

# *Middle Village*

*Community Development District*

*Adopted Budget  
FY 2025*

*Presented by:*



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

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Adopted 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**  
**Adopted Budget**  
**Recreation Fund**

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Adopted 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
Family Pool Permit	300
Spray Pool Permit	200
ASCAP/BMI/MOOD/Pandora	850
<b>Total</b>	<b>\$ 1,650</b>

**Expenditures - Common Area Maintenance**

**Security**

The District will have a contract with S3 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**

**Expenditures – Common Area Maintenance (continued)**

**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>
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**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
AT&T 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>
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**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

## Adopted 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	Adopted 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**  
**Adopted Budget**  
**Capital Reserve Fund**

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Adopted 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	(276,973)	1,183,658	1,865,281	63%	3,384,839
2025	1,183,658	290,342	15,000	(250,000)	1,239,000	2,031,678	61%	3,554,081
2026	1,239,000	271,914	3,497	(322,311)	1,192,100	2,195,262	54%	3,696,244
2027	1,192,100	274,634	9,264	(48,047)	1,427,951	2,255,886	63%	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
<b>Total Reserve</b>	<b><u>\$ 564,037</u></b>
 Total Working Capital Surplus	 <b><u>\$ 655,180</u></b>
 Capital Reserve- Beginning Fund Balance - 10/1/23	 \$ 1,224,558
Projected Capital Excess Revenues - Fiscal Year 2024	-31,303
<b>Total Estimated Reserve Funds Available - 9/30/24</b>	<b><u>\$ 1,193,255</u></b>
 Capital Projects Reserve	 \$ 271,120
General Fund Reserve	19,222
<b>Total Funding FY 2025</b>	<b><u>\$ 290,342</u></b>
 Total Estimate Reserve Fund Balances - 9/30/25	 <b><u>\$ 1,483,596</u></b>



**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>							