ 28,000</u>

The outstanding balances between funds result primarily from the time lag between the dates that transactions are recorded in the accounting system and payments between funds are made. In the case of the District, the balances between the general fund and the debt service fund relate primarily to assessments collected in the general fund that have not been transferred to the debt service fund.

Interfund transfers for the fiscal year ended September 30, 2023 were as follows:

Fund	Transfer In	Transfer Out
General	\$ -	\$ 42,167
Debt service	28,000	-
Recreation	14,167	-
Total	<u>\$ 42,167</u>	<u>\$ 42,167</u>

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use.

NOTE 6 - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2023 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land	\$ 900,000	\$ -	\$ -	\$ 900,000
Total capital assets, not being depreciated	900,000	-	-	900,000
Capital assets, being depreciated				
Stormwater management	3,847,562	-	-	3,847,562
Neighborhood infrastructure and roads	1,485,931	-	-	1,485,931
Amenity center and recreation	3,262,166	-	-	3,262,166
Entry feature and signage	11,411,496	-	-	11,411,496
Total capital assets, being depreciated	20,007,155	-	-	20,007,155
Less accumulated depreciation for:				
Stormwater management	1,248,183	96,189	-	1,344,372
Neighborhood infrastructure and roads	481,875	37,148	-	519,023
Amenity center and recreation	1,335,728	78,658	-	1,414,386
Entry feature and signage	5,931,960	577,712	-	6,509,672
Total accumulated depreciation	8,997,746	789,707	-	9,787,453
Total capital assets being depreciated, net	11,009,409	(789,707)	-	10,219,702
Governmental activities capital assets	\$ 11,909,409	\$ (789,707)	\$ -	\$ 11,119,702

Depreciation expense was charged to maintenance and operations function.

NOTE 7 - LONG TERM LIABILITIES

Series 2018

On April 25, 2018, the District issued \$22,660,000 of Senior Special Assessment Refunding Bonds Series 2018-1 due May 1, 2035, which is comprised of serial Bonds with interest rates ranging from 2.85% to 4.37% and \$2,810,000 of Subordinate Special Assessment Refunding Bonds Series 2018-2 due May 1, 2035, which is comprised of term Bonds with interest rates ranging from 4.5% to 5%. The Bonds were issued to refund the outstanding Series 2004A and 2008A Bonds and pay certain costs associated with the issuance of the Bonds. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2019 through May 1, 2035. The Series 2018-1 Bonds were refunded with the issuance of Special Assessment Refunding Revenue Bonds, Series 2022.

The Series 2018 Bonds are subject to redemption at the option of the District prior to maturity. The Series 2018 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. This occurred during the current fiscal year as the District prepaid \$35,000 of the Bonds.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2023.

NOTE 7 - LONG TERM LIABILITIES (Continued)

Series 2022

On January 1, 2022, the District issued \$17,754,000 of Senior Special Assessment Refunding Bonds, Series 2022 due on May 1, 2035 which bear interest at a rate of 1.36% to 3.01%. The Bonds were issued to refund District's outstanding Senior Special Assessment Refunding Bonds, Series 2018-1 (the "Refunded Bonds"), pay certain costs associated with the issuance of the Bonds. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2022 through May 1, 2035.

The Series 2022 Bonds are not subject to redemption at the option of the District prior to maturity. The Series 2022 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. This occurred during the current fiscal year as the District prepaid \$223,000 of the Bonds.

The Bond Indenture requires the use of proceeds to refund the Series 2018-1 Bonds and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2023.

Long-term Debt activity

Changes in long-term liability activity for the fiscal year ended September 30, 2023 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental Activities					
Series 2018-2	\$ 2,185,000	\$ -	\$ 160,000	\$ 2,025,000	\$ 125,000
Original issue discount	(39,556)	-	(3,596)	(35,960)	-
Series 2022	16,858,000	-	1,332,000	15,526,000	1,130,000
	<u>\$ 19,003,444</u>	<u>\$ -</u>	<u>\$ 1,488,404</u>	<u>\$ 17,515,040</u>	<u>\$ 1,255,000</u>

At September 30, 2023, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2024	\$ 1,255,000	\$ 503,018	\$ 1,758,018
2025	1,288,000	474,876	1,762,876
2026	1,318,000	444,004	1,762,004
2027	1,350,000	410,834	1,760,834
2028	1,389,000	375,298	1,764,298
2029-2033	7,578,000	1,255,890	8,833,890
2034-2035	3,373,000	165,268	3,538,268
	<u>\$ 17,551,000</u>	<u>\$ 3,629,188</u>	<u>\$ 21,180,188</u>

NOTE 8 - INTERLOCAL AGREEMENTS

In 2004, the District entered into a cost sharing agreement with South Village Community Development District for the maintenance of certain landscape improvements for which they both benefit. In accordance with the agreement, Middle Village will perform required maintenance and South Village will provide 31% of the costs to perform the maintenance. For the fiscal year ended September 30, 2023, the District received \$35,405 from South Village for the cost sharing agreement.

In a prior fiscal year, the District entered into an agreement with Double Branch Community Development District ("Double Branch") for joint usage of the amenity center and recreational facilities located within and owned by each respective District.

In a prior fiscal year, the District entered into an interlocal agreement with Double Branch to share the costs for on-site management services. In accordance with the agreement, the Districts share the costs of a full time rental coordinator, a full time community manager, and a part time operations manager.

In a prior fiscal year, the District entered into an impact fee credit agreement with Clay County and Double Branch which provides the District a road impact fee credit equal to approximately \$7.8 million. As of September 30, 2023, none of the credits have been recognized.

NOTE 9 - MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 10 - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

	Budgeted Amounts		Variance with Final Budget - Positive (Negative)
	Original & Final	Actual Amounts	
REVENUES			
Assessments	\$ 217,187	\$ 217,691	\$ 504
Interest earnings	600	16,243	15,643
Total revenues	<u>217,787</u>	<u>233,934</u>	<u>16,147</u>
EXPENDITURES			
Current:			
General government	<u>217,787</u>	185,281	32,506
Total expenditures	<u>217,787</u>	<u>185,281</u>	<u>32,506</u>
Excess (deficiency) of revenues over (under) expenditures	-	48,653	48,653
OTHER FINANCING SOURCES			
Transfer In (out)	-	(42,167)	(42,167)
Total other financing sources	-	(42,167)	(42,167)
Net change in fund balance	<u>\$ -</u>	6,486	<u>\$ 6,486</u>
Fund balance - beginning		<u>182,130</u>	
Fund balance - ending		<u>\$ 188,616</u>	

See notes to required supplementary information

**MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – RECREATION FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

	Budgeted Amounts		Variance with Final Budget - Positive (Negative)
	Original & Final	Actual Amounts	
REVENUES			
Assessments	\$ 1,975,385	\$ 1,976,443	\$ 1,058
Amenity revenue	100,000	112,003	12,003
Cost share revenue	33,063	35,405	2,342
Interest earnings	500	31,032	30,532
Miscellaneous revenue	6,000	1,020	(4,980)
Total revenues	<u>2,114,948</u>	<u>2,155,903</u>	<u>40,955</u>
EXPENDITURES			
Current:			
General government	387,133	492,396	(105,263)
Maintenance and operations	1,727,815	1,631,731	96,084
Total expenditures	<u>2,114,948</u>	<u>2,124,127</u>	<u>(9,179)</u>
Excess (deficiency) of revenues over (under) expenditures	-	31,776	31,776
OTHER FINANCING SOURCES (USES)			
Transfer In (out)	-	14,167	14,167
Total other financing sources	<u>-</u>	<u>14,167</u>	<u>14,167</u>
Net change in fund balance	<u>\$ -</u>	45,943	<u>\$ 45,943</u>
Fund balance - beginning		<u>2,169,804</u>	
Fund balance - ending		<u>\$ 2,215,747</u>	

See notes to required supplementary information

**MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2023. Actual recreation fund expenditures exceeded appropriations for the fiscal year ended September 30, 2023 by (\$9,179).

**MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	31
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	15
Employee compensation	\$178,657.49
Independent contractor compensation	\$2,047,264.13
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - Residential: \$522.91 - \$868.47 Commercial: \$0.57 Debt service - Residential: \$609.16 - \$851.86 Commercial: \$0.62
Special assessments collected	\$3,970,510.00
Outstanding Bonds:	see Note 7 for details



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Middle Village Community Development District
Clay County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Middle Village Community Development District, Clay County, Florida ("District") as of and for the fiscal year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated March 4, 2024.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

March 4, 2024



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

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Middle Village Community Development District
Clay County, Florida

We have examined Middle Village Community Development District, Clay County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2023. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2023.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Middle Village Community Development District, Clay County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

March 4, 2024



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Middle Village Community Development District
Clay County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Middle Village Community Development District, Clay County, Florida ("District") as of and for the fiscal year ended September 30, 2023, and have issued our report thereon dated March 4, 2024.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 4, 2024, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Middle Village Community Development District, Clay County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Middle Village Community Development District, Clay County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

March 4, 2024

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2022.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2023.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2023.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2023. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 26.

SEVENTH 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

Date: February 2024

To: Board of Supervisors

From: GMS – OakLeaf Operations Manager

Community:

Special Events

- Report – Movie on the lawn
- Upcoming – Spring Break at Pools, Virtual Egg Hunt
- Food truck Fridays continue, “Take Out Tuesdays” have restarted

Aquatics

- Pools open Spring Break, and April weekends with staff , lap pool is swim at own risk for adults only
- Update on Heater work at Lap Pool

Amenity Usage

- *Total Facilities Usage – 6111*
- *Average daily usage – 210*

Card counts:

MV Owners	34
MV Renters	25
MV Replacements	10
MV Updated	4

Total cards printed: 157 (both districts)

Rentals

- 14 of 29 days rented in February , 2 of 4 weekends rented
- 17 Grand Ballroom rentals, 1 Grand Lawn rental, 1 Bridal Suite rentals, 0 patio rentals
- 26 tours (72 approx.hours)/ 85hours 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

- (CCSO request)
- Update on fencing/gate installs
- Update of Pressure Washing items

MAINTENANCE

- Minor adjustments for fencing to allow lock down
- Removal of multiple planks for rear spray ground gazebos
- Replacements cut, placed, and painted for gazebos
- Painting of bathroom floors at rear spray ground
- Coordinate repairs of items at Fitness Center – Arc Trainer
- Pressure washing of Slide tower
- Remove plants at tennis court new viewing area (level and grading work)
- Clean/clear gutters at rear spray ground building
- Pressure washing of spray ground /lifeguard building
- Touch up painting completed on rear spray ground building
- Replacement of damaged netting on Sprayground
- Coordinate replacement of mounting bracket for spray ground motor
- Meet with multiple foundation repair contractors for column at Deerview
- Pressure washing of lattice top fencing along Whitfield
- Pressure washing of Whitfield playground
- Clean, treat, and seal masonry work on lion head fountain
- Touch up painting on decorative street poles in neighborhood (ongoing)
- Coordinate agreement and start date for Tennis re-surface work
- Coordinate inspection and planning for column repair (“lifting”) at Deerview
- Replace multiple planks at deerview fencing
- 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 2/11 Forest Brook, Creekview, Oakpoint, and Timberlake completed 2/25

Landscaping

- Mulch install at Amenity Centers
- Monthly report for February. submitted and filed at Operations office

For questions, comments, or clarification, please contact:

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

jsoriano@gmsnf.com

FOREST HAMMOCK UNIT TWO
PB 55 PG 10-41

FOREST HAMMOCK UNIT ONE
PB 54 PG 59 - 70

OAKLEAF PLANTATION PKWY

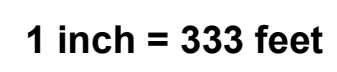
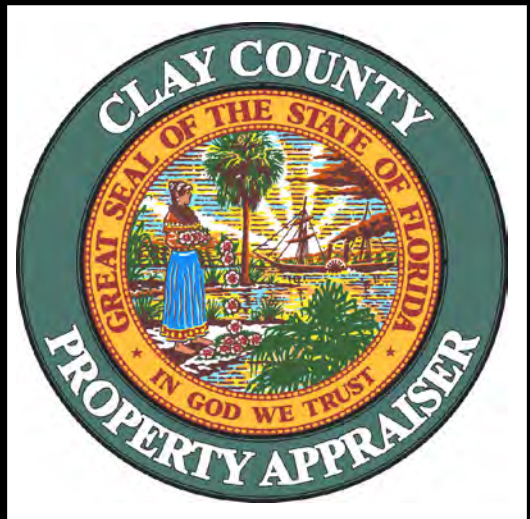
MIDDLE VILLAGE CDD

THE PRESERVE AT OAKLEAF CONDOS

MIDDLE VILLAGE AMENITY CENTER

[Blue Outline]	Boundary
[Thin White Line]	Parcel Line Work
[Light Brown]	920000.00 Middle Village @ OLP
[Purple]	920001.00 COMM Middle Village
[Pink]	920002.00 EXMPT Middle Village
[Light Blue]	920373.01 Whitefield
[Lavender]	920373.10 Briar Oak
[Reddish Brown]	920373.20 Cambridge
[Maroon]	920373.25 Preserve
[Violet]	920373.30 Coventry
[Dark Purple]	920374.00 Southwood Way
[Medium Purple]	920374.01 Oakpoint
[Light Blue-Grey]	920374.05 Creekview
[Pinkish Purple]	920374.10 Timberlake
[Light Pink]	920374.15 Forest Brooke
[Medium Purple]	920374.20 Hamilton Glen
[Reddish Brown]	920374.25 Chestnut Ridge
[Light Blue-Grey]	920374.30 Jennings Pt
[Brown]	920375.00 Willowbrook

6



Middle Village 2013 CDD Clay County, Florida

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.