

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

***AUGUST 19, 2024***

# *AGENDA*

# Middle Village Community Development District

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

---

August 12, 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, August 19, 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 July 8, 2024 Meeting
  - B. Financial Statements
  - C. Assessment Receipts Schedule
  - D. Check Register
- IV. Public Hearing for the Purpose of Adopting the Fiscal Year 2025 Budget
  - A. Consideration of Resolution 2024-03, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2025
  - B. Consideration of Resolution 2024-04, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2025
- V. Staff Reports
  - A. District Counsel – Memorandum Regarding Impact Fee Credits
  - B. District Engineer
  - C. District Manager

1. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2025
  2. Consideration of Adopting Goals and Objectives for Fiscal Year 2025
- D. Operations Manager
1. Memorandum
  2. Update on Open Items (Gates, Deer View Column Repair & Pool Heater)
- VI. Audience Comments (limited to three minutes) / Supervisor Requests
- VII. Next Scheduled Meeting – September 9, 2024 @ 2:30 p.m. at the Plantation Oaks Amenity Center
- VIII. 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, **July 8, 2024** at 2:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

Present and constituting a quorum were:

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

Also present were:

Marilee Giles	District Manager
Michael Eckert	District Counsel
Jay Soriano	Field Operations Manager
Marla Dietrich	S3 Security
Triston Cottrell	S3 Security

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Audience Comments**

Winona Newny stated I live off Oak Mill Road. The only thing I have a comment about is some of the amenities that we have access to. I understand the rules and I respect them, but we have six grandkids. If in the summertime, if they can do something as far as maybe adding an extra one or two, because when we come down, we have six grandkids and I can't get into this part because of that one grandkid. So, I was wondering if there's something they can do in the summertime to accommodate more people coming to the pool or having access to the pool.

Mr. Soriano stated she's talking about the policy on guest numbers. Unfortunately summertime is actually why that's in place. Between both districts we have about 7,000 units.

We can't even house 1% of our current population, so we limit those guests for that reason. There were years before we started getting strict on a lot of that stuff where the lifeguards would get saturated out there at the pools where they have to stop people from coming in the gates. It makes it seem even more unfair when you feel like you're being kept out as a homeowner here and it's because we have a ton of guests in the pool at the time, so we had to limit that number someplace. And there's always going to be a time where we have one more or two more than, what the policy is, but that's kind of where we've settled over the years, was five guests.

Winona Newny stated I'm just talking about the summer.

Mr. Soriano stated during the winter nobody uses the pool, so it's not a problem then. No, The summer is why that rule was made was because of the pool. We don't have as big of an issue with capacity when it comes to fields. We can fit lots of people out there, so we're less likely to have to shut things down and say nobody else can come in, but that actually can happen at the pool. We get to a point where you're at capacity, we're not allowed to, even if we wanted to let more people in. There's health code violations that say you can only have so many people in a space.

Winona Newny stated how about the cards? Because you're issuing us three different cards, but only one person per household can use that card.

Mr. Soriano stated no, that's just for the guest passes. You guys get your own card. Everybody only uses their card and it should have your picture on it. That's all you get. You get three free. You can buy extras for the people that live in your house.

Winona Newny stated I don't have a problem with that. But I'm talking about if I have a card and I go out to the pool with my five kids. And suppose my daughter wanted to come out to the pool with her card. That's what I'm talking about.

Mr. Soriano stated it's based on household, so she can't bring in five people and you bring in five people. I mean, that would just be a way around the five-person rule. If you have a bigger household that has five people there, then by that understanding, they get to bring 25 kids. We just can't do that. It's based on household.

Winona Newny stated so I can come with my five kids, and then my daughter can come with her card.



Mr. Soriano stated she can come with her card. Yes. The ones that live there don't count towards that five. You said you had six grandchildren, though. That would be the problem unless they live with you.

Winona Newny stated one of the grandkids has a card because she lives with me.

Mr. Soriano stated so that one doesn't count, that one uses her card. That's why we got you to get their card. The other five grandkids are counted as your guests. You have to use that little pin number they gave you. But you can't have any more than that in one day. You could come back the next day with somebody else, but for that day, you can only do five.

Winona Newny stated oh, okay. That's good.

**THIRD ORDER OF BUSINESS**

**Approval of Consent Agenda**

- A. Minutes of the June 10, 2024 Board of Supervisors Meeting**
- B. Financial Statements**
- C. Assessment Receipts Schedule**
- D. Check Register**

Ms. Giles stated if there's no changes or corrections to the minutes, I just look for a motion to approve.

On MOTION by Vice Chair Mifsud seconded by Ms. Arnau with all in favor the minutes of the June 10, 2024 meeting were approved.

Ms. Giles stated on page 37 are your financial statements as of May 31, 2024, followed by your assessment receipt schedule on page 49 showing the District is 100% collected. On page 51 is the check register. It's for the month of June and it totals \$169,842.15. It's broken out by the general fund, the rec fund, and the capital reserve fund. I see no unusual variances on any of the financials. So unless there's any comments or questions, I just look for a motion to approve.

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

**FOURTH ORDER OF BUSINESS**

**Discussion of the Fiscal Year 2025 Budget**

Ms. Giles stated just as a reminder, at your last meeting, the board approved the 2025 budget with a 10% increase. So, we kept that here in the agenda just to give the board the

opportunity to discuss the budget. On page 226 is the table with the comparison. Mr. Steiner, we made those changes to where it just shows FY 25, O&M and we took out the extra column there. You'll adopt your budget at your August 19th meeting at 6:00 p.m. It's on the agenda to give the board just the opportunity to talk about it.

Chairman Steiner stated basically, we've accepted the recommendations from GMS on expenses. The only thing we've made any modifications to is adding an additional \$21,000 to go to reserves. That brings our reserve level up a good bit so that we're back in line with our reserve study.

## **FIFTH ORDER OF BUSINESS**

### **Staff Reports**

Mr. Eckert stated at the last board meeting, I informed the board that I was going to be having a meeting with the county attorney on the Thursday after the board meeting regarding the impact fees and the sale of impact fee credits. The good news is that she agreed with me that the statute that was adopted a couple of years ago overrides our agreement that we had with the county. So, our agreement with the county said we had to use those impact fee credits within the Oakleaf DRI. But the new statute came out and said you can use them anywhere in an impact fee zone. The county has split up, I think, five or six different impact fee zones and we're in the Oakleaf impact fee zone. So that means that we have a much broader area that we can market the credits to. So, she agreed with that. That was the main reason I had the meeting with her. She is now looking at if we want to go outside of our zone, what is the county currently requiring in terms of showing the benefit of the road improvements we've done here for lands that are outside of our impact fee zone. She was going to get that to me and then I'm going to go ahead and finalize the memo. But the one thing I would say is we're at a point now where the board at its next meeting should start making some decisions. Do you want to actively try to market these at this point in time? Do you want me to reach out to the services of a broker who does this, and they charge a commission to be able to do that kind of thing? Do you want your manager to reach out to people as well? So those are the things that we can do. We should decide at the next meeting whether you want us to actively start trying to market these, because I think we're really close with the county being on the same page. She just wanted to research a recent one that had gone through to find out what was the analysis that if we want to go outside of our impact fee zone. It was a good meeting.

Chairman Steiner stated you had mentioned that the board or the CDD had discretion in applying this funding?

Mr. Eckert stated correct; however it felt was appropriate.

Chairman Steiner stated so this could be used to add to reserves. It can also be used for any special projects we've got.

Mr. Eckert stated yes. Most districts when they do this, they just park it in the capital reserve fund. Then if they have a special project that comes up, they remember that we have this money that wasn't necessarily earmarked for this, that we put in there. That's usually what people do until they figure out what they want to do. But some people will accelerate. For example, if you have a playground that's due to be replaced five years from now, but it really needs to be replaced now, we'll go ahead and just replace the playground. So, you'll have lots of flexibility. But again, I would not ever budget for getting funds from the sale of the impact fee credits or anything like that. It just provides us with an ability to try to go out and earn some extra income on things that we really have no use for, that we own.

Chairman Steiner stated basically, it would be handled as a windfall.

Mr. Eckert stated it would be a windfall. And the other good thing that Clay County is doing is she told me that if we're within our impact fee zone, when we sell that, they'll be handling it at an administrative level rather than going before the county commission, which is good. That saves time when you have that kind of transaction.

Chairman Steiner stated would there be any advantage other than avoiding a commission to do it in a phased manner, go ahead and get in touch with as many people as they can. Then based on the results of that, go ahead and sell. If we're not productive in that manner, to come in and actually use the broker. So, we're approaching this from two different avenues.

Mr. Eckert stated yeah, we can certainly do that. Marilee and I can talk. I would say that I've had better results with the broker who is actively looking at, what are people putting in for development applications and development review and things like that. Certainly, we have contacts we can reach out to and Marilee can reach out to. We can try that for 30 days or 60 days, but after that, I would recommend going with a broker. I think that's most likely where you're going to be able to find it. And it may be the kind of thing where you contact the broker and the broker says, okay, I'll keep my ear out, and then it's 60 or 90 days. It's not like we call

them like, okay, I'm going to sell it tomorrow. It's not like a house, it's a limited market. I think that's a prudent approach.

Chairman Steiner stated seeing as this is not funds that we earmarked to go to something specific, it's not that it'll also become diminishing value over time.

Mr. Eckert stated yeah and I think you'll see, you have a lot of credits on the books. I think I gave you all the numbers the last time. But typically, when you're going to see a sale, it's usually going to be \$75,000 to \$300,000. Those are the ranges that we've seen for individual sales. So, nobody's going to come in and buy all the credits all at once. It'll be on a project by project basis.

## **B. District Engineer**

Ms. Giles stated district engineer Alex isn't with us today, but Jay, do you have an update on that project?

Mr. Soriano stated the project is the light at the end of Oakleaf Plantation Parkway. We had tasked Alex with trying to find out if there was any requirements that he knew of that forced the District's hand in basically paying to put those lights back in action. We don't own the median; we don't own the road. The district already paid at the very beginning for this construction as part of the bond fees and the lights got put up because of the construction of the Pines extensions as part of the agreement with the district over there. It was taken down, and then that developer paid to have it put back up and the lights didn't get installed correctly, so we can't light them up. Well, now that means if anybody wants to do it, it's going to be us. The question was whether we had to do it or not. Does the district have to pay the \$10,000 or \$15,000 that it's going cost to put those lights back in action? We don't own that road. We don't even have much of a right of way there. Actually, the only spot we own is a spot that the big bell tower sits on and that's it. So, he did look, and last we talked in our conference call, he had not found anything that put the requirements on you. There's nothing that Clay Electric could come up with. I did ask Clay Electric if that was the case and the district decided not to put those lights back in action, could they come down and take the large concrete poles away. Because that's the biggest complaint you get. Not about lighting. It's much brighter out there with the gas station and the car wash there. Once they open up, whatever is going to go in the corner there, where the hospital will be, it will be even brighter. So, I don't think there's going to be a problem with that.

But the biggest complaint it gets is, there's two concrete poles there that the lights don't seem to work can you guys fix the lights. It's not the light bulbs out there. There's no electricity going to that median. Now, they did give us a shortened path to one pole. We only keep the two poles and don't have the other two back in, which was kind of agreed upon plan. They gave us a short path to get to the transformer right in front of the bell tower. If we go that way, it's only about 100ft worth of digging under the road. That would bring the quote down significantly. But you may still be looking at \$5,000 to \$7,000. I was going to look for some underground utility guys that might be able to do a little better job. The quote we got came from VerdeGo, our landscape contractors and it was \$14,000 when we were looking at doing all four light poles. That definitely doesn't seem like a good idea if it's not required for you guys. But if we could get it lower and it could be \$4,000 or \$5,000, I think it would be a good idea just to bring that back for you guys to think about. Sometimes there are projects that we undertake that really aren't ours, but we do it to make sure the area looks good and the community is taken care of. But with that understanding, that is not your responsibility that we can find, then it may not be something you guys wish to do.

Chairman Steiner stated those lights have been inoperable for quite some time.

Mr. Soriano stated six, almost seven years.

Chairman Steiner stated okay, so we had those poles there. There's no requirement for us to put them there. I think the board needs to consider the fact that we just take the poles out or have Clay come in and take the poles back. They buy them back, as I understand.

Mr. Soriano stated they didn't mention that part to me, I'll ask them. We did pay for them in the very beginning, so I'll ask them. But they're also not charging us to do the work.

Chairman Steiner stated they'll do it at no cost. Years ago, there was not that much development down there. They were providing the light, but that area is changing constantly. As Jay mentioned, there's issues with the fact that the hospital is supposed to go in there and everything else that's going to increase the lighting. I think if we go and do that work, we're back to setting an issue of where we're taking care of things that really are somebody else's responsibility. My recommendation would be to just proceed to get Clay to come take them out.

Vice Chairman Mifsud stated do we know whether the hospital plans to do anything with that parcel? Because I would imagine if there's any kind of urgent care, there's going to be some

reconfiguration of that space in that area anyway that could possibly damage even if we do go ahead and do the digging for the two light poles.

Mr. Soriano stated right. They could make a request to change that intersection around to allow for more traffic flow. We haven't been told anything. I don't believe our new engineer has been privy to any of that information yet either. That will be something that he gets to hear a lot of times before we do working with the county. But he hasn't gotten anything.

Vice Chairman Mifsud stated I'd just hate to see the money to fix the two and then run into having this conversation again.

Mr. Hicks stated if it's not our problem, don't even spend the money on it. Especially if they're going to wind up developing it anyway.

Mr. Soriano stated if that's the general consensus, then I can speak to Clay Electric and I can hold off at least until the next meeting and let you guys know. But the last time I spoke to the engineer for the county with Clay Electric was that they had no problem if we decided we're not going to do it. They're just going to take them out. They're not going to bug anybody else. They know the county's not going to do it. So, if we're not going to do it. That's the way they would proceed is they want those poles. They want to be able to use them someplace else.

Chairman Steiner stated do we need a motion to provide Jay direction?

Mr. Eckert stated no, I don't think so at this point in time. I mean, it's not an expenditure in the district's funds, it's just the removal of the lighting that's obsolete to a large extent.

Mr. Hicks stated what is the hospital going to be by? Is that the Ace Hardware?

Mr. Soriano stated yes, that and the big empty grass area that's on the side of the Publix parking lot. That whole area all the way back to the back of Chestnut Ridge. All the way up to where Ace Hardware is.

Vice Chair Mifsud stated it's the land that borders the off-ramp.

### **C. District Manager**

Ms. Giles stated I just have one thing for you. All five supervisors filed their form one on time, so thank you for doing that. I can't track your ethics training at all. Some of you have completed it, and if you want to email me when you complete it, you can. My emails are public records, but there's no requirement for you to do that. The only requirement is that you complete it before December 31st.

**D. Operations Manager**

Mr. Soriano stated there are two items under open items. I'm going to cover those real quick. The gates, we are going to move into our next step, which is a change of wiring around so they can actually scan in at the little window below you guys. So, this next month, they will start going to everybody scanning their card. Now, this is going to be a little bit of a process. Many people have gotten used to it. So, they have been pretty much all summer checking in with staff, and most of them just show their card. The only ones that are scanning, though, are coming into the fitness center, where the scanner currently is. Everybody else goes out. The swim team will end in about two weeks. Tennis ends at the end of July. They take a week off before the kids go back to school. I think the first day of school is the 13th. So, this month is really our only bumpy month. We know most of the kids and parents. So, the staff will be able to work with them because I know they're not all going to bring their card to scan it, but we will start cracking down to where everybody has to go through and actually scan, and then they're going to come back out through that gate, so everything will lock down a little more. All of our current gates are open like they're all fire exits. They do say on them they're not supposed to go through it, but they are accessible, like the fire exit. We will shut those down where there's only one other fire exit and we'll have a label for that and everything else will get locked out where they can't use it. That way everybody has to go through a fire exit and it's going to blare an alarm, or they're going to come up here and actually check out properly. So, this next month we'll get a couple more bruises here and there. But everybody has kind of gotten used to this over the summer. By the time we get back to school, I think it's going to be a normal operation that's taken us about a year to kind of get into place. I haven't checked on the pool heaters lately. As we got into the summer, it's been extremely hot and busy. So, the last time I looked, was the end of May. We are still waiting on six altogether. The last I got was there's only four ready to go. I can get four shipped in so we can start working on them and making sure they're installed quickly. However, I'm waiting on all six. If we split it up that way, I pay a little extra in shipping, so they have four units ready to go. It only takes four to really heat that pool, but we don't start the heaters until November anyway. So, I was holding off. But I'm going to reach back out to them and see if we have those other two ready to go so that I can hurry up and get them in. Don't want to wait too late, but that's where we're currently at. We do have a pool contractor, so there's three separate people. If you remember, I couldn't find anybody that agreed to do it the same way. So, I do have

three separate people; a pool contractor, an electrician and our propane supplier will deal with the propane side. Each one of them has a different role in replacing the heaters in a fashion that we had on before. As soon as we get those in, we'll get that going so that we generally test in October and then the heaters go on in November.

Chairman Steiner stated could you do a check for me on if we were to split it, what the additional shipping would be on the two. The other thing I was going to say is put something either in your file or on your calendar that if we haven't received the missing ones by October, that we be aware of that. So that ideally, we can get them installed before we get to the winter season.

Mr. Soriano stated I'd ask if you guys want to proceed that route at the latest, September, not October, because I still have to not only get them here, but then get those guys to do their steps. There's three separate guys that have to do a step to get them back on. Just so that we can be ready for October.

Chairman Steiner stated no problem. Like I said, I just don't want to be where we're supposed to have the heaters on and they aren't in yet. We've been working it long enough.

Mr. Soriano stated I'm good with that.

Mr. Hicks stated does it take a while to install them?

Mr. Soriano stated no. The install is the easy part because we're getting the same exact unit. A lot of it is just rewiring and screwing everything on. Right now, the hardest part is getting the manufacturer to get six of the same units. Going through my report, there is going to be one part of the discussion that's going to deal with that a little bit. If you go to the aquatic section on the front, as I mentioned, the recreation swim team, which is actually our largest in years, this was the highest registration we've ever had. They're done with their home swim meets now. They finish in about two weeks. They have their championships, and then the rec side is done. Usually the first week of August, we get our high schoolers back in and if you recall, we have two high schools that use this pool. I make them work together with each other to share times and lane space. The way they work is when one has a home meet, the other one's got an away meet so that they can be in different places. I've had questions from the recreational team about going to a full year-round program, and this is a little hard. I did forewarn them, that pool, I hate the label, but it was how we made it in the beginning is called the adult pool for a reason. So, it does create a problem when we do programs like this because we hear from a handful that really view that as



we're taking away facilities, the few facilities that the adults have. The kids aren't normally supposed to be there. We've dealt with that before but that's kind of what the pool was built for was competition. They have a very large team and usually years like this, I get those questions in every district because this is a summer Olympics year. So, swim teams go much higher in trends especially when you have local boys that are in the Olympics. That brings it out a lot more. There are some large programs in Clay County. We've never really decided to do that here. A big part is because we heat the pools. I did tell the team that there's not a real good way to get them in there with the expectation that they're going to pay for gas because gas is expensive. You could look at it as an offset, but that's the first thing many of the parents said, we'll help you buy gas. On our high years, gas is \$20,000 plus so there is a big difference. But if we were to do the program and they were to give \$5,000 or \$6,000, that is help we don't get now. We get a handful of adult lap swimmers that swim through the winter and we still pay \$10,000 to \$20,000 in gas every year. So, it is something that may help offset and it may be a well-received program. For the longest time I kind of fought on pickleball and we built everything over there for pickleball. After a couple more years of hearing from them and the programs building up, we gave them their own courts over at Double Branch last year and that program has stayed at 50 to 100 players were out there constantly and they give us extra money. So, they throw tournaments and have big programs and they take some of that money and they give it back to the district to pay for benches and nets and things like that. It doesn't pay for everything. They spent a lot of money creating this course, but it does help, and it created a community program. So, I did tell those parents I would bring it forward but with the understanding that it's hard because it's us doing one more thing that kind of takes away a facility that we designed thinking that the rest of the time it's always going to be for the adults. We have all these other things for the kids. You can use it for the rec team and then it's back to what it is.

Chairman Steiner stated I'm not in favor. Based on issues that we've been working with the heaters is the fact that it does put additional strain on staffing to have those events back there. At this point in time, I'm not interested in exploring that. Mainly because we've already been trying to keep that activity. As you said, there are some folks that use it very heavily and we've come back at them about the fact of reducing the temperatures and all this because we were paying such high gas amounts for a few people. But it is something that we put in place with that

stipulation that it would be an adult pool and it would be heated. I guess if other board members feel differently, I'd like to step around it for the moment.

Vice Chairman Mifsud stated I can see both sides. I get it. I don't know that we anticipated the kind of growth when the community was designed, that there would be high school issues. I kind of like being able to go there and swim. But at the same time, I understand that with phase one they don't have a lap pool.

Mr. Soriano stated they have a lap pool but there's a couple problems. I really wish that was the heated pool called the adult pool. In the wintertime we don't have a lifeguard. So, it could be just adults out there floating around and enjoying the heated pool. That pool is about half the size. It's got six lanes compared to your eight, but it's shallow. So, it would cost a lot less to heat that pool compared to your big competition pool. It just wasn't thought about like that. They plugged it to be heated, so there are piping there but there's no space for a heater to be installed in a pool pack area that sits on the edge of the pond. But they do have pipes coming out of the ground for the heater to get hooked up. Like I said, you can make it heated adult pool, but the competition side, because it's so shallow, they can't have blocks, they can't do diving practice or anything like that. That can only happen in a deeper pool like yours.

Vice Chairman Mifsud stated this is going to take a little extra thought, I think to try and find something that is palpable for everybody.

Mr. Soriano stated I did forewarn them that we've addressed it before. We have talked about other things that are not really a year-round swim team, but we've even talked about how you can use the pool in the off season. Since we're paying for heating, why not open it up to families or something like that? It's always been, let's keep it for the adult pool. So, we've addressed it in some fashion before, and we just haven't gotten away from it. What we have gotten away from is cutting down the cost of the heaters. We've asked the adults to use it less so that we can heat it a little less, spend less money. There's not a lot of them, like I said, it's a handful that are regular winter lap swimmers, but we've actually cut that down already from the rec team.

Ms. Arnau stated would the rec team do it the same way as the high school teams and just use so many lanes?

Mr. Soriano stated yes and there would be a lot less. I told the parents that were requesting it. Even the coaches have come talk to me before I did let them know it would

probably be a good long discussion, because the difference is with the rec team, they pay \$140 for the year for little Johnny to swim on the rec team. When you're talking about off season, the year-round teams, USA swimming, those programs might be \$100, \$150 a month. So that would cut down some of these parents that are looking to do that. They may not understand it, but it's a lot more money. They also pay for every time their kid goes to a meet. Unlike here, you sign up for the summer program and you get everything with that. The year-round program's a little more so they would have to bring in a lot more money. But the coach said even if it was half of what they have right now going year-round and we charge \$100, that would pull in an extra \$5,000 or \$6,000. We don't get that now, so I said it could be an offset type thing. I don't see it being a big influx of money and usage that I think they believe it's going to be. But I did promise I would bring it up and I can tell them, this may be a long discussion. They're always welcome to come to the meetings and plead their case, too. The majority of our swim team is residents. Not all of them. I did tell them that was the other side. The year-round swimming. Let's imagine it was only 30 kids out there. I would want a high percentage to be residents, 80% or 90%. If not, why are we doing it? We're not renting out our pool for other people just to use and they seem to understand that too. But it is an outlet for some of these kids if that's what they want to do. Right now if you want to do year-round swimming, you used to go to Cecil Field but they got rid of that program. Planet swim has a program and when it gets too cold, they shut down pool in Argyle and go someplace else. I think it's episcopal or something like that. So, there's not a lot of programs left in this area. I think that is what also drives that looking right here in their home.

Ms. Arnau stated do you get complaints from some of the adults when they have to swim with the teams?

Mr. Soriano stated oh, yeah. Right now, that's happening with summer rec. There's many of them that are upset that there's a lot of commotion back there. There are 130 kids and then mom and dad and usually younger siblings with them too. So, that place is packed twice a day. There is a morning practice and an evening practice.

Ms. Arnau stated and there's no good time for someone who wants to swim. You come in early in the morning and there's already practice going on.

Mr. Soriano stated many have gotten used to it. But I still get the complaints. It's taking a while for that, but they understand, if I really want to swim laps, they always leave those lap lanes open. We also have a little floating area near the stairs. But yeah, there's a couple hours in

the morning where there's a lot of people there and a couple hours in the evening. Once we get out of that, we have about a week or so, two weeks where it's a little quieter and then high school starts.

Vice Chairman Mifsud stated I tend to agree with the chair. The residents are paying the CDD fees and I think the residents need to come first.

Mr. Soriano stated like I said, it was just discussion, and I did let them know that they can always attend a meeting and make the argument too. You guys did get to see some pickleballers before because before Double Branch decided that they were going to build over there, we talked about doing the courts over here. So pickleball showed up for a couple months in a row for each meeting pleading their case. It's one thing when people ask for more amenities or more programs. Everybody wants something else. It comes at a cost. But if they're going to use it, it's a successful program and it goes for a long time, then I think that's a good thing. All right, moving on. I did have to reschedule again. We got rained out from the last movie, so that will be rescheduled for next Friday. In here you'll notice I did talk about relocating it possibly to your sister district. The hard part is as long as we're not getting thunder and lightning, a little bit of rain doesn't bother us even at night. I'll play the movie. This was not a little bit of rain that night. So, I did have to shut down and even the food trucks took off by like 7:30 because no one was out in the rain. This has become the hard time of year where it's kind of every night at 8:00 or 9:00 we're looking at something. So hopefully we'll get to redo it. But the nice part about your sister district, when we do those movies, the participation is just higher. I get a lot of people turn up even if the weather's not the greatest during the day, as soon as it clears up, they come out. When we're here, it's a little tougher. A busy night for a movie even when the weather's good I might have 100 people over here. Over there it's going to be 150 to 200 people, which is always a lot higher usage for programs over there. So, since we've rescheduled twice now, we may relocate it over there. I haven't finalized it yet. It's really helpful when food trucks can come up with food kits for that night. So, I like when food trucks are there. I don't have to do anything. We don't have to do popcorn and a snow cone and all that stuff. I prefer food trucks to do so if they can turn up at either spot, whichever we can secure first, we'll send out that date. Moving on; the usage numbers are back to, before pre pandemic time of hitting high numbers to where the lifeguards actually do count how many people are in there at one time because we are getting to a point where we get closer to capacity. We haven't hit it yet this summer. But if you'll notice

on a regular day, your average is 258. That doesn't mean it's like that every day. Today there was only 100 people here because the weather is not the greatest, but on the weekend there's three or 400 people here throughout the day. These are different residents that come in and scan in that we pull off this report. So last month, between tennis and the fitness center and the pools, you were at 7,742 different people scanning in for the month. Double Branch is a little higher on their usage, but they're nowhere near yours. Last year their slide was shut down. If you recall, they had a problem with a twelve-inch pipe under the pool that we had to rip out of bottom of the pool. So, their slide was off all summer. They've got a lot of the younger kids that like the slides. They all come over here. Well, it's kind of stayed that way. Their slide is back on. It's just a little quieter over there. A big indicator is how many cards. So for people that moved in last month there were 709 new cards printed. We had gotten to a point before the pandemic that we were doing that pretty much every month during the summer. I updated on the fencing and column work. I am working with the Alpha Foundation. We couldn't work with Rhino Jack because of the indemnification section of the agreement. They wouldn't agree to that. Alpha Foundation has kind of the same wording. I'm hoping that they can change it a little bit except, what we want to do for that wording. If not, it creates a problem. Those are the two that came out and viewed and actually gave me quotes. If not, I am going to speak to the county. Realistically, that property is the county's property. We just have an easement that our column sits on and our column is sinking because of their pipe, too. They had already mentioned they're not going to be the ones to repair it. They're going to repair the pipe, but that could be a ways down the road. So, until then, we're worried about our column falling over. So, we're going to pay for it, but I may ask if the public works department will do the work through them. We're going to take care of paying them because we want our column upright, and that may help get them to do it because they weren't going to pay to repair our column. So, if I have more updates from the county side for you next month, I'll bring that back. Unless there are any questions on some of those other repair items, that is it for my report.

Mr. Hicks stated I remember last time we spoke about the gate because it was vandalized once upon a time, wasn't it?

Mr. Soriano stated at the beginning of this summer, when we were getting ready to start locking down, the gate on the left side of the big green near the playground was actually ripped off the hinges.

Mr. Hicks stated did we mention something about a camera?

Mr. Soriano stated I'm going to put cameras out there. I can't really explain where they're going to be or what they're going to be pointed at, but I am going to look along that fence line. So, we're going to have multiple areas out there that we're going to add to. We ran trench and conduit in many areas. In areas that I can't quite reach, we'll just run Wi Fi, but we're going to add on a lot of cameras to help keep the place closed down because once we get to locking this completely, you're still going to have people trying to find a way. Right now, you look at the basketball court, I'm still waiting on the fencing to repair that. On the backside, they've gone to pulling up that backside and that's thicker wire back there. That's heavy gauge. They've got that pulled up pretty well to where they can crawl under. We have our one guard that keeps an eye on the place, but we've taken one away from just the basketball courts. They've got a little access here and there that, they're going to try every spot, they're going to find a spot to sneak in. It's not as much. This has definitely been a deterrent. It's helped control everything. But, I am looking to put cameras out to help out with even better control.

Chairman Steiner stated I'm going to bring up a couple of things. One, I've asked Jay to look at putting in a pine straw pathway back if you walk out here on the back outside the fence where we put the new sidewalk in, and Jay's rerouted his maintenance vehicles so that they come out and go through the pine thicket down there as opposed to going across the grass. The problem is that puts tire ruts in the grass. So, I asked him to look at whether or not he could come in with mulch or pine straw, put in a five foot sculpted pathway that the vehicles could go across and basically have the landscapers trim the path so that the grass doesn't grow up in it. And that will possibly make that look a little bit better than all the dead grass down there. I also asked him about whether or not he could talk with the Cambridge homeowner's association to see if they would share any images from their video surveillance system.. . If so, we still have to figure out what we can do with them, and discuss this with counsel, but if nothing else, we can see if that's a resource that we can possibly share. Lastly, we've got at least one, possibly two active alligators in Clay County possibly approaching the length that they will address. The main thing is I've had several people come up and say, when is the CDD going to get them taken out. The CDD doesn't do that. I've asked Jay to put something in that will at least go into the minutes and possibly something we can post on the CDD's website that would list the steps they need to go through, if anybody is interested, to report it. The problem that I wasn't aware of is in this state,

in this area, they do not relocate. So, from that standpoint, to me, the alligator cruising down in the middle of the lake is not a nuisance. Laying up on the bank, smiling at me, it might be a different situation, but so far, every time I've walked out there or seen it, the minute it sees a human, it shoots out. So, I wouldn't deem it as being a nuisance. But we need to put up signs. We're one of the few lakes in the area that have posted signs that warn about the alligators and there's also a problem with the moccasins. So folks need to monitor, especially when they're walking their animals or have small kids. Getting them down in that area is not necessarily a safe thing, but it is not the CDD's responsibility to have that.

Vice Chairman Mifsud stated I would assume that you would need to verify with fish and game?

Mr. Soriano stated the way it works is there's a program, it's the Nuisance Gator Hotline, Fish and Wildlife has for Florida. Basically, you call that number and report the alligator. They do give you the rules on it, but the alligator's got to be longer than 4ft. A three-and-a-half-foot alligator is still a little scary sometimes, but they won't take it. It's got to be longer than 4ft and they give a reference number to the person that calls. That reference number then gets turned into us here in the District because we own that pond bank. I can call Fish and Wildlife and give them the reference number that gives them permission to come across the bank and they can track it. They do let everybody know when they call that they don't require the trappers to relocate and most of the time in this area they are not going to relocate. They get paid by harvesting, these guys, they get money for their skin and their meat. So, there's not too many times where they benefit by relocating. So, they just don't here. There are some places in Central Florida and South Florida, you'll see where they donate them to, like the alligator farm or something for shows. They don't do that here. So, we don't initiate it. However, we don't deny it. So, if a resident wants to call in and get that number that Fish and Wildlife assigns them, they email or call me, I call Fish and Wildlife, give that reference number and then the trapper deals with that resident directly. We just give permission, and we step back. That allows the trapper to come and in most of the time they will find a gator. There are times where residents call me back a month later and says, nobody came out to get anything. They didn't find anything. It's not like Gator Boys. They don't jump in and swim around. They're going to be out there fishing with like chicken legs and trying to set traps for them and hope that they get something, and that pond right there is the only pond that we have signs on, that does have some large gators every once in a while.

Vice Chairman Mifsud stated do they have to be proven to be a nuisance?

Mr. Soriano stated no. If it's big enough, they kind of fall into that rule and they take them. I wish residents would understand and make sure kids understand, too, is that as soon as they get fed, then they become more of a problem. They'll come up to the promenade, they'll sit on the bank. I've even seen them try to scale the little brick wall to get up to somebody's backyard so they can eat. That's where they become the nuisance because they're going to come into somebody's backyard, they're going to eat a dog or something like that. So, it's just because somebody decided to give them some crackers or bread or something like that. That's the bigger problem. That's why we put on the gator signs that we have out there the Florida code that references not feeding them.

## **SIXTH ORDER OF BUSINESS**

### **Audience Comments / Supervisor Requests**

Paige Nordstrom stated I was going to comment on the gators because I walk at night and there have been kids who will be crouched down feeding it bread. It just sits there. There is a small, medium and large one out there right now. But all it takes is for it to come up. Also, there are two loose bricks as you come as you come down that's the last step or the second last step. If you step the wrong way those two bricks just flip up.

Chairman Steiner stated also, I mentioned to Jay that just past your pavilion in Cambridge , it looks like our gremlins have gotten the cap stones off the wall and also some of the ones that hold everything together. I asked Jay to check into it. We did luckily have some spares where we redid the pavilion and the Preserve and took out all of the cap stones there.

Paige Nordstrom stated so you're saying the security cameras, they're not CDD, they're actually Cambridge cameras?

Mr. Soriano stated the ones that are behind Cambridge are owned by them.

Paige Nordstrom the ones that are along the pathway?

Mr. Soriano stated yeah.

Paige Nordstrom stated I know that they have problems any time there's a lightning storm and it would short them out. That was talked about at the last HOA meeting. I thought it was a great email that we got when there was a swim meet. It wasn't the last one, but it was the one before that. We got like a blast email saying, hey, just so you know, there's a swim meet there should be wrapped up by whatever time. But that was the only one I ever saw.



Mr. Soriano stated we only had two meets this year. Normally they have three or four meets in the summer. This was my request to limit them. Everybody likes to swim here, so everybody wants to come to this facility. We're very accommodating. We even let the other families go down the slide when the swim meets over, and then we ask them to clean up their stuff and get out. But they get a little time to hang out that day. So, we do tell people, it's going to be hectic. But we only have two this year.

Paige Nordstrom stated yeah, the second one, I could hear them making an announcement, but I didn't get the blast email like I did for the first. I thought that was great so people know ahead of time, and they were out of there. I got there at 11:30 and they were all done. My other thought was just like with the adult pool, I don't know if you can do it this way for people who aren't over 18. I don't know if anybody would say anything but there were kids just kind of being able to walk in and walk around, I guess they could swim if there was really nobody up there, could their cards be flagged and restricted so that they wouldn't be able to get into that area?

Mr. Soriano stated during the day when there's no swim practice there, if a young kid goes back there, the lifeguards only take laps every once while take a look because it's a swim at your own risk area. So, we actually depend on the adults to let us know if there's some kids back there. It's the kids that aren't quite 18 that we get trying to go back there. That's where we rely on if a resident comes up there and tells the lifeguards, then we go back there and check on them. But that one's a little hard, too because they may be 18, but they look young.

Paige Nordstrom stated he was probably about ten or eleven and he just perused around.

Mr. Soriano stated well, we're not going to say anything about when they just walk in. We try to tell them we have the signs on the gate, and they say they got to be 18 or older to go past the gate. But yeah, they kind of walk in. But if we see them back there, we ask them to head out.

Paige Nordstrom stated at one of the last meetings of our meeting at the HOA, they talked about if there were gates going across to keep the minibikes and the motorized scooters and that kind of stuff out of that area, that walkway that goes there. Because of course they can just go up the bank to go up or down. So, I hope that was talked about.

Chairman Steiner stated we had discussed it because we're still struggling to find ways to control not only golf carts. Golf carts are big, and they can be handled as far as the blockage. The

issues have to do with these dirt bikes and high-speed electric vehicles that are going along the promenade. In my opinion, not only putting themselves at risk, but also those folks that are just strolling along and walking. We're very limited in ways that we can control that. One of the options was to put up some swing gates where they'd have to get off the bike to open them up and so forth. But this is just something that we are trying to go through because you have to consider we have to maintain ADA and everything else, so we can't just block it off. All of the areas going down had the wall, except for the new one that was built, and we feel that a lot of them are coming in at that point and coming out of this area down here or going through the nature trail back here. But it's something that is very difficult to resolve. If we are to take any action, we actually have to have the sheriff's department do the monitor. By the time you get ready, they're gone. So, we're open to suggestions, but that's all that was. It was just looking at ways that we could go deal with that. Also, one thing. Did you mention your address?

Paige Nordstrom stated I live in Cambridge. Who owns the fence that is in between Cambridge and Towering Oaks? Is that a CDD fence?

Mr. Soriano stated it's not. That one, I would probably say would fall under Cambridge. It's a shared fence. Kind of like when you have neighbors that have the side yard. It is a shared fence and it's on an easement. It was just made to look more like what we put up everywhere, the white vinyl fence. Now, Cambridge had a fence on both sides, so they have one on the Preserve side and they also have one on the Towering Oak side.

## **SEVENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – August 19,  
2024 at 6:00 p.m. at the Plantation Oaks  
Amenity Center**

Ms. Giles stated the August 19<sup>th</sup> meeting is where we're going to adopt the budget.

Chairman Steiner stated quick question. Is that when the letters go out?

Ms. Giles stated they go out around 30 days prior.

Chairman Steiner stated so after this meeting they'll go out?

Ms. Giles stated yes. I think the requirement is 21 days by Florida Statute, but our office likes to send them 30 days prior.

## **EIGHTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Hicks 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***  
***June 30, 2024***



**Middle Village**  
**Community Development District**  
**Combined Balance Sheet**  
**June 30, 2024**

	General Fund	Recreation Fund	Debt Service Fund	Capital Reserve Fund	Totals Governmental Funds
<b>Assets:</b>					
<b>Cash:</b>					
Operating Account	\$ 363,944	\$ 443,722	\$ -	\$ 406,695	\$ 1,214,360
Due from Other	-	141	-	-	141
Due from General Fund	-	88,176	34,822	-	122,998
<b>Investments:</b>					
State Board of Administration (SBA) Custody Account	5,014 7,418	1,039,677 -	- -	884,622 -	1,929,313 7,418
<b>Series 2022</b>					
Revenue	-	-	229,320	-	229,320
Reserve	-	-	156,073	-	156,073
Principal	-	-	156	-	156
Interest	-	-	28	-	28
Cost of Issuance	-	-	17,155	-	17,155
Prepayment	-	-	31	-	31
<b>Series 2018-2</b>					
Reserve	-	-	120,930	-	120,930
Prepayment	-	-	776	-	776
Sinking	-	-	19	-	19
Interest	-	-	7	-	7
Deposits	-	13,383	-	-	13,383
<b>Total Assets</b>	<b>\$ 376,375</b>	<b>\$ 1,585,100</b>	<b>\$ 559,317</b>	<b>\$ 1,291,316</b>	<b>\$ 3,812,108</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 1,665	\$ 78,917	\$ -	\$ 26,062	\$ 106,643
Due to Debt Service	34,822	-	-	-	34,822
Due to Recreation Fund	88,176	-	-	-	88,176
<b>Total Liabilities</b>	<b>\$ 124,662</b>	<b>\$ 78,917</b>	<b>\$ -</b>	<b>\$ 26,062</b>	<b>\$ 229,641</b>
<b>Fund Balance:</b>					
Nonspendable:					
Deposits	\$ -	\$ 13,383	\$ -	\$ -	\$ 13,383
Restricted for:					
Debt Service - Series	-	-	559,317	-	559,317
Assigned for:					
Capital Reserve Fund	-	-	-	1,265,255	1,265,255
Unassigned	251,713	1,492,800	-	-	1,744,513
<b>Total Fund Balances</b>	<b>\$ 251,713</b>	<b>\$ 1,506,183</b>	<b>\$ 559,317</b>	<b>\$ 1,265,255</b>	<b>\$ 3,582,468</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 376,375</b>	<b>\$ 1,585,100</b>	<b>\$ 559,317</b>	<b>\$ 1,291,316</b>	<b>\$ 3,812,108</b>

**Middle Village**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending June 30, 2024**

	Adopted Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 217,187	\$ 217,187	\$ 217,414	\$ 227
Interest Income	2,000	1,500	777	(723)
<b>Total Revenues</b>	<b>\$ 219,187</b>	<b>\$ 218,687</b>	<b>\$ 218,190</b>	<b>\$ (496)</b>
<b>Expenditures:</b>				
<b><i>General &amp; Administrative:</i></b>				
Supervisors Fees	\$ 12,000	\$ 9,000	\$ 7,400	\$ 1,600
Travel	200	150	-	150
FICA Expense	918	689	577	112
Engineering	7,000	5,250	2,078	3,173
Trustee	19,000	19,000	19,000	-
Dissemination Agent	3,710	2,783	2,783	(0)
Assessment Roll	8,003	8,003	8,003	-
Attorney	50,000	37,500	20,528	16,972
Arbitrage	600	600	600	-
Annual Audit	6,600	6,600	6,500	100
Management Fees	68,741	51,556	51,556	(0)
Information Technology	2,703	2,027	2,027	-
Telephone	300	225	238	(13)
Postage	600	450	470	(20)
Printing	2,000	1,500	359	1,141
Insurance	13,621	13,621	12,826	795
Legal Advertising	2,500	1,875	334	1,541
Other Current Charges	150	113	63	50
Office Supplies	200	150	7	143
Website Compliance	2,385	1,789	1,789	-
Dues, Licenses & Subscriptions	175	175	175	-
Capital Reserve Funding	17,781	17,781	17,781	-
<b>Total General &amp; Administrative Expenditures</b>	<b>\$ 219,187</b>	<b>\$ 180,835</b>	<b>\$ 155,094</b>	<b>\$ 25,741</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ 37,852</b>	<b>\$ 63,096</b>	<b>\$ 25,245</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ 37,852</b>	<b>\$ 63,096</b>	<b>\$ 25,245</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 188,617</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 251,713</b>	

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments - Tax Roll	\$ -	\$ 202,382	\$ 1,882	\$ 2,272	\$ 1,184	\$ 5,363	\$ 1,382	\$ 2,950	\$ -	\$ -	\$ -	\$ -	\$ 217,414
Interest Income	411	30	30	34	54	53	55	55	55	-	-	-	777
<b>Total Revenues</b>	<b>\$ 411</b>	<b>\$ 202,412</b>	<b>\$ 1,912</b>	<b>\$ 2,306</b>	<b>\$ 1,237</b>	<b>\$ 5,416</b>	<b>\$ 1,437</b>	<b>\$ 3,004</b>	<b>\$ 55</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 218,190</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisors Fees	\$ 1,000	\$ 800	\$ -	\$ 1,000	\$ 1,000	\$ 800	\$ 800	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ 7,400
Travel	-	-	-	-	-	-	-	-	-	-	-	-	-
FICA Expense	83	66	-	83	83	49	61	77	77	-	-	-	577
Engineering	-	-	-	-	-	-	483	-	1,595	-	-	-	2,078
Trustee	-	-	-	-	-	-	15,000	4,000	-	-	-	-	19,000
Dissemination Agent	309	309	309	309	309	309	309	309	309	-	-	-	2,783
Assessment Roll	8,003	-	-	-	-	-	-	-	-	-	-	-	8,003
Attorney	3,789	2,056	2,363	2,614	3,351	2,909	3,447	-	-	-	-	-	20,528
Arbitrage	-	-	-	-	-	-	-	600	-	-	-	-	600
Annual Audit	-	-	-	-	-	6,500	-	-	-	-	-	-	6,500
Management Fees	5,728	5,728	5,728	5,728	5,728	5,728	5,728	5,728	5,728	-	-	-	51,556
Information Technology	225	225	225	225	225	225	225	225	225	-	-	-	2,027
Telephone	55	5	15	25	17	19	23	42	37	-	-	-	238
Postage	25	64	80	14	92	15	72	48	59	-	-	-	470
Printing	12	65	8	2	59	53	73	30	57	-	-	-	359
Insurance	12,826	-	-	-	-	-	-	-	-	-	-	-	12,826
Legal Advertising	-	-	-	-	69	-	-	196	70	-	-	-	334
Other Current Charges	34	29	-	-	-	-	-	-	-	-	-	-	63
Office Supplies	1	1	0	1	1	1	0	1	1	-	-	-	7
Website Compliance	199	199	199	199	199	199	199	199	199	-	-	-	1,789
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Capital Reserve Funding	-	-	-	-	-	-	17,781	-	-	-	-	-	17,781
<b>Total General &amp; Administrative Expenditures</b>	<b>\$ 32,463</b>	<b>\$ 9,548</b>	<b>\$ 8,928</b>	<b>\$ 10,200</b>	<b>\$ 11,134</b>	<b>\$ 16,807</b>	<b>\$ 44,201</b>	<b>\$ 12,455</b>	<b>\$ 9,357</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 155,094</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (32,052)</b>	<b>\$ 192,864</b>	<b>\$ (7,016)</b>	<b>\$ (7,894)</b>	<b>\$ (9,897)</b>	<b>\$ (11,391)</b>	<b>\$ (42,765)</b>	<b>\$ (9,451)</b>	<b>\$ (9,302)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 63,096</b>
<b>Net Change in Fund Balance</b>	<b>\$ (32,052)</b>	<b>\$ 192,864</b>	<b>\$ (7,016)</b>	<b>\$ (7,894)</b>	<b>\$ (9,897)</b>	<b>\$ (11,391)</b>	<b>\$ (42,765)</b>	<b>\$ (9,451)</b>	<b>\$ (9,302)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 63,096</b>



**Middle Village**  
**Community Development District**  
**Recreation Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending June 30, 2024**

	Adopted Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 1,975,385	\$ 1,975,385	\$ 1,977,446	\$ 2,061
Interest Income	5,000	5,000	19,538	14,538
Miscellaneous Revenue	3,000	2,250	-	(2,250)
Amenities Revenue	100,000	100,000	106,911	6,911
Cost Share Revenue-South Village	33,063	33,063	36,022	2,959
<b>Total Revenues</b>	<b>\$ 2,116,448</b>	<b>\$ 2,115,698</b>	<b>\$ 2,139,917</b>	<b>\$ 24,219</b>
<b>Expenditures:</b>				
<b><i>Administrative:</i></b>				
Management Fees - On Site Staff	\$ 336,461	\$ 252,346	\$ 252,346	\$ 0
Insurance	84,897	84,897	87,100	(2,203)
Other Current Charges	6,000	4,500	4,697	(197)
Permit Fees	1,650	1,238	1,452	(214)
<b>Subtotal Administrative</b>	<b>\$ 429,008</b>	<b>\$ 342,980</b>	<b>\$ 345,594</b>	<b>\$ (2,614)</b>
<b><i>Maintenance:</i></b>				
Security	\$ 136,335	\$ 102,251	\$ 119,272	\$ (17,021)
Security Clay County	44,627	33,470	29,996	3,474
Electric	20,000	15,000	10,899	4,101
Streetlighting	35,000	26,250	22,170	4,080
Irrigation Maintenance	5,000	5,000	9,781	(4,781)
Landscape Maintenance	524,770	393,577	386,500	7,077
Common Area Maintenance	70,000	52,500	51,542	958
Lake Maintenance	22,000	16,500	14,346	2,154
<b>Subtotal Maintenance</b>	<b>\$ 857,731</b>	<b>\$ 644,548</b>	<b>\$ 644,506</b>	<b>\$ 42</b>

**Middle Village**  
**Community Development District**  
**Recreation Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending June 30, 2024**

	Adopted Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
<b><i>Recreation Facility:</i></b>				
Amenity Staff	\$ 176,000	\$ 132,000	\$ 117,372	\$ 14,628
Janitorial	58,300	43,725	36,525	7,200
Telephone	12,000	9,000	11,830	(2,830)
Electric	75,000	56,250	36,476	19,774
Water / Sewer	40,000	30,000	32,432	(2,432)
Gas/Heat (Pool)	20,000	15,000	10,276	4,724
Refuse Service	35,000	26,250	33,358	(7,108)
Pool Maintenance & Chemicals	38,000	28,500	35,686	(7,186)
Cable	8,000	6,000	5,631	369
Special Events	5,000	3,750	4,657	(907)
Office Supplies and Equipment	1,500	1,125	454	671
Facility Maintenance - General	58,000	43,500	36,680	6,820
Facility Maintenance - Preventive Contracts	15,950	11,963	2,635	9,328
Facility Maintenance - Contingency	5,000	3,750	3,283	467
Elevator Maintenance	10,000	7,500	1,917	5,583
Recreation Passes	4,000	3,000	2,293	707
Lighting Repairs	10,000	7,500	5,911	1,589
Tennis Court Maintenance	62,000	46,500	61,450	(14,950)
Capital Reserve Funding	195,959	195,959	195,959	0
<b>Subtotal Recreation Facility</b>	<b>\$ 829,709</b>	<b>\$ 671,271</b>	<b>\$ 634,824</b>	<b>\$ 36,447</b>
<b>Total Expenditures</b>	<b>\$ 2,116,448</b>	<b>\$ 1,658,800</b>	<b>\$ 1,624,924</b>	<b>\$ 33,876</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ 456,898</b>	<b>\$ 514,993</b>	<b>\$ 58,095</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ 456,898</b>	<b>\$ 514,993</b>	<b>\$ 58,095</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 991,190</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 1,506,183</b>	

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments - Tax Roll	\$ -	\$ 1,840,729	\$ 17,115	\$ 20,662	\$ 10,765	\$ 48,778	\$ 12,570	\$ 26,829	\$ -	\$ -	\$ -	\$ -	\$ 1,977,446
Interest Income	96	94	97	97	242	4,787	4,654	4,797	4,674	-	-	-	19,538
Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-
Amenities Revenue	1,100	1,077	6,597	21,911	10,981	13,625	17,538	27,862	6,222	-	-	-	106,911
Cost Share Revenue-South Village	-	-	-	36,022	-	-	-	-	-	-	-	-	36,022
<b>Total Revenues</b>	<b>\$ 1,196</b>	<b>\$ 1,841,899</b>	<b>\$ 23,809</b>	<b>\$ 78,691</b>	<b>\$ 21,988</b>	<b>\$ 67,190</b>	<b>\$ 34,761</b>	<b>\$ 59,487</b>	<b>\$ 10,896</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,139,917</b>
<b>Expenditures:</b>													
<b>Administrative:</b>													
Management Fees - On Site Staff	\$ 28,038	\$ 28,038	\$ 28,038	\$ 28,038	\$ 28,038	\$ 28,038	\$ 28,038	\$ 28,038	\$ 28,038	\$ -	\$ -	\$ -	\$ 252,346
Insurance	87,100	-	-	-	-	-	-	-	-	-	-	-	87,100
Other Current Charges	310	227	396	477	641	512	594	651	888	-	-	-	4,697
Permit Fees	-	-	-	-	-	-	-	1,452	-	-	-	-	1,452
<b>Subtotal Administrative</b>	<b>\$ 115,449</b>	<b>\$ 28,265</b>	<b>\$ 28,435</b>	<b>\$ 28,516</b>	<b>\$ 28,680</b>	<b>\$ 28,551</b>	<b>\$ 28,632</b>	<b>\$ 30,141</b>	<b>\$ 28,926</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 345,594</b>
<b>Maintenance:</b>													
Security	\$ 15,314	\$ 14,742	\$ 15,422	\$ 15,205	\$ 14,280	\$ 15,422	\$ 11,315	\$ 8,867	\$ 8,704	\$ -	\$ -	\$ -	\$ 119,272
Security Clay County	2,825	1,694	3,525	1,084	3,470	3,810	4,586	3,940	5,063	-	-	-	29,996
Electric	1,293	996	1,096	1,407	1,377	836	1,111	1,419	1,364	-	-	-	10,899
Streetlighting	2,378	2,378	2,378	2,506	2,506	2,506	2,506	2,506	2,506	-	-	-	22,170
Irrigation Maintenance	358	-	-	-	-	9,423	-	-	-	-	-	-	9,781
Landscape Maintenance	36,339	43,770	43,770	43,770	43,770	43,770	43,770	43,770	43,770	-	-	-	386,500
Common Area Maintenance	11,173	5,875	8,396	-	-	5,833	5,833	8,646	5,786	-	-	-	51,542
Lake Maintenance	1,594	1,594	1,594	1,594	1,594	1,594	1,594	1,594	1,594	-	-	-	14,346
<b>Subtotal Maintenance</b>	<b>\$ 71,272</b>	<b>\$ 71,050</b>	<b>\$ 76,182</b>	<b>\$ 65,566</b>	<b>\$ 66,997</b>	<b>\$ 83,195</b>	<b>\$ 70,716</b>	<b>\$ 70,742</b>	<b>\$ 68,786</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 644,506</b>

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Recreation Facility:</b>													
Amenity Staff	\$ 14,013	\$ 8,730	\$ 6,306	\$ 5,376	\$ 6,590	\$ 9,597	\$ 8,782	\$ 23,715	\$ 34,263	\$ -	\$ -	\$ -	\$ 117,372
Janitorial	4,058	4,058	4,058	4,058	4,058	4,058	4,058	4,058	4,058	-	-	-	36,525
Telephone	1,247	1,264	1,256	1,167	1,345	1,168	1,168	1,838	1,377	-	-	-	11,830
Electric	4,038	3,667	3,376	3,908	4,224	3,926	3,831	4,425	5,081	-	-	-	36,476
Water / Sewer	3,369	2,646	2,747	2,432	5,682	1,238	4,328	3,944	6,045	-	-	-	32,432
Gas/Heat (Pool)	-	2,424	7,852	-	-	-	-	-	-	-	-	-	10,276
Refuse Service	3,761	3,358	3,553	3,489	3,432	3,470	3,470	4,245	4,581	-	-	-	33,358
Pool Maintenance & Chemicals	3,817	3,817	3,817	4,039	4,039	4,039	4,039	4,039	4,039	-	-	-	35,686
Cable	605	605	612	636	636	636	636	636	627	-	-	-	5,631
Special Events	761	254	1,367	-	900	-	-	1,376	-	-	-	-	4,657
Office Supplies and Equipment	-	241	-	-	214	-	-	-	-	-	-	-	454
Facility Maintenance - General	4,881	2,850	4,833	4,830	4,833	4,833	4,833	4,786	-	-	-	-	36,680
Facility Maintenance - Preventive Contracts	1,308	-	288	175	-	288	288	-	288	-	-	-	2,635
Facility Maintenance - Contingency	416	417	415	416	-	417	417	417	369	-	-	-	3,283
Elevator Maintenance	-	-	-	-	-	479	-	958	479	-	-	-	1,917
Recreation Passes	-	-	420	1,204	-	-	-	669	-	-	-	-	2,293
Lighting Repairs	-	1,000	825	-	825	833	825	825	777	-	-	-	5,911
Tennis Court Maintenance	1,867	9,398	7,178	2,678	7,993	6,322	10,524	7,407	8,082	-	-	-	61,450
Capital Reserve Funding	-	-	-	-	-	-	195,959	-	-	-	-	-	195,959
<b>Subtotal Recreation Facility</b>	<b>\$ 44,141</b>	<b>\$ 44,729</b>	<b>\$ 48,903</b>	<b>\$ 34,408</b>	<b>\$ 44,773</b>	<b>\$ 41,305</b>	<b>\$ 243,157</b>	<b>\$ 63,339</b>	<b>\$ 70,068</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 634,824</b>
<b>Total Expenditures</b>	<b>\$ 230,862</b>	<b>\$ 144,044</b>	<b>\$ 153,519</b>	<b>\$ 128,490</b>	<b>\$ 140,450</b>	<b>\$ 153,051</b>	<b>\$ 342,505</b>	<b>\$ 164,222</b>	<b>\$ 167,781</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,624,924</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (229,666)</b>	<b>\$ 1,697,855</b>	<b>\$ (129,710)</b>	<b>\$ (49,799)</b>	<b>\$ (118,462)</b>	<b>\$ (85,861)</b>	<b>\$ (307,744)</b>	<b>\$ (104,734)</b>	<b>\$ (156,885)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 514,993</b>
<b>Net Change in Fund Balance</b>	<b>\$ (229,666)</b>	<b>\$ 1,697,855</b>	<b>\$ (129,710)</b>	<b>\$ (49,799)</b>	<b>\$ (118,462)</b>	<b>\$ (85,861)</b>	<b>\$ (307,744)</b>	<b>\$ (104,734)</b>	<b>\$ (156,885)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 514,993</b>

**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 June 30, 2024**

	Adopted Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 1,772,220	\$ 1,772,220	\$ 1,747,757	\$ (24,463)
Interest Income	10,000	10,000	39,364	29,364
<b>Total Revenues</b>	<b>\$ 1,782,220</b>	<b>\$ 1,782,220</b>	<b>\$ 1,787,121</b>	<b>\$ 4,901</b>
<b>Expenditures:</b>				
<i>Series 2022</i>				
Interest 11/1	\$ 200,884	\$ 200,884	\$ 200,884	\$ -
Interest 5/1	200,884	200,884	200,884	-
Principal 5/1	1,130,000	1,130,000	1,130,000	-
Principal Prepayment 5/1	-	-	8,000	(8,000)
<i>Series 2018-2</i>				
Interest 11/1	50,625	50,625	50,625	-
Interest 5/1	50,625	50,625	50,625	-
Principal 5/1	125,000	125,000	130,000	(5,000)
Principal Prepayment 5/1	-	-	5,000	(5,000)
<b>Total Expenditures</b>	<b>\$ 1,758,019</b>	<b>\$ 1,758,019</b>	<b>\$ 1,776,019</b>	<b>\$ (18,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 24,201</b>	<b>\$ 24,201</b>	<b>\$ 11,102</b>	<b>\$ (13,099)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 24,201</b>	<b>\$ 24,201</b>	<b>\$ 11,102</b>	<b>\$ (13,099)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 317,123</b>		<b>\$ 548,215</b>	
<b>Fund Balance - Ending</b>	<b>\$ 341,324</b>		<b>\$ 559,317</b>	

**Middle Village**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending June 30, 2024**

	Adopted Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
<b>Revenues</b>				
Transfer In from General Fund	\$ 17,781	\$ 17,781	\$ 17,781	\$ -
Transfer In from Recreation Fund	195,959	195,959	195,959	(0)
Interest	15,000	15,000	28,930	13,930
<b>Total Revenues</b>	<b>\$ 228,740</b>	<b>\$ 228,740</b>	<b>\$ 242,670</b>	<b>\$ 13,930</b>
<b>Expenditures:</b>				
Repairs & Replacements	\$ 688,044	\$ 516,033	\$ 201,973	\$ 314,060
<b>Total Expenditures</b>	<b>\$ 688,044</b>	<b>\$ 516,033</b>	<b>\$ 201,973</b>	<b>\$ 314,060</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (459,304)</b>		<b>\$ 40,697</b>	
<b>Net Change in Fund Balance</b>	<b>\$ (459,304)</b>		<b>\$ 40,697</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 1,537,848</b>		<b>\$ 1,224,558</b>	
<b>Fund Balance - Ending</b>	<b>\$ 1,078,544</b>		<b>\$ 1,265,255</b>	

# Middle Village

## Community Development District

### Long Term Debt Report

#### Series 2022, Special Assessment Refunding Bonds

Interest Rate:	1.355% - 3.012%
Maturity Date:	5/1/2035
Reserve Fund Definition	10% Max Annual Debt
Reserve Fund Requirement	\$ 156,073
Reserve Fund Balance	156,073

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)
Less: May 1, 2024 (Mandatory)		(1,130,000)
Less: May 1, 2024 (Optional)		(8,000)

#### Current Bonds Outstanding \$ 14,388,000

#### 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	\$ 120,930
Reserve Fund Balance	120,930

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)
Less: May 1, 2024 (Mandatory)		(130,000)
Less: May 1, 2024 (Optional)		(5,000)

#### Current Bonds Outstanding \$ 1,890,000

*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
8	03/19/24	9,514.63	1,183.58	10,765.04	21,463.25
9	04/09/24	43,112.01	5,362.95	48,777.78	97,252.74
10	05/07/24	11,109.57	1,381.98	12,569.59	25,061.14
11	06/06/24	8,429.80	1,048.63	9,537.65	19,016.08
TAX CERTIFICATES	06/14/24	15,282.48	1,901.08	17,290.90	34,474.46
<b>TOTAL TAX ROLL RECEIPTS</b>		<b>1,747,756.91</b>	<b>217,413.64</b>	<b>1,977,446.49</b>	<b>3,942,617.04</b>

TAX ROLL DUE / RECEIVED - (DISCOUNTS NOT TAKE)	(6,401.51)	(796.31)	(7,242.81)	(14,440.62)
--	------------	----------	------------	-------------

PERCENT COLLECTED	DEBT	O&M	TOTAL
TOTAL PERCENT COLLECTED	100.37%	100.37%	100.37%

*D.*

# Middle Village

## Community Development District

### Check Run Summary

July 31, 2024

Fund	Date	Check No.	Amount
<b>General Fund</b>			
Accounts Payable	7/16/24	1749-1753	\$ 12,435.64
		Sub-Total	\$ 12,435.64
<b>Recreation Fund</b>			
Accounts Payable - HW	7/16/24	659-682	\$ 164,546.38
		Sub-Total	\$ 164,546.38
<b>Capital Reserve Fund</b>			
Accounts Payable	7/16/24	695-701	\$ 26,061.60
		Sub-Total	\$ 26,061.60
<b>Total</b>			<b>\$ 203,043.62</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
7/16/24	00032	7/11/24 144576	202407 310-51300-42500	LOAD,PREP,ADDRESS,PRINT	*	2,057.11	
		7/11/24 144576	202407 310-51300-42000	POSTAGE	*	1,858.58	
							3,915.69 001749
-----							
7/16/24	00113	7/01/24 13	202407 310-51300-31300	AMRT SCHD SE2018	*	100.00	
		7/01/24 13	202407 310-51300-31300	AMRT SCHD SE2022	*	100.00	
							200.00 001750
-----							
7/16/24	00026	7/01/24 2345	202407 310-51300-34000	JUL MANAGEMENT FEES	*	5,728.42	
		7/01/24 2345	202407 310-51300-52000	JUL WEBSITE ADMIN	*	198.75	
		7/01/24 2345	202407 310-51300-35100	JUL INFO TECH	*	225.25	
		7/01/24 2345	202407 310-51300-31300	JUL DISSEM AGENT SRVCS	*	309.17	
		7/01/24 2345	202407 310-51300-51000	OFFICE SUPPLIES	*	.36	
		7/01/24 2345	202407 310-51300-42000	POSTAGE	*	101.10	
		7/01/24 2345	202407 310-51300-42500	COPIES	*	80.25	
		7/01/24 2345	202407 310-51300-41000	TELEPHONE	*	12.15	
							6,655.45 001751
-----							
7/16/24	00117	6/27/24 24-00229	202406 310-51300-48000	NTC OF BOS MTG 6/27	*	69.50	
							69.50 001752
-----							
7/16/24	00125	7/10/24 191468	202406 310-51300-31100	JUN ENGINEERING SERVICES	*	1,595.00	
							1,595.00 001753
-----							
						12,435.64	
						12,435.64	

MVIL MIDDLE VILLAGE OKUZMUK

# Advanced Direct Marketing Services

3733 Adirof Rd.  
 Jacksonville, FL 32207-4719  
 (V) 904.396.3028 (F) 396.6328

# Invoice

DATE	INVOICE #
7/11/2024	144576

**BILL TO**

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

P.O. NO.	TERMS	PROJECT
	With Order	

SERVICE DESCRIPTION	QTY	RATE	AMOUNT
Middle Village CDD			
Load, read, convert files; CASS Certify addresses to enable automation based postage rates; Create automation based sack/tray tags & postal documents; format for inkjet addressing	2,546	0.02946	75.00
Form layout and preparation	1	37.50	37.50
Laser one sheet front & back in color	2,546	0.35	891.10
Fold customer materials	2,546	0.06443	164.04
Insert one piece into #10 envelope, seal, sort and mail, Standard Rate	2,546	0.09021	229.67
#10 Window Envelopes printed one color black ink	2,566	0.25713	659.80
Postage	2,546	0.73	1,858.58

**RECEIVED**  
 JUL 11 2024  
 BY: \_\_\_\_\_

<b>Subtotal</b>	\$3,915.69
<b>Sales Tax (7.5%)</b>	\$0.00
<b>Total</b>	\$3,915.69

Disclosure Services LLC

1005 Bradford Way  
Kingston, TN 37763

# Invoice

Date	Invoice #
7/1/2024	13

Bill To
Middle Village CDD C/O GMS

**RECEIVED**  
JUL 01 2024  
BY: \_\_\_\_\_

Terms	Due Date
Net 30	7/31/2024

Description	Amount
Amortization Schedule Series 2018 5-1-24 Prepay \$10,000	100.00
Amortization Schedule Series 2022 5-1-24 Prepay \$8,000	100.00
<div data-bbox="139 1520 1118 1705" style="border: 1px solid black; height: 88px; width: 603px;"></div>	

<b>Total</b>	\$200.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$200.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice**

**Invoice #:** 2345

**Invoice Date:** 7/1/24

**Due Date:** 7/1/24

**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 -July 2024		5,728.42	5,728.42
Website Administration - July 2024		198.75	198.75
Information Technology - July 2024		225.25	225.25
Dissemination Agent Services - July 2024		309.17	309.17
Office Supplies		0.36	0.36
Postage		101.10	101.10
Copies		80.25	80.25
Telephone		12.15	12.15

**RECEIVED**  
JUL 02 2024  
BY: \_\_\_\_\_

**Total** \$6,655.45

**Payments/Credits** \$0.00

**Balance Due** \$6,655.45

# Jacksonville Daily Record

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

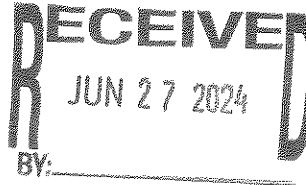
P.O. Box 1769  
Jacksonville, FL 32201  
(904) 356-2466

## INVOICE

June 27, 2024

Date

Attn: Courtney Hogge  
GMS, LLC  
475 West Town Place, Ste 114  
Saint Augustine FL 32092



---

<b>Serial #</b> <u>24-00229C</u>	<b>PO/File #</b> _____	<b>\$69.50</b>
		<b>Payment Due</b>
Notice of Meeting of the Board of Supervisors		
_____		<b>\$69.50</b>
		<b>Publication Fee</b>
Middle Village Community Development District		
_____		
<b>Case Number</b> _____		<b>Amount Paid</b>
<b>Publication Dates</b> <u>6/27</u>		
<b>County</b> <u>Clay</u>		

*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 # 24-00229C on your  
check or remittance advice.

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

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



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

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

**MIDDLE VILLAGE  
COMMUNITY  
DEVELOPMENT DISTRICT  
NOTICE OF 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 meet on **Monday, July 8, 2024**, at **2:00 p.m.** at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

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

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

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

Murilee Giles  
District Manager

Jun. 27 00 (24-00229C)

Project Manager Alex Acree



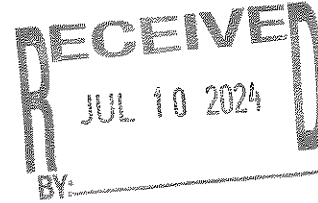
Governmental Management Services  
Marilee Giles  
475 West Town Place  
St. Augustine, FL 32092

July 10, 2024  
Invoice # 191468

Project 0000021874.000 Middle Village CDD

This invoice includes charges for tasks performed for your project, including:

- CDD Conference Call
- CDD Meeting
- Start Public Facilities Report
- Street Lighting Coordination with Clay Electric



Please call Alex Acree if you have any questions or concerns regarding your project.

For billing inquiries, please contact our Accounting Department.

**Professional Services through June 30, 2024**

Phase 0001 Engineering Services

	Hours	Rate	Amount
Vice President of Production	2.25	290.00	652.50
Project Administrator	.25	120.00	30.00
<b>Total Labor</b>			<b>682.50</b>

Phase 0002 Public Facilities Report

	Hours	Rate	Amount
Vice President of Production	.25	290.00	72.50
Sr. Planner 1	4.00	210.00	840.00
<b>Total Labor</b>			<b>912.50</b>

	Current	Prior	To-Date
Labor	912.50	0.00	912.50
Estimate			3,500.00
Remaining			2,587.50
<b>Total Due:</b>			<b>1,595.00</b>

**Billed to Date**

	Current Due	Prior Billed	Billed to Date
Labor	1,595.00	482.50	2,077.50
<b>Totals</b>	<b>1,595.00</b>	<b>482.50</b>	<b>2,077.50</b>

7 Waldo Street, St. Augustine, FL 32084 | P: 904.826.1334 | F: 904.826.4547 | www.MDGinc.com

Invoices are due upon receipt. Prompt payments are critical to keeping your project on schedule. Matthews | DCCM accepts all major credit cards for a 3.5% convenience fee. Payments not received within 30 days of the invoice date are considered past due and all work and submittals will be placed on hold until payment is received along with finance charges of 18% annual accrued. We appreciate your business and cooperation with timely payments.

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/16/24	01123	7/09/24	07092024	202407	300	36900	10300		DAFFNEY PEOPLES	*	500.00	500.00	000659
DEPOSIT REFUND													
7/16/24	00072	6/26/24	06262024	202404	320	57200	34510		DOUBLE BRANCH CDD	*	1,612.50	1,612.50	000660
4/26-5/9 REIMB SEC SRVCS													
7/16/24	00072	6/26/24	06262024	202404	320	57200	34510		DOUBLE BRANCH CDD	*	1,650.00	1,650.00	000661
4/12-4/25 REIMB SEC SRVCS													
7/16/24	00072	6/26/24	06262024	202405	320	57200	34510		DOUBLE BRANCH CDD	*	1,800.00	1,800.00	000662
5/10-5/23 REIMB SEC SRVCS													
7/16/24	01124	7/01/24	07012024	202407	300	36900	10300		EDUARDO GUEVARA	*	100.00	100.00	000663
DEPOSIT REFUND													
7/16/24	00026	6/24/24	2341	202405	320	57200	46600		MAY FACILITY MAINTENANCE	*	4,785.67	18,195.03	000664
		6/24/24	2341	202405	330	57200	62200		MAY FAC MAINT CONTIGENCY	*	369.01		
		6/24/24	2341	202405	320	57200	46500		MAY COMMON AREA MAINT	*	5,785.67		
		6/24/24	2341	202405	330	57200	46630		MAY LIGHTING REPAIRS	*	777.34		
		6/24/24	2341	202405	330	57200	34400		MAY TENNIS COURT MAINT	*	6,477.34		
									GOVERNMENTAL MANAGEMENT SERVICES				
7/16/24	00026	6/24/24	2342	202405	330	57200	34400		MAY TENNIS FACILITY MAINT	*	1,120.00	1,120.00	000665
GOVERNMENTAL MANAGEMENT SERVICES													
7/16/24	00026	6/26/24	2347	202405	330	57200	34400		5/2 COMMISARY	*	97.15	231.74	000666
		6/26/24	2347	202405	330	57200	34400		5/3 SAM'S CLUB	*	80.86		
		6/26/24	2347	202405	330	57200	34400		6/11 CIRCLE K	*	21.49		
		6/26/24	2347	202405	330	57200	34400		6/11 PUBLIX	*	32.24		
									GOVERNMENTAL MANAGEMENT SERVICES				

MVIL MIDDLE VILLAGE OKUZMUK

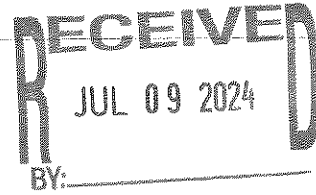
CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/16/24	00026	6/26/24	2348	202406 300-36900-10200	JUN TENNIS REVENUE	*	1,724.00		
					GOVERNMENTAL MANAGEMENT SERVICES			1,724.00	000667
7/17/24	00026	6/26/24	2348	202406 300-36900-10200	JUN TENNIS REVENUE	V	1,724.00-		
					GOVERNMENTAL MANAGEMENT SERVICES			1,724.00-	000667
7/16/24	00026	7/02/24	2349	202406 300-36900-10300	JUN FACILITY EVENT STAFF	*	893.75		
					GOVERNMENTAL MANAGEMENT SERVICES			893.75	000668
7/16/24	00026	7/08/24	2350	202406 330-57200-34400	7/1 HOBBY LOBBY	*	46.71		
		7/08/24	2350	202406 330-57200-34400	6/25 WALMART	*	91.38		
		7/08/24	2350	202406 330-57200-34400	6/21 SLICE PIZZA	*	115.10		
					GOVERNMENTAL MANAGEMENT SERVICES			253.19	000669
7/16/24	00026	7/01/24	2343	202407 310-51300-34000	JUL TENNIS FAC MANAGEMENT	*	7,047.00		
					GOVERNMENTAL MANAGEMENT SERVICES			7,047.00	000670
7/16/24	00026	7/01/24	2344	202407 310-51300-34000	JUL FACILITY MANAGEMENT	*	20,991.42		
					GOVERNMENTAL MANAGEMENT SERVICES			20,991.42	000671
7/16/24	00026	7/08/24	2351	202407 300-36900-10200	JUL TENNIS REVENUE	*	1,228.50		
					GOVERNMENTAL MANAGEMENT SERVICES			1,228.50	000672
7/16/24	00062	7/01/24	193753B	202407 320-57200-46800	JUL LAKE MAINTENANCE	*	1,594.00		
					THE LAKE DOCTORS			1,594.00	000673
7/16/24	01125	7/09/24	07092024	202407 300-36900-10300	DEPOSIT REFUND	*	500.00		
					MANAN PATEL			500.00	000674
7/16/24	00794	7/01/24	07012024	202407 300-36900-10300	DEPOSIT REFUND	*	500.00		
					NEEMY MICHEL			500.00	000675
7/16/24	00139	7/01/24	13129562	202407 330-57200-46400	JUL POOL CHEMICALS	*	4,039.30		
					POOLSURE			4,039.30	000676

MVIL MIDDLE VILLAGE OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/16/24	00261	7/01/24	347	202407	330	57200	34200		JUL JANITORIAL SERVICES RIVERSIDE MANAGEMENT SERVICES, INC	*	4,058.33	4,058.33	000677
7/16/24	00823	7/01/24	10197	202407	320	57200	34500		JUL SECURITY SERVICES SECURITY DEVELOPMENT GROUP LLC	*	8,867.20	8,867.20	000678
7/16/24	01126	7/01/24	07012024	202407	300	36900	10300		DEPOSIT REFUND STEPHANIE GARY	*	100.00	100.00	000679
7/16/24	00704	5/01/24	15738	202405	320	57200	46200		MAY LANDSCAPE MAINTENANCE VERDEGO LLC	*	43,770.21	43,770.21	000680
7/16/24	00704	7/01/24	16703	202407	320	57200	46200		JUL LANDSCAPE MAINTENANCE VERDEGO LLC	*	43,770.21	43,770.21	000681
7/16/24	00026	6/24/24	2348	202406	300	36900	10200		JUN TENNIS REVENUE GOVERNMENTAL MANAGEMENT SERVICES	*	1,724.40	1,724.40	000682
TOTAL FOR BANK E											164,546.78		
TOTAL FOR REGISTER											164,546.78		

MVIL MIDDLE VILLAGE OKUZMUK

**From:** Oakleaf Venues [venuere rentals@oakleafresidents.com](mailto:venuere rentals@oakleafresidents.com)  
**Subject:** MVCDD refund of deposit request - DAFFNEY PEOPLES - NR  
**Date:** July 9, 2024 at 8:53 PM  
**To:** Todd Polvere [tpolvere@gmsnf.com](mailto:tpolvere@gmsnf.com), Oksana Kuzmuk [okuzmuk@gmsnf.com](mailto:okuzmuk@gmsnf.com)  
**Cc:** Marilee Giles [mgiles@gmsnf.com](mailto:mgiles@gmsnf.com), Alison Mossing [amosing@gmstnn.com](mailto: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) 10:00 A.M. to 10:00 P.M.
  - DATE OF VENUE – JULY 6, 2024
  - RESIDENT – DAFFNEY PEOPLES
  - ADDRESS – 8001 STEAMBOAT SPRINGS DRIVE, JACKSONVILLE, FL 32210
  - AMOUNT OF REFUND - \$500.00
  - BOOKING FEE/DEPOSIT was via CASHIERS CHECK:
    - **GRAND BANQUET:**
    - DATED: 1/24/24
    - NAVY FEDERAL CU:
    - SERIAL NUMBER: 0458435349
    - DEPOSITED:
    - AMOUNT: \$2,900.00 (this amount included the rental fee of \$2,400.00 plus the booking fee/deposit of \$500.00)

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

Thank you.

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

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

Governmental Management Services

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

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.









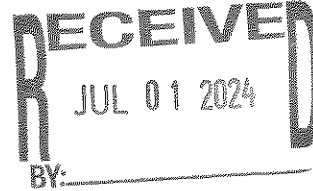
**From:** Oakleaf Venues [venue rentals@oakleafresidents.com](mailto:venue rentals@oakleafresidents.com)  
**Subject:** MVCDD refund of deposit request - EDUARDO GUEVARA  
**Date:** July 1, 2024 at 7:45 PM  
**To:** Todd Polvere [tpolvere@gmsnf.com](mailto:tpolvere@gmsnf.com), Oksana Kuzmuk [okuzmuk@gmsnf.com](mailto:okuzmuk@gmsnf.com)  
**Cc:** Marilee Giles [mgiles@gmsnf.com](mailto:mgiles@gmsnf.com), Alison Mossing [amossing@gmstnn.com](mailto:amossing@gmstnn.com)



Good evening, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
  - LOCATION – PO PATIO (SATURDAY) 11:00 A.M. to 3:00 P.M.
  - DATE OF VENUE – JUNE 29, 2024
  - RESIDENT – EDUARDO GUEVARA
  - ADDRESS – 3016 TOWER OAKS DRIVE, ORANGE PARK, FL 32065
  - AMOUNT OF REFUND - \$100.00
  - BOOKING FEE/DEPOSIT was via AMEX(2006):
    - DATED: 6/5/24
    - SEQ#: 5
    - BATCH#: 1020
    - INVOICE#: 5
    - APPROVAL CODE: 840295
    - AMOUNT: \$100.00



PAYMENT DATE	SETTLEMENT DATE	EVENT DATE	DESCRIPTION	HOURS	AMOUNT	ELEC.	CHECK/CASH	CREDIT CARD
06/05/24	06/05/24	06/29/24	EDUARDO GUEVARA - PO PATIO DEPOSIT	DEPOSIT	\$ 100.00	2006		AMEX-840295

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

Thank you.

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

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

Governmental Management Services

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

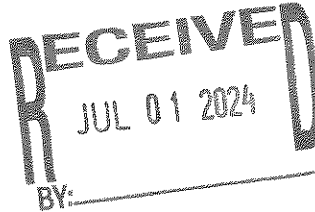
Under Florida law, e-mail addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. The information contained in this email and/or attachment(s) 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.

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

# Invoice

Invoice #: 2341  
 Invoice Date: 6/24/24  
 Due Date: 6/24/24  
 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 Maintenance May 1 - May 31, 2024		27,673.06	27,673.06
<b>Code to:</b>			
<b>Middle Village Facility Maintenance</b>			
<b>2.320.572.466 - (\$4,785.67)</b>			
<b>Middle Village Facility Maint. Contingency</b>			
<b>2.330.572.622 - (\$369.01)</b>			
<b>Middle Village Common Area Maint</b>			
<b>2.320.572.46500 - (\$5,785.67)</b>			
<b>Middle Village Lighting repairs</b>			
<b>2.320.572.??? - (\$777.34)</b>			
<b>Middle Village Tennis Court Maint.</b>			
<b>2.330.572.344 - (\$6,477.34)</b>			
<del><b>Middle Village Repair and Replacements</b></del>			
<del><b>34.600.538.64000 - (\$9,208.03)</b></del>			

**Total** \$27,673.06

**Payments/Credits** \$0.00

**Balance Due** ~~\$27,673.06~~

*\$18,195.03*

MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
 MAINTENANCE BILLABLE HOURS  
 FOR THE MONTH OF MAY 2024

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/1/24	4	T.C.	Poured concrete slab for bike rack, picked up supplies
5/1/24	7	B.G.	Installed bike rack fasteners anchor bolts at basketball courts, back of fitness center applying cement for slab to install new bike rack, entry gates at the event center repositioning dead bolt latch and level strike plate
5/1/24	4.01	E.W.	Removed debris from all common areas
5/1/24	6.07	J.S.	Additional court maintenance
5/1/24	3.22	J.M.	Additional court maintenance
5/2/24	8	T.C.	Pressure washed gazebo on promenade, picked up supplies
5/2/24	8	B.G.	Disassembling a fitness machine at the fitness center, moved part to a designated area, removed toilet to unclog at the fitness center
5/2/24	8	A.J.	Pressure washed gazebo at lake front
5/2/24	4.02	E.W.	Removed debris from all common areas
5/2/24	5	J.S.	Additional court maintenance
5/2/24	2.98	J.M.	Additional court maintenance
5/3/24	2	A.J.	Removed debris from garbage area
5/3/24	2.27	E.W.	Removed debris from all common areas
5/3/24	3.12	J.S.	Additional court maintenance
5/3/24	4.03	J.M.	Additional court maintenance
5/4/24	6.85	J.S.	Additional court maintenance
5/4/24	2.85	J.M.	Additional court maintenance
5/6/24	2	T.C.	Tennis paver project, packing and leveling dirt, picked up supplies
5/6/24	4	B.G.	Tennis court raking to level and prepare for pavers
5/6/24	5	A.J.	Smooth area near tennis court
5/6/24	3.86	C.W.	Made lines for tennis and cleared debris, moved old wood from shop to wood poles and disposed rotten wood
5/6/24	3.97	E.W.	Removed debris from all common areas
5/6/24	3.1	J.S.	Additional court maintenance
5/6/24	3.8	J.M.	Additional court maintenance
5/7/24	4	T.C.	Put out rock around bicycle rack area
5/7/24	4	B.G.	In back of fitness center making two cement slabs for garbage bins
5/7/24	3	A.J.	Remount bike rack, get forms ready for trash cans
5/7/24	7.83	C.W.	Moved rocks from truck to fitness center, set concrete slab closest to basketball court, moved bushes and roots, set concrete
5/7/24	3.87	E.W.	Removed debris from all common areas
5/7/24	5.37	J.S.	Additional court maintenance
5/7/24	3	J.M.	Additional court maintenance
5/8/24	8	T.C.	Worked on tennis court paver project moving rock, picked up supplies
5/8/24	8	B.G.	Took gates and handrails in the back of event center stripping old paint with wire brush prepping for paint, transporting cement block and gravel from maintenance shop to tennis court
5/8/24	7.48	J.K.	Moved gravel and sand to even out bricks
5/8/24	7.72	A.J.	Prepping rails for paint, worked on tennis patio
5/8/24	7.48	C.W.	Moved gravel to fill low spots and laid down bricks, dug out roots that were in the way
5/8/24	4	E.W.	Removed debris from all common areas
5/8/24	2.93	J.S.	Additional court maintenance
5/8/24	3.08	J.M.	Additional court maintenance
5/9/24	8	T.C.	Worked on tennis court paver project moving rock
5/9/24	5	B.G.	Worked on tennis court laying gravel
5/9/24	7.62	A.J.	Work on blocks at tennis courts
5/9/24	7.32	C.W.	Moved gravel and sand from driveway to tennis courts, spread gravel and dumped sand, moved bricks
5/9/24	4	E.W.	Removed debris from all common areas
5/9/24	5.22	J.S.	Additional court maintenance
5/9/24	3.27	J.M.	Additional court maintenance
5/10/24	2	T.C.	Painted handrails around grand banquet room
5/10/24	8	B.G.	Painting the railing on back of grand banquet
5/10/24	7.5	A.J.	Block work at tennis courts, cleaned shop

**MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
MAINTENANCE BILLABLE HOURS  
FOR THE MONTH OF MAY 2024**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/10/24	4.18	C.W.	Spreading out sand, cleaned shop, swept building
5/10/24	3.9	E.W.	Removed debris from all common areas
5/10/24	1.05	J.M.	Additional court maintenance
5/11/24	2.75	J.M.	Additional court maintenance
5/13/24	8	T.C.	Set up CDD meeting, worked on tennis paver project
5/13/24	7.7	A.J.	Tennis court patio prep
5/13/24	7.78	C.W.	Finished moving sand, prep and paint hand rails at grand banquet
5/13/24	4	E.W.	Removed debris from all common areas
5/13/24	1	J.M.	Additional court maintenance
5/14/24	8	T.C.	Pressure washed tennis building, painted rails along grand banquet
5/14/24	7.75	J.K.	Painted rails at grand banquet, pressure washed tennis building
5/14/24	4.5	A.J.	Pressure washed tennis field house
5/14/24	3.6	C.W.	Painted hand rails at grand banquet
5/14/24	4.04	E.W.	Removed debris from all common areas
5/14/24	3	J.M.	Additional court maintenance
5/15/24	8	T.C.	Pressure washed tennis building, paint rails around grand banquet, move pavers from parking lot to tennis, picked up supplies
5/15/24	7.65	A.J.	Pressure washed tennis field house
5/15/24	8.02	C.W.	Scrapped and painted four in one on rails
5/15/24	4.03	E.W.	Removed debris from all common areas
5/15/24	1.18	J.M.	Additional court maintenance
5/16/24	8	T.C.	Pressure washed tennis area, moved pavers
5/16/24	7.58	A.J.	Pressure washed roof on tennis court field house
5/16/24	7.5	C.W.	Cleaned paint chips, moved bricks from parking lot to tennis
5/16/24	3	E.W.	Removed debris from all common areas
5/16/24	2.98	J.M.	Additional court maintenance
5/17/24	8	T.C.	Pressure washed tennis walkway columns, moved pavers, picked up supplies
5/17/24	7.78	A.J.	Pressure washed gazebo at grand lawn and pillars at tennis courts
5/17/24	2	C.W.	Moved bricks from parking lot to tennis
5/17/24	3.12	E.W.	Removed debris from all common areas
5/17/24	1.23	J.M.	Additional court maintenance
5/18/24	2.98	J.M.	Additional court maintenance
5/20/24	8	T.C.	Loaded, hauled, unloaded sand for paver project, fixed toilet in Grand Banquet bathroom, changed GFI switch/outlet in tennis, picked up supplies
5/20/24	8	B.G.	Painting rails in back of grand banquet
5/20/24	3.25	J.K.	Replaced toilet pump in grand banquet women's restroom, replaced GFI in box under water fountain in tennis
5/20/24	8	A.J.	Finished pressure washing grand stand at tennis courts, pressure washed walkways to tennis field house
5/20/24	6	C.W.	Moved the rest of the bricks, unloaded sand off trailer and stock on pallet, moved pallets from parking lot and shop to pallet stock in back, moved logs from tree removal and threw away
5/20/24	1.67	E.W.	Removed debris from all common areas
5/20/24	1.13	J.M.	Additional court maintenance
5/21/24	2	B.G.	Added sand to old paint cans to be properly discarded
5/21/24	8	A.J.	Pressure washed outside of garage at pool side
5/21/24	4	E.W.	Removed debris from all common areas
5/21/24	2.98	J.M.	Additional court maintenance
5/22/24	8	T.C.	Took down rope ladder at spray feature, put concrete to secure handrails at tennis courts, picked up supplies
5/22/24	8	B.G.	Replaced nets and ropes from swimming pool playground
5/22/24	7.63	J.K.	Took off side nets for drain access, took off rope bridge and prepped, cleaned splash pool, poured some quikcrete on fence rails on tennis
5/22/24	8	A.J.	Pressure wash pool deck
5/22/24	7.65	C.W.	Prepped splash pool and untied old strings, took off nets, sprayed chlorine under splash park, started tying string/ropes
5/22/24	4.02	E.W.	Removed debris from all common areas
5/22/24	1	J.M.	Additional court maintenance
5/23/24	4	T.C.	Exchanged old microwave for new in summer kitchen, put together rope ladder for pool
5/23/24	8	B.G.	Installing net at playground swimming pool

MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
 MAINTENANCE BILLABLE HOURS  
 FOR THE MONTH OF MAY 2024

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/23/24	7.77	J.K.	Put rails on splash pool back, finished wrapping rope on stretch bars on splash pool, replaced rope bridge on splash pool
5/23/24	8	A.J.	Pressure wash pool deck
5/23/24	7.75	C.W.	Splash pool finished tying ropes around bar and stretched out rope bridge and smaller net and tied in, moved fridges to shop driveway
5/23/24	4	E.W.	Removed debris from all common areas
5/23/24	3.05	J.M.	Additional court maintenance
5/24/24	8	B.G.	Installing final rope to net at swimming pool and bridge side rails, picked up parking lot debris, unload two fridges from trailer to kitchen, moved chlorine from truck to pool gate
5/24/24	8.13	J.K.	Finished putting together rope building on splash pool, removed debris from parking lot, unloaded and setup two fridges in club room, moved chlorine and folded up tarps, cleaned up shop
5/24/24	4	E.W.	Removed debris from all common areas
5/24/24	1.43	J.M.	Additional court maintenance
5/25/24	4.02	J.M.	Additional court maintenance
5/27/24	2.15	J.M.	Additional court maintenance
5/28/24	8	B.G.	Cleaned up shop, took all tennis clay from maintenance shop to landscaping yard, drill back a new hook on pool deck, applied cement on blocks at tennis courts
5/28/24	7.1	J.K.	Cleaned up shop, moved all clay for tennis from shop, put a hook on pool deck, unloaded concrete into shop
5/28/24	4.03	E.W.	Removed debris from all common areas
5/28/24	3.03	J.M.	Additional court maintenance
5/29/24	6	T.C.	Relevel pavers on pool deck, installed file rack at fitness center, picked up supplies
5/29/24	8	B.G.	Removed debris at parking lot, removed and reposition pavers throughout pool area
5/29/24	7.28	J.K.	Worked on pavers on pool deck, made concrete barrier to hold blocks at tennis in place, removed debris in parking lot
5/29/24	7.27	C.W.	Assisted with pavers on pool deck, removed debris from back parking lot, moved old fridge
5/29/24	4	E.W.	Removed debris from all common areas
5/29/24	1	J.M.	Additional court maintenance
5/30/24	8	T.C.	Relevel pavers on pool deck, tennis paver project - busted sidewalk and removed concrete, picked up supplies
5/30/24	8	B.G.	Fixing pavers by pool removing concrete slabs by the tennis courts, removed debris in parking lot
5/30/24	7.35	C.W.	Finished pavers on pool deck, broke upside walk and moved debris to shop
5/30/24	3	E.W.	Removed debris from all common areas
5/30/24	3.18	J.M.	Additional court maintenance
5/31/24	5	T.C.	Mounted trash cans, worked on tennis paver project
5/31/24	8	B.G.	Moved two skids of pavers to empty pallets to have room to add cement to the brick block, spot paint some walls at the fitness center and kids room, installing hooks to the event hall gates
5/31/24	7.68	J.K.	Move pavers to finish barrier at tennis, took out trash can and moved it next to new form, touch up paint in fitness center, moving branched to back by shop, move paver base to tennis
5/31/24	7.65	A.J.	Installed trash can at grand lawn, hung shelf in fitness center, worked on lift
5/31/24	6.28	C.W.	Set concrete slab and removed previous slab, removed tree limb at tennis, pulled weeds at shop, removed debris
5/31/24	2.14	E.W.	Removed debris from all common areas
5/31/24	1.42	J.M.	Additional court maintenance

TOTAL 690.18

MILES 148

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

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

# Invoice

Invoice #: 2342  
Invoice Date: 6/24/24  
Due Date: 6/24/24  
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 Maintenance May 1 - May 31, 2024(Tennis) <i>Tennis Ct. Maint. 2.330.572.3440</i>		1,120.00	1,120.00

**RECEIVED**  
JUN 27 2024  
BY: \_\_\_\_\_

*Jerry Lambert*  
6-27-24

<b>Total</b>	\$1,120.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$1,120.00



MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
MAINTENANCE BILLABLE HOURS  
FOR THE MONTH OF MAY 2024

---

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/1/24	2	J.S.	Clean and sweep tennis courts.
5/3/24	2	J.S.	Clean and sweep tennis courts.
5/6/24	2	J.S.	Clean and sweep tennis courts.
5/8/24	2	J.S.	Clean and sweep tennis courts.
5/10/24	2	J.M.	Clean and sweep tennis courts.
5/13/24	2	J.M.	Clean and sweep tennis courts.
5/15/24	2	J.M.	Clean and sweep tennis courts.
5/17/24	2	J.M.	Clean and sweep tennis courts.
5/20/24	2	J.M.	Clean and sweep tennis courts.
5/22/24	2	J.M.	Clean and sweep tennis courts.
5/24/24	2	J.M.	Clean and sweep tennis courts.
5/27/24	2	J.M.	Clean and sweep tennis courts.
5/29/24	2	J.M.	Clean and sweep tennis courts.
5/31/24	2	J.M.	Clean and sweep tennis courts.
<b>TOTAL</b>	<u>28</u>		

**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice**

Invoice #: 2347  
Invoice Date: 6/26/24  
Due Date: 6/26/24  
Case:  
P.O. Number:

**Bill To:**

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

Description	Hours/Qty	Rate	Amount
2.330.572.34300- Commisary 5/2/24		97.15	97.15
2.330.572.34300- Sam's Club 5/3/24		80.86	80.86
2.330.572.34300- Circle K 6/11/24		21.49	21.49
2.330.572.34300- Publix 6/11/24		32.24	32.24

**RECEIVED**  
JUN 26 2024  
BY: \_\_\_\_\_

**Total** \$231.74

**Payments/Credits** \$0.00

**Balance Due** \$231.74

# PERSONAL REIMBURSEMENT

Out-of-Pocket

**NAME:** Andy Fletcher

**MONTH:**

6.25.24

DATE	DESCRIPTION	DISTRICT	AMOUNT	
5.2.24	Commisary	MV	\$97.15	2.330.572.34300
5.3.24	Sams Club	MV	\$80.86	2.330.572.34300
5.8.24	*Winning Concepts	MV	\$393.16	2.330.572.34300
6.11.24	Circle K	MV	\$21.49	2.330.572.34300
6.11.24	Publix	MV	\$32.24	2.330.572.34300
		MV		2.330.572.34300
		MV		2.330.572.34300
		MV		
<b>TOTAL</b>			<b>\$ 624.90</b>	

\* Winning Concepts Voided Check, already paid by Andy Fletcher



Jacksonville NAS Commissary  
 YOUR CASHIER TODAY IS:  
 STORE PHONE NUMBER: 904-542-5311  
 STORE DIRECTOR: William Roger



sam's club

Self Checkout

( 904 ) 573 - 9702  
 JACKSONVILLE, FL

05/03/24 11:16 1926 06363 092 9092

EDDIFS

E 980205306 CH THIGHS F 7.05 N  
 E 980205306 CH THIGHS F 6.86 N  
 I 361387 8 PORK PLT 15.35 T  
 E 323035 SPAREIB COF 26.14 N  
 E 323035 SPAREIB COF 26.49 N  
 U INST SU 8 PORK PLT 3.00 N  
 SUBTOTAL 79.71  
 TAX 1 7.500 2 1.15  
 TOTAL 80.86  
 DEBIT TEND 80.86  
 CHANGE DUE 0.00

EXT DEBIT PAY FROM PRIMARY  
 US DEBIT TOTAL PURCHASE  
 NETWORK ID. 0002 APPR CODE 612652

US DEBIT  
 AID 8000000980040  
 ANE 92F7C7DF0E80E051  
 \*NO SIGNATURE REQUIRED  
 TERMINAL # 27296109

Additional Savings This Trip:

Sam's Instant Savings: \$3.00

Get Free shipping for Plus members.  
 Learn more. [samsclub.com/freeshipping](https://samsclub.com/freeshipping)

# ITEMS SOLD 5

TCM 4006 9991 5517 8440 9437



\*\*\* MEMBER COPY \*\*\*

BEVERAGES  
 SODA 12PK 00049000028928 \$6.56 F

PORK  
 PORK SPAREIB S 00212248000005 \$8.05 F  
 PORK BELLY SLIC 00202185000008 \$6.18 F

POULTRY  
 CHICKEN THIGHS 00240876000005 \$4.79 F  
 CHICKEN THIGHS 00240876000005 \$4.61 F  
 CHICKEN THIGHS 00240873000008 \$5.38 F  
 CHICKEN THIGHS 00240876000005 \$4.81 F  
 CHICKEN THIGHS 00240876000005 \$4.68 F  
 CHICKEN THIGHS 00240873000008 \$4.84 F  
 CHICKEN THIGHS 00240873000008 \$4.95 F  
 CHICKEN THIGHS 00240876000005 \$4.71 F

PRODUCE  
 CELLO TRAY 00874896005520 \$6.98 F  
 2 @ \$3.49 EACH  
 LEAN GRN SNP FP 00874896007500 \$11.98 F  
 2 @ \$5.99 EACH  
 SQUASH ACORN 00000000047500 \$2.68 F  
 1.8 lb @ \$1.49 / lb  
 SQUASH ACORN 00000000047500 \$2.92 F  
 1.96 lb @ \$1.49 / lb  
 EGGPLANT 00000000040810 \$5.55 F  
 3.100 lb @ \$1.79 / lb

SPECIALTY FOODS  
 SAUCE OYSTE 00011152094564 \$2.85 F

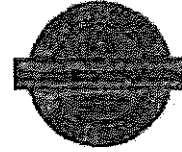
Subtotal: \$92.52  
 Surcharge: \$4.63  
 Total Due: \$97.15

Sold Items: 19

Paid:  
 Visa \$97.15

05/02/2024  
 178602

18:00:38



# INVOICE

Oakleaf Tennis

Invoice Date  
May 8, 2024

Invoice Number  
42331

Reference  
Elite Team

Delivery Address  
950 Blanding Blvd  
ORANGE PARK FL 32065  
US

Winning Concepts USA,  
Inc.  
950 Blanding Blvd Suite 19  
ORANGE PARK FL 32065

Description	Quantity	Unit Price	Tax	Amount USD
Elite Team	28.00	11.99	7.5%	335.72
Screen print full front one color imprint black				
On ST350 Sport-Tek® PosiCharge® Competitor™ Tee Lime Shock- 4 sm, 8 med, 6 Lg, 4 XL, 1 XXL, 1 3XL				
On YST350 Sport-Tek® Youth PosiCharge® Competitor™ Tee Lime Shock-4 XL				
Screen Charge	1.00	25.00	7.5%	25.00
Add for XXL and 3XL	2.00	2.50	7.5%	5.00
Subtotal				365.72
TOTAL TAX				27.44
TOTAL USD				393.16

**Due Date: May 8, 2024**

All items are custom and once processed can not be returned.

All sales are final. Once an order is placed no changes or modifications can be made. No exchanges, returns or refunds.



[View and pay online now](#)

Registered Office: 950 Blanding Blvd Suite 19, Orange Park, FL, 32065, United States.

# Publix

Oakleaf Plantation Center  
9518 Argyle Forest Blvd  
Jacksonville, FL 32222  
Store Manager: Dave Lawson  
904-317-5755

CIRCLE K ARGYLE # 1  
116 OAKLEAF VILLAGE PKWY  
JACKSONVILLE FL 32222  
XXXXXXXXXX2001

06/11/2024 6:02:03 PM  
Register: 3 Trans #: 3093 Op ID: 12  
Your cashier: ANNA



0128 6BP 065 704

12 PK TRULY SELTZER PART	\$19.99	1X
Subtotal =	\$19.99	
Tax =	\$1.50	
Total =	\$21.49	
Change Due =	\$0.00	

MICH ULTRA 24PK	29.99	T
Order Total	29.99	
Sales Tax	2.25	
Grand Total	32.24	
Debit	Payment	32.24
Change		0.00

Credit \$21.49

Receipt ID: 0128 6BP 065 704

XXXXXXXXXXXX6640 Visa  
INVOICE: 009465  
AUTH 011559

PRESTO!  
Trace #: 060732  
Reference #: 0641067997  
Acct #: XXXXXXXXXXXX5614  
Debit Purchase FROM CHECKING  
Amount: \$32.24  
Auth #: 000000

POS Purchase/Capture  
Site #: 000000009904863  
Shift Number 1  
Sequence Number 12366  
Chip Read  
VISA CREDIT  
Mode: Issuer  
AID: A0000000031010  
TVR: 800008000  
IAD: 06011203A0A000  
TSI: 6800  
ARC: 00  
APPROVED 011559

DEBIT CARD	PURCHASE
A000000980840	US DEBIT
Entry Method:	Chip Read
Mode:	Issuer-PIN Verified

Cashier Confirmed - Age Over 21

Your cashier was Lourdes

05/11/2024 18:00 S0128 R106 5704 C0241

THANK YOU

Join the Publix family!  
Apply today at [apply.publix.jobs](http://apply.publix.jobs).  
We're an equal opportunity employer.

Publix Super Markets, Inc.

**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice**

Invoice #: 2349  
Invoice Date: 7/2/24  
Due Date: 7/2/24  
Case:  
P.O. Number:

**Bill To:**

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

Description	Hours/Qty	Rate	Amount
Facility Event Staff through June 29, 2024 2,300, 369, 103	35.75	25.00	893.75
<b>Total</b>			<b>\$893.75</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$893.75</b>

**RECEIVED**  
JUL 02 2024  
BY: \_\_\_\_\_

7/2/24  
CW

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

**Middle Village CDD**

**Facility Event Staff Service Hours**

<b><u>Quantity</u></b>	<b><u>Description</u></b>	<b><u>Rate</u></b>	<b><u>Amount</u></b>
35.75	Facility Event Staff	\$ 25.00	\$ 893.75

Covers Period End: June 29, 2024

Amenities Revenue # 2.300.369.103



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

# Invoice

**Invoice #:** 2350  
**Invoice Date:** 7/8/24  
**Due Date:** 7/8/24  
**Case:**  
**P.O. Number:**

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

Description	Hours/Qty	Rate	Amount
2.330.572.34300- Hobby Lobby 7/1/24		46.71	46.71
2.330.572.34300- Walmart 6/25/24		91.38	91.38
2.330.572.34300- Slice Pizza 6/21/24		115.10	115.10

**RECEIVED**  
JUL 08 2024  
BY: \_\_\_\_\_

<b>Total</b>	<b>\$253.19</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$253.19</b>

# PERSONAL REIMBURSEMENT

Out-of-Pocket

**NAME:** Andy Fletcher

**MONTH:**

7.3.24

DATE	DESCRIPTION	DISTRICT	AMOUNT	
7.1.24	Hobby Lobby	MV	\$46.71	2.330.572.34300
6.25.24	WalMart	MV	\$91.38	2.330.572.34300
6.21.24	Slice Pizza	MV	\$115.10	2.330.572.34300
		MV		2.330.572.34300
		MV		2.330.572.34300
		MV		2.330.572.34300
		MV		2.330.572.34300
		MV		
<b>TOTAL</b>			<b>\$ 253.19</b>	

\* Winning Concepts Voided Check, already paid by Andy Fletcher

18

Sllice - Oakleaf  
9725 crosshill blvd #.  
jacksonville, FL 32005  
904 619-9132  
www.Sliceoakleaf.com

Server: Jordan G  
Check #16  
Guest Count: 1  
Ordered: 6/1

8 18" Cheese \$95.10  
Subtotal \$95.92  
Tip \$19.10  
Total \$115.10

Credit Card Contactless  
Visa XXXXXXXX0340

Transaction Type Sale  
Authorization Approved  
Approval Code 021616  
Payment ID ntHqPM7jyfxk  
Application ID 4000000031010  
Application Label VISA CREDIT  
Card Reader BBPG3

VISA CARDHOLDER

Powered by Toast  
Follow us @sliceoakleaf

Feedback @ survey.walmart.com  
ID #: 7TM4LS10M9CG



WM Supercenter  
4-278-1836 Mgr. NATHANIEL  
1505 COUNTY ROAD 220  
ORANGE PARK FL 32003  
20 OP# 009037 TE# 37 TR# 03843

# ITEMS SOLD 13  
# 0981 2197 4006 1720 9248



3 THE 041420020280 F 1.24 X  
JE 052000121780 F 6.98 X  
JE 052000121780 F 6.98 X  
JE 052000121780 F 6.98 X  
JE 052000121780 F 6.98 X  
AS FP 052000121960 F 6.98 X  
AS FP 052000121960 F 6.98 X  
AS FP 052000121960 F 6.98 X  
AS FP 052000121960 F 6.98 X  
AS ORG 052000129370 F 6.98 X  
AS ORG 052000129370 F 6.98 X  
AS ORG 052000129370 F 6.98 X  
AS ORG 052000129370 F 6.98 X

SUBTOTAL 85.00  
TAX1 7.5000 % 6.38  
TOTAL 91.38  
VISA TEND 91.38  
CHANGE DUE 0.00

CREDIT- 6346 I 2 APPR#025333  
.38 TOTAL PURCHASE  
417700180158  
ID - 464177728712473  
ATION - G8JL  
NT SERVICE - E  
0000000031010  
NAL # 22680854  
Signature Required  
06/25/24 16:14:31



Get free delivery  
from this store  
with Walmart+

Scan for 30-day free trial.

Low prices You Can Trust. Every Day.  
06/25/24 16:14:37

# HOBBY LOBBY

Super Savings, Super Selection!

9515 Crosshill Blvd, Suite #10  
Jacksonville, FL 32222  
Hobby Lobby Store #1014 (904) 908-0395

S-1014 R-2 T-7952 ISAAIAH M SALE  
108200000 Wearable Art 17.94  
30 % Off (4.27-1.28)  
6 @ 2.99 ea  
108200000 Wearable Art 4.54  
30 % Off (6.49-1.95)  
105100000 Paper Crafts 20.97  
3 @ 6.99 ea

SUBTOTAL 43.45  
TAX TOTAL 3.26  
TOTAL 46.71

CASH 50.00  
CHANGE DUE 3.29

Number of Items Purchased: 10

Total savings: 9.63

Thank You. Please come again.  
Become a fan on Facebook.  
Sign up today for our Hobby Lobby App

Visit our website at [www.hobbylobby.com](http://www.hobbylobby.com)



1014002079520701241

7/1/24 12:48 PM

## RETURN POLICY

Hobby Lobby values customer satisfaction,  
with or without the receipt.

### WITH ORIGINAL SALES RECEIPT:

Within 60 days of purchase, we will gladly exchange the merchandise, give a store credit, or issue a refund based on the original method of payment. There will be a wait of 10 calendar days on check purchases, or merchandise credit can be issued.\*

### WITHOUT ORIGINAL SALES RECEIPT:

You may exchange the merchandise or be issued a merchandise credit based on the lowest selling price in the last 60 days. Valid ID is required.

\*Returns or exchanges of Cricut® Machines, HeatPress/Milton Machines and Sewing Machines (except Singer Stitch Quick) are prohibited unless customer presents original receipt and products are in new, unopened condition.

Warranty claims must be submitted to manufacturer.

We reserve the right to limit or refuse to accept the return of certain products and non-receipted items.

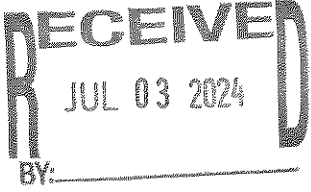



**Governmental Management Services, LLC**  
1001 Bradford Way  
Kingston, TN 37763

# Invoice

Invoice #: 2343  
Invoice Date: 7/1/24  
Due Date: 7/1/24  
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 - July 2024		7,047.00	7,047.00
   7-3-24			

<b>Total</b>	\$7,047.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$7,047.00

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

# Invoice

Invoice #: 2344  
Invoice Date: 7/1/24  
Due Date: 7/1/24  
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 -July 2024		20,991.42	20,991.42

**RECEIVED**  
JUL 03 2024  
BY: \_\_\_\_\_

*Jerry Lambert*  
7-3-24

<b>Total</b>	\$20,991.42
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$20,991.42

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

# Invoice

**Invoice #:** 2351  
**Invoice Date:** 7/8/24  
**Due Date:** 7/8/24  
**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 7/3/24		1,228.50	1,228.50
<b>Total</b>			<b>\$1,228.50</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$1,228.50</b>

**RECEIVED**  
JUL 08 2024  
BY \_\_\_\_\_

# *Middle Village CDD*

## Breakdown of Revenues

7.3.24

Deposit Date	Lessons	GMS 90%	Middle Village CDD 10%
7.3.24	\$ 1,365.00	\$ 1,228.50	\$ 136.50
<b>Subtotal</b>	<b>\$ 1,365.00</b>	<b>\$ 1,228.50</b>	<b>\$ 136.50</b>

Date	Ball/Racquet/Machine Rentals	GMS 20%	Middle Village CDD 80%
		\$ -	\$ -
<b>Subtotal</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>


Date	Miscellaneous	GMS 50%	Middle Village CDD 50%
7.3.24		\$ -	\$ -
<b>Subtotal</b>		<b>\$ -</b>	<b>\$ -</b>

Date	League Fees Fundraiser	GMS 0%	Middle Village CDD 100%
7.3.24			\$ -
<b>Subtotal</b>	<b>\$0</b>	<b>\$0</b>	<b>\$ -</b>

<b>Total Revenues</b>	<b>\$ 1,365.00</b>	<b>\$ 1,228.50</b>	<b>\$ 136.50</b>
-----------------------	--------------------	--------------------	------------------

MAKE CHECK PAYABLE TO:

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD

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



CARD NUMBER                      EXP. DATE  
SIGNATURE                              AMOUNT PAID

ADDRESSEE

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

ACCOUNT NUMBER	DATE	BALANCE
711194	7/1/2024	\$1,594.00

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

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

0000000027159001000000019375300000015940096

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 7/11/2024

Invoice 193753B

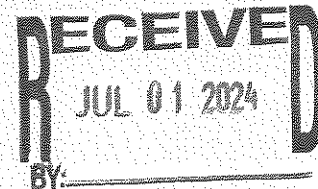
PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
7/1/2024	Water Management - Monthly		\$1594.00	\$0.00	\$1594.00

Code to:

2-320-572-4680

Please remit payment for this month's invoice.



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



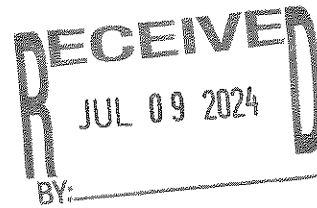
**From:** Oakleaf Venues [venuerentals@oakleafresidents.com](mailto:venuerentals@oakleafresidents.com)  
**Subject:** MVCDD refund of deposit request - MANAN PATEL - NR  
**Date:** July 9, 2024 at 8:45 PM  
**To:** Todd Polvere [tpolvere@gmsnf.com](mailto:tpolvere@gmsnf.com), Oksana Kuzmuk [okuzmuk@gmsnf.com](mailto:okuzmuk@gmsnf.com)  
**Cc:** Marilee Giles [mgiles@gmsnf.com](mailto:mgiles@gmsnf.com), Alison Mossing [amossing@gmstnn.com](mailto:amossing@gmstnn.com)



Good evening, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
  - LOCATION – GRAND BANQUET (FRIDAY) 12:00 P.M. to 12:00 A.M.
  - DATE OF VENUE – JULY 5, 2024
  - RESIDENT – MANAN PATEL
  - ADDRESS – 4023 EAGLE LANDING PARKWAY, ORANGE PARK, FL 32065
  - AMOUNT OF REFUND - \$500.00
  - BOOKING FEE/DEPOSIT was via VISA (3802):
    - **GRAND BANQUET:**
    - DATED: 5/13/24
    - SEQ #: 6
    - BATCH #: 999
    - INVOICE#: 6
    - APPROVAL CODE: 75309D
    - AMOUNT: \$500.00



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

Thank you.

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

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

Governmental Management Services

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

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

sender immediately by telephone to obtain instructions as to whether information in this email and/or attachment(s) is confidential and privileged or protected from disclosure under applicable law.

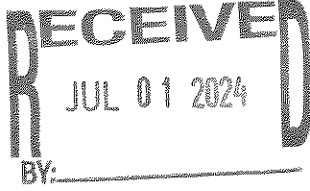


**From:** Oakleaf Venues [venuerentals@oakleafresidents.com](mailto:venuerentals@oakleafresidents.com)  
**Subject:** MVCDD refund of deposit request - NEEMY MICHEL  
**Date:** July 1, 2024 at 7:55 PM  
**To:** Todd Polvere [tpolvere@gmsnf.com](mailto:tpolvere@gmsnf.com), Oksana Kuzmuk [okuzmuk@gmsnf.com](mailto:okuzmuk@gmsnf.com)  
**Cc:** Marilee Giles [mgiles@gmsnf.com](mailto:mgiles@gmsnf.com), Alison Mossing [amossing@gmstnn.com](mailto:amossing@gmstnn.com)

Good evening, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
  - LOCATION – GRAND BANQUET (SATURDAY) 3:00 P.M. to 11:00 P.M.
  - DATE OF VENUE – JUNE 29, 2024
  - RESIDENT – NEEMY MICHEL
  - ADDRESS – 3849 SPLENDID OAKS COURT, ORANGE PARK, FL 32065
  - AMOUNT OF REFUND - \$500.00
  - BOOKING FEE/DEPOSIT was via VISA (2263):
    - **GRAND BANQUET:**
    - DATED: 4/29/24
    - SEQ #: 7
    - BATCH #: 985
    - INVOICE#: 7
    - APPROVAL CODE: 090295
    - AMOUNT: \$500.00



PAYMENT DATE	SETTLEMENT DATE	EVENT DATE	DESCRIPTION	HOURS	AMOUNT	ELEC.	CHECK/CASH	CREDIT CARD
04/29/24	04/29/24	06/29/24	NEEMY NICHEL - GB DEPOSIT	DEPOSIT	\$ 500.00	2263		VISA-090295

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

Thank you.

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

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

Governmental Management Services

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

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



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

# Invoice

Date 7/1/2024

Invoice # 131295622447

Terms	Net 20
Due Date	7/21/2024
PO #	

<b>Bill To</b> Oakleaf Plantation Middle Village 475 West Town Place Ste 114 St Augustine FL 32092	<b>Ship To</b> 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

**RECEIVED**  
JUN 18 2024  
BY: \_\_\_\_\_

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

OUR REMITTANCE ADDRESS HAS CHANGED!!

**Remittance Slip**

**Customer**  
13OAK101  
**Invoice #**  
131295622447

**Amount Due** \$4,039.30

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

**Make Checks Payable To**  
Poolsure  
1707 Townhurst Dr  
Houston, TX 77043-2810



131295622447

**Riverside Management Services, Inc**  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092

# Invoice

**Invoice #:** 347  
**Invoice Date:** 7/1/2024  
**Due Date:** 7/1/2024  
**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 - July 2024		4,058.33	4,058.33

**RECEIVED**  
JUL 03 2024  
BY: \_\_\_\_\_

*Jerry Lambert*  
7-3-24

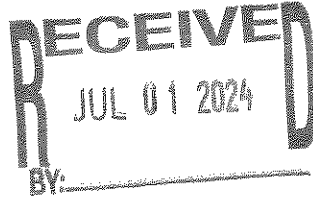
<b>Total</b>	<b>\$4,058.33</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$4,058.33</b>



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

# INVOICE

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



**INVOICE #** 10197  
**DATE** 07/01/2024  
**DUE DATE** 07/31/2024  
**TERMS** End of the month

**SERVICE MONTH**  
 July

ACTIVITY	QTY	RATE	AMOUNT
<b>APPROVED</b>	326	27.20	8,867.20T
	<b>Code to:</b>		
<b>Middle Village Security</b>			
<b>2-320-572-345</b>			
SUBTOTAL			8,867.20
TAX			0.00
TOTAL			8,867.20
BALANCE DUE			<b>\$8,867.20</b>

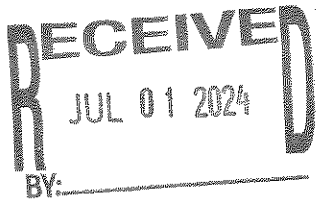


**From:** Oakleaf Venues [venuerentals@oakleafresidents.com](mailto:venuerentals@oakleafresidents.com)  
**Subject:** MVCDD refund of deposit request - STEPHANIE GARY  
**Date:** July 1, 2024 at 7:50 PM  
**To:** Todd Polvere [tpolvere@gmsnf.com](mailto:tpolvere@gmsnf.com), Oksana Kuzmuk [okuzmuk@gmsnf.com](mailto:okuzmuk@gmsnf.com)  
**Cc:** Marilee Giles [mgiles@gmsnf.com](mailto:mgiles@gmsnf.com), Alison Mossing [amossing@gmstrn.com](mailto:amossing@gmstrn.com)

Good evening, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
  - LOCATION – PO PATIO (SUNDAY) 3:30 P.M. to 7:30 P.M.
  - DATE OF VENUE – JUNE 30, 2024
  - RESIDENT – STEPHANIE GARY
  - ADDRESS – 4190 PLANTATION OAKS BLVD #942, ORANGE PARK, FL 32065
  - AMOUNT OF REFUND - \$100.00
  - BOOKING FEE/DEPOSIT was via VISA(3351):
    - DATED: 6/17/24
    - SEQ#: 15
    - BATCH#: 1031
    - INVOICE#: 17
    - APPROVAL CODE: 053618
    - AMOUNT: \$100.00



PAYMENT DATE	SETTLEMENT DATE	EVENT DATE	DESCRIPTION	HOURS	AMOUNT	ELEC.	CHECK/CASH	CREDIT CARD
06/17/24	06/17/24	06/30/24	STEPHANIE GARY - PO PATIO DEPOSIT	DEPOSIT	\$ 100.00	3351		VISA-053618

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

Thank you.

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

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

Governmental Management Services

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

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



# Invoice

Invoice #: 15738

Date: 05/01/24

Customer PO:

DUE DATE: 05/31/2024

**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
#14274 - Standard Maintenance Contract 2024 May 2024 Work order #1846 Zach	\$43,770.21

**Invoice Notes:**

Thank you for your business!

**AMOUNT DUE THIS INVOICE**      **\$43,770.21**

Please See Our  
Updated Remittance  
Information

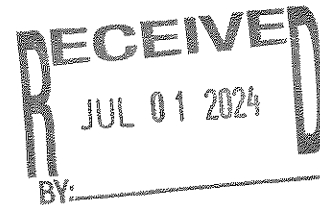
**Remit to Address:**  
VerdeGo Landscape  
PO Box 200341  
Dallas, TX 75320-0341

**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**







# Invoice

Invoice #: 16703

Date: 07/01/24

Customer PO:

DUE DATE: 07/31/2024

## 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 July 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

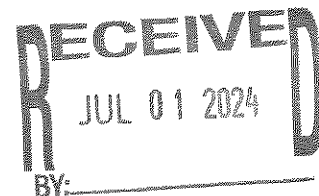
**Remit to Address:**  
VerdeGo Landscape  
PO Box 200341  
Dallas, TX 75320-0341

**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**



**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice**

Invoice #: 2348

Invoice Date: 6/26/24

Due Date: 6/26/24

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 6/25/24		1,724.40	1,724.40
		<b>Total</b>	\$1,724.40
		<b>Payments/Credits</b>	\$0.00
		<b>Balance Due</b>	\$1,724.40

**RECEIVED**  
JUN 26 2024  
BY: \_\_\_\_\_

# *Middle Village CDD*

## Breakdown of Revenues

6.25.24

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

6.25.24	\$ 1,916.00	\$ 1,724.40	\$ 191.60
---------	-------------	-------------	-----------

<b>Subtotal</b>	\$ 1,916.00	\$ 1,724.40	\$ 191.60
-----------------	-------------	-------------	-----------

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

		\$ -	\$ -
--	--	------	------

<b>Subtotal</b>	\$ -	\$ -	\$ -
-----------------	------	------	------

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

6.25.24		\$ -	\$ -
---------	--	------	------

<b>Subtotal</b>		\$ -	\$ -
-----------------	--	------	------

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

6.25.24			\$ -
---------	--	--	------

<b>Subtotal</b>	\$0	\$0	\$ -
-----------------	-----	-----	------

<b>Total Revenues</b>	\$ 1,916.00	\$ 1,724.40	\$ 191.60
-----------------------	-------------	-------------	-----------

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/16/24	00073	6/18/24	945580	202406	600	53800	64000		MAX ROLL-SHIPING ERC WIPING PRODUCTS	*	705.00	705.00	000695
7/16/24	00009	6/24/24	2341	202405	600	53800	64000		MAY REPAIR & REPLACEMENTS GOVERNMENTAL MANAGEMENT SERVICES	*	9,208.03	9,208.03	000696
7/16/24	00009	6/24/24	2346	202406	600	53800	64000		JUN MAINTENANCE SUPPLIES GOVERNMENTAL MANAGEMENT SERVICES	*	7,489.71	7,489.71	000697
7/16/24	00078	6/24/24	3401	202406	600	53800	64000		RPR GOLF CART INDUSTRIAL CIRCLE ESCORT LLC	*	533.36	533.36	000698
7/16/24	00006	6/24/24	346	202406	600	53800	64000		SLIDE PROJECT RIVERSIDE MANAGEMENT SERVICES, INC	*	6,000.00	6,000.00	000699
7/16/24	00050	6/25/24	16543	202406	600	53800	64000		CONTROLLER WHITFIELD VERDEGO LLC	*	753.50	753.50	000700
7/16/24	00050	6/29/24	16622	202406	600	53800	64000		OVP FENCELINE DEAD TREES VERDEGO LLC	*	1,372.00	1,372.00	000701
TOTAL FOR BANK C											26,061.60		
TOTAL FOR REGISTER											26,061.60		

MVIL MIDDLE VILLAGE OKUZMUK



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
945580	1
6/18/2024	

**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
875167	MIDDLE BRANCH	SAIA EXCEPTION	NET 30	SHOPPING CART

Item	Description	U/M	Order	Ship	B/O	Net Price	Extended
EW3000MAX	MAX ROLL	CSE	10	10		57.5000	575.00
	Tracking/Pro #: 105935977232						
	***** * **PLEASE PAY WITHIN TERMS** * * WE ACCEPT ALL MAJOR CREDIT CARDS * * VISA - MASTERCARD - DISCOVER * * AMERICAN EXPRESS * * PLEASE CALL 781-593-4000 TO PAY * * -WE ALSO ACCEPT ACH/ WIRE PAMENTS * * NEW REMITTANCE EMAIL ADDRESSES EFFECTIVE 6/2024 * * ACCOUNTSRECEIVABLE@ERCWIPE.COM * *****						
<div style="position: relative; width: 100%; height: 100%;"> <div style="position: absolute; top: 10%; left: 10%; font-size: 2em; opacity: 0.5;">RECEIVED</div> <div style="position: absolute; top: 15%; left: 15%;">JUL 01 2024</div> <div style="position: absolute; top: 45%; left: 10%;">BY: _____</div> </div> <p><b>Code to:</b></p> <p><b>Middle Village Repair and Replacements</b></p> <p><b>34-600-538-64000</b></p> <p><b>RAGS • TOWELS • PAPER WIPERS</b></p> <p><i>Thank You For Your Business</i></p>							

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

AT	Sub Total:	575.00
	Sales Tax:	.00
DUE DATE: 7/18/2024	Shipping:	130.00
Please Remit To: 19 Bennett St Lynn MA 01905	Deposits:	.00
	<b>Balance:</b>	<b>705.00</b>

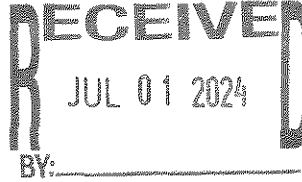


**Governmental Management Services, LLC**  
 1001 Bradford Way  
 Kingston, TN 37763

# Invoice

Invoice #: 2341  
 Invoice Date: 6/24/24  
 Due Date: 6/24/24  
 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 Maintenance May 1 - May 31, 2024		27,673.06	27,673.06
<b>Code to:</b>			
<del>Middle Village Facility Maintenance</del>			
<del>2.320.572.466 - (\$4,785.67)</del>			
<del>Middle Village Facility Maint. Contingency</del>			
<del>2.330.572.622 - (\$369.01)</del>			
<del>Middle Village Common Area Maint</del>			
<del>2.320.572.46500 - (\$5,785.67)</del>			
<del>Middle Village Lighting repairs</del>			
<del>2.320.572.??? - (\$777.34)</del>			
<del>Middle Village Tennis Court Maint.</del>			
<del>2.330.572.344 - (\$6,477.34)</del>			
<b>Middle Village Repair and Replacements</b>			
<b>34.600.538.64000 - (\$9,208.03)</b>			

<b>Total</b>	<b>\$27,673.06</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$27,673.06</b>

*\$9,208.03*

**MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
MAINTENANCE BILLABLE HOURS  
FOR THE MONTH OF MAY 2024**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/1/24	4	T.C.	Poured concrete slab for bike rack, picked up supplies
5/1/24	7	B.G.	Installed bike rack fasteners anchor bolts at basketball courts, back of fitness center applying cement for slab to install new bike rack, entry gates at the event center repositioning dead bolt latch and level strike plate
5/1/24	4.01	E.W.	Removed debris from all common areas
5/1/24	6.07	J.S.	Additional court maintenance
5/1/24	3.22	J.M.	Additional court maintenance
5/2/24	8	T.C.	Pressure washed gazebo on promenade, picked up supplies
5/2/24	8	B.G.	Disassembling a fitness machine at the fitness center, moved part to a designated area, removed toilet to unclog at the fitness center
5/2/24	8	A.J.	Pressure washed gazebo at lake front
5/2/24	4.02	E.W.	Removed debris from all common areas
5/2/24	5	J.S.	Additional court maintenance
5/2/24	2.98	J.M.	Additional court maintenance
5/3/24	2	A.J.	Removed debris from garbage area
5/3/24	2.27	E.W.	Removed debris from all common areas
5/3/24	3.12	J.S.	Additional court maintenance
5/3/24	4.03	J.M.	Additional court maintenance
5/4/24	6.85	J.S.	Additional court maintenance
5/4/24	2.85	J.M.	Additional court maintenance
5/6/24	2	T.C.	Tennis paver project, packing and leveling dirt, picked up supplies
5/6/24	4	B.G.	Tennis court raking to level and prepare for pavers
5/6/24	5	A.J.	Smooth area near tennis court
5/6/24	3.86	C.W.	Made lines for tennis and cleared debris, moved old wood from shop to wood poles and disposed rotten wood
5/6/24	3.97	E.W.	Removed debris from all common areas
5/6/24	3.1	J.S.	Additional court maintenance
5/6/24	3.8	J.M.	Additional court maintenance
5/7/24	4	T.C.	Put out rock around bicycle rack area
5/7/24	4	B.G.	In back of fitness center making two cement slabs for garbage bins
5/7/24	3	A.J.	Remount bike rack, get forms ready for trash cans
5/7/24	7.83	C.W.	Moved rocks from truck to fitness center, set concrete slab closest to basketball court, moved bushes and roots, set concrete
5/7/24	3.87	E.W.	Removed debris from all common areas
5/7/24	5.37	J.S.	Additional court maintenance
5/7/24	3	J.M.	Additional court maintenance
5/8/24	8	T.C.	Worked on tennis court paver project moving rock, picked up supplies
5/8/24	8	B.G.	Took gates and handrails in the back of event center stripping old paint with wire brush prepping for paint, transporting cement block and gravel from maintenance shop to tennis court
5/8/24	7.48	J.K.	Moved gravel and sand to even out bricks
5/8/24	7.72	A.J.	Prepping rails for paint, worked on tennis patio
5/8/24	7.48	C.W.	Moved gravel to fill low spots and laid down bricks, dug out roots that were in the way
5/8/24	4	E.W.	Removed debris from all common areas
5/8/24	2.93	J.S.	Additional court maintenance
5/8/24	3.08	J.M.	Additional court maintenance
5/9/24	8	T.C.	Worked on tennis court paver project moving rock
5/9/24	5	B.G.	Worked on tennis court laying gravel
5/9/24	7.62	A.J.	Work on blocks at tennis courts
5/9/24	7.32	C.W.	Moved gravel and sand from driveway to tennis courts, spread gravel and dumped sand, moved bricks
5/9/24	4	E.W.	Removed debris from all common areas
5/9/24	5.22	J.S.	Additional court maintenance
5/9/24	3.27	J.M.	Additional court maintenance
5/10/24	2	T.C.	Painted handrails around grand banquet room
5/10/24	8	B.G.	Painting the railing on back of grand banquet
5/10/24	7.5	A.J.	Block work at tennis courts, cleaned shop

**MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
MAINTENANCE BILLABLE HOURS  
FOR THE MONTH OF MAY 2024**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/10/24	4.18	C.W.	Spreading out sand, cleaned shop, swept building
5/10/24	3.9	E.W.	Removed debris from all common areas
5/10/24	1.05	J.M.	Additional court maintenance
5/11/24	2.75	J.M.	Additional court maintenance
5/13/24	8	T.C.	Set up CDD meeting, worked on tennis paver project
5/13/24	7.7	A.J.	Tennis court patio prep
5/13/24	7.78	C.W.	Finished moving sand, prep and paint hand rails at grand banquet
5/13/24	4	E.W.	Removed debris from all common areas
5/13/24	1	J.M.	Additional court maintenance
5/14/24	8	T.C.	Pressure washed tennis building, painted rails along grand banquet
5/14/24	7.75	J.K.	Painted rails at grand banquet, pressure washed tennis building
5/14/24	4.5	A.J.	Pressure washed tennis field house
5/14/24	3.6	C.W.	Painted hand rails at grand banquet
5/14/24	4.04	E.W.	Removed debris from all common areas
5/14/24	3	J.M.	Additional court maintenance
5/15/24	8	T.C.	Pressure washed tennis building, paint rails around grand banquet, move pavers from parking lot to tennis, picked up supplies
5/15/24	7.65	A.J.	Pressure washed tennis field house
5/15/24	8.02	C.W.	Scrapped and painted four in one on rails
5/15/24	4.03	E.W.	Removed debris from all common areas
5/15/24	1.18	J.M.	Additional court maintenance
5/16/24	8	T.C.	Pressure washed tennis area, moved pavers
5/16/24	7.58	A.J.	Pressure washed roof on tennis court field house
5/16/24	7.5	C.W.	Cleaned paint chips, moved bricks from parking lot to tennis
5/16/24	3	E.W.	Removed debris from all common areas
5/16/24	2.98	J.M.	Additional court maintenance
5/17/24	8	T.C.	Pressure washed tennis walkway columns, moved pavers, picked up supplies
5/17/24	7.78	A.J.	Pressure washed gazebo at grand lawn and pillars at tennis courts
5/17/24	2	C.W.	Moved bricks from parking lot to tennis
5/17/24	3.12	E.W.	Removed debris from all common areas
5/17/24	1.23	J.M.	Additional court maintenance
5/18/24	2.98	J.M.	Additional court maintenance
5/20/24	8	T.C.	Loaded, hauled, unloaded sand for paver project, fixed toilet in Grand Banquet bathroom, changed GFI switch/outlet in tennis, picked up supplies
5/20/24	8	B.G.	Painting rails in back of grand banquet
5/20/24	3.25	J.K.	Replaced toilet pump in grand banquet women's restroom, replaced GFI in box under water fountain in tennis
5/20/24	8	A.J.	Finished pressure washing grand stand at tennis courts, pressure washed walkways to tennis field house
5/20/24	6	C.W.	Moved the rest of the bricks, unloaded sand off trailer and stock on pallet, moved pallets from parking lot and shop to pallet stock in back, moved logs from tree removal and threw away
5/20/24	1.67	E.W.	Removed debris from all common areas
5/20/24	1.13	J.M.	Additional court maintenance
5/21/24	2	B.G.	Added sand to old paint cans to be properly discarded
5/21/24	8	A.J.	Pressure washed outside of garage at pool side
5/21/24	4	E.W.	Removed debris from all common areas
5/21/24	2.98	J.M.	Additional court maintenance
5/22/24	8	T.C.	Took down rope ladder at spray feature, put concrete to secure handrails at tennis courts, picked up supplies
5/22/24	8	B.G.	Replaced nets and ropes from swimming pool playground
5/22/24	7.63	J.K.	Took off side nets for drain access, took off rope bridge and prepped, cleaned splash pool, poured some quikcrete on fence rails on tennis
5/22/24	8	A.J.	Pressure wash pool deck
5/22/24	7.65	C.W.	Prepped splash pool and untied old strings, took off nets, sprayed chlorine under splash park, started tying string/ropes
5/22/24	4.02	E.W.	Removed debris from all common areas
5/22/24	1	J.M.	Additional court maintenance
5/23/24	4	T.C.	Exchanged old microwave for new in summer kitchen, put together rope ladder for pool
5/23/24	8	B.G.	Installing net at playground swimming pool



**MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
MAINTENANCE BILLABLE HOURS  
FOR THE MONTH OF MAY 2024**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/23/24	7.77	J.K.	Put rails on splash pool back, finished wrapping rope on stretch bars on splash pool, replaced rope bridge on splash pool
5/23/24	8	A.J.	Pressure wash pool deck
5/23/24	7.75	C.W.	Splash pool finished tying ropes around bar and stretched out rope bridge and smaller net and tied in, moved fridges to shop driveway
5/23/24	4	E.W.	Removed debris from all common areas
5/23/24	3.05	J.M.	Additional court maintenance
5/24/24	8	B.G.	Installing final rope to net at swimming pool and bridge slide rails, picked up parking lot debris, unload two fridges from trailer to kitchen, moved chlorine from truck to pool gate
5/24/24	8.13	J.K.	Finished putting together rope building on splash pool, removed debris from parking lot, unloaded and setup two fridges in club room, moved chlorine and folded up tarps, cleaned up shop
5/24/24	4	E.W.	Removed debris from all common areas
5/24/24	1.43	J.M.	Additional court maintenance
5/25/24	4.02	J.M.	Additional court maintenance
5/27/24	2.15	J.M.	Additional court maintenance
5/28/24	8	B.G.	Cleaned up shop, took all tennis clay from maintenance shop to landscaping yard, drill back a new hook on pool deck, applied cement on blocks at tennis courts
5/28/24	7.1	J.K.	Cleaned up shop, moved all clay for tennis from shop, put a hook on pool deck, unloaded concrete into shop
5/28/24	4.03	E.W.	Removed debris from all common areas
5/28/24	3.03	J.M.	Additional court maintenance
5/29/24	6	T.C.	Relevel pavers on pool deck, installed file rack at fitness center, picked up supplies
5/29/24	8	B.G.	Removed debris at parking lot, removed and reposition pavers throughout pool area
5/29/24	7.28	J.K.	Worked on pavers on pool deck, made concrete barrier to hold blocks at tennis in place, removed debris in parking lot
5/29/24	7.27	C.W.	Assisted with pavers on pool deck, removed debris from back parking lot, moved old fridge
5/29/24	4	E.W.	Removed debris from all common areas
5/29/24	1	J.M.	Additional court maintenance
5/30/24	8	T.C.	Relevelled pavers on pool deck, tennis paver project - busted sidewalk and removed concrete, picked up supplies
5/30/24	8	B.G.	Fixing pavers by pool removing concrete slabs by the tennis courts, removed debris in parking lot
5/30/24	7.35	C.W.	Finished pavers on pool deck, broke upside walk and moved debris to shop
5/30/24	3	E.W.	Removed debris from all common areas
5/30/24	3.18	J.M.	Additional court maintenance
5/31/24	5	T.C.	Mounted trash cans, worked on tennis paver project
5/31/24	8	B.G.	Moved two skids of pavers to empty pallets to have room to add cement to the brick block, spot paint some walls at the fitness center and kids room, installing hooks to the event hall gates
5/31/24	7.68	J.K.	Move pavers to finish barrier at tennis, took out trash can and moved it next to new form, touch up paint in fitness center, moving branched to back by shop, move paver base to tennis
5/31/24	7.65	A.J.	Installed trash can at grand lawn, hung shelf in fitness center, worked on lift
5/31/24	6.28	C.W.	Set concrete slab and removed previous slab, removed tree limb at tennis, pulled weeds at shop, removed debris
5/31/24	2.14	E.W.	Removed debris from all common areas
5/31/24	1.42	J.M.	Additional court maintenance

**TOTAL** 690.18

**MILES** 148

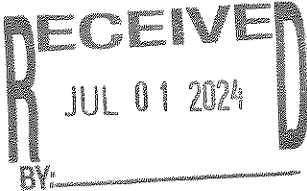
\*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

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

# Invoice

Invoice #: 2346  
Invoice Date: 6/24/24  
Due Date: 6/24/24  
Case:  
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Maintenance Supplies		7,489.71	7,489.71
			
<b>Code to:</b>			
<b>Middle Village Repair and Replacements</b>			
<b>34-600-538-64000</b>			
<b>Total</b>			<b>\$7,489.71</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$7,489.71</b>

**MAINTENANCE BILLABLE PURCHASES**

Period Ending 6/05/24

DISTRICT	DATE	SUPPLIES	PRICE	EMPLOYEE
MV MIDDLE VILLAGE OAKLEAF	5/6/24	2.5Qt All Purpose Mix Container	3.43	T.C.
	5/6/24	1Qt All Purpose Mix Container (2)	5.01	T.C.
	5/6/24	4x3/8" Shedless Knit 3pk	6.52	T.C.
	5/6/24	Dewalt Steel Tamper	31.61	T.C.
	5/6/24	3' Hand Pump with 6' Hose	20.11	T.C.
	5/7/24	Vigoro Mountain Granite Bags (6)	34.36	J.S.
	5/7/24	Vigoro Marble Bags (6)	44.64	J.S.
	5/7/24	L Utility Gloves	7.46	T.C.
	5/7/24	High Dex Gloves	7.46	T.C.
	5/7/24	1 Gallon Paint Stick 5pk	0.85	T.C.
	5/7/24	XL Funnel	4.00	T.C.
	5/7/24	16'x20' Gen Purpose Tarp (2)	113.34	T.C.
	5/7/24	12" Orange Safety Cones (5)	79.03	T.C.
	6/8/24	Concret 3 Cor Blocks (60)	287.04	J.S.
	6/8/24	1Qt All Purpose Mix Container (8)	20.08	T.C.
	6/8/24	BLK Nitrile Gloves 40pk	14.93	T.C.
	6/8/24	2" Flat Bask Brush (8)	36.62	T.C.
	6/8/24	2" Wire Cuf Brush (2)	9.82	T.C.
	6/8/24	4x3/8" Shedless Knit 6pk (2)	26.08	T.C.
	6/8/24	18ct Cotton Rags	11.48	T.C.
	6/8/24	Peican Liner (2)	10.97	T.C.
	5/8/24	Carbon Wire Brush 4x16 Rows (4)	32.11	T.C.
	5/9/24	Concret 3 Cor Blocks (70)	360.00	J.S.
	5/9/24	Pavers 16x16x2 (825)	3274.25	J.S.
	5/15/24	Cinder Blocks 7x16x4 3core	379.22	J.S.
	5/15/24	5/16x3/16x10 Poly Hose	1.70	T.C.
	5/15/24	1-1/2" Set Your Own Combo Lock 2pk	42.30	T.C.
	5/15/24	Microfiber Towel 12pk	7.46	T.C.
	5/15/24	Pro Microfiber Towel 8pk	7.46	T.C.
	5/16/24	HDX 1 Gal Sprayer	13.77	J.S.
	5/16/24	Degreaser 1 gal	16.08	J.S.
	5/16/24	3 Outfit Ext Cord Hangar	21.62	J.S.
	5/17/24	10 avg Stranded TNN Wire 25ft	9.51	J.S.
	5/17/24	4oz All Purpose Cement	5.60	J.S.
	5/17/24	Digital Multi Meter	57.49	J.S.
	5/17/24	Insulated Driver Set	26.74	J.S.
	5/17/24	3/8" Long Ball Socket SEA	14.94	J.S.
	5/17/24	3/8" Longball Socket MM	14.94	J.S.
	5/17/24	Wasp Spray (2)	13.80	J.S.
	5/17/24	Fireant Killer (3)	41.30	T.C.
	5/17/24	Wasp and Hornet Spectracide (3)	17.15	T.C.
	5/20/24	20A GFCI White	26.96	T.C.
	5/20/24	Gorilla Glue	4.59	T.C.
	5/22/24	Microwave	113.65	J.S.
	5/22/24	Maxblue 3" Tablets 5lb	57.47	J.S.
	5/23/24	3/8"x3" Stainless Hex Bolt (6)	63.89	J.S.
	5/23/24	3/8"x3-1/2" Stainless Hex Bolt (5pc)	14.66	J.S.
	5/23/24	3/8"x3-1/2" Stainless Hex Bolt (5pc) (3)	31.95	J.S.
	6/24/24	3/8"x2" Stainless Hex Bolt (5pc) (3)	24.32	J.S.
	5/24/24	3/8"x2-1/2" Stainless Hex Bolt (5pc) (3)	17.00	J.S.
	5/24/24	Permelex	9.18	J.S.
	5/24/24	3/8"x2 Stainless Hex Bolt (4)	7.64	J.S.
	5/24/24	Vissanni Upright Freezer	343.85	J.S.
	5/24/24	2yr Replacement	51.75	J.S.
	5/24/24	Vissanni Upright Fridge	515.20	J.S.
	5/28/24	Sakrete (24)	137.45	J.S.
	5/28/24	EZ Seal Sand (2)	82.03	J.S.
	5/28/24	Sakrete Paver Base (4)	24.29	J.S.
	5/29/24	BLK Nitrile Gloves 20pk	7.46	T.C.
	5/29/24	7.5" Crescent	9.76	T.C.
	5/29/24	Pro Kit 6' Pole/14" Scrubber	25.66	T.C.
	5/30/24	Industrial Scour Pad	4.61	T.C.
	5/30/24	Heavy Duty Sponges	2.00	T.C.
	5/30/24	Microfiber Towel 12 pk	7.46	T.C.
	5/30/24	Ryobi Med Bristle Nylon Brush	6.31	T.C.
	5/30/24	BLK Nitrile Gloves 20pk	7.46	T.C.
	5/30/24	Bar Keepers Polish	1.43	T.C.
	5/30/24	Lemon Comet	1.15	T.C.
	5/31/24	Ecobee Thermostat (2)	504.64	J.S.
	5/31/24	Gas for Equipment	75.00	T.C.
	6/3/24	All Purpose Cement	5.60	T.C.
	6/3/24	Stainfree Plumbers Putty	5.38	T.C.
	6/3/24	BLK Nitrile Gloves 20pk	7.46	T.C.
	6/3/24	26W Ver Univ LED (2)	34.43	T.C.
	6/3/24	Rod & Steel Bar Flat Alum (2)	9.04	T.C.
	6/3/24	Anchoring Cement	16.08	T.C.
	6/4/24	Vibratory Plate Compactor 14" Rental	117.65	T.C.

**TOTAL \$7,489.71**

# INVOICE

Industrial Circle Golf Cart Repair  
2761 Blanding Blvd  
Middleburg, FL 32068

industrialcircle@gmail.com  
(904) 237-8659  
www.industrialcirclegolfcartrepair.com

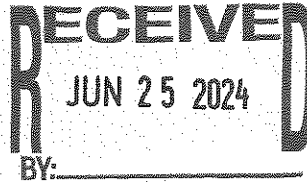


Oakleaf Plantation  
Bill to  
Oakleaf Plantation  
370 oakleaf village pwky  
orange park  
fl  
32065

Ship to  
Oakleaf Plantation  
370 oakleaf village pwky  
orange park, fl 32065

## Invoice details

Invoice no.: 3401  
Terms: Net 30  
Invoice date: 06/24/2024  
Due date: 07/24/2024



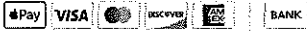
#	Date	Product or service	Description	Qty	Rate	Amount
1.	06/24/2024	Labor	Change body to correct body type fix all engine leaks install an actual box made for the cart fix top supports starter generator brackets replace carburetor replace fuel pump Repair Front End damage	5	\$95.00	\$475.00
2.	06/24/2024	Used Part	Used part no warranty. Body, carburetorUsed utility box (not mounting kit) top, bars	1	\$250.00	\$250.00
3.		special order Parts	Box mounting kit	1	\$88.00	\$88.00
4.		Fuel Filter 1/4	FUEL FILTER-1/4 INLINE MEDALIST TXT2159 Yamaha EzGo Club Car	1	\$6.95	\$6.95
5.		Golf cart Fuel Pump	Golf Cart Fuel Pump 371639979804	1	\$61.99	\$61.99
6.		BG Gasket kit W/seals	BG Gasket kit W/seals BG gasket kit	1	\$111.19	\$111.19
7.		Club Car DS / Precedent Oil Filter	Oil Filter, E-Z-Go RXV, Club Car OHV Engine Gas 92-13 EZGO ST4967	1	\$12.99	\$12.99
8.		Motor Oil	10W30 Motor Oil Oil	1.5	\$4.99	\$7.49
9.						

	<b>Bushing Kit, Leaf Spring, Club Car DS/Precedent</b>	Bushing Kit, Leaf Spring, Club Car DS/Precedent	SPN-0031	1	\$18.00	\$18.00
10.	06/24/2024	<b>Shop Supply</b>	Shop Supply fuel line, bolts and missing parts	1	\$35.12	\$35.12

Total

~~\$1,066.73~~

**Ways to pay**



\$533.36

Note to customer

Thank you for your business.

**Pay invoice**

**Code to: Split**

**Double Branch Repair and Replacements**

**2.320.57200.63100**

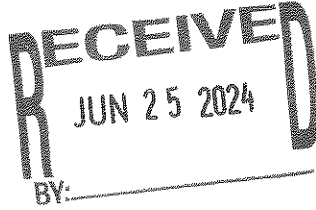
**Middle Village Repair and Replacements**

**34-600-538-64000**

**MIDDLE VILLAGE CDD**  
**RIVERSIDE MANAGEMENT SERVICES, INC.**  
**INVOICE DETAIL**

<u>Description</u>	<u>Amount</u>
Middle Village Slide Project: Labor included for fiberglass and gelcoat on slide	\$ 6,000.00

TOTAL DUE:	<u>\$ 6,000.00</u>
------------	--------------------



# Invoice

Invoice #: 16543

Date: 06/25/24

Customer PO:

DUE DATE: 07/25/2024

### 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

#16826 - New controller for Whitfield

Installed a new irrigation controller. Circuit board malfunctioned allowing power to pass through all the zone wires at the same time.

<i>Landscape Enhancement</i>				<i>\$753.50</i>
Hunter Pro c 12 (Material)	1.00	\$588.50	\$588.50	
Irrigation Labor (Labor)	3.00	\$55.00	\$165.00	

### Invoice Notes:

Thank you for your business!

**AMOUNT DUE THIS INVOICE**

**\$753.50**

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 Replacements

**34-600-538-64000**



# Invoice

Invoice #: 16622

Date: 06/29/24

Customer PO:

DUE DATE: 07/29/2024

### 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
#16778 - OVP fenceline dead trees, near Hamilton Glen				
Remove 1 dead Oak, and 2 larger limbs broken off from Large oak trees				
<i>Landscape Enhancement</i>				<i>\$1,372.00</i>
Disposal Fee (Other)	1.00	\$100.00	\$100.00	
Sub: Tree work (Sub)	1.00	\$1,272.00	\$1,272.00	

### Invoice Notes:

Thank you for your business!

**AMOUNT DUE THIS INVOICE**

**\$1,372.00**

Please See Our  
Updated Remittance  
Information

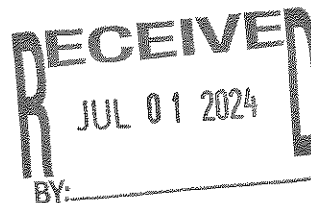
**Remit to Address:**  
VerdeGo Landscape  
PO Box 200341  
Dallas, TX 75320-0341

**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 Replacements

**34-600-538-64000**





*FOURTH ORDER OF BUSINESS*

# *Middle Village*

*Community Development District*

*Approved Budget  
FY 2025*

*Presented by:*



# Table of Contents

1	<u>General Fund</u>
2-3	<u>General Fund Narratives</u>
4	<u>Recreation Fund</u>
5-8	<u>Recreation Fund Narratives</u>
9	<u>Debt Service Fund Series 2022/2018</u>
10	<u>Amortization Schedule 2022</u>
11	<u>Amortization Schedule 2018</u>
12	<u>Capital Reserve Fund</u>
13	<u>Reserve Study Funding Plan</u>
14	<u>Exhibit A</u>
15	<u>Assessments</u>

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

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Approved Budget FY 2025
<b>REVENUES:</b>					
Special Assessments - On Roll	\$ 217,187	\$ 217,414	\$ -	\$ 217,414	\$ 222,749
Interest income	2,000	777	100	877	1,000
Carry Forward Surplus	-	-	-	-	-
<b>TOTAL REVENUES</b>	<b>\$ 219,187</b>	<b>\$ 218,190</b>	<b>\$ 100</b>	<b>\$ 218,290</b>	<b>\$ 223,749</b>
<b>EXPENDITURES:</b>					
<b>Administrative</b>					
Supervisors Fees	\$ 12,000	\$ 7,400	\$ 3,000	\$ 10,400	\$ 12,000
FICA Expense	918	-	230	230	918
Travel per Diem	200	577	100	677	200
Engineering	7,000	2,078	2,923	5,000	7,000
Trustee Fee	19,000	19,000	-	19,000	15,000
Dissemination Agent	3,710	2,783	927	3,710	3,933
Assessment Roll Administration	8,003	8,003	-	8,003	8,483
Attorney	50,000	20,528	29,472	50,000	50,000
Arbitrage Rebate	600	600	700	1,300	700
Annual Audit	6,600	6,500	-	6,500	6,600
Management Fees	68,741	51,556	17,185	68,741	72,865
Information Technology	2,703	2,027	676	2,703	2,865
Telephone	300	238	62	300	300
Postage	600	470	130	600	1,500
Printing	2,000	359	1,641	2,000	2,500
Insurance General Liability	13,621	12,826	-	12,826	14,109
Legal Advertising	2,500	334	2,166	2,500	2,500
Other Current Charges	150	63	87	150	150
Office Supplies	200	7	193	200	200
Website Maintenance	2,385	1,789	596	2,385	2,528
Dues, Licenses & Subscriptions	175	175	-	175	175
Capital Reserve Funding	17,781	17,781	-	17,781	19,222
<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 219,187</b>	<b>\$ 155,094</b>	<b>\$ 60,086</b>	<b>\$ 215,180</b>	<b>\$ 223,749</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 219,187</b>	<b>\$ 155,094</b>	<b>\$ 60,086</b>	<b>\$ 215,180</b>	<b>\$ 223,749</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 0</b>	<b>\$ 63,096</b>	<b>\$ (59,986)</b>	<b>\$ 3,110</b>	<b>\$ -</b>

**Middle Village**  
**Community Development District**  
**Budget Narrative General Fund**  
**Fiscal Year 2025**

**REVENUES**

**Special Assessments-Tax Roll**

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

**Interest**

The District earns interest on the monthly average collected balance for each of their investment accounts.

**Expenditures - Administrative**

**Supervisors Fees**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 12 meetings.

**FICA Taxes**

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

**Travel per Diem**

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

**Engineering**

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

**Trustee Fees**

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

**Dissemination Agent**

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

**Assessment Roll Administration**

GMS SF, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

**Attorney**

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

**Arbitrage Rebate**

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

**Annual Audit**

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

**Management Fees**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

**Information Technology**

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

**Telephone**

New internet and Wi-Fi service for Office.

**Postage**

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

**Middle Village**  
**Community Development District**  
**Budget Narrative General Fund**  
**Fiscal Year 2025**

**Expenditures - Administrative (continued)**

**Printing**

Copies used in the preparation of agenda packages, required mailings, and other special projects.

**Insurance General Liability**

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

**Legal Advertising**

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

**Other Current Charges**

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

**Office Supplies**

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

**Website Maintenance**

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

**Due, Licenses & Subscriptions**

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

**Reserve**

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

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

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Approved Budget FY 2025
<b>REVENUES:</b>					
Special Assessments - Tax Roll	\$ 1,975,385	\$ 1,977,446	\$ -	\$ 1,977,446	\$ 2,180,719
Interest Income	5,000	19,538	2,500	22,038	5,000
Miscellaneous Revenue	3,000	-	1,500	1,500	1,000
Amenities Revenue	100,000	106,911	15,000	121,911	100,000
Cost Share Revenue-South Village	33,063	36,022	-	36,022	36,022
<b>TOTAL REVENUES</b>	<b>\$ 2,116,448</b>	<b>\$ 2,139,917</b>	<b>\$ 19,000</b>	<b>\$ 2,158,917</b>	<b>\$ 2,322,741</b>
<b>EXPENDITURES:</b>					
<b>Administrative</b>					
Management Fees - On Site Staff	\$ 336,461	\$ 252,346	\$ 84,116	\$ 336,461	\$ 356,649
Insurance	84,897	87,100	-	87,100	96,279
Other Current Charges	6,000	4,697	1,303	6,000	6,000
Permit Fees	1,650	1,452	198	1,650	1,650
<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 429,008</b>	<b>\$ 345,594</b>	<b>\$ 85,617</b>	<b>\$ 431,211</b>	<b>\$ 460,578</b>
<b>Operations &amp; Maintenance</b>					
<b>Common Area Maintenance</b>					
Security	\$ 136,335	\$ 119,272	\$ 17,063	\$ 136,335	\$ 136,335
Security Clay County	44,627	29,996	14,631	44,627	47,304
Electric	20,000	10,899	9,101	20,000	20,000
Streetlighting	35,000	22,170	12,830	35,000	35,000
Irrigation Maintenance	5,000	9,781	2,500	12,281	5,000
Landscape Maintenance	524,770	386,500	138,269	524,770	557,230
Common Area Maintenance	70,000	51,542	18,458	70,000	80,000
Lake Maintenance	22,000	14,346	7,654	22,000	25,000
<b>TOTAL COMMON AREA MAINTENANCE</b>	<b>\$ 857,731</b>	<b>\$ 644,506</b>	<b>\$ 220,506</b>	<b>\$ 865,012</b>	<b>\$ 905,868</b>
<b>Recreation Facility</b>					
Amenity Staff	\$ 176,000	\$ 117,372	\$ 58,628	\$ 176,000	\$ 190,000
Janitorial	58,300	36,525	21,775	58,300	59,500
Telephone	12,000	11,830	170	12,000	18,000
Electric	75,000	36,476	38,524	75,000	75,000
Water / Sewer	40,000	32,432	7,568	40,000	45,000
Gas/Heat (Pool)	20,000	10,276	9,724	20,000	20,000
Refuse Service	35,000	33,358	1,642	35,000	35,000
Pool Maintenance & Chemicals	38,000	35,686	2,314	38,000	43,000
Cable	8,000	5,631	2,369	8,000	8,000
Special Events	5,000	4,657	343	5,000	10,000
Office Supplies and Equipment	1,500	454	1,046	1,500	1,500
Facility Maintenance - General	58,000	36,680	21,320	58,000	65,000
Facility Maintenance - Preventive Contracts	15,950	2,635	10,000	12,635	15,950
Facility Maintenance - Contingency	5,000	3,283	1,717	5,000	7,500
Elevator Maintenance	10,000	1,917	8,083	10,000	10,000
Recreation Passes	4,000	2,293	1,707	4,000	4,000
Lighting Repairs	10,000	5,911	4,089	10,000	12,000
Tennis Court Maintenance	62,000	61,450	550	62,000	65,725
Capital Reserve	195,959	195,959	-	195,959	271,120
<b>TOTAL RECREATION FACILITY</b>	<b>\$ 829,709</b>	<b>\$ 634,824</b>	<b>\$ 191,570</b>	<b>\$ 826,394</b>	<b>\$ 956,295</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 2,116,448</b>	<b>\$ 1,624,924</b>	<b>\$ 497,693</b>	<b>\$ 2,122,617</b>	<b>\$ 2,322,741</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ -</b>	<b>\$ 514,993</b>	<b>\$ (478,693)</b>	<b>\$ 36,300</b>	<b>\$ -</b>

**Middle Village**  
**Community Development District**  
**Budget Narrative Recreation Fund**  
**Fiscal Year 2025**

**REVENUES**

**Special Assessments-Tax Roll**

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

**Interest Income**

The District will have funds invested in a money market fund with Hancock Bank. The amount is based upon the estimated balance invested throughout the year.

**Miscellaneous Revenue**

Any Revenues not mentioned above.

**Amenities Revenue**

- Income received from resident/non-resident rental of Grand Banquet Room, Furniture and Grand Lawn.
- Income from proceeds from access cards.
- Income earned from the sales of vending items.
- Income received from the non-resident user fee for the Recreation Facility.
- Income received from tennis lessons, ball machine rental, and equipment repair.

**Cost Share Revenue-South Village**

The District has entered into a Cost Share Agreement with the South Village Community Development District to fund a portion of the Landscape Maintenance Cost of the District.

**Expenditures - Administrative**

**Management Fees - On Site Staff**

The District has contracted with Governmental Management Services, LLC ("GMS") for the supervision and on-site management of the District's amenities. The responsibilities include management of District maintenance contracts, scheduling special events, management of District employees, rental of facilities, scheduling of special events, resident inquiries and other maintenance related items. The District shares the cost of a community manager, aquatics director, fitness center/access director, rental coordinator and administrative assistant with the Double Branch Community Development District.

**Insurance**

The District's Property Insurance policy is with Florida Property Alliance (FPA). FPA specializes in providing insurance coverage to governmental agencies.

**Other Current Charges**

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

**Permit Fees**

Costs of various occupational licenses and pool permits.

<b>Description</b>	<b>Annual</b>
Competition Pool Permit	\$ 300
Lap Pool Permit	300
Spray Pool Permit	200
State Public Broadcast	850
<b>Total</b>	<b>\$ 1,650</b>

**Expenditures - Common Area Maintenance**

**Security**

The District will have a contract with Allied Universal Security, a security company to provide Athletic Center and Common area security services and a roving guard.

<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
Security Contract	\$ 10,833	\$ 130,000
Contingency/Extra Coverage	528	6,335
<b>Total</b>	<b>\$ 11,361</b>	<b>\$ 136,335</b>

**Security Clay County**

The District will contract with off-duty Clay County Officers 24 hours/week random patrols (cost split 50/50 with Double Branch).



**Middle Village**  
**Community Development District**  
**Budget Narrative Recreation Fund**  
**Fiscal Year 2025**

<b>Expenditures – Common Area Maintenance (continued)</b>
---

**Electric**

The cost of electricity provided by Clay Electric Cooperative, Inc. for signage lighting, entry feature lighting, landscape lighting, etc.

Account #	Description	Monthly	Annual
6082986	885 Misty Oak Drive	\$ 43	\$ 521
6144521	384 Oakleaf Plantation Blvd	108	1,299
6177042	726-1 Chestnut Chase Drive	55	658
6214282	707 Oak Leaf Plantation Pkwy	100	1,197
6411763	4222-1 Plantation Oaks Blvd	351	4,215
7131568	893-1 Cardinal Hills Street	43	519
7131600	508-1 Chestwood Chase Drive	44	533
7131634	3215-1 Live Oak Hollow Drive	46	555
7131642	1016-1 Oakleaf Plantation Parkway	45	535
7131691	1225-1 Deerview Lane	44	533
7138258	3786-1 Timberline Drive	44	531
7709488	711-1 Oak Leaf Plantation	74	890
7778707	4219-1 Planation Oaks Blvd	111	1,335
8339848	1097-1 Oakleaf Plantation U/G	52	621
8455321	713-1 Oakleaf Plantation Pkwy	59	708
8455347	573-2 Oakleaf Plantation Pkwy	141	1,694
	Contingency	305	3,654
	<b>Total</b>	<b>\$ 1,667</b>	<b>\$ 20,000</b>

**Streetlighting**

The cost of roadway lighting provided by Clay Electric Cooperative, Inc.:

Account #	Description	Monthly	Annual
6301196	Westside of Brannanfield	\$ 2,809	\$ 33,792
	Contingency	101	1,208
	<b>Total</b>	<b>\$ 2,910</b>	<b>\$ 35,000</b>

**Irrigation Maintenance**

Miscellaneous irrigation repairs and maintenance incurred by the district.

**Landscape Maintenance**

The District has contracted with Verdego to provide landscaping and irrigation maintenance services to all of the common areas within the District as well as the Amenity Center.

Description	Monthly	Annual
Landscape Contract	\$ 46,436	\$ 557,230

**Common Area Maintenance**

Represents the estimated day-to-day maintenance of the Districts common areas. Services include:

-Pressure washing of District fences, entrance signage and pillars, pool areas, tennis facilities, gazebos, amenity center, field house, parks, park equipment and sidewalks. The estimated annual amounts for these services are based upon contractor proposals.

The estimated cost for the following is based upon past history and current hourly rates:

- All common area easements and park litter clean up
- Storm sewer grate inspections and cleaning
- Removal of unauthorized signage and maintenance of community signage
- Traffic/car accident clean up
- Inspections and repairs to all park equipment such as playground, picnic tables and benches.
- Lake inspections and cleanup

**Lake Maintenance**

The District has contracted with The Lake Doctors to provide monthly water management services and annual carp as needed per the contract to the 13 lakes within the District. Contingency includes monthly lake inspections and clean-up of outfall structures and barriers.

Description	Monthly	Annual
Lake Maintenance Contract	\$ 1,917	\$ 23,000
Contingency	167	2,000
<b>Total</b>	<b>\$ 2,083</b>	<b>\$ 25,000</b>

**Middle Village**  
**Community Development District**  
**Budget Narrative Recreation Fund**  
**Fiscal Year 2025**

<b>Expenditures – Recreation Facility</b>
---

**Amenity Staff**

The District pays direct salaries for one front desk staff at the fitness center and to provide lifeguard services from District employees during pool operating season, Mid-March through October.

**Janitorial**

The District has contracted with Riverside Management Services, LLC to provide janitorial services and scheduled carpets cleanings to the District. Janitorial services are being provided seven days a week and carpets will be cleaned 9xs a year unless otherwise needed. Supplies will be purchased directly from ERC Wiping Products and Supplyworks.

Description	Monthly	Annual
Janitorial Contract	\$ 4,125	\$ 49,500
Contingency	167	2,000
Supplies	667	8,000
<b>Total</b>	<b>\$ 4,958</b>	<b>\$ 59,500</b>

**Telephone**

The Amenity Center currently pays AT&T for 2 phone lines. The amounts are based upon the following:

Description	Monthly	Annual
ATT Telephone Contract	\$ 1,200	\$ 14,400
Contingency	300	3,600
<b>Total</b>	<b>\$ 1,500</b>	<b>\$ 18,000</b>

**Electric**

Cost of electric billed to the District by Clay Electric for the Amenity Center.

Account #	Description	Monthly	Annual
6301188	845 Oakleaf Plantation Pkwy	\$ 3,500	\$ 42,000
8353831	853 Oakleaf Plantation Pkwy (Pool)	2,500	30,000
	Contingency	250	3,000
	<b>Total</b>	<b>\$ 6,250</b>	<b>\$ 75,000</b>

**Water/Sewer**

Cost of water and sewer service from JEA and Clay County Utility Authority for the Amenity Center.

Account #	Description	Monthly	Annual
94337379	845 Oakleaf Plantation - Water	\$ 414	\$ 4,968
94337379	845 Oakleaf Plantation - Sewer	790	9,480
514013067	845 Oakleaf Plantation - Pool	225	2,700
	<b>Total JEA</b>	<b>\$ 1,429</b>	<b>\$ 17,148</b>
A00011541	3214-1 Tower Oaks Drive Rec	\$ 1,175	\$ 14,100
A00013767	701-1 Turkey Point Drive Rec	29	348
A00013768	878-1 Songbird Drive Rec	31	372
A00013769	738-1 Chestwood Chase Drive	31	372
A00014209	3214-2 Tower Oaks Drive Rec	26	312
A00016729	1089 Oakleaf Plantation Pkwy	328	3,936
A00016730	1092 Oakleaf Plantation Pkwy	136	1,632
A00016858	3713-1 Chasing Falls Rd Rec/Irrig	26	306
A00016856	533-1 Southwood Way Irrig	37	442
A00016857	533-2 Southwood Way Rec/Irrig	86	1,032
	<b>Total CCUA</b>	<b>\$ 1,904</b>	<b>\$ 22,852</b>
	Contingency	417	5,000
	<b>Total Water/Sewer/Reclaim</b>	<b>\$ 3,750</b>	<b>\$ 45,000</b>

**Gas/Heat (Pool)**

Cost of gas to heat the pool water during wintertime. The District uses Wilford Propane Gas as a gas supplier.

**Refuse Service**

The District receives Refuse removal service from Southland Waste Service for the Amenity Center. Two dumpsters during busy summer months (June-Aug).

**Middle Village**  
**Community Development District**  
**Budget Narrative Recreation Fund**  
**Fiscal Year 2025**

<b>Expenditures – Recreation Facility (continued)</b>
---

**Pool Maintenance & Chemicals**

The District currently has a contract with Poolsure to supply chemicals and chemical feeders for the Amenity Center pools. The District is contracted with RMS for the cleaning, water testing, and treatment of the Amenity Center pools. During summer months, district employees will help with basic poolside cleaning such as brushing, skimming, and tile cleaning. Additionally, GMS staff handles the annual maintenance projects on the pool and deck features. The amount is based upon the following:

<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
Pool Maintenance/Chemicals	\$ 2,917	\$ 35,000
Contingency	667	8,000
<b>Total</b>	<b>\$ 3,583</b>	<b>\$ 43,000</b>

**Cable**

The District currently uses Comcast for cable services.

<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
Tennis	\$ 95	\$ 1,136
Fitness	572	6,864
<b>Total</b>	<b>\$ 667</b>	<b>\$ 8,000</b>

**Special Events**

Monthly events and organized functions the Amenity Center Director provide for all residents of Oakleaf Plantation.

**Office Supplies & Equipment**

Office supplies for the Amenity Center.

**Facility Maintenance-General**

Represents estimated cost for general maintenance throughout the District based upon historical cost.

**Facility Maintenance-Preventative Contracts**

Cost of routine repairs and maintenance.

**Facility Maintenance-Contingency**

Represents estimated amount based upon historical cost for fence repairs, graffiti clean-up, signage repairs, wall cap replacements and damaged park equipment.

**Elevator Maintenance**

The District has a contract with Coastal Elevator Service for the maintenance of the Amenity Center Elevator as well as the annual state inspection.

<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
Contract	\$ 725	\$ 8,700
Inspection	-	250
Contingency	88	1,050
<b>Total</b>	<b>\$ 813</b>	<b>\$ 10,000</b>

**Recreation Passes**

Entry cards are issued to all CDD residents for facility access. Recreation Passes include the cards, ribbon, cleaner, guest cards etc.

**Lighting Repairs**

Represents costs for fixtures, bulb and ballast, replacement, and electrician labor based upon past history.

**Tennis Court Maintenance**

Represents cost of clay replacement and installation (twice per year), irrigation and equipment repairs, drainage cleaning/repairs.

**Capital Reserve**

Money set aside for future replacements of capital related items and operating capital.

# Middle Village Community Development District

## Approved Budget

### Debt Service Series 2018A-2 and 2022 Special Assessment Refunding Bonds

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Approved Budget FY 2025
<b>REVENUES:</b>					
Special Assessments-On Roll	\$ 1,772,220	\$ 1,747,757	\$ -	\$ 1,741,355	\$ 1,772,172
Interest Earnings	10,000	39,364	5,000	44,364	10,000
Carry Forward Surplus <sup>(1)</sup>	317,123	273,540	-	273,540	283,240
<b>TOTAL REVENUES</b>	<b>\$ 2,099,343</b>	<b>\$ 2,060,661</b>	<b>\$ 5,000</b>	<b>\$ 2,059,259</b>	<b>\$ 2,065,412</b>
<b>EXPENDITURES:</b>					
<b>Series 2022</b>					
Interest 11/1	\$ 200,884	\$ 200,884	\$ -	\$ 200,884	\$ 189,828
Interest 5/1	200,884	200,884	-	200,884	189,828
Principal 5/1	1,130,000	1,130,000	-	1,130,000	1,153,000
Principal Prepayment 5/1	-	8,000	-	8,000	-
<b>Series 2018A-2</b>					
Interest 11/1	50,625	50,625	-	50,625	47,250
Interest 5/1	50,625	50,625	-	50,625	47,250
Principal 5/1	125,000	130,000	-	130,000	130,000
Principal Prepayment 5/1	-	5,000	-	5,000	-
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,758,019</b>	<b>\$ 1,776,019</b>	<b>\$ -</b>	<b>\$ 1,776,019</b>	<b>\$ 1,757,155</b>
<b>Other Sources/(Uses)</b>					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,758,019</b>	<b>\$ 1,776,019</b>	<b>\$ -</b>	<b>\$ 1,776,019</b>	<b>\$ 1,757,155</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 341,324</b>	<b>\$ 284,642</b>	<b>\$ 5,000</b>	<b>\$ 283,240</b>	<b>\$ 308,257</b>

<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25  
\$ 221,766

**Middle Village**  
**Community Development District**  
**AMORTIZATION SCHEDULE**  
**Debt Service Series 2022 Special Assessment Refunding Bonds**

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	\$ 14,388,000			\$ 189,828	\$ 1,532,655
05/01/25	14,388,000	2.0922%	1,153,000	189,828	
11/01/25	13,235,000			177,766	1,533,532
05/01/26	13,235,000	2.2215%	1,178,000	177,766	
11/01/26	12,057,000			164,681	1,534,363
05/01/27	12,057,000	2.3474%	1,205,000	164,681	
11/01/27	10,852,000			150,538	1,534,077
05/01/28	10,852,000	2.4631%	1,233,000	150,538	
11/01/28	9,619,000			135,353	1,534,707
05/01/29	9,619,000	2.5634%	1,264,000	135,353	
11/01/29	8,355,000			119,153	1,535,305
05/01/30	8,355,000	2.6548%	1,297,000	119,153	
11/01/30	7,058,000			101,936	1,535,873
05/01/31	7,058,000	2.7417%	1,332,000	101,936	
11/01/31	5,726,000			83,677	1,537,353
05/01/32	5,726,000	2.8224%	1,370,000	83,677	
11/01/32	4,356,000			64,343	1,538,686
05/01/33	4,356,000	2.8925%	1,410,000	64,343	
11/01/33	2,946,000			43,951	1,538,902
05/01/34	2,946,000	2.9549%	1,451,000	43,951	
11/01/34	1,495,000			22,513	1,540,026
05/01/35	1,495,000	3.0118%	1,495,000	22,513	
<b>Total</b>			<b>\$ 14,388,000</b>	<b>\$ 2,507,480</b>	<b>\$ 16,895,480</b>

**Middle Village**  
**Community Development District**  
**AMORTIZATION SCHEDULE**  
**Debt Service Series 2018A-2 Special Assessment Refunding Bonds**

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	\$ 1,890,000	5.000%		\$ 47,250	\$ 47,250
05/01/25	1,890,000	5.000%	130,000	47,250	
11/01/25	1,760,000	5.000%		44,000	221,250
05/01/26	1,760,000	5.000%	140,000	44,000	
11/01/26	1,620,000	5.000%		40,500	224,500
05/01/27	1,620,000	5.000%	145,000	40,500	
11/01/27	1,475,000	5.000%		36,875	222,375
05/01/28	1,475,000	5.000%	155,000	36,875	
11/01/28	1,320,000	5.000%		33,000	224,875
05/01/29	1,320,000	5.000%	160,000	33,000	
11/01/29	1,160,000	5.000%		29,000	222,000
05/01/30	1,160,000	5.000%	170,000	29,000	
11/01/30	990,000	5.000%		24,750	223,750
05/01/31	990,000	5.000%	180,000	24,750	
11/01/31	810,000	5.000%		20,250	225,000
05/01/32	810,000	5.000%	190,000	20,250	
11/01/32	620,000	5.000%		15,500	225,750
05/01/33	620,000	5.000%	195,000	15,500	
11/01/33	425,000	5.000%		10,625	221,125
05/01/34	425,000	5.000%	205,000	10,625	
11/01/34	220,000	5.000%		5,500	221,125
05/01/35	220,000	5.000%	220,000	5,500	225,500
<b>Total</b>			<b>\$ 1,890,000</b>	<b>\$ 614,500</b>	<b>\$ 2,504,500</b>

**Middle Village**  
**Community Development District**  
**Approved Budget**  
**Capital Reserve Fund**

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Approved Budget FY 2025
<b>REVENUES:</b>					
Transfer In from General Fund	\$ 17,781	\$ 17,781	\$ -	\$ 17,781	\$ 19,222
Transfer In from Recreation Fund	195,959	195,959	-	195,959	271,120
Interest	15,000	28,930	3,000	31,930	15,000
Carry Forward Balance	1,537,848	1,224,558	-	1,224,558	1,193,255
<b>TOTAL REVENUES</b>	<b>\$ 1,766,588</b>	<b>\$ 1,467,228</b>	<b>\$ 3,000</b>	<b>\$ 1,470,228</b>	<b>\$ 1,498,596</b>
<b>EXPENDITURES:</b>					
<b>Capital Outlay</b>					
Repairs & Replacements	\$ 688,044	\$ 201,973	\$ 75,000	\$ 276,973	\$ 250,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 688,044</b>	<b>\$ 201,973</b>	<b>\$ 75,000</b>	<b>\$ 276,973</b>	<b>\$ 250,000</b>
<b>Other Sources/(Uses)</b>					
Transfer in/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 688,044</b>	<b>\$ 201,973</b>	<b>\$ 75,000</b>	<b>\$ 276,973</b>	<b>\$ 250,000</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 1,078,544</b>	<b>\$ 1,265,255</b>	<b>\$ (72,000)</b>	<b>\$ 1,193,255</b>	<b>\$ 1,248,596</b>

## Middle Village Community Development District

### Reserve Study Funding Plan (Next 5 Years)

Fiscal Year	Beginning Balance	Add Funding	Add Interest	Less Expenditures	Ending Balance (budget)	Planned Balance (Study)	% of Planned	Replacement Cost (Study)
2023	\$ 1,225,320	\$ 264,167	\$ 22,163	\$ (279,759)	\$ 1,231,892	\$ 1,683,563	73%	\$ 3,193,245
2024	1,231,892	213,740	15,000	(244,653)	1,215,978	1,865,281	65%	3,384,839
2025	1,215,978	290,342	15,000	(250,000)	1,271,320	2,031,678	63%	3,554,081
2026	1,271,320	271,914	3,497	(322,311)	1,224,420	2,195,262	56%	3,696,244
2027	1,224,420	274,634	9,264	(48,047)	1,460,271	2,255,886	65%	3,807,132



**Middle Village**  
**Community Development District**  
**Exhibit "A"**  
**Allocation of Operating Reserve**

Allocation of Operating Reserves	
Estimated Funds Available	
General Fund - Beginning Fund Balance - 10/1/23	\$ 188,617
Recreation Fund - Beginning Fund Balance - 10/1/23	991,190
Estimated General Excess Revenues - Fiscal Year 2024	3,110
Estimated Recreation Excess Revenues- Fiscal Year 2024	36,300
<b>Total Estimated Operating Funds Available - 9/30/2024</b>	<b><u>\$ 1,219,217</u></b>

Allocation of Funds Available	
General Fund Operating Reserve - First Quarter Operating Capital	\$ 51,132
Recreation Fund Operating Reserve - First Quarter Operating Capital	512,905
Total Reserve	<u>\$ 564,037</u>
Total Working Capital Surplus	<u>\$ 655,180</u>
Capital Reserve- Beginning Fund Balance - 10/1/23	\$ 1,224,558
Projected Capital Excess Revenues - Fiscal Year 2024	-31,303
Total Estimated Reserve Funds Available - 9/30/24	<u>\$ 1,193,255</u>
Capital Projects Reserve	\$ 271,120
General Fund Reserve	19,222
Total Funding FY 2025	<u>\$ 290,342</u>
Total Estimate Reserve Fund Balances - 9/30/25	<u>\$ 1,483,596</u>

**Middle Village**  
**Community Development District**  
**Non-Ad Valorem Assessments Comparison**  
**2024-2025**

Neighborhood	O&M	Bonds 2018/22 Units	Annual Maintenance Assessments				Annual Debt Assessments		
			FY 2025	FY2024	Increase/ (decrease)		FY 2025	FY2024	Increase/ (decrease)
Single Family	1,059	1,053	<b>\$954.96</b>	\$868.47	<b>\$86.49</b>	<b>10%</b>	<b>\$851.86</b>	\$851.86	<b>\$0.00</b>
Multi Family	1,056	1,274	<b>\$740.24</b>	\$672.04	<b>\$68.20</b>	<b>10%</b>	<b>\$609.16</b>	\$609.16	<b>\$0.00</b>
High Density MF	228	0	<b>\$675.20</b>	\$612.56	<b>\$62.64</b>	<b>10%</b>	<b>\$0.00</b>	\$0.00	<b>\$0.00</b>
High Density MF&Aqtics	704	0	<b>\$574.16</b>	\$522.91	<b>\$51.25</b>	<b>10%</b>	<b>\$0.00</b>	\$0.00	<b>\$0.00</b>
Commercial/Office	330,000	320,900	<b>\$0.62</b>	\$0.57	<b>\$0.05</b>	<b>9%</b>	<b>\$0.66</b>	\$0.66	<b>\$0.00</b>
<b>Total</b>	<b>333,047</b>	<b>323,227</b>							

*A.*

## RESOLUTION 2024-03

### THE ANNUAL APPROPRIATION RESOLUTION OF THE MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2024, submitted to the Board of Supervisors (“**Board**”) of the Middle Village Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT:**

#### **SECTION 1. BUDGET**

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Middle Village Community Development District for the Fiscal Year Ending September 30, 2025.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

**SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2024/2025, the sum of \$\_\_\_\_\_ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
RECREATION FUND	\$_____
DEBT SERVICE FUND (SERIES 2018-2)	\$_____
DEBT SERVICE FUND (SERIES 2022)	\$_____
CAPITAL RESERVE FUND	\$_____
TOTAL ALL FUNDS	\$_____

**SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2024/2025, or within 60 days following the end of the Fiscal Year 2024/2025, may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 19TH DAY OF AUGUST 2024.**

ATTEST:

**MIDDLE VILLAGE COMMUNITY  
DEVELOPMENT DISTRICT**

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

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:** Fiscal Year 2024/2025 Budget

**Exhibit A**  
Fiscal Year 2024/2025 Budget

*B.*



## RESOLUTION 2024-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2024/2025; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Middle Village Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Clay County, Florida (“**County**”); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”), attached hereto as **Exhibit “A”** and incorporated by reference herein; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2024/2025; and

**WHEREAS**, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

**WHEREAS**, it is in the best interests of the District to adopt the Assessment Roll of the Middle Village Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B”** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits “A” and “B,”** is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

**SECTION 3. COLLECTION.** The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits “A” and “B.”** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified to the County Tax Collector and shall be collected by the County

Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 19th day of August 2024.

ATTEST:

**MIDDLE VILLAGE COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chair / Vice Chair, Board of Supervisors

**Exhibit A:** Budget

**Exhibit B:** Assessment Roll

**Exhibit A**  
Budget

**Exhibit B**  
Assessment Roll

*FIFTH ORDER OF BUSINESS*

*A.*

## MEMORANDUM

TO: Board of Supervisors  
Middle Village Community Development District (District)

FROM: Michael C. Eckert

DATE: July 22, 2024

RE: Transfer of Impact Fee Credits (Credits)

---

### **Issue**

Can the District legally sell its Credits?

### **Answer**

Yes, within certain limitations.

### **Analysis**

Impact fees are imposed by local governments to fund local infrastructure necessitated by new population growth. The most common types of impact fees are intended to compensate for impacts to roads, parks and schools. Impact fees go by different names, such as mobility fees, and they can address the impacts on different categories of public infrastructure.

Often, developers or community development districts (CDDs) will build infrastructure to mitigate new population growth (such as roads, parks or schools). This could be the developer with private funds or a CDD with public bond funds. In exchange, a county will issue Credits to the entity that funded the construction. These Credits can then be used to satisfy the county-imposed impact fees that would otherwise be due in monetary form.

Clay County (County) currently charges the following forms of impact fees:

1. Mobility Fees;
2. School Impact Fees;
3. Government, Jails and Constitutional Facilities Impact Fees;
4. Fire and Rescue Facilities Impact Fees;



# KUTAKROCK

5. Law Enforcement Facilities Impact Fees;
6. Park Impact Fees; and
7. Library and Cultural Facilities Impact Fees.

Recently, some CDDs have been approached by developers offering to buy a CDD's unused Credits for a discount. This is desired because the developer can save money by providing the county with a Credit voucher purchased at a discount instead of paying the full amount of the impact fee in cash. For example, if a developer purchases \$100 worth of Credits from a CDD for \$75, the developer is in essence saving \$25 for every \$100 of impact fees it would otherwise be required to pay to the county. In some recent transactions, there is a broker involved in locating a willing developer buyer and a willing seller. The broker will charge a commission for their service. One recent example with another CDD involved a six percent (6%) commission.

On or about November 25, 2008, the District, the County and the Double Branch CDD entered into a Impact Fee Credit Agreement. According to the District's auditor, the District currently has approximately \$7,800,000 in total road impact fee credits. The 2008 Impact Fee Agreement lists the precise amount of \$7,845,003.

Section 163.31801(10), Florida Statutes (2023) currently provides:

Impact fee credits are assignable and transferable at any time after establishment from one development or parcel to any other that is within the same impact fee zone or impact fee district or that is within an adjoining impact fee zone or impact fee district within the same local government jurisdiction and which receives benefits from the improvement or contribution that generated the credits. This subsection applies to all impact fee credits regardless of whether the credits were established before or after June 4, 2021.

The underlined language was added to section 163.31801(10) in 2021, which clarified that the transfer option was retroactive. This change in the statute is why this issue has recently come to light.

Clay County (County) has established five Mobility Fee Zones. The District is located within the Branam Field / Oakleaf Mobility Fee Zone. See orange shaded area of map attached as Exhibit A. Under section 163.31801(10), the District is permitted to transfer Credits to other properties located within the Branam Field / Oakleaf Mobility Fee Zone. While it may be technically possible to transfer the Credits to a project outside of the Branam Field / Oakleaf Mobility Fee Zone, it would require significant proof of benefit which may be very difficult and not well-received by the County.

Typically, Credits cannot be transferred to a project that has Credits remaining on the books. This may come into play depending on which entity desires to purchase the District's Credits.

# KUTAKROCK

The District has three options:

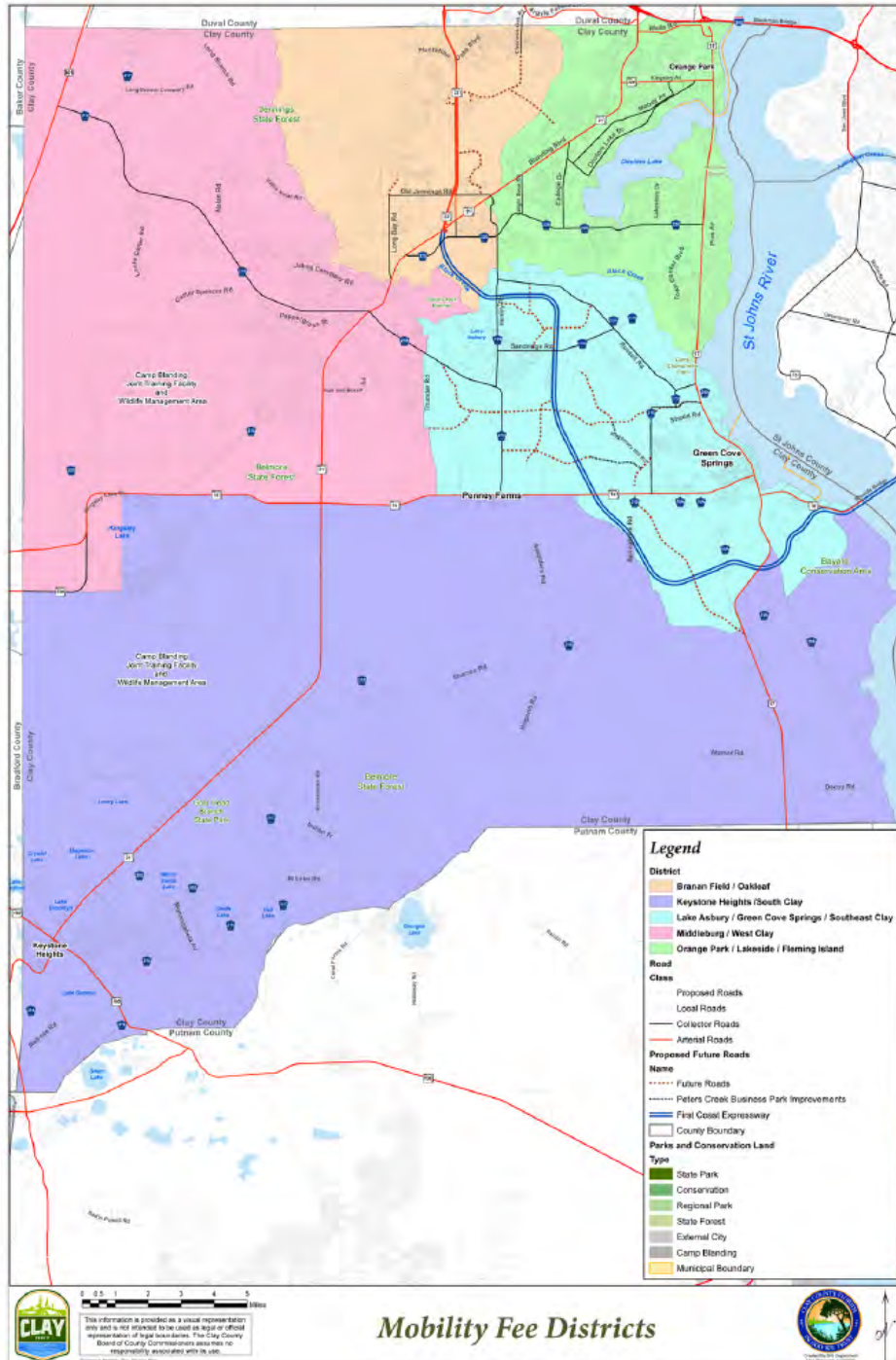
1. Do nothing and keep the Credits; or
2. Attempt to locate buyers for all or some of its Credits; or
3. Conduct an analysis to determine if the District might ever have a need to build a new building(s), estimate the maximum amount of impact fees that the District could be required to pay, set aside that amount of Credits, and sell all or some of the excess Credits that the District does not think it would ever use.

Any transfer would be subject to approval by Clay County, which is required to follow Section 163.31801(10), Florida Statutes (2023). It should also be noted that this memorandum does not include all considerations the District should take into account in making a business decision whether to sell its Credits. Instead, it is only intended to 1) provide an analysis of whether the sale of the District's Credits is permitted under Florida law, and 2) identify the primary geographic area of potential purchasers.

## EXHIBIT A

### CLAY COUNTY MAP OF MOBILITY FEE ZONES

#### MOBILITY FEE ZONES



*C.*

*1.*

**NOTICE OF MEETINGS  
MIDDLE VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the **Middle Village Community Development District** will hold their regularly scheduled public meetings for **Fiscal Year 2025** at **2:30 p.m.** at the **Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065** on the second Monday of each month as follows or otherwise noted:

October 14, 2024  
November 4, 2024 (\*First Monday)  
December 9, 2024  
January 13, 2025  
February 10, 2025  
March 10, 2025 @ 6:00 p.m.  
April 14, 2025  
May 12, 2025  
June 9, 2025  
July 14, 2025  
August 18, 2025 @ 6:00 p.m. (\*third Monday)  
September 8, 2025

2.



## **Memorandum**

**To:** Board of Supervisors

**From:** District Management

**Date:** July 17<sup>th</sup>, 2024

**RE:** HB7013 – Special Districts Performance Measures and Standards

---

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.



**Exhibit A:**  
Goals, Objectives and Annual Reporting Form

DRAFT

# Middle Village Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

## 1. Community Communication and Engagement

### **Goal 1.1: Public Meetings Compliance**

**Objective:** Hold at least four regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of four board meetings were held during the Fiscal Year.

**Achieved:** Yes  No

### **Goal 1.2: Notice of Meetings Compliance**

**Objective:** Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

**Standard:** 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

**Achieved:** Yes  No

### **Goal 1.3: Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management.

**Achieved:** Yes  No

## 2. Infrastructure and Facilities Maintenance

### **Goal 2.1: Field Management and/or District Management Site Inspections**

**Objective:** Field Manager and/or District Manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

**Measurement:** Field Manager and/or District Manager visits were successfully completed per management agreement as evidenced by Field Manager and/or District Manager's reports, notes or other record keeping method.

**Standard:** 100% of site visits were successfully completed as described within district management services agreement

**Achieved:** Yes  No

### **3. Financial Transparency and Accountability**

#### **Goal 3.1: Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

**Standard:** 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

**Achieved:** Yes  No

#### **Goal 3.2: Financial Reports**

**Objective:** Publish to the CDD website the most recent versions of the following documents: Annual Audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

**Measurement:** Annual Audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

**Standard:** CDD website contains 100% of the following information: Most recent Annual Audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes  No

#### **Goal 3.3: Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board accepted and annual audit is available on the CDD's website and transmitted to the State of Florida.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

**Achieved:** Yes  No

Chair/Vice Chair: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Middle Village Community Development District

District Manager: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Middle Village Community Development District

*D.*

*1.*

**Middle Village Community Development District (CDD)**

845 Plantation Oaks Parkway, Orange Park, FL 32065

904-375-9285; [manager@oakleafresidents.com](mailto:manager@oakleafresidents.com)

**Memorandum**

**Date:** August 2024  
**To:** Board of Supervisors  
**From:** GMS – OakLeaf Operations Manager

**Community:**

**Special Events**

- Report – Dive- In movie at DB – PT 2 reschedule three times before final showing
- Report – Dive in movie – Pt 3, regular schedule at DB 8/9/24
- Report - Back to school party at the pools
- Upcoming –, Dive- In movie at MV – final summer dive in

**Aquatics**

- Oakleaf Recreational Swim Team – Complete – FCSSL Champions
- High School swim teams – meets posted online and will have reminder emails
- Adjusted schedules due to school year has begun
- Update of Heating schedule – information will be posted online

**Amenity Usage**

- *Total Facilities Usage – 7811*
- *Average daily usage – 251*

*Card counts:*

MV Owners	109
MV Renters	91
MV Replacements	27
MV Updated	21

*Total cards printed: 505 (both districts)*

**Rentals**

- 18 of 31 days rented in July, 4 of 4 weekends rented
- 17 Grand Ballroom rentals, 6 Grand Lawn rental, 3 Bridal Suite rentals, 16 patio rentals
- 25 tours ( approx.72 hours)/ 91 hours used for scheduling, administrative, etc.

## **Middle Village Community Development District (CDD)**

845 Plantation Oaks Parkway, Orange Park, FL 32065

*904-375-9285; manager@oakleafresidents.com*

### **Memorandum**

#### **Operations: Open Items**

- Update of playground purchase/delivery information
- Discussion of treadmills at Fitness Center

#### **MAINTENANCE**

- Replace damaged gate lock at rental areas
- Coordinate warranty work on treadmill ( new Lifefitness model ) at Fitness Center
- Touch up painting on Black Railings at rental areas and downstairs walkways
- Assemble and install “bistro” tables at Grand banquet Veranda areas
- Assemble and install matching chairs for new tables
- Replace multiple straight (6ft) folding tables
- Coordinate orders to replace grand banquet “round tables”
- Inspect and diagnose over condensation at Grand Banquet AC units
- Coordinate repair of AC ( replacement of in line exhaust fan in attic)
- Repairs of Arc Trainer at Fitness Center – motor installed
- Diagnose issues with pol lifts, coordinate order and delivery of parts to repair
- Repair Autofill ( replace toro valve gasket) at slide pool
- install of window coverings at Grand Banquet
- Add paver base for finalization of west tennis patio area
- Repair pool light at lap pool
- Wash underside of spray ground structure
- Storm preparations and staff coordination
- Drain pipe adjusted/ redesigned for west patio section at Tennis area
- Complete repairs to multiple tiles at Family Pool
- Touch up painting on decorative street poles in neighborhood (ongoing)
- Pull strapping for chairs to be powder coated and strapped
- Inspect and add support to new shade structures at Pool pack areas
- 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 (inspected monthly) – reports kept on file in Ops. Manager office.
- Continual Park inspections and cleaning – reports kept on file.
- Light Inspections completed – Whitfield, Boulevard, Parkway, and Hamilton Glenn completed 7/07 Forest Brook, Creekview, Oakpoint, and Timberlake completed 7/26

#### **Landscaping**

- Monthly report for July submitted and filed at Operations office

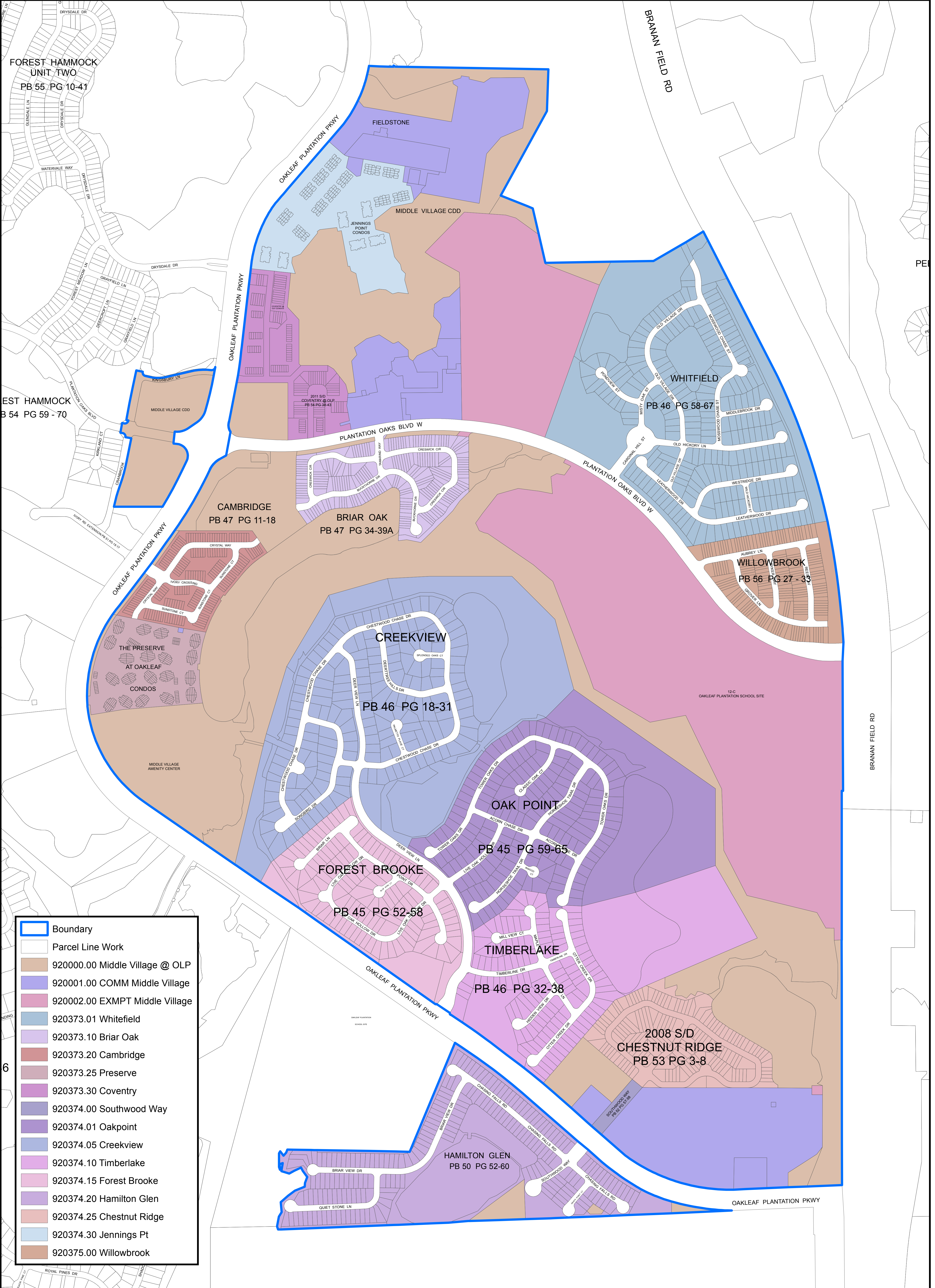
For questions, comments, or clarification, please contact:

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

[jsoriano@gmsnf.com](mailto:jsoriano@gmsnf.com)



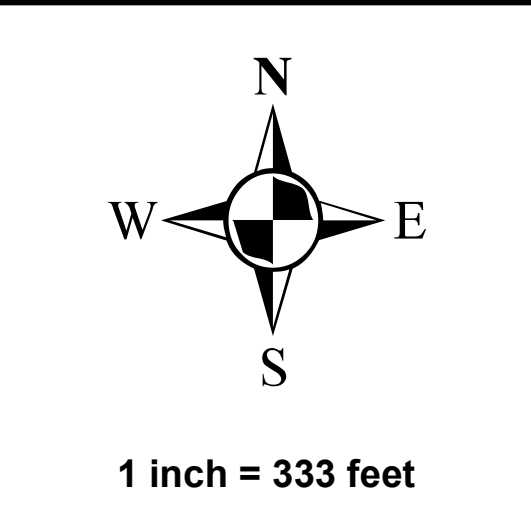




FOREST HAMMOCK  
UNIT TWO  
PB 55 PG 10-41

EST HAMMOCK  
B 54 PG 59 - 70

	Boundary
	Parcel Line Work
	920000.00 Middle Village @ OLP
	920001.00 COMM Middle Village
	920002.00 EXMPT Middle Village
	920373.01 Whitefield
	920373.10 Briar Oak
	920373.20 Cambridge
	920373.25 Preserve
	920373.30 Coventry
	920374.00 Southwood Way
	920374.01 Oakpoint
	920374.05 Creekview
	920374.10 Timberlake
	920374.15 Forest Brooke
	920374.20 Hamilton Glen
	920374.25 Chestnut Ridge
	920374.30 Jennings Pt
	920375.00 Willowbrook



# Middle Village 2013 CDD

## Clay County, Florida

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

GENERATED BY THE GIS DEPARTMENT 05/02/2013

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