

MIDDLE VILLAGE
Community Development District

SEPTEMBER 9, 2024

AGENDA

Middle Village Community Development District

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

September 2, 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, September 9, 2024 at 2:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.**

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Audience Comments (limited to three minutes)
- III. Approval of Consent Agenda
 - A. Approval of the Minutes of the August 19, 2024 Meeting
 - B. Financial Statements
 - C. Assessment Receipts Schedule
 - D. Check Register
- IV. Discussion of Year-Round Swim for Oakleaf Swim Team
- V. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 1. Consideration of Work Authorization #1 for Onsite Management and Maintenance Contract Administration for FY25
 2. Consideration of Work Authorization #2 for FY25 General Maintenance Services

3. Consideration of Work Authorization #3 for Tennis Professional Services and Instruction

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 – October 14, 2024 @ 2:00 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, **August 19, 2024** at 6:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

Present and constituting a quorum were:

Michael Steiner	Chairman
Sherrie Mifsud <i>by phone</i>	Vice Chair
Shawn Bland	Assistant Secretary
Julie Arnau	Assistant Secretary

Also present were:

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

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 6:00 p.m.

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

- A. Minutes of the July 8, 2024 Board of Supervisors Meeting**
- B. Financial Statements**
- C. Assessment Receipts Schedule**
- D. Check Register**

Ms. Giles stated on page seven of your agenda package are the minutes from the July 8th meeting. Unless there's any corrections, corrections or changes, I just look for a motion to approve.

On MOTION by Chairman Steiner seconded by Ms. Arnau with all in favor the minutes of the July 8, 2024 meeting were approved.

Ms. Giles stated on page 29 are the financial statements as of June 30th, followed by your assessment receipt schedule on page 41 showing the District's assessments are 100% collected, and then the check register is on page 43 and it's for \$203,043.62 for the month of July. It's broken out there by the three funds, the general fund, the rec fund, and the capital reserve fund. Unless there's any comments or questions, I just look for a motion to approve the check register.

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

FOURTH ORDER OF BUSINESS

Public Hearing for the Purpose of Adopting the Fiscal Year 2025 Budget

Ms. Giles stated item four on the agenda is public hearing for the purpose of adopting the fiscal year 2025 budget. Tonight, we're going to have two public hearings, one to consider annual appropriations and the other one is for imposing special assessments and certifying the tax roll. Just as a reminder, the budget has four funds. You'll see that on the table of contents. There's the general fund budget, the rec fund, the debt service fund for the Series 2018 and Series 2022 bonds, and lastly is the capital reserve fund. The budget you see today includes a 10% increase in assessments. There's a chart towards the back of the budget that shows the comparison of 2024 to 2025. At this time, I just look for a motion to open the public hearing.

On MOTION by Chairman Steiner seconded by Mr. Bland with all in favor the public hearing was opened.

Ms. Giles stated are there any comments on the budget before the board takes a vote?

A resident stated I got a question, and this is maybe just more clarity than anything else. How does the board come together? Like, is this something that this group right here has done annually?

Ms. Giles stated yes, sir.

Mr. Eckert stated the district is established under chapter 190 of the Florida Statutes. It's required to have five supervisors, and those five supervisors must be residents within the community, and they're elected to four-year terms. Every year we're required to adopt a budget to pay for operations and maintenance expenses, and then also certify for collection the debt assessments that we have for the bonds that are outstanding and we do that annually in the summertime.

The resident stated how often are the elections held?

Mr. Eckert stated every two years there's an election that's run by the supervisor of elections, and it's either two board members are up, or three board members are up and it just depends on which even numbered year it is.

The resident stated and that's visible? You said it's done by the supervisor of elections?

Mr. Eckert stated that's correct. There's a qualifying period in June that if you wanted to run for the board, you would fill out some paperwork. I think there's a \$25 fee if you don't have signed petitions and you submit that to the supervisor of elections. If you do it within that time frame, and you're a registered elector within the district, then you're put on the ballot for the fall.

Chairman Steiner stated one thing is you won't see on the ballot, if a supervisor qualifies and he's unopposed. So, this year, you won't see anybody running for the board because two members ran unopposed and are elected for another four years.

Ms. Giles stated that's right, because no other resident ran against them, you won't see them listed on your ballot. But as seats become vacant, for a variety of reasons, it's talked about in this meeting monthly, when they meet and an e-blast goes out to the community, or they fill the seat. Florida Statute says they have to fill the seat, it doesn't tell them how to fill it. So, if there's a vacancy, it'll be announced in this meeting.

The resident stated do you guys have like an updated contact list or something like that? you said email blast. So, I don't know if there's like a community directory or something like that.

Ms. Giles stated there's a couple of them. Your CDD has a website. It's MiddleVillageCDD.com, and then, there's a separate Oakleaf residents' website.

Mr. Soriano stated for the email blast, that's on oakleafresidents.com, it's on the front page. You sign up for that and when you sign up it just hooks you to a database. So that when I send out information about whether we're doing movies, events, or even if we have last minute

issues, like if the county comes to us and has to shut that road down for some reason, which you've never seen before, we try to send that out, and it goes to everybody.

The resident asked is that in these documents?

Ms. Giles stated that is just a copy of the budget. Where we're at on the public hearing is the budget. But if you're not getting your email blasts, just coordinate with Jay to find out which office to stop by and the email goes out to any resident that has registered their email address with his office.

Chairman Steiner stated the only thing I'd like to add to that is on the Middle Village website, you have access to minutes from the previous month's meetings. You have access to the agendas. So that's a way to get information. We normally meet on the second Monday of the month. So that should give you an idea. If you are looking to see what the board is discussing or any issues in front of the board, that's a way to find out.

Ms. Giles stated are there any other public comments about the budget? Hearing none, I just look for a motion to close the public hearing.

On MOTION by Mr. Bland seconded by Chairman Steiner with all in favor the public hearing was closed.

Ms. Giles stated based on the comments and input received from the audience, is there any guidance or any further discussion about the FY 25 budget?

Chairman Steiner stated when you say based on a question?

Mr. Eckert stated or your own personal analysis over the last 60 days, if there's changes that you want to make, now would be the time to make them.

A. Consideration of Resolution 2024-03, Relating to Annual Approbations and Adopting the Budget for Fiscal Year 2025

Ms. Giles stated this resolution has come before the board every year since its existence. Unless you have any questions or, Mike, if there's something you want to go over on the resolution.

Mr. Eckert stated only if the amount will be filled in based on the fact that you didn't change the budget that was proposed, so those will be taken directly from those budget

documents that are in the agenda package and inserted in the blanks in section two. We leave them blank because if you did make changes, it would all have to be revised.

Ms. Giles stated unless the board has any discussion, comments, or questions, I just look for a motion to adopt resolution 2024-03.

On MOTION by Chairman Steiner seconded by Ms. Arnau with all in favor Resolution 2024-03, relating to annual appropriations and adopting the budget for fiscal year 2025 was approved.

B. Consideration of Resolution 2024-04, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2025

Ms. Giles stated on page 129 is consideration of resolution 2024-0, imposing special assessments and certifying an assessment roll for fiscal year 2025. Mike, is there anything on that one before I open the public hearing?

Mr. Eckert stated we're certifying all of our assessments for collection by the Clay County tax collector. We're not directly collecting any of them, which means we're not directly sending a bill from the district to any resident or landowner. We're relying on the county tax collection system, which is something that our master trust indenture for our bonds requires us to do for the debt service assessments, and it's the most secure way to collect the O&M assessments.

On MOTION by Chairman Steiner seconded by Mr. Bland with all in favor the public hearing was opened.

Ms. Giles stated are there any comments about this resolution?

Arielle Barry stated I have a question. So, in this upcoming proposed budget, there is a proposal for an increase, is that correct?

Ms. Giles stated yes.

Arielle Barry stated can you please go over exactly what the increase is for? And is that for this particular upcoming fiscal year or is it going to be continuing?

Mr. Eckert stated it starts October 1 through September 30. Every year, the board looks at the budget and determines how much they need to raise through the assessments. It could go down in a year. It could go up in a year. But it's an annual process that they have to do. In terms

of the reasons for the increase we just did adopt the budget resolution so we're on to the assessment resolution. But I think that we can provide some context as to the reasons why the board chose to implement an increase. So, with that said, I'll turn it over to the board or staff.

Chairman Steiner stated with the budget we've been very fortunate over the last several years of basically having no increase. Two years ago, we had an increase in the budget, but we were able to offset that from other things dealing with refinancing some of the bonds and so forth. So, we increased the operations and maintenance, but it was a wash, basically. If you paid this amount the year before and you pay that same amount. The problem is that I'm certain all of you in this room know, the cost of labor, the cost of materials, everything has been going up. We take care of this facility, pool, the landscaping along the roadway, all the things that we attempt to give owners value. With what has been projected, with upcoming contracts or contracts that just renewed, it was deemed that we needed to increase. So, we just came in with a 10%. Now that 10% is for the year, not for a month. Our range of monthly payment increases, depending upon where you live and ranges from a little over \$7 to right at around a little over \$4 per month. So that's what the actual increase is. Each year we attempt to either hold the budget where it's at or find ways to offset. We are looking at other ways down the stream to be able to offset some of that. But it's something we have to end up paying, it's just the cost of maintenance. It makes it difficult because we've gone so many years without having to increase, and we're trying to make it as painless as possible and still maintain facilities in the district up to the standards that the owners expect. Does that answer your question?

Arielle Barry stated it does, but I do have a question. Did we do a brainstorm to see if there are other ways to raise money besides adding on an additional assessment?

Chairman Steiner stated I'm going to turn that over to counsel.

Mr. Eckert stated yes, we're going to talk about one of the things that we've identified as a potential source of revenue. I say potential because I'm saying nobody should budget based on it. But when I get into my report, I am going to explain to the board something that we have, that there was a change in the law that may have more value now and whether or not we can sell it and then use that money for reserves or for offsetting O&M assessments. Once we get through this, I'll go ahead and explain that. So, I would say yes. These are residents. They're not affiliated with a developer or a county or anything like that. I mean, they're paying the same assessments

that you are. So, they're definitely motivated to try not to overspend because they're paying them, too. But the answer to your question is yes, and we'll talk about one of those items.

Arielle Barry stated wonderful. Thank you. Just one more point, and I know I'm probably out of my points, but just want to make a point is that with us raising our assessments, please keep in mind that insurance costs are also very high. Home insurance and everything else like that.

Chairman Steiner stated we pay insurance as well.

Arielle Barry stated I just want to kind of keep that in mind with the raising of assessment. I understand that cost of labor and everything has gone up. I completely understand that services have gone up. But just also keep in mind what the residents are thinking. I know you guys are residents as well. And \$150, I believe that's what I saw, doesn't appear to be a lot, but if we continue to raise every year.

Mr. Eckert stated the lowest amount of the increase for O& M assessments is \$51 a year and that's for the multifamily; \$86.49 is the highest and that's for this larger single family.

Mr. Soriano stated we try to keep it around the seven-to-ten-dollar mark. You mentioned insurance. There are actually all your numbers in there from last year and this year. Insurance is always one of our biggest expenses and we have no control over that. Just like you don't with your house either. Once we go through all of those, that gives us that total we can work with next year. As they mentioned before, in the last 13 years, this is only the second time we have increased. We tried to do everything we could to keep that cost low for everybody, but at the same time, we also get a lot of requests to fix things quicker or do new things or programs, which all cost money. So, once we've gone through that, that was a number that we felt comfortable we could do. I heard it a couple times, a gentleman was kind of alluding to it earlier is this an every year thing. It could be. That is not the hope. That's what we did before. We tried to set it to where I could get at least a year out of all our day-to-day operating lines, which we did. This year was a little closer, so we were worried about that, and we took a little higher. So, we can try to make it another year if not two if we're lucky. We'll see. But it's really kind of based on everything around us.

Chairman Steiner stated we spend that year looking for other ways, such as what counsel was talking about. We have in the past been able to pursue redoing bonds, lower interest rate and reduction, but maintaining the bonds to the same end date that was originally set. Your bonds,

the bond portion of the assessment goes away in 2035. That's when we pay the last bill on that mortgage. So, we do look, and we try to be as conscientious as possible to do things in a way that is watching your money, as well as ours.

Ms. Giles stated any other public comments about certifying the assessment roll with the county.

On MOTION by Mr. Bland seconded by Chairman Steiner with all in favor the public hearing was closed.

Ms. Giles stated based on the comments and the input received, is there any guidance from the board as it pertains to this resolution? If not, I look for a motion to adopt resolution 2024-04.

On MOTION by Chairman Steiner seconded by Ms. Arnau with all in favor Resolution 2024-04, imposing special assessments and certifying an assessment roll for fiscal year 2025 was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Eckert stated in the agenda package is a memorandum dated July 22, and it relates to the transfer of impact fee credits. Just a little bit of history with this community is the CDD bond funds were used to build a lot of the roadways around here. A lot of the network roadways, not just the neighborhood roadways, but the network ones that provide benefits to other areas in the county aside from just this particular development. When you fund infrastructure that's above what's needed for the individual neighborhoods, the county will give you something called an impact fee credit. So basically, an impact fee is anytime a house is built in Clay County, they have to pay impact fees to the county. They pay mobility fees for the impacts to the streets from new development coming in. They pay school impact fees. You know, what's the impact to the school district as a new house comes in. There's government jails and constitutional facilities impact fees, and fire and rescue facilities impact fees. Those are all fees that are due to the county. However, if you contribute infrastructure, rather than paying the fee, you get what's called a credit. The law used to be, until probably about a year and a half, two years ago, that you

could only use those credits within your development of regional impact, or DRI. So basically, it meant that if the district had this bank of credits, they could only use them within the Oakleaf community. The law changed recently. That now allows us to sell those, if we want to, outside of our development boundaries. The first place, and the easiest place is to sell them within your impact fee zone. I believe that Clay County is broken up into about five impact fee zones. There's a map attached to the memo there. You're in the brown area at the top, and that's where you can sell your impact fees, and that can be handled administratively by the county. So essentially what would happen is the district would say, we have impact fees for sale. Somebody who's coming in, wanting to do a new development would have the choice of either paying the county 100 cents on the dollar for the impact fees, or they could come to somebody like us and try to strike a deal where they would pay \$0.75 on the dollar, or \$0.80 on the dollar, \$0.70 on the dollar to buy our impact fees and then hand the county a credit. So that was something we didn't have a way to monetize under the old law, but now under the new law, since we can go to a greater area, there's a potential, and again, I say potential because I don't know if there's going to be a market for them or not. We have approximately \$7.8 million in impact fee credits that are on the books that have just been sitting there. Today we'd like to talk to the board about do you want us to get fairly aggressive in terms of reaching out to a broker or two who we know work in this area and try to get them started looking for potential buyers for some of those impact fee credits? It's a significant amount of money. The last two sales that I've seen, one was at \$0.70, and another was \$0.75 on the dollar, I believe and one of them had a 6% commission and the other one did not have a commission at all because we were contacted directly by a builder. I would say that when we do have these types of sales, they're usually incremental. So, nobody's going to come in and say, I'm going to buy \$7.8 million worth of impact fees. They're usually \$50,000 to \$250,000 at a time of sales. So, this would be something that you would monetize over a long period of time. But to the extent that you could get one hundred thousand dollars to two hundred thousand dollars coming in on a regular basis, that would offset what you would have to assess to put into reserves or just offset the O&M assessments as a revenue source coming in. So, I've had eight or nine sales, but at two different districts in St. Johns County. Here, I think your biggest limitation is going to be the fact that your impact fee zone is not the whole county. It's the northern and central part of the county. There is a way to sell them outside of your zone, but you have to prove that the transportation improvements that you built benefit that land outside of the

zone. Usually, the easiest place to try to prove that is for the people who aren't in your impact fee zone, but are adjacent to your impact fee zone. That would be a secondary market to look for. Today what we're looking for from the board is direction. Do you want us to contact a broker and see if they've got Clay County people who are interested in perhaps purchasing some impact fee credits at a discount?

The question we always get asked is, should we save them or are they going to be more valuable later? Maybe, maybe not. But they're never going to go over 100 cents. You know that, because they just go down to the county and there's no risk for them to just pay that. The other question that we get is, shouldn't we hold some of them back for ourselves? I think the answer to that is yes. What you should do is ask your manager, what is the most building square footage we could ever build on top of what we have now? I don't mean on top of the existing building, but I mean in addition to what we have. Then just hold that amount of impact fee credits back. Because you have \$7.8 million of impact fee credits and I don't know that we're planning on building a giant building anywhere. You might just want to hold back \$500,000 worth of impact fee credits. Again, these are incremental sales. So, we're going to be talking about this next year and the year after that because you're going to have a lot of credits still on the shelf. Even if we're successful in finding a buyer for someone.

Chairman Steiner stated just to point out, to my knowledge, our CDD has built out. There is little to no land for any new buildings that I could see. The key thing to it is if, say this money is basically a windfall, we can apply it to remodeling this building. We can do other things once we cash it in. That kind of thing should not cause an impact if we were to remodel.

Mr. Eckert stated no, you won't pay an impact fee for remodeling. It's only if you're going to build new square footage.

Chairman Steiner stated okay. So that's one thing to consider in how much we hold. From my standpoint, and I would be curious how the rest of the board felt, I believe it's something we can pursue, and we don't have a project or a cost assigned to making anything off of these things. They basically will come in and then we'll figure out how we're going to use it rather than we need to go get this for this particular project.

Mr. Eckert stated correct I think that every other district, they get the money, and a lot of them just dump it into the reserves until they know what they want to do with it. That's certainly appropriate. Again, I'm not asking you to vote on anything tonight. I'm just asking if you want

me to informally reach out to the broker and have them start looking. It's not a written agreement you have with the broker. It's just they bring you a deal.

Mr. Bland stated how do they put that on the table and search the market for that?

Mr. Eckert stated they're very in tune with all the different development applications that come in for new projects in the county. Then they reach out to either the home builder or the developer that's doing that project and say, we might have a way that you might be able to save a little bit on the impact fees. If you buy the credits from this other client and then use those credits instead of actually paying 100 cents in the dollar.

Mr. Bland stated is there anything that binds them to have sort of like a fiduciary mindset? Like are they in our best interest or are they just looking to make money off of us getting money?

Mr. Eckert stated I think the developer is looking to save money on their development costs. So, when you've got a new project, you've got a development budget and let's just say the impact fee portion of that development budget is \$100,000. If they bought them from this district for \$0.75 on the dollar, they just saved \$25,000 off their development budget.

Mr. Bland stated I'm talking about the broker. What's the incentive for them to have our best interest at heart?

Mr. Eckert stated you're going to have to approve the deal.

Mr. Bland stated what was the timeframe you said there was recent history of \$0.70 and \$0.75.

Mr. Eckert stated within the last twelve months in St. Johns County. In St. John's? It hasn't really come over to Clay County yet. I've talked to the county attorney, and they understand that they're marketable within the impact fee zone and sometimes outside the zone. It's administratively handled in Clay County if you're in your zone.

Chairman Steiner stated I haven't looked really close on the map here, but I mentioned earlier we've built out from a CDD standpoint, but within our impact area there is new development plan planned over here.

Mr. Soriano stated there's a lot. So, when you look at that map that the section we're in, and then when you look down to that light blue like Mike said, even sometimes they do allow you to move a little bit. That changeover once you get down here kind of south Blanding and

going over toward Russell Road, there's a ton of development down here. These are probably the two biggest areas that still have work to be done and will be for the next couple of years.

Chairman Steiner stated so from that standpoint, there is probably a potential market in a close area that fits this. It's not a matter that we have to go look outside this area to find anything like St. Johns.

Mr. Eckert stated I don't want to get everybody's hopes up. I think this is a potential avenue for us to perhaps raise some additional revenue if we can find the market for it. Does it help a developer who's doing a new project? Yeah, they're saving a little bit of money, but it also puts money in the CDD's pocket for something that has had no value for us for a really long time. So, it's up to the board. It's a business decision.

Ms. Arnau stated I'm for it.

Mr. Bland stated I think we should definitely find out because that might offset. Even if it takes six months or longer, that's going to affect next year's budget and what we can do from there. If there is money that opens up and there's things like painting this building in, what, seven years?

Mr. Soriano stated we're getting ready to do it this year. We've already talked about.

Mr. Bland stated right, but things like that, and we can start to address a lot of the things that we put on hold.

Chairman Steiner stated we've put them on hold, but we've got them in the planning. It's not like we have to have this money to do that.

Mr. Soriano stated you still don't want to budget on that. Mike mentioned that before. It's the idea.

Mr. Bland stated I'm just saying it's there if we need it.

Chairman Steiner stated it's a windfall that when and if we get it, we can look at how much we get and apply it where the community can best use it.

Mr. Eckert stated I just want direction. I think if you want to pursue it, I think just not doing anything proactive, we will be in the same spot we were last year. I think reaching out to some brokers saying, if you can bring us buyers with reasonable market terms in terms of what a sale would be, we'd love to hear it. That all I'm saying. Unless you object, that's the next call that either Marilee or I would make.

Ms. Mifsud stated I agree with you all.

Mr. Eckert stated the only other thing is just the reminder that if you haven't done it already, your ethics training has to be done by December 31st of 2024.

B. District Engineer

Mr. Soriano stated there are two items that we've included for the engineer since he started. The first one would be the lights. Not really our responsibility, but it is in an area we cut grass, things like that. We've gone over this. Those lights are gone. So, Clay Electric did take care of that for us. In the future, if anybody wants to put that back up, that'll fall on them. FDOT, whoever, because of that ramp. They did agree that it's getting brighter out there, and it will continue as long as something gets built out there. The hospital is building in that corner. So, I would think they're going to light that up whenever they eventually build something. So that's off the list. The other is your column at Deerview. We involved the engineer just to look at the planning from the contractor side. Our part was kind of hard because we had to get the contractor to agree to a district agreement and making sure that protects us every step. That was a little harder. The contractor didn't really agree to our terms. Right now, I'm reaching out to the county because realistically it sits in the county right away. Same thing, we cut the grass there, but we don't have 100% ownership in a lot of our areas that we do work in. We do have to deal with the county. The column is leaning because of their problem, but they've already said that they're not going to fix that yet. I do have concern with that column so I'm going to bring the engineer to come out and give us an idea of his thoughts on timing wise. The county said it may be a year or two before they do anything with that. I don't want that to last a year or two. If they can handle it the district, would pay for it. We already were planning to pay for it. We got the quotes. If they can handle it and run all the legal side through them and they deal with the liability of it, we'll pay for the project but let them do it. That's what I'm trying to talk them into right now. That'll come from the public works director if they agree to that. If not, we've mentioned it before. They can simply tell us, you got to remove your column. We don't want that either. So, we'll continue to try to work with him. I haven't got the engineer to do anything more than look at what the plans were for the columns. But if we need to get him involved more, maybe he has a little more power dealing with our public works director, who's also an engineer. I will involve him. But that's, that's really, that we had for the district engineer.

C. District Manager

1. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2025

Ms. Giles stated I didn't see any conflicts with any of the dates listed against any of the federal holidays on the calendar. There's a couple of them that are night meetings. You like to have a night meeting in the spring for your residents and then the night meeting to adopt the budget in the summer. There are notes next to any meeting that's off your normal cycle because you normally meet the second Monday of each month. So next to each one is a note. Once approved and posted to the district website, those notes will stay there for residents to know that we're off cycle on those particular days, unless there's any comments or concerns about the FY 25 meeting schedule, I just look for a motion to approve.

On MOTION by Chairman Steiner seconded by Mr. Bland with all in favor the fiscal year 2025 meeting schedule was approved as presented.

2. Consideration of Adopting Goals and Objectives for Fiscal Year 2025

Ms. Giles stated on page 144 is consideration of adopting goals and objectives. This is a new legislative requirement. Mike, is this something that you can just give a brief overview how we got here?

Mr. Eckert stated sure. Basically, the Florida Legislature passes laws all the time that deal with all special districts in the State of Florida. CDD's are probably about half of that, but a lot of times the legislature has concerns of other types of special districts, but they lump us all in with them. So, they came up with this idea that every special district has to establish goals and objectives and we have to establish performance measures to determine whether we met those goals and objectives. We have to post that on our website by October 1st and then December of 2025, we'll have to do our first report stating whether or not we met our goals and objectives. This legislation provided virtually no guidance on what those goals and objectives should be, how many there should be, what they should relate to. So our advice, because of a lack of advice by the legislature, has been, let's focus on what we do. We're responsible for the maintenance and replacement of infrastructure and we're responsible for doing that in a public forum and a public way, and then also in an efficient manner. So I think that's what advice we gave the managers, and they came up with this. What I see happening with this is we'll probably approve our first one, get that under way, and then probably springtime of next year, we should revisit

them and figure out if we want to have any more narrowly tailored goals and objectives for this particular district. I think that would be better than us trying to come up with those in this meeting and the meeting we have in September.

Ms. Giles stated the goals and objectives that we came up with, that Mike discussed is on page 146. Unless there's any changes the board wants to make tonight, I just look for a motion to approve these goals and objectives for FY 25.

On MOTION by Chairman Steiner seconded by Ms. Arnau with all in favor the performance measures/standards and annual reporting form was approved as presented.

Ms. Giles stated I think springtime is a good time to put this on the agenda going forward. So, if you'll just give that some thought of maybe what you want to see for the next fiscal year.

D. Operations Manager

1. **Memorandum**
2. **Update on Open Items**

Mr. Soriano stated we have just had a few community events. It took about five weeks to get a movie out because of the rain, but we were finally able to get that one done. So, we have gone through Kung Fu Panda one, two, and three. We have one more movie left for the pools and then after that, we move back to your sister district on the green. We did have our back-to-school parties. Unfortunately, they got rained out. Your side was a little better. Residents turn up for those type of parties here pretty well. We had a DJ, activities and food at the pools. Where the other side only had a couple families because it rained right when we were starting the event, they did have to come out of the pool, and the DJ's had to stop playing. Once we opened back up, your side had about 30 or 40 people participating, even the adults were having fun. While we were able to get it out, it wasn't our normal 200 people having fun at the pool like normal. But at least your side was able to do all the food and do their giveaways where the other side had plenty of pizzas left over. I think the lifeguards were tired of eating slices. But when it comes to the weather, there's not much I can do on that one. Moving on, we do have two high schools now that have started practice, and they will have a bit of spillover every once a while. Usually, it's only about two or three days throughout the whole season where one of them has to go over to

your sister district to practice. I do allow them to do that, but I try to get them to set up when they have meets that one is away for their meet, and then vice versa. They've set up everything with me on that. We do have to do a new agreement, so I'll get with Karen to do that. I did want to let all of you know that both teams, this will be the first year that I am including in there a fee. We've talked about it before, but we've never actually put it in the agreement. At times they have donated, or they've helped out with things, but there's never really been an expectation of payment. It does put a lot of use on the pool, and it also does increase liability greatly, especially when we're having meet. Now, as far as how that's paid or when, once we're done with the agreement, if any of them have issues, because the swim teams are not ones that have a lot of money, typically, it's not one that brings in ticket sales like a football team or anything like that. So, it's always a little tougher. I do hear from their coaches a lot more. They're welcome to come in here and we can always waive payments or a portion, but we do want to get that in agreement. There is multiple organizations in Oakleaf and there are only three left that do not pay anything into it that have been here for over a decade. Our high schools are two of them. I hope I did get an update. All six heaters should be in by the end of this month. I still have to coordinate with your electrician. We already have an agreement with the gas company to handle that side, but your electrician and plumber, smaller amounts, you're talking about maybe an hour or two worth of work. So, it's not a big issue, but I do have to have all three of them here to do the work once we get all six units in. The hope would be everything's finished in October. Normally I start testing the last week of October, beginning of November, and that's when the years go on. We generally heat the same way all the way into the first or second week of January. I warned residents that if it's cold, we pull the covers because the heaters don't really go off. They get turned down. But we don't open the pools until the end of January through most of February. I tend to wait until we have our January meeting just so we can remind everybody. But usually, it's going to be January or February. We will start slowing down. You can see it at the pools already. About a week before the kids go back to school, the place really dies out. These numbers here are from last month. So, this is going to continually go down. But we're still printing about 500 brand new cards for residents and updates up until this last month. I have two updates on maintenance items. We were able to set up a good purchase and delivery for two playground units. So, one is going to replace your Deerview. If you recall, we did a not to exceed of \$51,000. Your sister district has about eleven to replace. Ten or eleven. You guys only have the three units

over here. Because of getting the shipping done together, everything is going to come together. They were both quick ships. They're units that we already have in place. They're just going to be new, same design. But I will end up probably \$15,000 to \$20,000 under that not to exceed once we're done to install mulch and borders if we have to replace anything.

Mr. Bland stated what's the second one? Is it Hamilton Glenn?

Mr. Soriano stated you have the one at Deerview, you have Hamilton Glenn. That one would probably be next. That's the next in that line of worse cosmetic rust. But even the pieces that I've had to pull off and replace with new pieces because of being damaged by vandalism or just metals getting old. Whitfield is your other one. This one has already been replaced, but we are now on probably about eight years, so it's probably about half of its life there. The other item is discussion of treadmills. We did have an issue with one of our new treadmills that's already been repaired, but we had an issue last month. Working with our provider for those has been really good because everything's covered under warranty, even labor. But most of the stuff, if there's something that they can walk me through, and I can test and diagnose with them on the phone. They just go ahead and do that. We were able to figure everything out and get everything running the way we need. There was this power supply issue with one of them, but the problem with that is it knocked us back down to where, at that moment, we only had two working ones out of the new treadmills and one of the old treadmills. So, I think people have gotten used to having the two older Trues and the two nice Life Fitness. So, they want all four working. Originally, we talked about purchasing these new ones, we were just going to have two treadmills. We weren't even going to have a third. So, when I get down to three, they start complaining. They want to know why we don't do something else. It would really be if we decided we want to go ahead and replace those old True Fitness treadmills or just stay the way we have. I let everybody know that was the plan. The Trues get kind of worn out. I can pull parts from the old one that I have in storage and make it work, but as they wear out, we're not going to replace those. So, the next bet would be if we decided we wanted a third or a fourth treadmill. I did promise everybody I'd bring that forward for discussion.

Chairman Steiner stated the main thing with that is because we went through such an effort to maintain as many treadmills in there as we possibly could, which was well above what was there to start with. I agree that it's something we need to look at, but I don't see it being at the top of the list. You've got two new ones in there and they're working. They're not cheap.

Mr. Bland stated I know we had an issue with the maintenance people.

Mr. Soriano stated it's not because of the company. It was just slower with them. I did have two companies come out this last month and give me quotes on preventative maintenance, but it was really, they were just slower. So, when I needed parts or I needed a repair, we go with an outside company and that company changed hands about two years ago, and I've seen a marked different in service and response. I still work with these guys everywhere, so I'm always careful how I talk. I wish I didn't have these issues. So, with our fitness centers, we're a little bit bigger than many other CDD and community fitness centers. We're not a commercial fitness center by any means, but it does many times get treated like that. So, I do have to have a bigger organization. It's hard to get some small companies to be able to do that much work a lot of times. But I have reached out to two. They're going to be better pricing. Whether they can do the work, we will see.

Ms. Giles stated anything for Jay before we move on?

Chairman Steiner stated I've got landscaping items, two of them. When we had the last meeting, we had discussed putting in the mulch trail through that area, and I noticed that they had markings down, but when I went down Saturday, did we have a tree come down?

Mr. Soriano stated we've had a couple during our tropical storm. So, we're actually mulching up a lot of that stuff right now.

Chairman Steiner stated what's out there is a pile of chopped up debris.

Mr. Soriano stated Chalon's group is helping us a little bit, too, by pulling that down for us and taking some of those trees.

Ms. Suchsland stated we can do a lot of mulching and stuff. However, to get the mulching truck and the chipper truck back there, because when it's wet, it's very soft and so we would tear up more to get it back there and spread it. So, we can't always get back there when it's too wet because that softball field and that field area is just way too wet. So, without it being labor intensive, we just deny doing that and may haul it off to our dump field instead. Otherwise, it would probably be done.

Mr. Soriano stated this is the smaller things that were pulled off. So, these are the piles that you're seeing. These are small branches. So that's being handled by my guys.

Chairman Steiner stated there's a good size chunk of tree out there, too.

Ms. Suchsland stated the chunk of tree, when it's good size, it can't go through his chipper. It's got to go through an industrial chipper.

Mr. Soriano stated the five inch and bigger she'll have to do on hers. All the smaller stuff we're doing right now.

Chairman Steiner stated from the standpoint of looking at the foliage, I was looking at just utilizing the pine straw that's down there because that area is all pines. There's a lot of pine straw they go in and pick up. Am I incorrect in thinking that pine straw would be cheaper than the truck?

Ms. Suchsland stated no, because if we do the pine straw, you're paying for it twice.

Mr. Soriano stated it's actually saving them, because when they chip the trees, they have to take it away.

Ms. Suchsland stated if you can hold on for us when we get to the drier season, I can layer that ten times over.

Mr. Soriano stated you're getting some mulch right now. That's a small amount. That real big truck that you see when they bring in, we'll be able to knock it out in a day or two when we have a good number of trees. But, yeah, taking that big truck across those fields wouldn't be a good idea.

Chairman Steiner stated when I walked out there and took a look, I thought somebody had taken out another tree to put the path in.

Mr. Soriano stated that was one of our other ones that came down. We did have a couple branches and trees. Not anything major.

Ms. Suchsland stated we did have a pine tree that came down over the sidewalk back there, but they just walked back there and took it out and then just laid it off over into the woods for now. We'll chip that up later. But we don't take a truck back there because they don't want to risk getting stuck.

Chairman Steiner stated okay. The other thing is within our landscaping budget we have replacement plants. Are there any plans for the area down with a walkway going by the gazebo down here on the lakefront? Where you come down this back side, all that's there is a triangle with one ball shaped bush. All the other stuff's been taken out.

Mr. Soriano stated we can look at it.

Ms. Suchsland stated that's in the plans. We're talking about the lamppost right at the end of the sidewalk? That's in the plans.

Chairman Steiner stated okay.

Mr. Soriano stated all of the contractual items she's going through right now. So, we'll finish up. We try to get them done before October. Every once in a while, we have one or two things left over.

Ms. Suchsland stated we will probably linger into September, mid-October a little bit, but I got you covered.

Chairman Steiner stated okay. Nothing against the landscaping. It's been great. I don't have a problem there. I just need to follow up.

SIXTH ORDER OF BUSINESS

Audience Comments / Supervisor Requests

Chris Collins stated I'm here today to discuss swim program. We have an Oakleaf Orcas swim team that is a suburb program, but our team has over 125 swimmers this year, and many of which want to continue swimming year-round. There are some year-round programs available in the area, but they're quite expensive and the program we have here is a fantastic program, and we'd like to see it continue and grow and be better. We did discuss financial issues earlier and it could be a source of revenue. I know the swim team brought in quite a bit of money over the summer. If you look at projections for a monthly income, it could be a good bit of revenue to offset pool costs and heater, things like that. If we want to continue to use the heater throughout the summer or through the winter, the swim team could offset those costs for the residents and let the residents continue to use that during the wintertime as well. Many of the students go to the high school. There's only about 30 of them. There are about 90 to 100 students that are not in high school that don't get an opportunity to continue to swim after the summer. They'd be forced to go somewhere else, like Planet Swim. I've been to a lot of the swimming pools around the area, and our pool here is one of the best facilities around. It's a top-notch facility with eight lanes and the diving blocks. It's really clean. Not all pools are always clean. So, our staff here does a really good job with that. I think it's just a great opportunity for our residents to be able to continue to use this and get better throughout the year and work on their strokes and continue to make Oakleaf a standout community as a good selling point for future residents. So just looking for the board to consider continuing a year-round program. I know there used to be one in the

past it was ran by a different company. I know right now it's handled basically internally to the board or the CDD and the CDD staff. Not looking for a new company to come in or anything like that. I spoke with coach Jack and we got coach Lindsey back here. There's other coaches that assist with the high school and there's also been volunteer students that have helped and they can come on in future roles as coaches as well. Not looking to do something comparable with like Planet Swim; just a couple times a week to get out there and let the kids continue to practice and develop their strokes and keep that skill from perishing. You don't want to do it for just two months of the year and then you have to come back and start all over again the next year. You lose all your times and stuff like that. There are a few other programs in the county and neighboring counties that kind of do something similar, that you could have many interactions with, but nothing like what the Orca has done with the big First Coast Planet Swim League. So not looking to have a huge meet here every month or anything like that. So no, like added impact like that so much as just something for the residents to be able to continue to use the pool because right now even, it's adult only for lap pool. So, the kids don't get to go out there and practice. They can't practice diving. They can't practice flip turns and things like that. There's only one lap at the other pool that they could use that they did that. There are often many adults in there and other kids goofing off in the pool that hinders their ability to practice swimming. So, it's really the only place to do it. They only get to do it two months out of the year right now. Just looking to continue, make some way to let them continue to practice that year-round and keep those skills going.

Chairman Steiner stated Jay had brought this up to us in the past and one of the things that I'm concerned with is that we have an active resident community that utilizes the pool. As you can see, we are finding ways that we keep it heated. But when we have the swim meets, the ones we're having now, we end up having to take away from the residents for utilization of that area. Granted, I believe you keep a lane or two open so that residents can swim. But there's a lot of young people out there on that pad in that area, along with their parents and it puts an impact on our residents wanting to use that pool and we get beat up when we don't have it available year-round. We work with them to try and monitor it. But that is my biggest concern in adding more to usage outside of that area up there that takes away from our residents. We thought about it, and we will continue to think about it. We appreciate your offer to compensate, but the thing is what we can't add back into it, is time for the residents to use the pool.

Chris Collins stated I would just say that the majority of the swim team is also residents. So, denying the kids the only avenue for them to practice swimming in a lap facility where you can do that is what I see.

Chairman Steiner stated there are residents and so forth, and you wanted to practice. Can you use only the two lanes like the residents have to do now when you have all of them over there? I mean, we're talking about sharing, but that is listed as being an adult pool.

Mr. Bland stated how many lanes are on the other side?

Mr. Soriano stated there's six, but they can't dive in that one.

Mr. Bland stated the adults can go to the other side.

Chairman Steiner stated it's not heated.

Mr. Soriano stated this one gets heated and we spend a lot of money on that heater.

Chris Collins stated through January or February, right?

Mr. Soriano stated well, it still gets heated, and we still have to spend money. On average, our gas might be about \$20,00 to \$24,000 a year just for the gas, not anything else. We still have to pay for people to pull the covers and the covers are now twelve years old. They're going to be kind of expensive. They are starting to rip. So, there's a lot of other costs besides the heater to a heated pool. The other side didn't want to have anything to do with that.

Mr. Bland stated is there any data of numbers of adults that use that pool on a daily basis?

Mr. Soriano stated on a daily basis it's really not a lot. That, to me, is always a hard argument. We've heard it before. There's definitely a lot more swim team families and kids than when it comes to the adults that use the pool. It's the adult only pool. The problem was, it was built and designed like that and labeled the adult only pool from the beginning. So many of them are very angry when we do anything that takes that back. But there's definitely a lot more when it comes to the swim team.

Ms. Arnau stated I'd like to know the schedule. How many days, for how long. Because if they know the schedule, they can work around it.

Chris Collins stated the school year, the schedule is going to not be in the morning.

Mr. Bland stated I've lived here since 2010, and I used to go out and swim in the pool at 5:00 in the morning, and I can tell you I was the only person. So, if we have adults that want to use the pool, they can still use the pool.

Chris Collins stated we're not trying to do it all day, every day. During summer, it's every day. It's not trying to do all day, every day, all day long, twice a day.

An attendee stated I'm the assistant swim coach for the Orcas. This is my first year, and I'm also on the staff. I taught some lessons here as well, and I'm a certified instructor. So, my goal is to only take up two or three lanes. I don't think we're going to have that many swimmers, because the high school swimmers are already swimming for the high school. So, my main focus group is the four-year-olds to the junior high groups. I really don't foresee more than maybe 50 swimmers. My ideal price range would be maybe \$90 a month. It's comparable to what Planet Swim is charging. Roughly three days a week is what I'm looking at; Tuesday, Wednesday, Thursday, and it would be after both Ridgeview and the Orcas have already had their practice, so I'm looking at later evening after all these parents have already gotten off work and things like that. Obviously, I reach out to everyone who signs up to make sure that works with them and also that works with Jay. So, practice would probably run roughly an hour, maybe an hour and a half, depending on how many kids I have and the age range. I can break it up into two separate groups if I need to run the little ones a little bit earlier, only for 30 minutes, because they obviously can't swim that long, run the older ones a little bit longer. That way I can break it down if I have more residents who need more swim lanes, that way I can use only two lanes if I need to. Kids are taught how to circle swim, so if I need to put more kids in a lane and teach them to circle swim, we could definitely do that. I can have upwards of eight kids in a lane if they can follow directions and do that. I grew up swimming, so it is doable if you tell people to do it. I run a very tight ship. I do not allow horseplay. You will not see kids jumping over a fence like they were this year. You will not see people towel whipping children. They will get kicked off the summer league. I will not tolerate anything. I really do think this is a great opportunity for our children to not only keep them out of trouble, but keep them in shape, keep them fit and bring back another winning season for our kids. This is a family-oriented neighborhood and community, and I don't think we should be turning our kids to Planet Swim. I don't think that's appropriate. I don't think we should do that because what's going to happen is they're going to stay at Planet Swim and they're not going to come back. We bargained a lot of revenue last year. We went from 90 swimmers last year to 126 from advertising I did to bring kids into swim this year. When you send kids other places, they don't come back just because they get comfortable.

They make friends. It's just convenient. I don't think that you should turn people away when you have the opportunity. You have the facility. Jay and his son and his staff here do a great job. We're willing to get sponsors to help offset costs if we need to. Jack's not willing to do that during the summer, but during the winter, we'll do whatever we need to do to get what we need to get as long as you guys are willing to meet us halfway.

Chairman Steiner stated I just want to clarify something. I was under the impression that it would be multiple lanes, and we would be doing basically like they do here.

Chris Collins stated the numbers of lanes is going to depend on the amount of people that are in it.

Chairman Steiner stated I'm dealing with how much space and how much access do I have to take away from the residents, whether they come or told that they can't? The fastest way to get a lot of folks screaming is telling you can't access the pool when they don't even use it. So, from that standpoint, Jay, with this and with what I understand, if we were to restrict the swimmers to a few lanes, would that take care of the concerns that you were getting raised from other folks?

Mr. Soriano stated I don't know that it's as big of an issue. I do have to work with the high school. Oakleaf is a little more prepared. Jack knows that they want to do this. Jack would like to see this program, but we still have to fit them and Ridgeview. You did say you would go after. That would push them to as late as 7:00 sometimes. So, between that and the cost at \$90 or Jack was talking about \$100 to make sure you guys can for coaching because it's a little different when it's a year-round team. They pay \$125, \$150 for your summer. It's a difference when you're paying that for one month. So, your numbers are going to drop drastically. You mentioned 120, we're definitely not going to see that. So, you shouldn't need as many where they have two lanes, but I still got to get two lanes of them. Two lanes for Ridgeview, two lanes for Oakleaf. They try to work to where Oakleaf is out of the way by time Ridgeview is coming in and then same thing. They would come in afterwards. Your biggest complainers are not going to be the nighttime crowd anyway. It's going to be the earlier morning crowd. So, I don't see that being as much of an issue as far as fighting the people saying we're just taking more away from this when you don't even come at this time. You come during the day. The high school actually can swim in the morning and does practice early at the beginning of the year in the morning, where these guys

will not be practicing in the morning or during the day because they're at school. So, it is a little different. So that part we can take away.

Mr. Eckert stated do we have the lighting? If it goes to 7:00.

Mr. Soriano stated we do. That is the only pool that's permitted for nighttime swimming. So, it is open for our residents. We start kicking them out around 9:30. Everything out here, tennis, everything's supposed to close down by 10:00. But even if they're able to start by about seven, this is not 3 hours' worth of practice. I don't see that being an issue. I do want to get rid of the thought that there's going to be much of an offset. I went through this with Jack. We're not going to be anywhere near that. So just to let you guys know, summer swim team this year brought in \$21,035. That is a lot. Once I'm done paying for everybody, coaches, caps, awards. Now it's much lower this year because we got a lot of stuff included as part of Planet Swim. By the time we were done, it was about \$3,500 to \$1,000 that the district actually gets. That's good for the last, what's it been, seven years we've been running an in house. Before that, the other company didn't give us anything. They were keeping it. So, they were already making contract fees from us because they did lifeguards, all that stuff, taking care of the pools. Then they ran the swim team, and they got to keep that. So now we at least get a little bit. It's not anywhere near an offset because then you look at the things like when we actually have a meet, there's a lot of people out there. We do have to put on extra lifeguards and the District pays for that. So, if we cleared \$500 to \$1,000 by the end of summer, I'm just happy because before we had this program, we didn't get anything out of it. It was more of a liability to us than anything. So at least now we get that. Like I said, it's not really a way to talk about offsetting, but if we can do it to where we're not losing anything and really increasing liability, then just getting past the complainers. We will hear you're taking something away because it is the adult only pool. We hear it now. There's a lot of people that don't like the high school kids out there. Like I said, they're not even swimming at that time. It's just the complaint and we're going to hear it.

Ms. Giles stated do you have everything in place if the Board agrees to this. Do you have the contracts?

Mr. Soriano stated no. I worked with them a little bit to talk about what their plans are, what they would like to see. What I would actually say, and I talked to Jack about this before, was if we were to do something, we might actually put some kind of limits on it. So, it might be easier to say, you're not going to be swimming in February. Your program's going to be small

anyway. So, I used to be one of the guys that oversaw Clay County Wise. Clay County Wise had one of the largest and better year-round programs called the YMCA flyers, and that's where Olympic swimmers went. They had a big program, and it was the same thing. Unless it was those real serious kids that were doing USA swimming and traveling at those times. By the time you got into February, many of them really dropped off. They weren't out there swimming when it was cold. So, the program might go from 300, which the Flyers were very large, down to about 20 or 30 real serious guys for month or two, and then it would pick back up and they're going to meets every other week and they're paying for USA Swim. They pay for their own entry and meets, things like that. So, it may be limited at first, but that would also allow us to see what the usage is. If it ends up being that there's only ten families all the time, then it may be harder to say, yeah, it's a good program, because liability wise, it's going to create more of a liability than anything. We don't have lifeguards, and we shouldn't expect it. They should be swimmers, but it does still increase your liability. So, offsetting that, if there's only ten consistent kids, then why do we continue the program? If it's a big program and it does carry on, we have had 120 on our rec team before. Kate did have a big team, at one point and then it cut down. If it continues, then it's good usage. I mean, that is the idea of, they built that competition pool. It was very expensive to build that thing and design that thing and to get use out of it would be a little better.

Mr. Bland stated I say we give it a shot.

Ms. Arnau stated I'd like you to see it.

Mr. Bland stated give them a chance. I can deal with a bunch of guys and gals yelling at me to use the pool. The kids don't get a second chance.

Chairman Steiner stated but the kids aren't the ones paying the assessment.

An attendee stated if you would like I could make a \$10 fee for non-members. But I can say that all the people who are here are Oakley Orcas. They swam last year on the Oakleaf Orcas and will be returning Orcas next year.

Mr. Eckert stated can I make a suggestion? I didn't write down the times and everything you mentioned, but I'm sure that Jay was looking at that. We've got a meeting in September. Get a proposal together, get it worked out with Jay to make sure that his concerns are addressed. It sounds like that there's some appetite on behalf of the board to look into this further and then bring a proposal to the September meeting and the board can say, okay, we can live with that many lanes, or we have to adjust the time. We have something concrete that you can actually

vote on. Today you'd just be directing Jay to work with them, to come up with that plan, I think would make the most sense, unless I'm missing some timing here somewhere. But I think that would get us moving forward so the board can make more of an informed decision and everybody can get their proposals heard.

Mr. Soriano stated other than direction to say, yeah, you would like to see me working with them somehow. That's about all we can do tonight anyway, because there is a lot more that's involved. So, there's a little difference between your summer rec program. They're actually part of a league. The league pays for extra insurance for the families, too. When we have a year-round program it's generally its own business. So, the Flyers, they were actually a business program. It's a nonprofit, but it's a program. Same way with Planet Swim. It has its own. Those would be the things we're looking at, or the district's going to take it in as their own program. We don't have a lot of those, so when we do, there's definitely a lot of rules on what we can and can't do because it just increases reliability so much more. So, there may be ways that we have to structure it. And we haven't even gotten into that part yet. So, if that's the direction of the board, that it may be worth the look, I'll work with them and bring back what we can and any concerns for you guys to be aware of if we do move forward and we can look at that in September.

Ms. Mifsud stated it would also give the rest of the residents an opportunity to show up at the next meeting and express their concerns.

SEVENTH ORDER OF BUSINESS

Next Scheduled Meeting

Ms. Giles stated our next meeting is scheduled for September 9th here at the same location. Are we going back to 2:00?

Mr. Bland stated it doesn't matter at this point.

Chairman Steiner stated two is what we had before. That gave us up to two hours before the next meeting.

Ms. Giles stated your agenda does say 2:30, though. So, you want to go back to the two?

Chairman Steiner stated go back to 2:00.

Ms. Giles stated okay, so the next meeting is September 9th, same location, back at the normal 2:00 p.m. time.

EIGHTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Middle Village
Community Development District

Unaudited Financial Reporting
July 31, 2024



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

	General Fund	Recreation Fund	Debt Service Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 289,300	\$ 297,181	\$ -	\$ 380,633	\$ 967,114
Due from Other	-	141	-	-	141
Due from General Fund	-	26,829	34,822	-	61,650
Investments:					
State Board of Administration (SBA)	5,037	1,044,497	-	888,748	1,938,282
Custody Account	7,450	-	-	-	7,450
Series 2022					
Revenue	-	-	230,143	-	230,143
Reserve	-	-	156,709	-	156,709
Principal	-	-	157	-	157
Interest	-	-	28	-	28
Cost of Issuance	-	-	17,225	-	17,225
Prepayment	-	-	32	-	32
Series 2018-2					
Reserve	-	-	121,448	-	121,448
Prepayment	-	-	780	-	780
Sinking	-	-	19	-	19
Interest	-	-	7	-	7
Deposits	-	13,383	-	-	13,383
Total Assets	\$ 301,786	\$ 1,382,030	\$ 561,367	\$ 1,269,381	\$ 3,514,566
Liabilities:					
Accounts Payable	\$ 1,361	\$ 44,206	\$ -	\$ 39,288	\$ 84,855
Due to Debt Service	34,822	-	-	-	34,822
Due to Recreation Fund	26,829	-	-	-	26,829
Total Liabilities	\$ 63,011	\$ 44,206	\$ -	\$ 39,288	\$ 146,506
Fund Balance:					
Nonspendable:					
Deposits	\$ -	\$ 13,383	\$ -	\$ -	\$ 13,383
Restricted for:					
Debt Service - Series	-	-	561,367	-	561,367
Assigned for:					
Capital Reserve Fund	-	-	-	1,230,093	1,230,093
Unassigned	238,775	1,324,441	-	-	1,563,216
Total Fund Balances	\$ 238,775	\$ 1,337,824	\$ 561,367	\$ 1,230,093	\$ 3,368,060
Total Liabilities & Fund Balance	\$ 301,786	\$ 1,382,030	\$ 561,367	\$ 1,269,381	\$ 3,514,566

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

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 217,187	\$ 217,187	\$ 217,414	\$ 227
Interest Income	2,000	1,667	832	(835)
Total Revenues	\$ 219,187	\$ 218,854	\$ 218,246	\$ (608)
Expenditures:				
General & Administrative:				
Supervisors Fees	\$ 12,000	\$ 10,000	\$ 8,200	\$ 1,800
Travel	200	167	-	167
FICA Expense	918	765	638	127
Engineering	7,000	5,833	3,031	2,802
Trustee	19,000	19,000	19,000	-
Dissemination Agent	3,710	3,092	3,292	(200)
Assessment Roll	8,003	8,003	8,003	-
Attorney	50,000	41,667	20,528	21,138
Arbitrage	600	600	600	-
Annual Audit	6,600	6,600	6,500	100
Management Fees	68,741	57,284	57,284	(0)
Information Technology	2,703	2,253	2,253	-
Telephone	300	250	250	(0)
Postage	600	600	2,430	(1,830)
Printing	2,000	2,000	2,497	(497)
Insurance	13,621	13,621	12,826	795
Legal Advertising	2,500	2,083	741	1,342
Other Current Charges	150	125	63	62
Office Supplies	200	167	7	159
Website Compliance	2,385	1,988	1,988	-
Dues, Licenses & Subscriptions	175	175	175	-
Capital Reserve Funding	17,781	17,781	17,781	-
Total General & Administrative Expenditures	\$ 219,187	\$ 194,052	\$ 168,087	\$ 25,965
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 24,801	\$ 50,158	\$ 25,357
Net Change in Fund Balance	\$ -	\$ 24,801	\$ 50,158	\$ 25,357
Fund Balance - Beginning	\$ -		\$ 188,617	
Fund Balance - Ending	\$ -		\$ 238,775	

Middle Village
Community Development District
General Fund
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
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	55	-	-	832
Total Revenues	\$ 411	\$ 202,412	\$ 1,912	\$ 2,306	\$ 1,237	\$ 5,416	\$ 1,437	\$ 3,004	\$ 55	\$ 55	\$ -	\$ -	\$ 218,246
Expenditures:													
General & Administrative:													
Supervisors Fees	\$ 1,000	\$ 800	\$ -	\$ 1,000	\$ 1,000	\$ 800	\$ 800	\$ 1,000	\$ 1,000	\$ 800	\$ -	\$ -	\$ 8,200
Travel	-	-	-	-	-	-	-	-	-	-	-	-	-
FICA Expense	83	66	-	83	83	49	61	77	77	61	-	-	638
Engineering	-	-	-	-	-	-	483	-	1,595	954	-	-	3,031
Trustee	-	-	-	-	-	-	15,000	4,000	-	-	-	-	19,000
Dissemination Agent	309	309	309	309	309	309	309	309	309	509	-	-	3,292
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	5,728	-	-	57,284
Information Technology	225	225	225	225	225	225	225	225	225	225	-	-	2,253
Telephone	55	5	15	25	17	19	23	42	37	12	-	-	250
Postage	25	64	80	14	92	15	72	48	59	1,960	-	-	2,430
Printing	12	65	8	2	59	53	73	30	57	2,137	-	-	2,497
Insurance	12,826	-	-	-	-	-	-	-	-	-	-	-	12,826
Legal Advertising	-	-	-	-	69	-	-	196	70	407	-	-	741
Other Current Charges	34	29	-	-	-	-	-	-	-	-	-	-	63
Office Supplies	1	1	0	1	1	1	0	1	1	0	-	-	7
Website Compliance	199	199	199	199	199	199	199	199	199	199	-	-	1,988
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Capital Reserve Funding	-	-	-	-	-	-	17,781	-	-	-	-	-	17,781
Total General & Administrative Expenditures	\$ 32,463	\$ 9,548	\$ 8,928	\$ 10,200	\$ 11,134	\$ 16,807	\$ 44,201	\$ 12,455	\$ 9,357	\$ 12,993	\$ -	\$ -	\$ 168,087
Excess (Deficiency) of Revenues over Expenditures	\$ (32,052)	\$ 192,864	\$ (7,016)	\$ (7,894)	\$ (9,897)	\$ (11,391)	\$ (42,765)	\$ (9,451)	\$ (9,302)	\$ (12,938)	\$ -	\$ -	\$ 50,158
Net Change in Fund Balance	\$ (32,052)	\$ 192,864	\$ (7,016)	\$ (7,894)	\$ (9,897)	\$ (11,391)	\$ (42,765)	\$ (9,451)	\$ (9,302)	\$ (12,938)	\$ -	\$ -	\$ 50,158

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

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,975,385	\$ 1,975,385	\$ 1,977,446	\$ 2,061
Interest Income	5,000	5,000	24,357	19,357
Miscellaneous Revenue	3,000	2,500	-	(2,500)
Amenities Revenue	100,000	100,000	113,293	13,293
Cost Share Revenue-South Village	33,063	33,063	36,022	2,959
Total Revenues	\$ 2,116,448	\$ 2,115,948	\$ 2,151,118	\$ 35,170
Expenditures:				
<i>Administrative:</i>				
Management Fees - On Site Staff	\$ 336,461	\$ 280,384	\$ 280,384	\$ 0
Insurance	84,897	84,897	87,100	(2,203)
Other Current Charges	6,000	5,000	5,226	(226)
Permit Fees	1,650	1,375	1,452	(77)
Subtotal Administrative	\$ 429,008	\$ 371,656	\$ 374,162	\$ (2,505)
<i>Maintenance:</i>				
Security	\$ 136,335	\$ 113,613	\$ 128,139	\$ (14,527)
Security Clay County	44,627	37,189	34,192	2,997
Electric	20,000	16,667	12,126	4,541
Streetlighting	35,000	29,167	24,676	4,491
Irrigation Maintenance	5,000	5,000	11,789	(6,789)
Landscape Maintenance	524,770	437,308	430,271	7,037
Common Area Maintenance	70,000	58,333	57,117	1,216
Lake Maintenance	22,000	18,333	15,940	2,393
Subtotal Maintenance	\$ 857,731	\$ 715,609	\$ 714,250	\$ 1,359

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

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
<i>Recreation Facility:</i>				
Amenity Staff	\$ 176,000	\$ 146,667	\$ 162,848	\$ (16,182)
Janitorial	58,300	48,583	40,583	8,000
Telephone	12,000	12,000	13,228	(1,228)
Electric	75,000	62,500	41,717	20,783
Water / Sewer	40,000	33,333	35,282	(1,949)
Gas/Heat (Pool)	20,000	16,667	10,276	6,391
Refuse Service	35,000	35,000	37,889	(2,889)
Pool Maintenance & Chemicals	38,000	38,000	39,725	(1,725)
Cable	8,000	6,667	6,251	416
Special Events	5,000	4,167	4,657	(491)
Office Supplies and Equipment	1,500	1,250	454	796
Facility Maintenance - General	58,000	48,333	41,700	6,633
Facility Maintenance - Preventive Contracts	15,950	13,292	2,810	10,482
Facility Maintenance - Contingency	5,000	4,167	3,598	569
Elevator Maintenance	10,000	8,333	1,917	6,417
Recreation Passes	4,000	3,333	2,293	1,041
Lighting Repairs	10,000	8,333	6,699	1,635
Tennis Court Maintenance	62,000	62,000	68,185	(6,185)
Capital Reserve Funding	195,959	195,959	195,959	0
Subtotal Recreation Facility	\$ 829,709	\$ 748,584	\$ 716,072	\$ 32,512
Total Expenditures	\$ 2,116,448	\$ 1,835,850	\$ 1,804,484	\$ 31,366
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 280,099	\$ 346,634	\$ 66,536
Net Change in Fund Balance	\$ -	\$ 280,099	\$ 346,634	\$ 66,536
Fund Balance - Beginning	\$ -		\$ 991,190	
Fund Balance - Ending	\$ -		\$ 1,337,824	

Middle Village
Community Development District
Recreation Fund
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
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	4,819	-	-	24,357
Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-
Amenities Revenue	1,100	1,077	6,597	21,911	10,981	13,625	17,538	27,862	6,222	6,382	-	-	113,293
Cost Share Revenue-South Village	-	-	-	36,022	-	-	-	-	-	-	-	-	36,022
Total Revenues	\$ 1,196	\$ 1,841,899	\$ 23,809	\$ 78,691	\$ 21,988	\$ 67,190	\$ 34,761	\$ 59,487	\$ 10,896	\$ 11,201	\$ -	\$ -	\$ 2,151,118
Expenditures:													
Administrative:													
Management Fees - On Site Staff	\$ 28,038	\$ 28,038	\$ 28,038	\$ 28,038	\$ 28,038	\$ 28,038	\$ 28,038	\$ 28,038	\$ 28,038	\$ 28,038	\$ -	\$ -	\$ 280,384
Insurance	87,100	-	-	-	-	-	-	-	-	-	-	-	87,100
Other Current Charges	310	227	396	477	641	512	594	651	888	529	-	-	5,226
Permit Fees	-	-	-	-	-	-	-	1,452	-	-	-	-	1,452
Subtotal Administrative	\$ 115,449	\$ 28,265	\$ 28,435	\$ 28,516	\$ 28,680	\$ 28,551	\$ 28,632	\$ 30,141	\$ 28,926	\$ 28,568	\$ -	\$ -	\$ 374,162
Maintenance:													
Security	\$ 15,314	\$ 14,742	\$ 15,422	\$ 15,205	\$ 14,280	\$ 15,422	\$ 11,315	\$ 8,867	\$ 8,704	\$ 8,867	\$ -	\$ -	\$ 128,139
Security Clay County	2,825	1,694	3,525	1,084	3,470	3,810	4,586	3,940	5,063	4,196	-	-	34,192
Electric	1,293	996	1,096	1,407	1,377	836	1,111	1,419	1,364	1,227	-	-	12,126
Streetlighting	2,378	2,378	2,378	2,506	2,506	2,506	2,506	2,506	2,506	2,506	-	-	24,676
Irrigation Maintenance	358	-	-	-	-	9,423	-	-	-	2,008	-	-	11,789
Landscape Maintenance	36,339	43,770	43,770	43,770	43,770	43,770	43,770	43,770	43,770	43,770	-	-	430,271
Common Area Maintenance	11,173	5,875	8,396	-	-	5,833	5,833	8,646	5,786	5,575	-	-	57,117
Lake Maintenance	1,594	1,594	1,594	1,594	1,594	1,594	1,594	1,594	1,594	1,594	-	-	15,940
Subtotal Maintenance	\$ 71,272	\$ 71,050	\$ 76,182	\$ 65,566	\$ 66,997	\$ 83,195	\$ 70,716	\$ 70,742	\$ 68,786	\$ 69,744	\$ -	\$ -	\$ 714,250

Middle Village
Community Development District
Recreation Fund
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Recreation Facility:													
Amenity Staff	\$ 14,013	\$ 8,730	\$ 6,306	\$ 5,376	\$ 6,590	\$ 9,597	\$ 8,782	\$ 23,715	\$ 34,263	\$ 45,476	\$ -	\$ -	\$ 162,848
Janitorial	4,058	4,058	4,058	4,058	4,058	4,058	4,058	4,058	4,058	4,058	-	-	40,583
Telephone	1,247	1,264	1,256	1,167	1,345	1,168	1,168	1,838	1,377	1,398	-	-	13,228
Electric	4,038	3,667	3,376	3,908	4,224	3,926	3,831	4,425	5,081	5,241	-	-	41,717
Water / Sewer	3,369	2,646	2,747	2,432	5,682	1,238	4,328	3,944	6,045	2,850	-	-	35,282
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	4,531	-	-	37,889
Pool Maintenance & Chemicals	3,817	3,817	3,817	4,039	4,039	4,039	4,039	4,039	4,039	4,039	-	-	39,725
Cable	605	605	612	636	636	636	636	636	627	621	-	-	6,251
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	3,150	1,870	-	-	41,700
Facility Maintenance - Preventive Contracts	1,308	-	288	175	-	288	288	-	288	175	-	-	2,810
Facility Maintenance - Contingency	416	417	415	416	-	417	417	417	369	315	-	-	3,598
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	788	-	-	6,699
Tennis Court Maintenance	1,867	9,398	7,178	2,678	7,993	6,322	10,524	7,407	8,082	6,735	-	-	68,185
Capital Reserve Funding	-	-	-	-	-	-	195,959	-	-	-	-	-	195,959
Subtotal Recreation Facility	\$ 44,141	\$ 44,729	\$ 48,903	\$ 34,408	\$ 44,773	\$ 41,305	\$ 243,157	\$ 63,339	\$ 73,218	\$ 78,098	\$ -	\$ -	\$ 716,072
Total Expenditures	\$ 230,862	\$ 144,044	\$ 153,519	\$ 128,490	\$ 140,450	\$ 153,051	\$ 342,505	\$ 164,222	\$ 170,931	\$ 176,410	\$ -	\$ -	\$ 1,804,484
Excess (Deficiency) of Revenues over Expenditures	\$ (229,666)	\$ 1,697,855	\$ (129,710)	\$ (49,799)	\$ (118,462)	\$ (85,861)	\$ (307,744)	\$ (104,734)	\$ (160,035)	\$ (165,209)	\$ -	\$ -	\$ 346,634
Net Change in Fund Balance	\$ (229,666)	\$ 1,697,855	\$ (129,710)	\$ (49,799)	\$ (118,462)	\$ (85,861)	\$ (307,744)	\$ (104,734)	\$ (160,035)	\$ (165,209)	\$ -	\$ -	\$ 346,634

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 July 31, 2024

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,772,220	\$ 1,772,220	\$ 1,747,757	\$ (24,463)
Interest Income	10,000	10,000	41,415	31,415
Total Revenues	\$ 1,782,220	\$ 1,782,220	\$ 1,789,171	\$ 6,951
Expenditures:				
<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)
Total Expenditures	\$ 1,758,019	\$ 1,758,019	\$ 1,776,019	\$ (18,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 24,201	\$ 24,201	\$ 13,152	\$ (11,049)
Net Change in Fund Balance	\$ 24,201	\$ 24,201	\$ 13,152	\$ (11,049)
Fund Balance - Beginning	\$ 317,123		\$ 548,215	
Fund Balance - Ending	\$ 341,324		\$ 561,367	

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

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues				
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	33,056	18,056
Total Revenues	\$ 228,740	\$ 228,740	\$ 246,796	\$ 18,056
Expenditures:				
Repairs & Replacements	\$ 688,044	\$ 573,370	\$ 241,261	\$ 332,109
Total Expenditures	\$ 688,044	\$ 573,370	\$ 241,261	\$ 332,109
Excess (Deficiency) of Revenues over Expenditures	\$ (459,304)		\$ 5,535	
Net Change in Fund Balance	\$ (459,304)		\$ 5,535	
Fund Balance - Beginning	\$ 1,537,848		\$ 1,224,558	
Fund Balance - Ending	\$ 1,078,544		\$ 1,230,093	

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	\$ 156,709
Reserve Fund Balance	156,709

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	\$ 121,448
Reserve Fund Balance	121,448

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
TOTAL TAX ROLL RECEIPTS		1,747,756.91	217,413.64	1,977,446.49	3,942,617.04

TAX ROLL DUE / RECEIVED - (DISCOUNTS NOT TAKE)	(6,401.51)	(796.31)	(7,242.81)	(14,440.62)
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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
General Fund			
Accounts Payable	8/8/24	1754-1756	\$ 35,318.35
	8/22/24	1757-1758	\$ 7,757.73
		Sub-Total	\$ 43,076.08
Recreation Fund			
Accounts Payable - HW	8/8/24	683-714	\$ 52,088.10
	8/22/24	715-727	\$ 35,728.50
		Sub-Total	\$ 87,816.60
Capital Reserve Fund			
Accounts Payable	8/8/24	702-710	\$ 41,322.31
	8/22/24	711-715	\$ 7,029.90
		Sub-Total	\$ 48,352.21
Total			\$ 179,244.89

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/08/24	00124	8/05/24	08052024	202408	300	20700	10300		FY24 DEBT SRVC ASSESSMENT	*	34,821.85		
HANCOCK WHITNEY BANK											34,821.85	001754	
8/08/24	00117	7/25/24	24-00265	202407	310	51300	48000		NTC PUB HEAR/BOS MTG 7/25	*	407.00		
JACKSONVILLE DAILY RECORD											407.00	001755	
8/08/24	00117	8/01/24	24-00271	202408	310	51300	48000		PUB FY24/25;BOS MTG 8/1	*	89.50		
JACKSONVILLE DAILY RECORD											89.50	001756	
8/22/24	00026	8/01/24	2357	202408	310	51300	34000		AUG MANAGEMENT FEES	*	5,728.42		
8/01/24		2357	202408	310	51300	52000		AUG WEBSITE ADMIN	*	198.75			
8/01/24		2357	202408	310	51300	35100		AUG INFO TECH	*	225.25			
8/01/24		2357	202408	310	51300	31300		AUG DISSEM AGENT SRVCS	*	309.17			
8/01/24		2357	202408	310	51300	51000		OFFICE SUPPLIES	*	1.26			
8/01/24		2357	202408	310	51300	42000		POSTAGE	*	276.45			
8/01/24		2357	202408	310	51300	42500		COPIES	*	38.55			
8/01/24		2357	202408	310	51300	41000		TELEPHONE	*	25.95			
GOVERNMENTAL MANAGEMENT SERVICES											6,803.80	001757	
8/22/24	00125	8/14/24	191649	202407	310	51300	31100		JUL ENGINEERING SERVICES	*	953.93		
MATTHEWS DESIGN GROUP LLC											953.93	001758	
TOTAL FOR BANK A											43,076.08		
TOTAL FOR REGISTER											43,076.08		

**Middle Village
COMMUNITY DEVELOPMENT DISTRICT**

General Fund

RECEIVED
AUG 05 2024

Check Request

BY:

Date	Amount	Authorized By
August 5, 2024	\$34,821.85	Oksana Kuzmuk

Payable to:

Hancock Whitney Bank #124

Date Check Needed:

Budget Category:

ASAP	001.300.20700.10300
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Intended Use of Funds Requested:

FY24 Debt Service Assessment

(Attach supporting documentation for request.)

!!! PLEASE RETURN THE SIGNED CHECK BACK TO OKSANA !!!

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

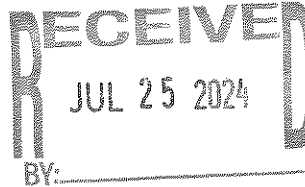
P.O. Box 1769
Jacksonville, FL 32201
(904) 356-2466

INVOICE

July 25, 2024

Date

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



Serial #	PO/File #	Amount
24-00265C		\$407.00
Notice of Public Hearing, etc.; And Notice of Regular Board of Supervisors' Meeting		Payment Due
Middle Village Community Development District		\$407.00
		Publication Fee
Case Number		Amount Paid
Publication Dates	7/25	
County	Clay	

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

Payment Due Upon Receipt
For your convenience, you may remit payment online at www.jaxdailyrecord.com/send-payment.

If your payment is being mailed, please reference Serial # 24-00265C on your check or remittance advice.

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

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

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

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

**MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
 NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024/2025
 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS
 AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND
 THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR
 BOARD OF SUPERVISORS' MEETING.**

Upcoming Public Hearings and Regular Meeting
 The Board of Supervisors ("Board") for the Middle Village Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: August 19, 2024
 TIME: 8:00 p.m.
 LOCATION: Plantation Oaks Amenity Center
 845 Oakleaf Plantation Parkway
 Orange Park, Florida 32065

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the beginning October 1, 2024 and ending September 30, 2025 ("Fiscal Year 2024/2025"). The second public hearing is being held pursuant to Chapters 190 and 197, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2024/2025; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	EAU Factor	Proposed O&M Assessment (Including collection costs / early payment discounts)
Single Family	1,059	1	\$957.04
Multi Family	1,047	0.72	\$710.59
High Density Multi Family	228	0.72	\$675.20
High Density Multi Family with Aquatics	704	0.78	\$576.24
Commercial / Office	330,000	0.78	\$0.63 per square foot

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Clay County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2024/2025.

For Fiscal Year 2024/2025, the District intends to have the County tax collector collect the assessments imposed on certain developed property. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

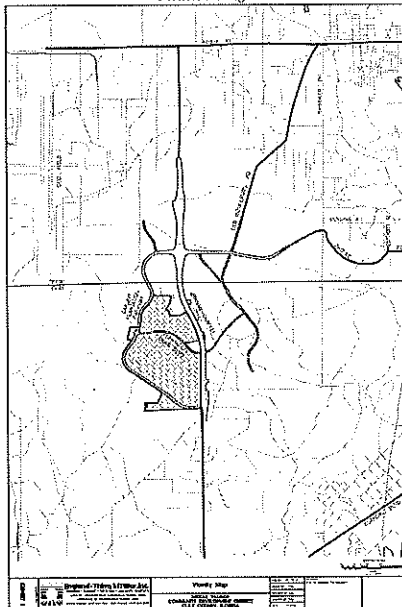
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (304) 940-6850 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Marilee Giles
 District Manager



Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

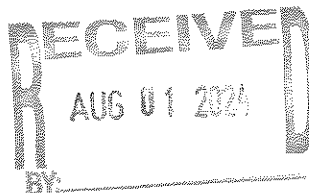
P.O. Box 1769
Jacksonville, FL 32201
(904) 356-2466

INVOICE

August 1, 2024

Date

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



Serial # 24-00271C PO/File # _____ \$89.50

Payment Due

Notice of Public Hearing to Consider the Adoption of the Fiscal Year
2024/2025 Budget(s); And Notice of Regular Board of Supervisors'

\$89.50

Publication Fee

Middle Village Community Development District

Case Number _____ **Amount Paid**

Publication Dates 8/1

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

County Clay

If your payment is being
mailed, please reference
Serial # 24-00271C on your
check or remittance advice.

*Payment is due before
the Proof of Publication
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Preliminary Proof Of Legal Notice
(This is not a proof of publication.)

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

**MIDDLE VILLAGE
COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING
TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR
2024/2025 BUDGET(S); AND
NOTICE OF REGULAR BOARD
OF SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the Middle Village Community Development District ("District") will hold a public hearing on August 19, 2024 at 6:00 p.m. at the Plantation Onks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065 for the purpose of hearing comments and objections on the adoption of the proposed budget(s) ("Proposed Budget") of the District for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("Fiscal Year 2024/2025"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 ("District Manager's Office"), during normal business hours, or by visiting the District's website at middlevillagecdd.com.

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

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

Marilee Giles
District Manager

Aug. 1 00 (24-00271C)

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 2357

Invoice Date: 8/1/24

Due Date: 8/1/24

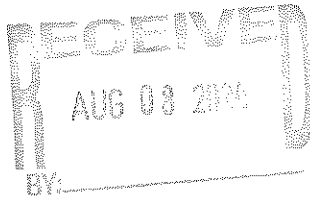
Case:

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 -August 2024		5,728.42	5,728.42
Website Administration - August 2024		198.75	198.75
Information Technology - August 2024		225.25	225.25
Dissemination Agent Services - August 2024		309.17	309.17
Office Supplies		1.26	1.26
Postage		276.45	276.45
Copies		38.55	38.55
Telephone		25.95	25.95



Total \$6,803.80

Payments/Credits \$0.00

Balance Due \$6,803.80

Project Manager Alex Acree



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

August 14, 2024
Invoice # 191649

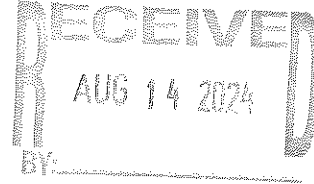
Project 000021874.0000 Middle Village CDD

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

- CDD Conference Call
- Public Facilities Report

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 July 31, 2024

Phase 0001 Engineering Services

	Hours	Rate	Amount	
Vice President of Production	.50	290.00	145.00	
Project Administrator	.25	120.00	30.00	
Total Labor				175.00

Phase 0002 Public Facilities Report

	Hours	Rate	Amount	
Vice President of Production	.25	290.00	72.50	
Sr. Planner 1	3.25	210.00	682.50	
Total Labor				755.00

	Current	Prior	To-Date
Labor	755.00	912.50	1,667.50
Estimate			3,500.00
Remaining			1,832.50

Finance Charge 1.50% of 1,595.00 (balance over 30 days) **23.93**

Total Due: 953.93

Outstanding Invoices

Number	Date	Balance
191468	7/10/2024	1,595.00
Total		1,595.00

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.

Project	0000021874.0000	Middle Village CDD	Invoice	191649
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Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	930.00	2,077.50	3,007.50
Interest	23.93	0.00	23.93
Totals	953.93	2,077.50	3,031.43

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 #
8/08/24	01127	7/31/24	07312024	202407	300	36900	10300		DEPOSIT REFUND AMANDA HANNAH	*	100.00	100.00	000683
8/08/24	01128	7/31/24	07312024	202407	300	36900	10300		DEPOSIT REFUND BRANDON IRVIN	*	100.00	100.00	000684
8/08/24	01129	7/24/24	07242024	202407	300	36900	10300		DEPOSIT REFUND BRITTANY PRINCE	*	500.00	500.00	000685
8/08/24	01130	7/24/24	07242024	202407	300	36900	10300		DEPOSIT REFUND CHAUNA MEADOWS	*	100.00	100.00	000686
8/08/24	01131	7/16/24	07162024	202407	300	36900	10300		DEPOSIT REFUND CHERYL FELTON	*	500.00	500.00	000687
8/08/24	00256	7/15/24	383	202406	320	57200	34510		JUN ADMIN FEE 7/15/24 383 202406 320-57200-34510 JUN ADMIN SCHED CLAY COUNTY SHERIFF'S OFFICE	*	403.75	596.25	000688
8/08/24	01132	7/16/24	07162024	202407	300	36900	10300		DEPOSIT REFUND CYNTHIA SIMMONS	*	100.00	100.00	000689
8/08/24	01133	7/24/24	07242024	202407	300	36900	10300		DEPOSIT REFUND DIANE TYUS	*	100.00	100.00	000690
8/08/24	01134	7/16/24	07162024	202407	300	36900	10300		DEPOSIT REFUND DOMINQUE DEARY	*	700.00	700.00	000691
8/08/24	00072	8/01/24	08012024	202406	320	57200	34510		5/24-6/6 REIMB SEC SRVCS DOUBLE BRANCH CDD	*	1,800.00	1,800.00	000692
8/08/24	00072	8/01/24	08012024	202406	320	57200	34510		6/7-6/20 REIMB SEC SRVCS DOUBLE BRANCH CDD	*	1,800.00	1,800.00	000693

MVIL MIDDLE VILLAGE OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/08/24	00026	6/24/24	2341A	202405	330	57200	62000		MAY FACILITY MAINTENANCE	*	270.00		
									GOVERNMENTAL MANAGEMENT SERVICES			270.00	000694
8/08/24	00026	7/17/24	2356	202406	330	57200	62000		JUN FACILITY MAINTENANCE	*	4,750.00		
		7/17/24	2356	202406	330	57200	62200		JUN FAC MAINT CONTINGENCY	*	315.00		
		7/17/24	2356	202406	320	57200	46500		JUN COMMON AREA MAINT	*	5,575.25		
		7/17/24	2356	202406	330	57200	46630		JUN LIGHTING REPAIRS	*	788.00		
		7/17/24	2356	202406	330	57200	34400		JUN TENNIS COURT MAINT	*	5,775.00		
									GOVERNMENTAL MANAGEMENT SERVICES			17,203.25	000695
8/08/24	00026	7/16/24	2352	202407	300	36900	10200		7/15 TENNIS REVENUE	*	2,592.90		
									GOVERNMENTAL MANAGEMENT SERVICES			2,592.90	000696
8/08/24	00026	7/16/24	2353	202407	300	36900	10300		JUL FACILITY EVENT STAFF	*	1,537.50		
									GOVERNMENTAL MANAGEMENT SERVICES			1,537.50	000697
8/08/24	00026	7/17/24	2355	202406	330	57200	34400		JUN FACILITY MAINT TENNIS	*	960.00		
									GOVERNMENTAL MANAGEMENT SERVICES			960.00	000698
8/08/24	00026	7/30/24	2363	202407	300	36900	10300		JUL FACILITY EVENT STAFF	*	950.00		
									GOVERNMENTAL MANAGEMENT SERVICES			950.00	000699
8/08/24	00026	7/31/24	2364	202407	300	36900	10200		JUL TENNIS REVENUE 7/30	*	3,138.30		
									GOVERNMENTAL MANAGEMENT SERVICES			3,138.30	000700
8/08/24	01135	7/24/24	07242024	202407	300	36900	10300		DEPOSIT REFUND	*	100.00		
									JACOB GREEN			100.00	000701
8/08/24	01136	7/24/24	07242024	202407	300	36900	10300		DEPOSIT REFUND	*	100.00		
									JOHN PIERSON			100.00	000702
8/08/24	00062	8/01/24	201474B	202408	320	57200	46800		AUG LAKE MAINTENANCE	*	1,594.00		
									THE LAKE DOCTORS			1,594.00	000703

MVIL MIDDLE VILLAGE OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/08/24	01137	7/31/24	07312024	202407	300-36900-10300			LASHUNE LESLIE	*	500.00	500.00	000704
8/08/24	01138	7/16/24	07162024	202407	300-36900-10300			MARGARITA SILVA EVANGELISTA	*	100.00	100.00	000705
8/08/24	01115	7/16/24	07162024	202407	300-36900-10300			MICHAEL NICHOLS	*	100.00	100.00	000706
8/08/24	01139	7/31/24	07312024	202407	300-36900-10300			NATALIE RODRIGUEZ	*	100.00	100.00	000707
8/08/24	00308	7/10/24	47992	202407	330-57200-62100			PAULA'S PEST CONTROL INC	*	175.00	175.00	000708
8/08/24	00308	4/10/24	47739	202408	330-57200-62100			PAULA'S PEST CONTROL INC	*	175.00	175.00	000709
8/08/24	01140	7/24/24	07242024	202407	300-36900-10300			PAULA THAM	*	500.00	500.00	000710
8/08/24	00139	8/01/24	13129562	202408	330-57200-46400			POOLSURE	*	4,039.30	4,039.30	000711
8/08/24	00437	7/23/24	12810451	202408	330-57200-49400			PROGRESSIVE ENTERTAINMENT	*	627.00	627.00	000712
8/08/24	00823	8/01/24	10281	202408	320-57200-34500			SECURITY DEVELOPMENT GROUP LLC	*	8,921.60	8,921.60	000713
8/08/24	00704	7/22/24	16947	202407	330-57200-43400			VERDEGO LLC	*	2,008.00	2,008.00	000714
8/22/24	01141	8/12/24	08122024	202408	300-36900-10300			CORALIE CHARLES	*	500.00	500.00	000715

MVIL MIDDLE VILLAGE OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/22/24	00026	8/01/24	2358	202408	310	51300	34000		AUG FACILITY MANAGEMENT GOVERNMENTAL MANAGEMENT SERVICES	*	20,991.42	20,991.42	000716
8/22/24	00026	8/01/24	2359	202408	310	51300	34000		AUG TENNIS FAC MANAGEMENT GOVERNMENTAL MANAGEMENT SERVICES	*	7,047.00	7,047.00	000717
8/22/24	00026	8/12/24	2365	202408	300	36900	10300		AUG FACILITY EVENT STAFF GOVERNMENTAL MANAGEMENT SERVICES	*	1,193.75	1,193.75	000718
8/22/24	01142	8/06/24	08062024	202408	300	36900	10300		DEPOSIT REFUND JACQUEL HODGES	*	50.00	50.00	000719
8/22/24	01143	8/12/24	08122024	202408	300	36900	10300		DEPOSIT REFUND LENA LIU	*	100.00	100.00	000720
8/22/24	01144	8/12/24	08122024	202408	300	36900	10300		DEPOSIT REFUND RIKKA KOLESZKO	*	100.00	100.00	000721
8/22/24	00261	8/01/24	348	202408	330	57200	34200		AUG JANITORIAL SERVICES RIVERSIDE MANAGEMENT SERVICES, INC	*	4,058.33	4,058.33	000722
8/22/24	00271	8/08/24	105061	202408	330	57200	62100		BI-MONTHLY PREVENT MAINT SOUTHEAST FITNESS REPAIR	*	288.00	288.00	000723
8/22/24	01145	8/12/24	08122024	202408	300	36900	10300		DEPOSIT REFUND STACIE SIMS	*	500.00	500.00	000724
8/22/24	01146	8/06/24	08062024	202408	300	36900	10300		DEPOSIT REFUND TAMARA WAYNO	*	700.00	700.00	000725
8/22/24	01147	8/06/24	08062024	202408	300	36900	10300		DEPOSIT REFUND TINA SEELY	*	100.00	100.00	000726
8/22/24	00758	8/06/24	08062024	202408	300	36900	10300		DEPOSIT REFUND ZACHA GONZALEZ	*	100.00	100.00	000727
TOTAL FOR BANK E											87,816.60		

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
TOTAL FOR REGISTER							87,816.60	

MVIL MIDDLE VILLAGE OKUZMUK

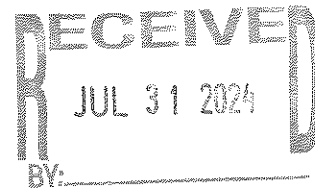
From: Oakleaf Venues venuereals@oakleafresidents.com
Subject: MVCDD refund of deposit request - AMANDA HANNAH
Date: July 31, 2024 at 5:58 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Allison Mossing amosing@gmstnn.com



Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – PO PATIO (SUNDAY) 3:00 P.M. to 7:00 P.M.
 - DATE OF VENUE – JULY 28, 2024
 - RESIDENT – AMANDA HANNAH
 - ADDRESS – 3729 OLD HICKORY LANE, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND - \$100.00
 - BOOKING FEE/DEPOSIT was via VISA(2785):
 - DATED: 6/26/24
 - SEQ#: 4
 - BATCH#: 1039
 - INVOICE#: 4
 - APPROVAL CODE: 030214
 - AMOUNT: \$100.00



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

Thank you.

I will be out of the office THURSDAY, July 25th and FRIDAY, July 26th, and MONDAY, August 19 - 23, 2024.

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
venuereals@oakleafresidents.com
(904) 770-4661 voice email
(904) 375-9285 ext. 3
www.oakleafresidents.com

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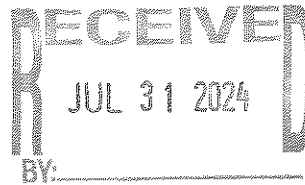
From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - BRANDON IRVIN
Date: July 31, 2024 at 5:53 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amosing@gmstrnn.com



Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – PO PATIO (SATURDAY) 3:00 P.M. to 7:00 P.M.
 - DATE OF VENUE – JULY 27, 2024
 - RESIDENT – BRANDON IRVIN
 - ADDRESS – 5120 SAWMILL POINT WAY, JACKSONVILLE, FL 32210
 - AMOUNT OF REFUND - \$100.00
 - BOOKING FEE/DEPOSIT was via VISA(8955):
 - DATED: 6/27/24
 - SEQ#: 5
 - BATCH#: 1040
 - INVOICE#: 5
 - APPROVAL CODE: 06555D
 - AMOUNT: \$100.00



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

Thank you.

I will be out of the office THURSDAY, July 25th and FRIDAY, July 26th, and MONDAY, August 19 - 23, 2024.

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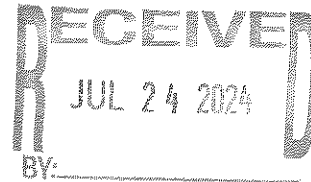
From: Oakleaf Venues venuere rentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - BRITTANY PRINCE - NR
Date: July 24, 2024 at 12:50 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Allison Mossing amosing@gmstrn.com



Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – GRAND BANQUET (TUESDAY) 5:00 P.M. to 10:00 P.M.
 - DATE OF VENUE – JULY 16, 2024
 - RESIDENT – BRITTANY PRINCE
 - ADDRESS – 8436 STAPLEHURST DRIVE WEST, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND - \$500.00
 - BOOKING FEE/DEPOSIT was via VISA (7158):
 - **GRAND BANQUET:**
 - DATED: 6/27/24
 - SEQ#: 7
 - BATCH #: 1040
 - INVOICE#: 7
 - APPROVAL CODE: 401505
 - AMOUNT: \$500.00



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

Thank you.

I will be out of the office THURSDAY, July 25th and FRIDAY, July 26th, and MONDAY, August 19 - 23, 2024.

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

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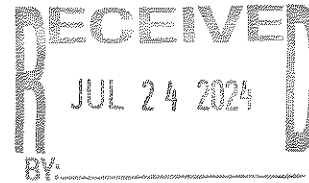
From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - CHAUNA MEADOWS
Date: July 24, 2024 at 12:54 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amosing@gmstnn.com



Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – PO PATIO (MONDAY) 3:00 P.M. to 7:00 P.M.
 - DATE OF VENUE – JULY 08, 2024
 - RESIDENT – CHAUNA MEADOWS
 - ADDRESS – 708 BRIAR VIEW DRIVE, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND - \$100.00
 - BOOKING FEE/DEPOSIT was via VISA(0563):
 - DATED: 6/21/24
 - SEQ#: 5
 - BATCH#: 1035
 - INVOICE#: 5
 - APPROVAL CODE: 541586
 - AMOUNT: \$100.00



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

Thank you.

I will be out of the office THURSDAY, July 25th and FRIDAY, July 26th, and MONDAY, August 19 - 23, 2024.

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

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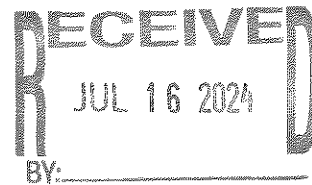
From: Oakleaf Venues venuere rentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - CHERYL FELTON
Date: July 16, 2024 at 2:35 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles m Giles@gmsnf.com, Alison Mossing amosing@gmstnn.com



Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – GRAND BANQUET (FRIDAY) 4:00 P.M. to 12:00 A.M.
 - DATE OF VENUE – JULY 12, 2024
 - RESIDENT – CHERYL FELTON
 - ADDRESS – 655 CRYSTAL WAY, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND - \$500.00
 - BOOKING FEE/DEPOSIT was via VISA (9852):
 - **GRAND BANQUET:**
 - DATED: 4/8/24
 - SEQ#: 2
 - BATCH #: 967
 - INVOICE#: 2
 - APPROVAL CODE: 008702
 - AMOUNT: \$500.00



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

Thank you.

I will be out of the office THURSDAY, July 25th and FRIDAY, July 26th, and MONDAY, August 19 - 23, 2024.

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

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

General Invoice

Customer Copy

CUSTOMER	INVOICE DATE	INVOICE NUMBER	AMOUNT PAID	DUE DATE	INVOICE TOTAL DUE
OAKLEAF PLANTATION CDD	07/15/2024	383	\$0.00	07/30/2024	\$1,192.50

DESCRIPTION	QUANTITY	PRICE	UOM	ORIGINAL BILL	ADJUSTED	PAID	AMOUNT DUE
OFF DUTY ADMIN JUNE 2024	161.50	\$5.000000	EACH	\$807.50	\$0.00	\$0.00	\$807.50
OFF DUTY SCHEDULING FEE	1.00	\$385.000000	EACH	\$385.00	\$0.00	\$0.00	\$385.00

Invoice Total:	\$1,192.50
----------------	------------

\$403.75 + \$192.50 = \$596.25

RECEIVED
AUG 03 2024

BY:

✂ DETACH AND RETURN THE PORTION BELOW WITH YOUR PAYMENT ✂



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

General Invoice

Remit Portion

Invoice Date	07/15/2024
Invoice Number	383
Customer Number	30
Amount Paid	
Due Date	07/30/2024
Invoice Total Due	\$1,192.50

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

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

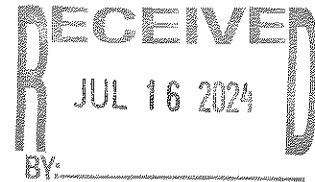
From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - CYNTHIA SIMMONS
Date: July 16, 2024 at 1:43 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com



Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – PO PATIO (SATURDAY) 10:30 A.M. to 2:30 P.M.
 - DATE OF VENUE – JULY 13, 2024
 - RESIDENT – CYNTHIA SIMMONS
 - ADDRESS – 3795 CHASING FALLS ROAD, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND - \$100.00
 - BOOKING FEE/DEPOSIT was via VISA(6116):
 - DATED: 6/3/24
 - SEQ#: 2
 - BATCH#: 1018
 - INVOICE#: 2
 - APPROVAL CODE: 003274
 - AMOUNT: \$100.00



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

Thank you.

I will be out of the office THURSDAY, July 25th and FRIDAY, July 26th, and MONDAY, August 19 - 23, 2024.

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

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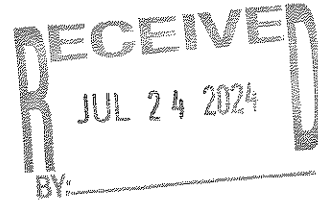
From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - DIANE TYUS
Date: July 24, 2024 at 1:20 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com



Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – PO PATIO (SUNDAY) 3:30 P.M. to 7:30 P.M.
 - DATE OF VENUE – JULY 21, 2024
 - RESIDENT – DIANE TYUS
 - ADDRESS – 1716 CANOPY OAKS DRIVE, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND - \$100.00
 - BOOKING FEE/DEPOSIT was via VISA(3238):
 - DATED: 6/21/24
 - SEQ#: 7
 - BATCH#: 1035
 - INVOICE#: 7
 - APPROVAL CODE: 094714
 - AMOUNT: \$100.00



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

Thank you.

I will be out of the office THURSDAY, July 25th and FRIDAY, July 26th, and MONDAY, August 19 - 23, 2024.

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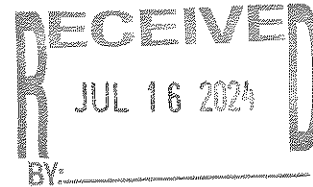
From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - DOMINQUE DEARY - NR
Date: July 16, 2024 at 1:54 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com



Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – GRAND BANQUET (SATURDAY) 11:00 A.M. to 11:00 P.M.
 - DATE OF VENUE – JULY 13, 2024
 - RESIDENT – DOMINQUE DEARY - NR
 - ADDRESS – 4727 PLANTATION OAKS BLVD, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND - \$700.00 (\$500.00 FOR GB & \$200.00 FOR GL)
 - BOOKING FEE/DEPOSIT was via VISA (9852):
 - **GRAND BANQUET:**
 - DATED: 1/22/24
 - SEQ#: 3
 - BATCH #: 919
 - INVOICE#: 3
 - APPROVAL CODE: 090471
 - AMOUNT: \$500.00
 - **GRAND LAWN:**
 - DATED: 1/22/24
 - SEQ#: 4
 - BATCH#: 919
 - INVOICE#: 4
 - APPROVAL CODE: 091405
 - AMOUNT: \$200.00



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

Thank you.

I will be out of the office THURSDAY, July 25th and FRIDAY, July 26th, and MONDAY, August 19 - 23, 2024.

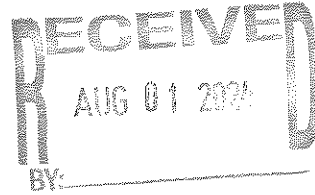
Please email me or leave a detailed message at 904-770-4661 with the following information: NAME, CONTACT NUMBER, ADDRESS, TYPE OF EVENT, NUMBER OF PARTICIPANTS EXPECTED, DATE OF PREFERENCE and EMAIL ADDRESS. I will respond at my earliest opportunity. Any messages left on the office phone will not be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

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

Governmental Management Services

**Middle Village
COMMUNITY DEVELOPMENT DISTRICT**

Rec Fund



Check Request

Date	Amount	Authorized By
August 1, 2024	\$1,800.00	Oksana Kuzmuk

Payable to:

Double Branch CDD #72

Date Check Needed:

Budget Category:

ASAP 002-320-57200-34510

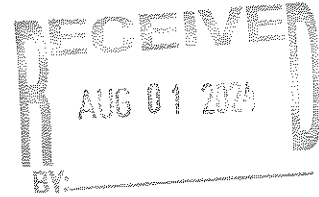
Intended Use of Funds Requested:

5/24/24-6/6/24 Reimb for Security Services

(Attach supporting documentation for request.)

**Middle Village
COMMUNITY DEVELOPMENT DISTRICT**

Rec Fund



Check Request

Date	Amount	Authorized By
August 1, 2024	\$1,800.00	Oksana Kuzmuk

Payable to:

Double Branch CDD #72

Date Check Needed:

Budget Category:

ASAP	002-320-57200-34510
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Intended Use of Funds Requested:

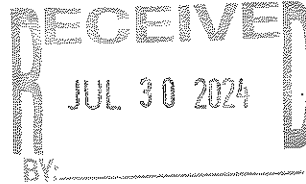
6/7/24-6/20/24 Reimb for Security Services
(Attach supporting documentation for request.)

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

Invoice

Invoice #: 2341A
 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
Code to: Middle Village Facility Maintenance 2.320.572.466 - (\$4,785.67) Middle Village Facility Maint. Contingency 2.330.572.622 - (\$369.01) Middle Village Common Area Maint. 2.320.572.46500 - (\$5,785.67) Middle Village Lighting repairs 2.320.572.??? - (\$777.34) Middle Village Tennis Court Maint. 2.330.572.344 - (\$6,477.34) Middle Village Repair and Replacements 34.600.538.64000 - (\$9,208.03)			

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

Remaining: \$270.00

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	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 slide nets for drain access, took off rope bridge and prepped, cleaned splash pool, poured some quikrete 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.	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

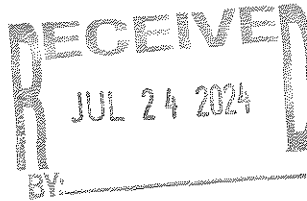
*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

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

Invoice

Invoice #: 2356
 Invoice Date: 7/17/24
 Due Date: 7/17/24
 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 June 1 - June 30, 2024		24,678.51	24,678.51
Code to:			
Middle Village Facility Maintenance			
2.320.572.466 - (\$4,750.00)			
Middle Village Facility Maint. Contingency			
2.330.572.622 - (\$315.00)			
Middle Village Common Area Maint			
2.320.572.46500 - (\$5,575.25)			
Middle Village Lighting repairs			
2.320.572.??? - (\$788.00)			
Middle Village Tennis Court Maint.			
2.330.572.344 - (\$5,775.00)			
Total			\$24,678.51
Middle Village Repair and Replacements			
34.600.538.64000 - (\$7,475.26)			
			Payments/Credits \$0.00
			Balance Due \$24,678.51

\$17,203.25

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/1/24	2.98	J.M.	Additional court maintenance
6/3/24	8	T.C.	Worked on tennis paver project, picked up supplies
6/3/24	8	B.G.	Loading sand to were the pavers are going to be by the tennis courts
6/3/24	7.67	J.K.	Moved sand/pave base to tennis
6/3/24	7.62	A.J.	Worked on tennis paver patio
6/3/24	7.18	C.W.	Used tamper to even out area for pavers, moved sand around from shop, tamped side walk
6/3/24	4.02	E.W.	Removed debris from all common areas
6/3/24	3.32	J.S.	Additional court maintenance
6/3/24	2.98	J.M.	Additional court maintenance
6/4/24	6	T.C.	Worked on tennis paver project, picked up supplies
6/4/24	7.57	J.K.	Helped set up pool guy for drains, put nets back on splash pool, packed and leveled out sand at tennis
6/4/24	7.67	A.J.	Worked on tennis paver patio
6/4/24	7.57	C.W.	Moved extra sand to other side, laid first line of pavers, moved sand from shop
6/4/24	2.2	E.W.	Removed debris from all common areas
6/4/24	5.02	J.S.	Additional court maintenance
6/4/24	3.18	J.M.	Additional court maintenance
6/5/24	8	T.C.	Worked on tennis paver project, picked up supplies
6/5/24	7.25	J.K.	Laid pavers at tennis, finished walkway
6/5/24	7.67	A.J.	Worked on tennis paver patio
6/5/24	7.23	C.W.	Set pavers down for sidewalk pathway, hand tamped pathway
6/5/24	4	E.W.	Removed debris from all common areas
6/5/24	5.23	J.S.	Additional court maintenance
6/5/24	2.52	J.M.	Additional court maintenance
6/6/24	8	T.C.	Worked on tennis paver project, painting rails at grand banquet, picked up supplies
6/6/24	7.35	J.K.	Assisted in setting up pavers, four in one paint railing back side of grand banquet
6/6/24	7.7	A.J.	Worked on tennis paver patio
6/6/24	7.35	C.W.	Adjusted sand levels and prepped for concrete, laid pavers
6/6/24	4	E.W.	Removed debris from all common areas
6/6/24	5	J.S.	Additional court maintenance
6/6/24	2.52	J.M.	Additional court maintenance
6/7/24	8	T.C.	Repaired cracked sidewalk, tennis paver project, painting rails at grand banquet, picked up supplies
6/7/24	8	B.G.	Painting railings upstairs outside of grand banquet room
6/7/24	7.52	A.J.	Worked on tennis paver patio
6/7/24	7.12	C.W.	Laid pavers along sidewalk, set concrete for pathway/sidewalk, pulled weeds from pool pumps
6/7/24	4	E.W.	Removed debris from all common areas
6/7/24	5.73	J.S.	Additional court maintenance
6/7/24	2.48	J.M.	Additional court maintenance
6/8/24	2.12	J.M.	Additional court maintenance
6/10/24	8	B.G.	Painting railings at outside of grand banquet room
6/10/24	7.62	A.J.	Worked on tennis paver patio
6/10/24	4	E.W.	Removed debris from all common areas
6/10/24	6.57	J.S.	Additional court maintenance
6/10/24	2.48	J.M.	Additional court maintenance
6/11/24	8	T.C.	Installed hinges on gate, worked on tennis paver project, picked up supplies
6/11/24	8	B.G.	Worked on painting railings
6/11/24	7.62	A.J.	Worked on tennis paver patio
6/11/24	4	E.W.	Removed debris from all common areas
6/11/24	5	J.S.	Additional court maintenance
6/11/24	2.67	J.M.	Additional court maintenance
6/12/24	5	B.G.	Finished up painting railings, cutting and painting drilling new holes for sign post
6/12/24	7.73	A.J.	Worked on tennis paver patio
6/12/24	4	E.W.	Removed debris from all common areas
6/12/24	3	J.S.	Additional court maintenance
6/12/24	2.6	J.M.	Additional court maintenance

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/13/24	4	T.C.	Reveled jump blocks at adult pool, cut down tree limbs at tennis
6/13/24	8	B.G.	Cutting branches at all tennis courts, discarding branches to landscaping yard
6/13/24	2	C.W.	Spread sand and moved pallets back, moved bricks, sprayed water on sand
6/13/24	7.73	A.J.	Worked on tennis paver patio
6/13/24	2.55	E.W.	Removed debris from all common areas
6/13/24	5.48	J.S.	Additional court maintenance
6/13/24	2.55	J.M.	Additional court maintenance
6/14/24	2	T.C.	Worked on tennis paver project
6/14/24	7.68	A.J.	Final sweep at right side tennis patio
6/14/24	4	E.W.	Removed debris from all common areas
6/14/24	3.38	J.S.	Additional court maintenance
6/14/24	2.63	J.M.	Additional court maintenance
6/15/24	3.28	J.M.	Additional court maintenance
6/17/24	7.6	A.J.	Repair patio area at tennis courts
6/17/24	2.5	E.W.	Removed debris from all common areas
6/17/24	3.02	J.S.	Additional court maintenance
6/17/24	4.53	J.M.	Additional court maintenance
6/18/24	4	T.C.	Worked on paver project, picked up supplies
6/18/24	7.82	A.J.	Repair patio area at tennis courts
6/18/24	4.01	E.W.	Removed debris from all common areas
6/18/24	4.98	J.S.	Additional court maintenance
6/18/24	2.5	J.M.	Additional court maintenance
6/19/24	8	T.C.	Replaced shade at pool pack, ran cables/eyebolts for future shade expansion, picked up supplies
6/19/24	8	B.G.	Replacing bad wood from back of signs with PVC boards
6/19/24	7.75	A.J.	Removed debris from all common areas
6/19/24	4.02	E.W.	Removed debris from all common areas
6/19/24	3	J.S.	Additional court maintenance
6/19/24	2.52	J.M.	Additional court maintenance
6/20/24	8	T.C.	Ran cables and eyebolts for future shade expansion at pool pack, picked up supplies
6/20/24	8	B.G.	Worked on signs, trimming trees, replaced tarp in the pool deck
6/20/24	7.68	A.J.	Removed debris from all common areas
6/20/24	2.53	C.W.	Planting pots with trees and flowers
6/20/24	4	E.W.	Removed debris from all common areas
6/20/24	5	J.S.	Additional court maintenance
6/20/24	2.52	J.M.	Additional court maintenance
6/21/24	5	T.C.	Put up movie screen for Dive In Movie, cut straps on chairs, replaced latch men's restroom door on pool deck, picked up supplies
6/21/24	4	B.G.	Replacing all rubber straps from beach chairs to be restored
6/21/24	5	J.K.	Put out palm trees on pool deck, set up movie screen, fill empty pots an inch of gravel
6/21/24	7.42	A.J.	Dismantled the chairs to be restored
6/21/24	7.12	C.W.	Set up movie screen, planting and doing liners and planting, moved trees and loaded trees
6/21/24	3.02	E.W.	Removed debris from all common areas
6/21/24	3	J.S.	Additional court maintenance
6/21/24	2.6	J.M.	Additional court maintenance
6/22/24	3.37	J.M.	Additional court maintenance
6/24/24	6	T.C.	Worked on pool pack shade project, cut straps off chairs
6/24/24	7.38	C.W.	Planting trees and flowers, started shade pool tanks
6/24/24	4	E.W.	Removed debris from all common areas
6/24/24	3	J.S.	Additional court maintenance
6/24/24	2.52	J.M.	Additional court maintenance
6/25/24	6	T.C.	Worked on pool pack shade project, picked up supplies
6/25/24	8	B.G.	Replacing rubber straps from beach chairs
6/25/24	4	J.K.	Put up windscreen pool equipment area
6/25/24	4	C.W.	Loaded truck with plants, putting shade over pool pumps
6/25/24	4.01	E.W.	Removed debris from all common areas
6/25/24	4.5	J.S.	Additional court maintenance

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/25/24	2.47	J.M.	Additional court maintenance
6/26/24	4	T.C.	Worked on pool pack shade project, picked up supplies
6/26/24	4	E.W.	Removed debris from all common areas
6/26/24	2.98	J.S.	Additional court maintenance
6/26/24	2.55	J.M.	Additional court maintenance
6/27/24	4.01	E.W.	Removed debris from all common areas
6/27/24	5.02	J.S.	Additional court maintenance
6/27/24	2.52	J.M.	Additional court maintenance
6/28/24	2	T.C.	Set up for Dive In movie
6/28/24	2	B.G.	Set up movie screen
6/28/24	2.18	J.K.	Set up movie screen, cleaned up shop
6/28/24	3.23	E.W.	Removed debris from all common areas
6/28/24	2.97	J.S.	Additional court maintenance
6/28/24	2.53	J.M.	Additional court maintenance
6/29/24	2.83	J.M.	Additional court maintenance
6/30/24	3.1	J.M.	Additional court maintenance

TOTAL 615.65

MILES 118

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

Governmental Management Services, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 2352**Invoice Date:** 7/16/24**Due Date:** 7/16/24**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 7/15/24		2,592.90	2,592.90

RECEIVED
 JUL 16 2024
 BY: _____

Total \$2,592.90**Payments/Credits** \$0.00**Balance Due** \$2,592.90

Wells Fargo Bank
Transaction Receipt

Branch 00066070 09 Deposit

Account Number YXXXXXXXXX4262
CHK 0018

Number of Checks 24
Check List

\$130.00
\$130.00
\$30.00
\$130.00
\$260.00
\$240.00
\$196.00
\$130.00
\$90.00
\$130.00
\$260.00
\$50.00
\$30.00
\$130.00
\$130.00
\$120.00
\$130.00
\$50.00
\$30.00
\$85.00
\$30.00
\$130.00
\$130.00
\$130.00

Total Checks Amount \$2,881.00
Total Deposit \$2,881.00

Transaction #039 2363
01:31PM 07/15/24
Deposit Credit Date: 07/15/24

Thank you, LAUREL

Middle Village CDD

Breakdown of Revenues 7.15.24

Deposit Date	Lessons	GMS 90%	Middle Village CDD 10%
7.15.24	\$ 2,881.00	\$ 2,592.90	\$ 288.10
Subtotal	\$ 2,881.00	\$ 2,592.90	\$ 288.10

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

Date	Miscellaneous	GMS 50%	Middle Village CDD 50%
7.15.24		\$ -	\$ -
Subtotal		\$ -	\$ -

Date	League Fees Fundraiser	GMS 0%	Middle Village CDD 100%
7.15.24			\$ -
Subtotal	\$0	\$0	\$ -

Total Revenues	\$ 2,881.00	\$ 2,592.90	\$ 288.10
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Governmental Management Services, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 2353
Invoice Date: 7/16/24
Due Date: 7/16/24
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Event Staff through July 13, 2024 2.300.369.103	61.5	25.00	1,537.50
Total			\$1,537.50
Payments/Credits			\$0.00
Balance Due			\$1,537.50

RECEIVED
JUL 16 2024
BY: _____

7/16/24
[Signature]

Governmental Management Services, LLC

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

Middle Village CDD

Facility Event Staff Service Hours

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
61.5	Facility Event Staff	\$ 25.00	\$ 1,537.50

Covers Period End: July 13, 2024

Amenities Revenue # 2.300.369.103

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

Invoice

Invoice #: 2355
Invoice Date: 7/17/24
Due Date: 7/17/24
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 June 1 - June 30, 2024(Tennis) <i>Tennis Ct. Main Q.330.572.3440</i>		960.00	960.00

RECEIVED
JUL 22 2024
BY: _____

Jerry Lambert
7-22-24

Total	\$960.00
Payments/Credits	\$0.00
Balance Due	\$960.00

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/3/24	2	J.S.	Clean and sweep tennis courts.
6/5/24	2	J.S.	Clean and sweep tennis courts.
6/7/24	2	J.S.	Clean and sweep tennis courts.
6/10/24	2	J.S.	Clean and sweep tennis courts.
6/12/24	2	J.M.	Clean and sweep tennis courts.
6/14/24	2	J.M.	Clean and sweep tennis courts.
6/17/24	2	J.M.	Clean and sweep tennis courts.
6/19/24	2	J.M.	Clean and sweep tennis courts.
6/21/24	2	J.M.	Clean and sweep tennis courts.
6/24/24	2	J.M.	Clean and sweep tennis courts.
6/26/24	2	J.M.	Clean and sweep tennis courts.
6/28/24	2	J.M.	Clean and sweep tennis courts.
TOTAL	<u>24</u>		

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

Invoice

Invoice #: 2363
Invoice Date: 7/30/24
Due Date: 7/30/24
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Event Staff through July 27, 2024 2.300.369.103	38	25.00	950.00
Total			\$950.00
Payments/Credits			\$0.00
Balance Due			\$950.00

RECEIVED
JUL 30 2024
BY: _____

7/30/24
OR

Governmental Management Services, LLC

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

Middle Village CDD


Facility Event Staff Service Hours

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
38	Facility Event Staff	\$ 25.00	\$ 950.00

Covers Period End: July 27, 2024

Amenities Revenue # 2.300.369.103

Governmental Management Services, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 2364**Invoice Date:** 7/31/24**Due Date:** 7/31/24**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 7/30/24		3,138.30	3,138.30
<div data-bbox="467 1033 776 1213" style="text-align: center;">  </div>			
Total			\$3,138.30
Payments/Credits			\$0.00
Balance Due			\$3,138.30

Wells Fargo Bank
Transaction Receipt

Branch #0066070 03 Deposit

Account Number XXXXXXXXX4262
CHK 00182

Number of Checks 22
Check Listins

\$195.00
\$250.00
\$1,000.00
\$145.00
\$60.00
\$196.00
\$50.00
\$130.00
\$60.00
\$130.00
\$190.00
\$260.00
\$60.00
\$130.00
\$196.00
\$60.00
\$50.00
\$130.00
\$50.00
\$45.00
\$130.00
\$30.00

Total Checks Amount \$3,487.00
Total Deposit \$3,487.00

Transaction #028 2098
01:19PM 07/30/24
Deposit Credit Date: 07/30/24

Thank you, MONICA

Middle Village CDD

Breakdown of Revenues

7.30.24

Deposit Date	Lessons	GMS 90%	Middle Village CDD 10%
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7.30.24	\$ 3,487.00	\$ 3,138.30	\$ 348.70
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Subtotal	\$ 3,487.00	\$ 3,138.30	\$ 348.70
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Date	Ball/Racquet/Machine Rentals	GMS 20%	Middle Village CDD 80%
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		\$ -	\$ -
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Subtotal	\$ -	\$ -	\$ -
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Date	Miscellaneous	GMS 50%	Middle Village CDD 50%
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7.30.24		\$ -	\$ -
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Subtotal		\$ -	\$ -
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Date	League Fees	GMS 0%	Middle Village CDD 100%
	Fundraiser		

7.30.24			\$ -
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Subtotal	\$0	\$0	\$ -
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Total Revenues	\$ 3,487.00	\$ 3,138.30	\$ 348.70
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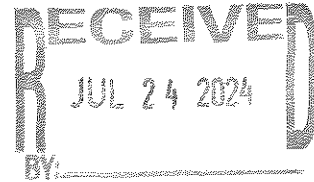
From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - JACOB GREEN
Date: July 24, 2024 at 1:10 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Allison Mossing amossing@gmstnn.com



Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – PO PATIO (SATURDAY) 10:30 A.M. to 2:30 P.M.
 - DATE OF VENUE – JULY 20, 2024
 - RESIDENT – JACOB GREEN
 - ADDRESS – 960 MISTY MAPLE COURT, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND - \$100.00
 - BOOKING FEE/DEPOSIT was via VISA(6393):
 - DATED: 6/19/24
 - SEQ#: 5
 - BATCH#: 1033
 - INVOICE#: 5
 - APPROVAL CODE: 049891B
 - AMOUNT: \$100.00



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

Thank you.

I will be out of the office THURSDAY, July 25th and FRIDAY, July 26th, and MONDAY, August 19 - 23, 2024.

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

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

Governmental Management Services

www.OakLeafResidents.com

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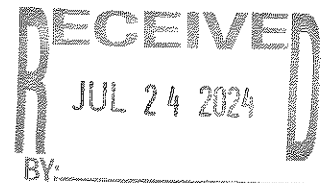
From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - JOHN PIERSON
Date: July 24, 2024 at 1:14PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amosing@gmstnn.com



Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – PO PATIO (SATURDAY) 2:30 P.M. to 6:30 P.M.
 - DATE OF VENUE – JULY 20, 2024
 - RESIDENT – JOHN PIERSON
 - ADDRESS – 3853 CARDINAL OAK CIRCLE, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND - \$100.00
 - BOOKING FEE/DEPOSIT was via MASTERCARD(2103):
 - DATED: 6/19/24
 - SEQ#: 9
 - BATCH#: 1033
 - INVOICE#: 9
 - APPROVAL CODE: 08015Z
 - AMOUNT: \$100.00



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

Thank you.

I will be out of the office THURSDAY, July 25th and FRIDAY, July 26th, and MONDAY, August 19 - 23, 2024.

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www.oakleafresidents.com

Governmental Management Services

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MAKE CHECK PAYABLE TO:

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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER _____ EXP. DATE _____
SIGNATURE _____ AMOUNT PAID _____

ADDRESSEE

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

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

ACCOUNT NUMBER	DATE	BALANCE
711194	8/1/2024	\$1,594.00

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

00000000027159001000000020147400000015940092

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 8/11/2024

Invoice 201474B

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
8/1/2024	Water Management - Monthly		\$1594.00	\$0.00	\$1594.00

Code to:

2-320-572-4680



Please remit payment for this month's invoice.

BY:

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

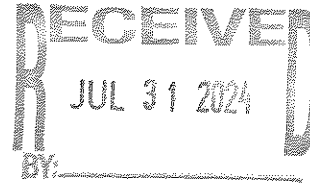
From: Oakleaf Venues venuereals@oakleafresidents.com
Subject: MVCDD refund of deposit request - LASHUNE LESLIE
Date: July 31, 2024 at 6:02 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Allison Mossing amossing@gmstnn.com



Good evening, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – GRAND BANQUET (SATURDAY) 1:00 P.M. to 8:00 P.M.
 - DATE OF VENUE – JULY 27, 2024
 - RESIDENT – LASHUNE LESLIE
 - ADDRESS – 558 ACORN RIDGE LANE, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND - \$500.00
 - BOOKING FEE/DEPOSIT was via VISA (6692):
 - **GRAND BANQUET:**
 - DATED: 1/29/24
 - SEQ#: 3
 - BATCH #: 924
 - INVOICE#: 3
 - APPROVAL CODE: 02084D
 - AMOUNT: \$500.00



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

Thank you.

I will be out of the office THURSDAY, July 25th and FRIDAY, July 26th, and MONDAY, August 19 - 23, 2024.

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
venuereals@oakleafresidents.com
(904) 770-4661 voice email
(904) 375-9285 ext. 3
www.oakleafresidents.com

Governmental Management Services

www.OakLeafResidents.com

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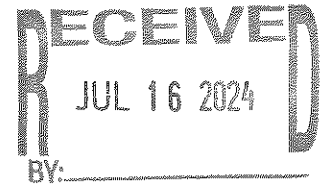
From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - MARGARITA SILVA EVANGELISTA
Date: July 16, 2024 at 1:38 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com



Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – PO PATIO (MONDAY) 4:00 P.M. to 8:00 P.M.
 - DATE OF VENUE – JULY 15, 2024
 - RESIDENT – MARGARITA SILVA EVANGELISTA
 - ADDRESS – 450 MAHONEY LOOP, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND - \$100.00
 - BOOKING FEE/DEPOSIT was via AMEX(1008):
 - DATED: 5/31/24
 - SEQ#: 3
 - BATCH#: 1015
 - INVOICE#: 3
 - APPROVAL CODE: 838773
 - AMOUNT: \$100.00



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

Thank you.

I will be out of the office THURSDAY, July 25th and FRIDAY, July 26th, and MONDAY, August 19 - 23, 2024.

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

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Governmental Management Services

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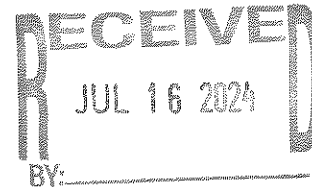
From: Oakleaf Venues venuere rentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - MICHAEL NICHOLS
Date: July 16, 2024 at 1:59 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amosing@gmstnn.com



Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – PO PATIO (SATURDAY) 3:00 P.M. to 7:00 P.M.
 - DATE OF VENUE – JULY 13, 2024
 - RESIDENT – MICHAEL NICHOLS
 - ADDRESS – 512 RUNNING WOODS STREET, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND - \$100.00
 - BOOKING FEE/DEPOSIT was via VISA(4065):
 - DATED: 6/10/24
 - SEQ#: 9
 - BATCH#: 1025
 - INVOICE#: 9
 - APPROVAL CODE: 054647
 - AMOUNT: \$100.00



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

Thank you.

I will be out of the office THURSDAY, July 25th and FRIDAY, July 26th, and MONDAY, August 19 - 23, 2024.

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

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Governmental Management Services

www.OakLeafResidents.com

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

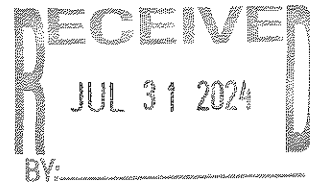
From: Oakleaf Venues venuere rentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - NATALIE RODRIGUEZ
Date: July 31, 2024 at 5:48 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amosing@gmstnn.com



Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – PO PATIO (SATURDAY) 11:00 A.M. to 3:00 P.M.
 - DATE OF VENUE – JULY 27, 2024
 - RESIDENT – NATALIE RODRIGUEZ
 - ADDRESS – 2984 THORNCREST DRIVE, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND - \$100.00
 - BOOKING FEE/DEPOSIT was via MC(1504):
 - DATED: 4/17/24
 - SEQ#: 2
 - BATCH#: 974
 - INVOICE#: 2
 - APPROVAL CODE: 005047
 - AMOUNT: \$100.00



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

Thank you.

I will be out of the office THURSDAY, July 25th and FRIDAY, July 26th, and MONDAY, August 19 - 23, 2024.

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
(904) 770-4661 voice email
(904) 375-9285 ext. 3
www.oakleafresidents.com

Governmental Management Services

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I N V O I C E

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

INVOICE: 47992 QT
DATE: 07/10/24 11:00a
ACCOUNT: 1032 Oakleaf
ROUTE: 0
LAST: 4/10/24 Paula
Paula Douglas

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

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

904-375-9625 Lisa904-708-1134

DESCRIPTION	QTY	PRICE	AMOUNT
General Pest Control PEST		175.00	175.00
		SUBTOTAL	175.00
Code to:		PREVIOUS BALANCE	175.00
		TOTAL DUE	350.00

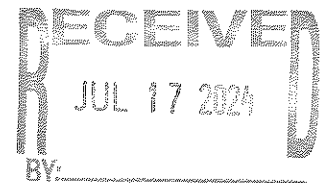
Middle Village Facility Maint. - Preventative

2-330-572-62100

PLEASE KEEP FULL INVOICE FOR YOUR RECORDS

EFFECTIVE NOVEMBER 1,2011
Make Checks payable to:

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



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

THANK YOU FOR YOUR BUSINESS!
HAVE A WONDERFUL DAY!

Serviced By:

PAULA DOUGLAS
Ph# 904-389-3419

I N V O I C E

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

INVOICE: 47739 QT
DATE: 04/10/24 11:00a
ACCOUNT: 1032 Oakleaf
ROUTE: 0
LAST: 1/10/24 Paula
Paula Douglas

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

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

904-375-9625 Lisa904-708-1134

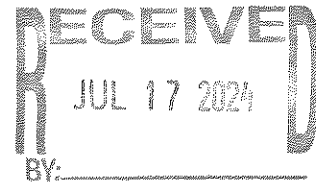
DESCRIPTION	QTY	PRICE	AMOUNT
General Pest Control PEST		175.00	175.00
		SUBTOTAL	175.00
Code to:		PREVIOUS BALANCE	0.00
		TOTAL DUE	175.00

Middle Village Facility Maint. - Preventative

2-330-572-62100

PLEASE KEEP FULL INVOICE FOR YOUR RECORDS

EFFECTIVE NOVEMBER 1,2011
Make Checks payable to:
Paula's Pest Control, Inc.
1548 Glendale St.
Jacksonville, FL 32205



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

THANK YOU FOR YOUR BUSINESS!
HAVE A WONDERFUL DAY!

Serviced By:

PAULA DOUGLAS
Ph# 904-389-3419

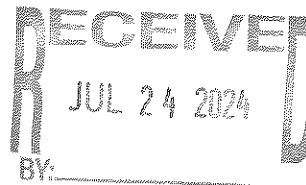
From: Oakleaf Venues venuereals@oakleafresidents.com
Subject: MVCDD refund of deposit request - PAULA THAM
Date: July 24, 2024 at 12:43 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com



Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – GRAND BANQUET (SATURDAY) 11:00 A.M. to 7:00 P.M.
 - DATE OF VENUE – JULY 20, 2024
 - RESIDENT – PAULA THAM
 - ADDRESS – 3587 LIVE OAK HOLLOW DRIVE ORANGE PARK, FL 32065
 - AMOUNT OF REFUND - \$500.00
 - BOOKING FEE/DEPOSIT was via VISA (1635):
 - **GRAND BANQUET:**
 - DATED: 4/24/24
 - SEQ#: 4
 - BATCH #: 981
 - INVOICE#: 4
 - APPROVAL CODE: 090536
 - AMOUNT: \$500.00



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

Thank you.

I will be out of the office THURSDAY, July 25th and FRIDAY, July 26th, and MONDAY, August 19 - 23, 2024.

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

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venuereals@oakleafresidents.com
(904) 770-4661 voice email
(904) 375-9285 ext. 3
www.oakleafresidents.com

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

Invoice

Date 8/1/2024

Invoice # 131295623180

Terms	Net 20
Due Date	8/21/2024
PO #	

Bill To Oakleaf Plantation Middle Village 475 West Town Place Ste 114 St Augustine FL 32092	Ship To 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
JUL 16 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 #
131295623180

Amount Due \$4,039.30

Amount Paid _____

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



131295623180



Total Entertainment Services

Invoice

Mailing Correspondence Address: 1623 Troy Lynn Trail, Jacksonville, Fl. 32225

(904) 645-9068 Fax: (904)645-9082

E-mail: bookme@progressiveent.com

www.progressiveent.com

Invoice date: 7/23/2024

Invoice # 12810451

Terms: Due by event date

PO#

Customer name:

Middle Village CDD-Oakleaf (Phase 2)

Type of Event:

Back to School Party

Billing address:

845 Oakleaf Plantation Parkway, Orange Park, Fl. 32065

Original contact person:

Lisa Carter

Wk: 904-375-9285 ext. 7

E-mail/ fax:

residentassistant@oakleafresidents.com

At event contacts with cell:

Jay Soriano Cell-904-342-1441 manager@oakleafresidents.com

Event date:

Sunday August 11, 2024

Hours of event:

1:00 pm-4:00 pm

Hours of service:

Same

Approximate set up time:

Between: 12:00 and 12:15 pm

Location name and address:

Poolside- Phase 2, 845 Oakleaf Village Parkway, Orange Park, Fl. 32065

Where to set up at location:

Under covering

Power within 75':

Yes

Set up-grass or pavement:

PV

Water within 75': NA

Covered area for entertainer:

Yes

Notes:

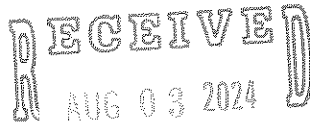
SERVICES NEEDED:

- * Interactive Mobile DJ Services
* Travel & Concession Delivery
* Sno Cone Machine
* 200 Savings Sno Cones Juice and Cups
* (2) Sno Cone Pumps

3.0 hrs.

Table with 2 columns: Reg. Rate, Total Savings. Includes sub-totals for each service and a grand total.

Table with 2 columns: Your Cost, Your Total. Shows costs for each service and a grand total.



Code to:

2-330-572-49400

BY:

Middle Village Special Event

Summary table with 2 columns: Description, Amount. Includes Sub Total, Sales Tax, Invoice Total, Credit Card Fee, Total with card, Payments received, Current Balance, and DUE BY EVENT DATE OR \$50 LATE FEE.

CANCELLATION, RE-SCHEDULING, INCLAMENT WEATHER POLICY

Any cancellation of this agreement by customer must be in writing at least 30 days prior to event date with specific reasons with verification by Progressive Entertainment. Any stopping of delivery/service of Progressive Entertainment must be at least 24 hrs. in advance to avoid labor costs. No penalties or loss of deposit occur if event is re-scheduled within 60 days of original event date. A 50% cancellation fee of total amount occurs when not within these terms. Other arrangements must be noted by Progressive Entertainment. For customer pick up- customer is responsible for theft or damage to equipment or materials while in possession. Progressive Entertainment is not responsible for any acts of nature which prevent event from taking place or being shortened. Service reserves the right to stop service if guests cause a safety or behavior issue to service.

Customer signature required x _____ Date: _____



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

INVOICE

BILL TO

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

INVOICE # 10281

DATE 08/01/2024

DUE DATE 08/31/2024

TERMS End of the month

SERVICE MONTH

August

ACTIVITY	QTY	RATE	AMOUNT
Dedicated Officer I	328	27.20	8,921.60T

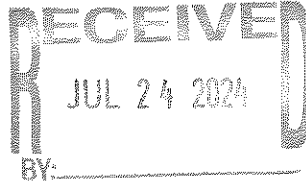
APPROVED

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

SUBTOTAL	8,921.60
TAX	0.00
TOTAL	8,921.60
BALANCE DUE	\$8,921.60

RECEIVED
 AUG 03 2024

BY:



Invoice

Invoice #: 16947

Date: 07/22/24

Customer PO:

DUE DATE: 08/21/2024

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

#17141 - Amenity Parking Oak Trees Dead Pruning

Utilizing A Lift to Remove Dead from Oak tree by Baseball Field near Sidewalk that can be Liability issue. Once up in lift, it was obvious that the center Leader of the tree was diseased as well. To prolong the life and safety of the Oak, we eliminated the diseased and dead material and

removed weight on the outer perimeter of the tree to help it from splitting . Also, Chip debris from already fallen limbs earlier in months storms

Remove dead in Oak tree front parking lot near dumpster area that could be a liability in high wind storm.(Lift needed)

<i>Landscape Enhancement</i>				<i>\$2,008.00</i>
Disposal Fee (Other)	1.00	\$100.00	\$100.00	
Sub: Tree work (Sub)	1.00	\$1,908.00	\$1,908.00	

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$2,008.00

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

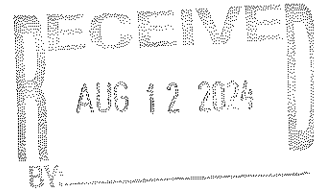
From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - CORALIE CHARLES
Date: August 12, 2024 at 8:18 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Allison Mossing amosing@gmstnn.com



Good evening, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – GRAND BANQUET (SUNDAY) 8:00 A.M. to 4:00 P.M.
 - DATE OF VENUE – AUGUST 11, 2024
 - RESIDENT – CORALIE CHARLES
 - ADDRESS – 3096 TOWER OAKS, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND - \$500.00
 - BOOKING FEE/DEPOSIT was via VISA (9615):
 - **GRAND BANQUET:**
 - DATED: 7/8/24
 - SEQ#: 5
 - BATCH #: 1050
 - INVOICE#: 5
 - APPROVAL CODE: 050600
 - AMOUNT: \$500.00



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

Thank you.

I will be out of the office August 19 - 23, 2024.

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

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

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Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 2358

Invoice Date: 8/1/24

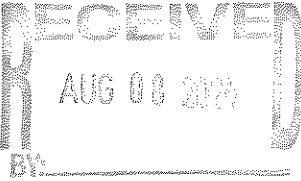
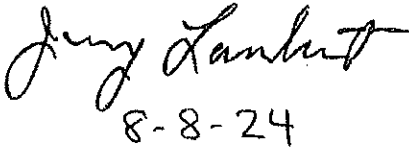
Due Date: 8/1/24

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 -August 2024		20,991.42	20,991.42
			
			
Total			\$20,991.42
Payments/Credits			\$0.00
Balance Due			\$20,991.42

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

Invoice

Invoice #: 2359
Invoice Date: 8/1/24
Due Date: 8/1/24
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 - August 2024		7,047.00	7,047.00

RECEIVED
AUG 08 2024
BY: _____

Jerry Lambert
8-8-24

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

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

Invoice

Invoice #: 2365
Invoice Date: 8/12/24
Due Date: 8/12/24
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Event Staff through August 10, 2024. 2.300.369.103	47.75	25.00	1,193.75
Total			\$1,193.75
Payments/Credits			\$0.00
Balance Due			\$1,193.75

RECEIVED
AUG 13 2024
BY: _____

8/13/24
ca

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

Middle Village CDD

Facility Event Staff Service Hours

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
47.75	Facility Event Staff	\$ 25.00	\$ 1,193.75

Covers Period End: August 10, 2024

Amenities Revenue # 2.300.369.103

From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - JACQUEL HODGES
Date: August 6, 2024 at 5:27 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com



Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – PO PATIO (SUNDAY) 2:30 P.M. to 6:30 P.M.
 - DATE OF VENUE – AUGUST 4, 2024
 - RESIDENT – JACQUEL HODGES
 - ADDRESS – 742 GROVER LANE, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND - \$50.00 - RESIDENT CANCELLED EVENT
 - BOOKING FEE/DEPOSIT was via VISA(0897):
 - DATED: 7/16/2024
 - SEQ#: 4
 - BATCH#: 1058
 - INVOICE#: 4
 - APPROVAL CODE: 777307
 - AMOUNT: \$100.00



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

Thank you.

I will be out of the office THURSDAY, July 25th and FRIDAY, July 26th, and MONDAY, August 19 - 23, 2024.

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

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venuerentals@oakleafresidents.com
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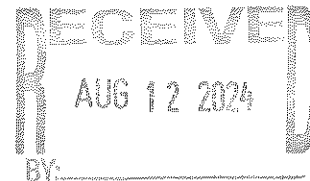
From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - LENA LIU
Date: August 12, 2024 at 8:08 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com



Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – PO PATIO (THURSDAY) 11:00 A.M. to 3:00 P.M.
 - DATE OF VENUE – AUGUST 8, 2024
 - RESIDENT – LENA LIU
 - ADDRESS – 423 HEARTHSIDE COURT, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND - \$100.00
 - BOOKING FEE/DEPOSIT was via VISA(6970):
 - DATED: 6/10/24
 - SEQ#: 7
 - BATCH#: 1025
 - INVOICE#: 7
 - APPROVAL CODE: 00461D
 - AMOUNT: \$100.00



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

Thank you.

I will be out of the office August 19 - 23, 2024.

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Governmental Management Services

www.OakLeafResidents.com

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From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - RIKKA KOLESZKO

Date: August 12, 2024 at 8:31 PM

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

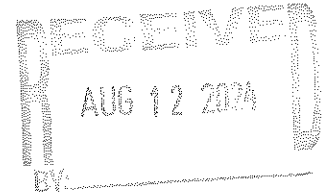
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com



Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – PO PATIO (SATURDAY) 11:00 A.M. to 3:00 P.M.
 - DATE OF VENUE – AUGUST 10, 2024
 - RESIDENT – RIKKA KOLESZKO
 - ADDRESS – 3203 CHESTNUT RIDGE WAY, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND - \$100.00
 - BOOKING FEE/DEPOSIT was via VISA(3371):
 - DATED: 6/25/24
 - SEQ#: 3
 - BATCH#: 1038
 - INVOICE#: 3
 - APPROVAL CODE: 064759
 - AMOUNT: \$100.00



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

Thank you.

I will be out of the office August 19 - 23, 2024.

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

Wanda McReynolds – Community Amenity Coordinator, OakLeaf Plantation

venuerentals@oakleafresidents.com

(904) 770-4661 voice email

(904) 375-9285 ext. 3

www.oakleafresidents.com

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

Invoice

Invoice #: 348
Invoice Date: 8/1/2024
Due Date: 8/1/2024
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 - August 2024		4,058.33	4,058.33

RECEIVED
AUG 08 2024
BY: _____

Jerry Lambert
8-8-24

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



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

Invoice #105061
 Invoice Date: 8/8/2024

Account #101332
 Oakleaf Plantation - Double Branch and Middle Village

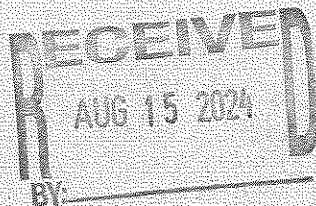
Invoice

Billing Location Information

Billing Address	370 Oakleaf Village Pkwy Orange Park, FL 32065-4259	Billing Contact	Jay Soriano
		Main Number	(904) 342-1441
		Mobile Number	
		Email	Jsoriano@Gmsnf.Com

Service Information

Services	Qty	Rate	Price
845 Oakleaf Plantation Pkwy, Orange Park, FL 32065-3531			
8/8/2024 PM: Bi-Monthly	1 visit	\$0.00 / visit	\$0.00
Bi-monthly scheduled preventative maintenance			
— Product: PM: Elliptical, Cross-trainer, ARC, AMT	3.00 Ea	\$15.00 / Ea	\$45.00
— Product: PM: Multi-Station	1.00 Ea	\$20.00 / Ea	\$20.00
— Product: PM: Recumbent, Upright Bicycle	2.00 Ea	\$10.00 / Ea	\$20.00
— Product: PM: Single-Station	7.00 Ea	\$5.00 / Ea	\$35.00
— Product: PM: Spin Bike, Rowing Machine	2.00 Ea	\$15.00 / Ea	\$30.00
— Product: PM: Treadmill	3.00 Ea	\$20.00 / Ea	\$60.00
— Product: Travel <60 miles	1.00 Ea	\$90.00 / Ea	\$90.00
— Product Discount: Discount	1	(\$12.00)	(\$12.00)
		Discounts:	\$12.00
		Subtotal:	\$288.00
		Tax:	\$0.00
		Total:	\$288.00
		Amount Paid:	\$0.00
		Balance Due:	\$288.00



Pay Now

Payment is due within 30 days of invoice date.
Please be advised that payments not received within 45 days from the date of this invoice will incur a 3.5% late fee.

Thank you for your business!

Billing Receipt - Please Return With Payment Remittance

Bill To:	Jay Soriano 370 Oakleaf Village Pkwy Orange Park, FL 32065-4259	Account	[101332] Oakleaf Plantation - Double Branch and Middle Village
		Invoice #	105061
		Date	Thursday, August 8, 2024
Remit To:	Southeast Fitness Repair 14476 Duval Place West #208 Jacksonville, FL 32218	Amount Paid	_____
		Check Number	_____

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

Code to:

2-330-572-621

Middle Village Preventative contract

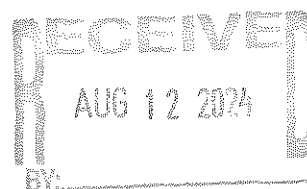
From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - STACIE SIMS
Date: August 12, 2024 at 8:24 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com



Good evening, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – GRAND BANQUET (SATURDAY) 1:00 P.M. to 12:00 A.M.
 - DATE OF VENUE – AUGUST 10, 2024
 - RESIDENT – STACIE SIMS
 - ADDRESS – 819 REDTAIL LANE, MIDDLEBURG, FL 32068
 - AMOUNT OF REFUND - \$500.00
 - BOOKING FEE/DEPOSIT was via VISA (2013):
 - **GRAND BANQUET:**
 - DATED: 1/8/24
 - SEQ#: 2
 - BATCH #: 913
 - INVOICE#: 2
 - APPROVAL CODE: 06521D
 - AMOUNT: \$500.00



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

Thank you.

I will be out of the office August 19 - 23, 2024.

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

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venuerentals@oakleafresidents.com
(904) 770-4661 voice email
(904) 375-9285 ext. 3
www.oakleafresidents.com

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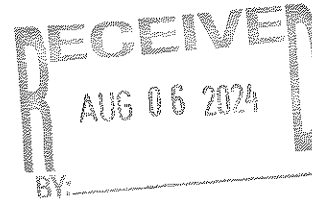
From: Oakleaf Venues venuere rentals@oakleafresidents.com
Subject: Re: MVCDD refund of deposit request - TAMARA WAYNO
Date: August 6, 2024 at 4:13 PM
To: Todd Polvere tpolv ere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amos sing@gmstnn.com



CORRECTION TO PREVIOUS EMAIL:

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – GRAND BANQUET (SATURDAY) 2:00 P.M. to 10:00 P.M.
 - DATE OF VENUE – AUGUST 3, 2024
 - RESIDENT – TAMARA WAYNO
 - ADDRESS – 643 BRIAR VIEW DRIVE, ORANGE PARK, FL 32065
 - **AMOUNT OF REFUND - \$700.00** = \$500.00 from GB plus \$200.00 from GL DEPOSITS
 - BOOKING FEE/DEPOSIT was via VISA (8840):
 - **GRAND BANQUET:**
 - DATED: 4/22/24
 - SEQ#: 2
 - BATCH#: 979
 - INVOICE#: 2
 - APPROVAL CODE: 051208
 - AMOUNT: \$500.00
 - **GRAND LAWN:**
 - DATED: 4/22/24
 - SEQ#: 5
 - BATCH#: 979
 - INVOICE#: 051893
 - APPROVAL CODE: 051893
 - AMOUNT: \$200.00



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

Thank you.

I will be out of the office THURSDAY, July 25th and FRIDAY, July 26th, and MONDAY, August 19 - 23, 2024.
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
(904) 770-4661 voice email
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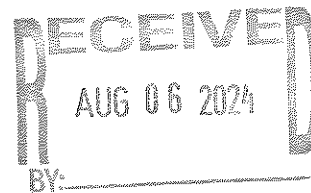
From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - TINA SEELY
Date: August 6, 2024 at 4:36 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amosing@gmstnn.com



Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – PO PATIO (SATURDAY) 11:00 A.M. to 3:00 P.M.
 - DATE OF VENUE – AUGUST 3, 2024
 - RESIDENT – TINA SEELY
 - ADDRESS – 3516 LAUREL MILL DRIVE, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND - \$100.00
 - BOOKING FEE/DEPOSIT was via VISA(2789):
 - DATED: 7/22/24
 - SEQ#: 3
 - BATCH#: 1064
 - INVOICE#: 3
 - APPROVAL CODE: 091091
 - AMOUNT: \$100.00



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

Thank you.

I will be out of the office THURSDAY, July 25th and FRIDAY, July 26th, and MONDAY, August 19 - 23, 2024.

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

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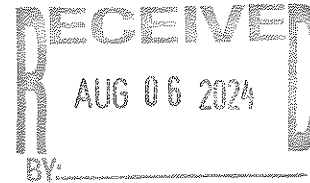
From: Oakleaf Venues venuere rentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - ZACHA GONZALEZ
Date: August 6, 2024 at 4:32 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amosing@gmstnn.com



Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – PO PATIO (SATURDAY) 3:00 P.M. to 7:00 P.M.
 - DATE OF VENUE – AUGUST 3, 2024
 - RESIDENT – ZACHA GONZALEZ
 - ADDRESS – 674 CRYSTAL WAY, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND - \$100.00
 - BOOKING FEE/DEPOSIT was via VISA(1911):
 - DATED: 7/15/24
 - SEQ#: 5
 - BATCH#: 1057
 - INVOICE#: 5
 - APPROVAL CODE: 01535R
 - AMOUNT: \$100.00



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

Thank you.

I will be out of the office THURSDAY, July 25th and FRIDAY, July 26th, and MONDAY, August 19 - 23, 2024.

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

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CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/08/24	00038	7/31/24	343176	202407	600	53800	64000		BL LATEX SWIM CAP BAKER'S SPORTING GOOD	*	1,009.68	1,009.68	000702
8/08/24	00085	7/02/24	07022024	202407	600	53800	64000		CS800 ELLIPTICAL FITNESS SUPERSTORE INC	*	5,616.25	5,616.25	000703
8/08/24	00009	7/17/24	2354	202407	600	53800	64000		MAINTENANCE SUPPLIES GOVERNMENTAL MANAGEMENT SERVICES	*	3,860.48	3,860.48	000704
8/08/24	00009	7/17/24	2356	202406	600	53800	64000		JUN REPAIR & REPLACEMENTS GOVERNMENTAL MANAGEMENT SERVICES	*	7,475.26	7,475.26	000705
8/08/24	00100	7/16/24	07162024	202407	600	53800	62000		PLAYGROUND DESIGN PRO PLAYGROUND	*	15,154.31	15,154.31	000706
8/08/24	00084	7/22/24	CS192259	202407	600	53800	64000		POOL SUPPLIES SCP DISTRIBUTORS LLC	*	285.03	285.03	000707
8/08/24	00039	7/10/24	ORD00131	202407	600	53800	64000		LIFEGUARD SUPPLIES THE LIFEGUARD STORE, INC.	*	4,345.64	4,345.64	000708
8/08/24	00101	7/03/24	07032024	202407	600	53800	64000		PLASTIC WASTE RECEPTACLE HIGHLAND PRODUCTS GROUP LLC DBA	*	1,090.66	1,090.66	000709
8/08/24	00050	8/02/24	17273	202408	600	53800	64000		TREE TRIM TENNIS CT FENCE VERDEGO LLC	*	2,485.00	2,485.00	000710
8/22/24	00032	8/07/24	3438	202408	600	53800	64000		PUMPS ZONES TIME PROBLEM PUMPS DONE RIGHT, LLC	*	200.00	200.00	000711
8/22/24	00084	6/04/24	74067166	202406	600	53800	64000		POOL SUPPLIES SCP DISTRIBUTORS LLC	*	450.90	450.90	000712
8/22/24	00017	8/15/24	08152024	202408	600	53800	64000		FENCE RPLC & CONNECT POST T FENCEMAN INC.	*	2,486.00	2,486.00	000713

MVIL MIDDLE VILLAGE OKUZMUK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
8/22/24	00017	8/15/24 08152024	202408 600-53800-64000 DOWN PMT HIGH CHAIN LINK	T FENCEMAN INC.	*	1,893.00	1,893.00 000714
8/22/24	00017	8/15/24 08152024	202408 600-53800-64000 COMPL PMT HIGH CHAIN LINK	T FENCEMAN INC.	*	2,000.00	2,000.00 000715
TOTAL FOR BANK C						48,352.21	
TOTAL FOR REGISTER						48,352.21	



Baker's Sporting Goods

3600 Beachwood Court
Jacksonville, FL 32224
Phone: (904) 388-8126
www.bakerssport.com

Invoice

Date	Invoice #
7/31/2024	343176

Bill To
Oakleaf Plantation Swim 845 Oakleaf Plantation PKWY Orange Park, FL 32065

Ship To

P.O. No.	S.O. No.	Terms	Due Date	Rep	Ship Via
Orcas Swim	021_182204	Due on receipt	7/31/2024	WGW	UPS

Description	Qty	Rate	Amount
Black Bettertimes Silicone Swim Cap with 3 Color Print	50	11.00	550.00T
Black Bettertimes Latex Swim Cap with 3 Color Print	100	4.25	425.00T
UPS Ground	1	34.68	34.68
FL Sales Tax Group - Clay County		7.50%	73.13
<p>Code to:</p> <p>Middle Village Repair and Replacements</p> <p>34-600-538-64000</p> <p>Pay only \$1009.68</p> <p>RECEIVED AUG 03 2024</p>			

BY:	Total	\$1,082.81
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Thank you for your business!

A FINANCE CHARGE OF 1.5% PER MONTH WILL BE CHARGED ON BALANCES OVER 30 DAYS OLD. THIS IS AN ANNUAL RATE OF 18 PERCENT.

Balance Due	\$1,082.81
Payments/Credits	\$0.00



537 Stone Rd. STE F
 Benicia, CA 94510
 Office: +1-925-215-2927
 Email: sales@fitnesssuperstore.com

INVOICE

Date: 07/02/2024 **Order#:** 38385

Order Comments:

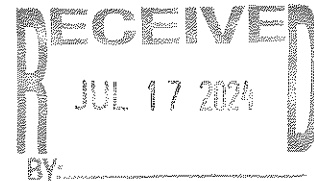
***UPDATE 7/2/2024: Received Purchase Order #JS070224FSS for a total amount of \$11,357.60.

Bill To: (Customer ID#32763)

Ship To:

Double Branch CDD c/o Governmental Management Services
 475 West Town Place
 Suite 114
 St. Augustine , FL 32092
 United States
 (904) 342-1441
 jsoriano@gmsnf.com

ATTN: Jay Soriano
 370 Oakleaf village Pkwy
 Orange Park, FL 32065
 United States
 (904) 342-1441



Payment Method:

Shipping Method:

Purchase Order # JS070224FSS

USA Shipping & Handling

Code	Description	Qty	Price	Total
trueCS800E	True Fitness CS800 Elliptical (Remanufactured) [Processing Time:Leaves our Warehouse in 3-5 Weeks] [Full Assembly & Installation:No Thanks, Curbside Delivery Only] [Paint Color:Standard Colors (As seen in Primary Picture)]	1	\$3,799.00	\$3,799.00
trueCS800E-warranty-08	True Fitness CS800 Elliptical (Remanufactured) - 5 Years Parts & Labor (Commercial)	1	\$1,949.00	\$1,949.00
Cybex625at	Cybex 625AT Arc Trainer w/Standard Console (Remanufactured) [Processing Time:Leaves our Warehouse in 3-5 Weeks] [Full Assembly & Installation:No Thanks, Curbside Delivery Only] [Paint Color:Standard Colors	1	\$4,199.00	\$4,199.00

(As seen in Primary Picture)]

Cybox625at-warranty-08	Cybox 625AT Arc Trainer w/Standard Console (Remanufactured) - 5 Years Parts & Labor (Commercial)	1	\$1,249.00	\$1,249.00
DSC-31	5% off! [trueCS800E] [Cybox625at]	1	-\$399.90	-\$399.90

Subtotal: \$10,796.10

Tax: \$0.00

Shipping & Handling: \$561.50

Grand Total: \$11,357.60

Code to: Split

Double Branch Repair and Replacements

2.320.57200.63100 (\$5,741.35)

Middle Village Repair and Replacements

34-600-538-64000 (\$5,616.25)

Governmental Management Services, LLC

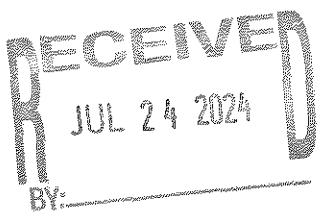
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 2354
Invoice Date: 7/17/24
Due Date: 7/17/24
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 Code to: Middle Village Repair and Replacements 34-600-538-64000 		3,860.48	3,860.48

Total \$3,860.48

Payments/Credits \$0.00

Balance Due \$3,860.48

MAINTENANCE BILLABLE PURCHASES

Period Ending 7/05/24

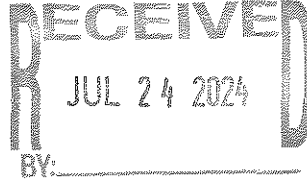
DISTRICT	DATE	SUPPLIES	PRICE	EMPLOYEE
MV				
MODLE VILLAGE				
OAKLEAF	6/5/24	High Dax Gloves 3pk	14.92	T.C.
	6/5/24	Anvi Stiff Scraper	11.48	T.C.
	6/5/24	Stanley 10' Magneto Level	5.74	T.C.
	6/5/24	Stanley Rubber Mallet	5.17	T.C.
	6/5/24	Flat Latex Brush (3)	23.39	T.C.
	6/5/24	46/M Frog Tape	10.90	T.C.
	6/5/24	4x3/8 Shedless Knt 6pk	13.04	T.C.
	6/5/24	Pelican Lner 3pk (2)	10.97	T.C.
	6/5/24	10L Mixing Container (10)	25.07	T.C.
	6/5/24	Bk Nitrle Gloves 20pk	7.46	T.C.
	6/5/24	Acetone G1	12.83	T.C.
	6/5/24	8' Magneto Level	8.89	T.C.
	6/5/24	1/4 Cap Nut(3)	4.78	T.C.
	6/5/24	Stanley 25ft Mag Laverlock	6.89	T.C.
	6/5/24	Fine PT Black Marker 2pk	2.00	T.C.
	6/5/24	1/4x2 Carriage Bol (4)	2.30	T.C.
	6/5/24	1/4x3 Carriage Bol (2)	1.59	T.C.
	6/5/24	1/4 Flat Washer (4)	0.92	T.C.
	6/5/24	6/16 Flat Washer (6)	2.07	T.C.
	6/5/24	16x6x16 GA Sheet Metal (2)	34.34	T.C.
	6/7/24	Percoo Platum 10W30	9.17	T.C.
	6/7/24	1/4x2 Hex Bol (4)	2.35	T.C.
	6/7/24	1/4 Lockwasher 50pc	10.75	T.C.
	6/7/24	1/4-1-1/2 Hex Bol 15pc	6.15	T.C.
	6/7/24	1/4 Flat Washer 50pc	8.89	T.C.
	6/7/24	1/4 Hex Nut 50pc	9.46	T.C.
	6/7/24	16x6x16GA Sheet Metal (2)	34.34	T.C.
	6/7/24	7' Segmented Blade	11.49	T.C.
	6/7/24	6x4 Steel Edger	6.72	T.C.
	6/11/24	4x3/8 Shedless Knt 6pk	13.04	T.C.
	6/11/24	11x4 Mnl Roler Frame	2.00	T.C.
	6/11/24	2.0 Flat Brush (4)	18.31	T.C.
	6/11/24	Epoxy Puty	8.60	T.C.
	6/11/24	Roler Pal (2)	24.10	T.C.
	6/11/24	Pelican Lner 3pk	6.49	T.C.
	6/12/24	1 Ql Mixing Container (5)	15.04	T.C.
	6/12/24	2.0 Flat Basic Brush (5)	22.89	T.C.
	6/12/24	Pelican Lner 3pk	5.49	T.C.
	6/12/24	4x3/8 Shedless Knt 6pk	13.04	T.C.
	6/12/24	4' Heat Shrink Tubing Assortment	2.76	T.C.
	6/12/24	FG High Dax Glove 3pk	7.46	T.C.
	6/13/24	Blend Hse Refil	21.52	T.C.
	6/13/24	Cable Tw 500pk	20.09	T.C.
	6/19/24	Bk Nitrle Gloves 20pk	7.46	T.C.
	6/19/24	Brass Keys	11.42	T.C.
	6/19/24	Stanley Scraper	6.87	T.C.
	6/19/24	Mop Bucket Winger with Dra	51.74	T.C.
	6/20/24	Zep Degreaser (2)	32.16	J.S.
	6/20/24	Zep Citric Degreaser	8.04	J.S.
	6/20/24	406 Topsol (2)	10.25	J.S.
	6/20/24	Black Kow (2)	14.88	J.S.
	6/20/24	Red Lave Rock (3)	22.67	J.S.
	6/20/24	Toilet Seat	33.33	T.C.
	6/20/24	3/16x50' Wire Rope 7x19 with Loop Plain (4)	124.11	T.C.
	6/20/24	3/8x5-1/2 Eye Bol Nut Set	6.73	T.C.
	6/20/24	3/8x4-7/8 Screw Eye 1pc (3)	16.16	T.C.
	6/21/24	1 qt Cordyline (2)	13.75	J.S.
	6/21/24	2 gal Dipledia	29.29	J.S.
	6/21/24	Black Kow	11.17	J.S.
	6/21/24	Flat Black Spray Paint (4)	45.91	T.C.
	6/21/24	3/32 Wire Rope Clip 16 Zinc 2pk (2)	4.05	T.C.
	6/21/24	Hitching Ring 2" with Screw Eye	4.57	T.C.
	6/21/24	Hook & Eye 3"	9.51	T.C.
	6/21/24	Screw Eye 3/8x4-7/8 1 pc (3)	16.16	T.C.
	6/21/24	Turnbuckle 1/4x5-1/4 1pc (4)	27.51	T.C.
	6/24/24	Black Kow	7.44	J.S.
	6/24/24	Top Sol	3.42	J.S.
	6/24/24	Wasp and Hornet Spray	12.03	J.S.
	6/25/24	3/32 Wire Rope Clip 2pk (4)	8.10	T.C.
	6/25/24	1/8 x60' Wire Rope (2)	45.93	T.C.
	6/25/24	Schlage Lal Bod/Bath Handls	45.97	T.C.
	6/25/24	Turnbuckle (4)	17.39	T.C.
	6/25/24	Eye Bol Nut Set (3)	17.18	T.C.
	6/25/24	Micofiber Towel 16pk	14.93	T.C.
	6/26/24	NDS Drain Grates (10)	234.72	J.S.
	6/26/24	5-1/8 Rope Hook (2)	12.42	T.C.
	6/26/24	THHBL CLHP Set 3/32 & 1/8 4pk (8)	35.60	T.C.
	6/26/24	35' Adjust Bungee	9.19	T.C.
	6/26/24	Quick Link 1/8" SS 3pk (9)	70.90	T.C.
	6/26/24	Wire 1/16x50 Galv	13.77	T.C.
	6/26/24	Oil Personal Repellent	4.59	T.C.
	6/26/24	Black Nitrle Glozra 20pk	7.46	T.C.
	6/26/24	Terry Towels 10pk	6.74	T.C.
	6/26/24	Squeegee Pushbroom	11.49	T.C.
	6/27/24	6/8 Cam Lock	7.88	J.S.
	6/27/24	1-1/8 Cam Lock	8.02	J.S.
	6/27/24	7/8 Cam Lock	6.86	J.S.
	6/27/24	22x64 ODL Bind	160.65	J.S.
	6/27/24	6/16"x6" DRI Bl	5.74	T.C.
	6/28/24	22x64 ODL Bind (7)	1099.00	J.S.
	6/28/24	Gas for Equipment	75.00	T.C.
	7/1/24	4' Wood Pole with Screw Kt (2)	16.05	T.C.
	7/1/24	40-1 Premixed Fuel	11.49	T.C.
	7/1/24	3/8 Hex Nut (4)	2.67	T.C.
	7/1/24	3/8 Flat Washer (4)	1.56	T.C.
	7/1/24	3/8 Lock Washer (4)	1.24	T.C.
	7/1/24	Hex Bolts 3/8x1-1/2 5pc	6.35	T.C.
	7/3/24	12-16 Adj Roler Frame	25.85	T.C.
	7/3/24	P8 Bester	4.01	T.C.
	7/3/24	Black metal bar height tables (9)	637.72	J.S.
		TOTAL	<u>\$3,660.48</u>	

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

Invoice

Invoice #: 2356
 Invoice Date: 7/17/24
 Due Date: 7/17/24
 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 June 1 - June 30, 2024		24,678.51	24,678.51
Code to:			
Middle Village Facility Maintenance			
2.320.572.466 - (\$4,750.00)			
Middle Village Facility Maint. Contingency			
2.330.572.622 - (\$315.00)			
Middle Village Common Area Maint			
2.320.572.46500 - (\$5,575.25)			
Middle Village Lighting repairs			
2.320.572.??? - (\$788.00)			
Middle Village Tennis Court Maint.			
2.330.572.344 - (\$5,775.00)			
Total			\$24,678.51
Middle Village Repair and Replacements			Payments/Credits \$0.00
34.600.538.64000 - (\$7,475.26)			Balance Due \$24,678.51

\$7,475.26

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/1/24	2.98	J.M.	Additional court maintenance
6/3/24	8	T.C.	Worked on tennis paver project, picked up supplies
6/3/24	8	B.G.	Loading sand to were the pavers are going to be by the tennis courts
6/3/24	7.67	J.K.	Moved sand/pave base to tennis
6/3/24	7.62	A.J.	Worked on tennis paver patio
6/3/24	7.18	C.W.	Used tamper to even out area for pavers, moved sand around from shop, tamped side walk
6/3/24	4.02	E.W.	Removed debris from all common areas
6/3/24	3.32	J.S.	Additional court maintenance
6/3/24	2.98	J.M.	Additional court maintenance
6/4/24	6	T.C.	Worked on tennis paver project, picked up supplies
6/4/24	7.57	J.K.	Helped set up pool guy for drains, put nets back on splash pool, packed and leveled out sand at tennis
6/4/24	7.67	A.J.	Worked on tennis paver patio
6/4/24	7.57	C.W.	Moved extra sand to other side, laid first line of pavers, moved sand from shop
6/4/24	2.2	E.W.	Removed debris from all common areas
6/4/24	5.02	J.S.	Additional court maintenance
6/4/24	3.18	J.M.	Additional court maintenance
6/5/24	8	T.C.	Worked on tennis paver project, picked up supplies
6/5/24	7.25	J.K.	Laid pavers at tennis, finished walkway
6/5/24	7.67	A.J.	Worked on tennis paver patio
6/5/24	7.23	C.W.	Set pavers down for sidewalk pathway, hand tamped pathway
6/5/24	4	E.W.	Removed debris from all common areas
6/5/24	5.23	J.S.	Additional court maintenance
6/5/24	2.52	J.M.	Additional court maintenance
6/6/24	8	T.C.	Worked on tennis paver project, painting rails at grand banquet, picked up supplies
6/6/24	7.35	J.K.	Assisted in setting up pavers, four in one paint railing back side of grand banquet
6/6/24	7.7	A.J.	Worked on tennis paver patio
6/6/24	7.35	C.W.	Adjusted sand levels and prepped for concrete, laid pavers
6/6/24	4	E.W.	Removed debris from all common areas
6/6/24	5	J.S.	Additional court maintenance
6/6/24	2.52	J.M.	Additional court maintenance
6/7/24	8	T.C.	Repaired cracked sidewalk, tennis paver project, painting rails at grand banquet, picked up supplies
6/7/24	8	B.G.	Painting railings upstairs outside of grand banquet room
6/7/24	7.52	A.J.	Worked on tennis paver patio
6/7/24	7.12	C.W.	Laid pavers along sidewalk, set concrete for pathway/sidewalk, pulled weeds from pool pumps
6/7/24	4	E.W.	Removed debris from all common areas
6/7/24	5.73	J.S.	Additional court maintenance
6/7/24	2.48	J.M.	Additional court maintenance
6/8/24	2.12	J.M.	Additional court maintenance
6/10/24	8	B.G.	Painting railings at outside of grand banquet room
6/10/24	7.62	A.J.	Worked on tennis paver patio
6/10/24	4	E.W.	Removed debris from all common areas
6/10/24	6.57	J.S.	Additional court maintenance
6/10/24	2.48	J.M.	Additional court maintenance
6/11/24	8	T.C.	Installed hinges on gate, worked on tennis paver project, picked up supplies
6/11/24	8	B.G.	Worked on painting railings
6/11/24	7.62	A.J.	Worked on tennis paver patio
6/11/24	4	E.W.	Removed debris from all common areas
6/11/24	5	J.S.	Additional court maintenance
6/11/24	2.67	J.M.	Additional court maintenance
6/12/24	5	B.G.	Finished up painting railings, cutting and painting drilling new holes for sign post
6/12/24	7.73	A.J.	Worked on tennis paver patio
6/12/24	4	E.W.	Removed debris from all common areas
6/12/24	3	J.S.	Additional court maintenance
6/12/24	2.6	J.M.	Additional court maintenance

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/13/24	4	T.C.	Relevelled jump blocks at adult pool, cut down tree limbs at tennis
6/13/24	8	B.G.	Cutting branches at all tennis courts, discarding branches to landscaping yard
6/13/24	2	C.W.	Spread sand and moved pallets back, moved bricks, sprayed water on sand
6/13/24	7.73	A.J.	Worked on tennis paver patio
6/13/24	2.55	E.W.	Removed debris from all common areas
6/13/24	5.48	J.S.	Additional court maintenance
6/13/24	2.55	J.M.	Additional court maintenance
6/14/24	2	T.C.	Worked on tennis paver project
6/14/24	7.68	A.J.	Final sweep at right side tennis patio
6/14/24	4	E.W.	Removed debris from all common areas
6/14/24	3.38	J.S.	Additional court maintenance
6/14/24	2.63	J.M.	Additional court maintenance
6/15/24	3.28	J.M.	Additional court maintenance
6/17/24	7.6	A.J.	Repair patio area at tennis courts
6/17/24	2.5	E.W.	Removed debris from all common areas
6/17/24	3.02	J.S.	Additional court maintenance
6/17/24	4.53	J.M.	Additional court maintenance
6/18/24	4	T.C.	Worked on paver project, picked up supplies
6/18/24	7.82	A.J.	Repair patio area at tennis courts
6/18/24	4.01	E.W.	Removed debris from all common areas
6/18/24	4.98	J.S.	Additional court maintenance
6/18/24	2.5	J.M.	Additional court maintenance
6/19/24	8	T.C.	Replaced shade at pool pack, ran cables/eye bolts for future shade expansion, picked up supplies
6/19/24	8	B.G.	Replacing bad wood from back of signs with PVC boards
6/19/24	7.75	A.J.	Removed debris from all common areas
6/19/24	4.02	E.W.	Removed debris from all common areas
6/19/24	3	J.S.	Additional court maintenance
6/19/24	2.52	J.M.	Additional court maintenance
6/20/24	8	T.C.	Ran cables and eye bolts for future shade expansion at pool pack, picked up supplies
6/20/24	8	B.G.	Worked on signs, trimming trees, replaced tarp in the pool deck
6/20/24	7.68	A.J.	Removed debris from all common areas
6/20/24	2.53	C.W.	Planting pots with trees and flowers
6/20/24	4	E.W.	Removed debris from all common areas
6/20/24	5	J.S.	Additional court maintenance
6/20/24	2.52	J.M.	Additional court maintenance
6/21/24	5	T.C.	Put up movie screen for Dive In Movie, cut straps on chairs, replaced latch men's restroom door on pool deck, picked up supplies
6/21/24	4	B.G.	Replacing all rubber straps from beach chairs to be restored
6/21/24	5	J.K.	Put out palm trees on pool deck, set up movie screen, fill empty pots an inch of gravel
6/21/24	7.42	A.J.	Dismantled the chairs to be restored
6/21/24	7.12	C.W.	Set up movie screen, planting and doing liners and planting, moved trees and loaded trees
6/21/24	3.02	E.W.	Removed debris from all common areas
6/21/24	3	J.S.	Additional court maintenance
6/21/24	2.6	J.M.	Additional court maintenance
6/22/24	3.37	J.M.	Additional court maintenance
6/24/24	6	T.C.	Worked on pool pack shade project, cut straps off chairs
6/24/24	7.38	C.W.	Planting trees and flowers, started shade pool tanks
6/24/24	4	E.W.	Removed debris from all common areas
6/24/24	3	J.S.	Additional court maintenance
6/24/24	2.52	J.M.	Additional court maintenance
6/25/24	6	T.C.	Worked on pool pack shade project, picked up supplies
6/25/24	8	B.G.	Replacing rubber straps from beach chairs
6/25/24	4	J.K.	Put up windscreen pool equipment area
6/25/24	4	C.W.	Loaded truck with plants, putting shade over pool pumps
6/25/24	4.01	E.W.	Removed debris from all common areas
6/25/24	4.5	J.S.	Additional court maintenance

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/25/24	2.47	J.M.	Additional court maintenance
6/26/24	4	T.C.	Worked on pool pack shade project, picked up supplies
6/26/24	4	E.W.	Removed debris from all common areas
6/26/24	2.98	J.S.	Additional court maintenance
6/26/24	2.55	J.M.	Additional court maintenance
6/27/24	4.01	E.W.	Removed debris from all common areas
6/27/24	5.02	J.S.	Additional court maintenance
6/27/24	2.52	J.M.	Additional court maintenance
6/28/24	2	T.C.	Set up for Dive In movie
6/28/24	2	B.G.	Set up movie screen
6/28/24	2.18	J.K.	Set up movie screen, cleaned up shop
6/28/24	3.23	E.W.	Removed debris from all common areas
6/28/24	2.97	J.S.	Additional court maintenance
6/28/24	2.53	J.M.	Additional court maintenance
6/29/24	2.83	J.M.	Additional court maintenance
6/30/24	3.1	J.M.	Additional court maintenance

TOTAL 615.65

MILES 118

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



The Play & Recreation Experts

Pro Playgrounds
8490 Cabin Hill Road
Tallahassee, FL 32311

Quote

Date	Estimate #
7/16/2024	31942

Project Name
Middle Village CDD playground



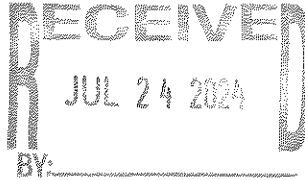
Customer / Bill To
Middle Village CDD Jay Soriano 475 West Town Pl. St. Augustine, FL 32092

Ship To
370 Oakleaf Village Pkwy Orange Park, FL 32065

WE WILL BEAT ANY PRICE BY 5%!

Item	Description	Qty	Cost	Total:
QS-23-PKP010N Shipping	Supply and deliver 1x playground design PKP010N			
	Note: Delivery with Double Branch CDD Figgs Landing unit			
	PLAY EQUIPMENT			
	Ditch Plains - Neutral	1	12,754.31	12,754.31
	Combined Shipping and Freight Charges	1	2,400.00	2,400.00

Code to:



Middle Village Repair and Replacements

34-600-538-64000

AGREED AND ACCEPTED:

If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

 **Jay Soriano. Dir. Ops 7/ 22/ 24**

Signature Name / Title Date

Subtotal: \$15,154.31

Sales Tax: (7.5%) \$0.00

Total: \$15,154.31

Terms and Conditions - Price valid for 30 days and subject to change. 1. If installation is not included with your purchase, client will be responsible for coordinating, receiving and unloading of all goods, delivery drivers will not help unload goods. 2. Client will be responsible to inspect goods for defect, damage or missing parts, any deficiency or missing parts must be noted on delivery slip. 3. Client will be responsible for costs due to cancelled or missed delivery appointments. 4. Client has reviewed all items, colors and descriptions on this quote for accuracy and correctness. 5. If quote includes installation of goods, the installation is subject to the terms and conditions of Pro Playgrounds "Standard Installation Agreement" a copy of which may be obtained from your Sales Representative.



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

INVOICE

EMERGENCY RESPONSE

1-800-424-9300

INVOICE #	CS192259
ORDER #	CS194763
DATE	07/22/24
PAGE	1 of 1



BILL TO

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

SHIP TO

194-ORANGE PARK-SCP DIST.
8601 YOUNGERMAN CT UNIT 2
JACKSONVILLE, FL 32244-8927

CUSTOMER P/O NUMBER	SHIP VIA PRIORITY PICK	WRITTEN BY LARRY HORNE(194)	ORDER DATE 07/22/24
CUSTOMER RELEASE NUMBER	FREIGHT TERMS 02 IN/OUTBOUND	PAYMENT TERMS NET 30 DAYS	DUE DATE 08/21/24
JOB / SHIP-TO NAME OAKLEAF VILLAGE PKWY	PURCHASING AGENT	CONTACT JAY SORIANO	PHONE 904-342-1441

LN#	PRODUCT	HM	DESCRIPTION	U/M	OPEN	PCK-QTY	SHQ-QTY	B/O	PRICE	EXTENSION
1	TAY-45-1061		R-0013-C 12/BX 2OZ CYANURIC ACID REAGENT	EA	4	4	4	0	6.37	25.48
2	HPP-201-2018		HH1506 STANDARD DEBRIS BAG	EA	2	2	2	0	36.86	73.72
3	GHS-45-805		45MJL5A1STAA 120V 50GPD 25PSI .25" ADJ 1-HEAD CLASSIC PUMP	EA	1	1	1	0	454.56	454.56
			SER#1112823FL0037251							
4	HAY-101-2013		SPX1600M SUPER PUMP STRAINER BASKET	EA	1	1	1	0	16.30	16.30

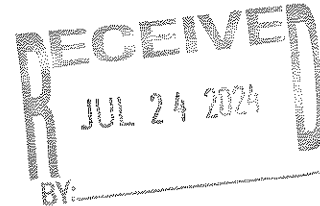
Code to: Split 50/50

Middle Village Repair and Replacements

34-600-538-64000

Double Branch Repair and Replacements

2.320.57200.63100



PLACARDS SUPPLIED-YES ___ NO ___ REFUSED ___

\$285.03

MERCHANDISE TOTAL	DISCOUNTS	MISC CHARGES	SALES TAX	INBOUND FREIGHT	OUTBOUND FREIGHT	DEPOSIT AMOUNT	DEPOSIT APPLIED	INVOICE TOTAL
570.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	570.06

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

SIGNATURE: LARRY HORNE(194)

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

SIGNATURE: _____

RECEIVED BY: _____

Cust#: 277667 Cust Name: DOUBLE BRANCH CDD
Inv#: CS192259 Invoice Date: 07/22/24 Invoice Amount: \$570.06

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

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



**Kiefer Aquatics
The Lifeguard Store**

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

Invoice

DATE	INVOICE #
07/10/2024	ORD001313280



BILL TO

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

SHIP TO

GMS, LLC - Oak Leaf Plantation
Jay Soriano
370 Oakleaf Village Pkwy
Orange Park, FL 32065

Account Number: 265527

P.O. NUMBER	TERMS	REP	SHIP	VIA	Order Number
	NET 30	050	07/10/2024	FEDEX_GROUND	EST122303
QUANTITY	ITEM CODE	DESCRIPTION		PRICE EACH	AMOUNT
1	400-7000	DROPSHIP: PAL Lift Controller Unit w/ 4 Button Pad #400-7000		\$619.00	\$619.00
3	100-5000A	DROPSHIP: LA34 vertical actuator for SR Smith Lifts		\$1,337.75	\$4,013.25
2	120-1100	DROPSHIP: Motor Assembly		\$482.82	\$965.64

Page 1 of 1

Tracking Number:

Code to: Split

Double Branch Repair and Replacements

2.320.57200.63100 (\$1,423.45)

Middle Village Repair and Replacements

34-600-538-64000 (\$4,345.64)



	Subtotal	\$5,597.89
	Discount Amount	\$0.00
	Shipping, Packaging & Handling	\$171.20
	Tax	\$0.00
	TOTAL	\$5,769.09

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

Balance Due \$5,769.09



Highland Products Group/The Park Catalog
 931 Village Blvd Ste 905-354
 West Palm Beach, FL 33409
 Phone : 561-620-7878
 Email : sales@theparkcatalog.com

Quote#107041
 Sales Rep: Carrie Georgopoulos
 Email: Carrie@theparkcatalog.com
 Phone: 888-447-2401 Ext 60307

Bill to:
 Jay Soriano
 Double Branch Community
 Development District -GMS
 475 West Town Place
 Saint Augustine , Florida,
 32092
 United States
 T: 904-342-1441

Ship to:
 Jay Soriano
 Double Branch CDD
 370 Oakleaf Village Parkway
 Orange Park, Florida, 32065
 United States
 T: 904-342-1441

Quote Date	Quote Expiration Date
Jul 3, 2024	Aug 1, 2024 (29 days)

Product Name	Item #	QTY	Price	Your Price	Unit Discount	Subtotal
23.5D Dome Top Plastic, Black Lid for 55 Gal. Waste Receptacle	<u>263-1223</u>	18	\$134.00	\$123.00	\$11.00	\$2,214.00

Quote Notes:

NOTIFY BEFORE DELIVERY IS INCL IN FREIGHT EST.

Total Discount -\$198.00

Subtotal \$2,214.00

Shipping & Handling \$240.00

Tax \$0.00

Grand Total \$2,454.00

This quote comes with our BEST PRICE GUARANTEE! If we are not your lowest delivered quote for equivalent product, we will BEAT it! (Exclusions may apply)

Any questions contact us at 888-447-2401 or Carrie@theparkcatalog.com

Code to: Split

Double Branch Repair and Replacements

2.320.57200.63100 (\$1,363.34)

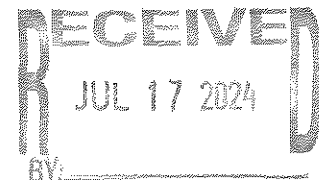
Middle Village Repair and Replacements

34-600-538-64000 (\$1,090.66)

PAY NOW
 WITH A CREDIT CARD

Quote Expiration Date: Aug 1, 2024

IF YOUR QUOTE HAS EXPIRED, PLEASE CONTACT YOUR SALES REP BEFORE SUBMITTING PAYMENT



TERMS & CONDITIONS

SHIPPING:

Deliveries are made during normal business hours, 8am - 5pm Monday - Friday. Unless otherwise noted, shipping charges include standard delivery only. Standard delivery charges are for Tailgate delivery to any commercial location on a commercial truck route; the truck driver will not offload the delivery. It is Customers responsibility to provide adequate personnel and/or equipment to unload the shipment from the truck when it arrives. The truck driver is under no obligation to help you unload. If you require anything other than standard delivery, we have the following additional services available for purchase at time of order placement:

Additional Delivery Services

- **Residential Delivery:** If the ship to address is not a commercial location, on a commercial truck route or is in a residential area, you must order "Residential Delivery Service" at an additional charge.
- **Limited Access Delivery:** This is common LTL delivery for small businesses, restaurants, schools, churches, concert venues, theaters, or other locations that do not have a loading dock.
- **Liftgate Service:** This service includes the driver utilizing a lift gate on the rear of the truck. The driver is responsible for lowering your shipment to the ground only. Once delivery is at ground level it is your responsibility to move the shipment from the delivery point to its destination.
- **Notify Before Delivery:** Notify before delivery indicates that the receiver needs to be called before arrival. The carrier will call 24-48 hours prior to make a delivery appointment. If the receiver cannot be reached, these shipments can result in significant delays or additional redelivery fees.
- **Inside Delivery:** If this service is required, please reach out to one of our Sales Representative as we cannot be responsible for online quotes with this service. This service requires specifics that must be communicated to the carrier prior to getting a shipping quote.
- **Redelivery Fee:** This charge will occur when a delivery is unsuccessful on the first try and the carrier must try to deliver the shipment a second time. Redeliveries occur within the carrier's available timeframe.
- **Construction Site Delivery:** This charge is for any destination that is under construction and requires an LTL truck to navigate a construction site.

Shipping Service Discrepancies - If there is a discrepancy in the services requested and the minimum services required to deliver the product, the Customer agrees to pay and The Park Catalog reserves the right to charge the customer for any necessary additional services provided at the time of delivery.

Shipment Inspection Required - It is the customer's responsibility to inspect all deliveries for possible damage, correct quantities and to note any discrepancies on the freight bill PRIOR to signing the delivery receipt provided by the driver. All damage claims MUST be recorded on the delivery receipt and reported within 48 hours of delivery. The Park Catalog does NOT GUARANTEE replacements parts or products FREE of charge due to concealed or unreported damages.

Assembly May Be Required:

Most of our product's ship Knocked down and on commercial pallets to minimize freight damages and reduce freight cost.

CANCELLATIONS:

No order can be cancelled unless first authorized and confirmed in writing by The Park Catalog Team. Made-to-Order items already in production may not be cancelled. If a cancellation is authorized, charges may apply based on the stage the order is in.

RETURNS:

We will accept returns of unopened/unused products, up to 30 days from the shipping date, subject to ALL the following terms and conditions:

- **Approval:** Written approval and instructions must be issued by our Customer Service Department before any merchandise can be returned.
- **Shipping Returns:** All merchandise must be returned in its original packaging, freight Prepaid. No Collect shipments are accepted.
- **Re-Stocking & Shipping Fees:** The customer is responsible for a minimum 25% re-stocking fee and all related shipping charges on product returned for reasons other than damage or defect. Original shipping charges will not be refunded.
- **Online Orders:** For online orders, The Park Catalog is not responsible if the customer orders incorrect product or colors. All return and restock fees apply.
- **Personalized** - These items are NOT eligible for return unless a defect in manufacturing is presented to us with pictures prior to return.
- **Refunds:** Refunds will be issued on returned merchandise AFTER shipment is received and inspected at our warehouse and the goods are deemed to be resalable and free of damages.

Payment options:

Credit Card: To maintain a safe environment for credit card transactions, we utilize a credit card processing company that partners with companies who transmit or process card information in a secure environment which complies with the Payment Card Industry Data Security Standard (PCI DSS). In compliance with the payment card industry data security standards, The Park Catalog cannot accept credit card payment information via Email/Fax/US Mail/Telephone/Voice Mail. A secure payment link will be sent via email to allow your transaction to be completed.

Check: Payable to Highland Products Group or The Park Catalog, 931 Village Blvd Ste 905-354, West Palm Beach, FL 33409

ACH: You will find ACH/Wire information on the pages following your proposal

Purchase Order: We accept purchase orders from Government/Municipal entities, Public Schools, non-private Colleges, and Universities to name a few. All other customer types must speak with a sales representative for qualifications to utilize a purchase order.

Force Majeure:

No Party to this Agreement shall be responsible for any delays or failure to perform any obligation under this agreement due to acts of God, outbreaks, epidemic/pandemic or the spreading of disease or contagion strikes or other disturbances, including, without limitation, war, insurrection, embargoes, governmental restrictions, acts of governments or governmental authorities, and any other cause beyond the control of such party. During an event of force majeure, the Parties' duty to perform obligations shall be suspended.

To accept this proposal:

Sign Here: _____ Date: _____



To Whom It May Concern:

This is in response to your request for a W-9 from a single member LLC, disregarded for income tax purposes. All receipts and federal taxes for this entity are reported on a consolidated tax return under Playcore Group, Inc & Subsidiaries, federal identification number (FEIN) 82-2297804, and as such, we will not require a 1099 issued since we are a U. S. corporation.

Please find the following enclosed documents:

- A W-9 for Playcore Group, Inc & Subsidiaries with FEIN 82-2297804. Lines 5, 6, and 7 all list the business address, name, and FEIN of the disregarded LLC entity.

Aside from making a 1099 determination for federal income tax, the LLC's name and address should be used for *all other business purposes* including, but not limited to: invoicing, licensing, signing / executing contracts, creating customer / vendor accounts, etc.

Should you have any questions regarding the attached, please do not hesitate to reach out to our department at tax@playcore.com.

Sincerely,

Scott Hooker
Senior Tax Accountant
shooker@playcore.com



RECEIVED
AUG 03 2024

Invoice

Invoice #: 17273

Date: 08/02/24

Customer PO:

DUE DATE: 09/01/2024

BY:

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

#17303 - Tree trimming off fence at Tennis Courts

Provide Tree crew to trim clearance of Tree branches and vines off Tennis court fence lines.

Landscape Enhancement

\$2,485.00

Disposal Fee (Other)

1.00 \$100.00 \$100.00

Sub: Tree work (Sub)

1.00 \$2,385.00 \$2,385.00

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$2,485.00

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

INVOICE

**FROM**

Pumps Done Right
6847 Cherokee Ct
Keystone Heights Fla 32656

BILL TO

Middle Village CDD
370 OakLeaf Village Pkwy
Orange Park Fla 32065
Plantation Oaks

INVOICE #

3438

INVOICE DATE

08/07/2024

DESCRIPTION

Checked system, found no problems with pump. It does appear that zone 1 might not be opening, also found that most zones have no time on them.
Advised Jason
Service Call

AMOUNT

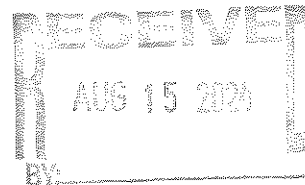
200.00

TOTAL**\$200.00**

Code to:

Middle Village Repair and Replacements

34-600-538-64000

**TERMS & CONDITIONS**

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



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

INVOICE REPRINT

EMERGENCY RESPONSE #
1-800-424-9300

INVOICE #	74067166
ORDER #	74159130
DATE	06/04/24
PAGE	1 of 1



BILL TO

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

SHIP TO

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

CUSTOMER P/O NUMBER	SHIP VIA PRIORITY PICK	WRITTEN BY THOMAS BAUMAN(74)	ORDER DATE 06/04/24
CUSTOMER RELEASE NUMBER	FREIGHT TERMS 02 IN/OUTBOUND	PAYMENT TERMS NET 30 DAYS	DUE DATE 07/04/24
JOB / SHIP-TO NAME MIDDLE VILLAGE CDD	PURCHASING AGENT	CONTACT JAY SORIANO	PHONE 904-342-1441

LN#	PRODUCT	HM	DESCRIPTION	U/M	OPEN	PCK-QTY	SHQ-QTY	B/O	PRICE	EXTENSION
1	SPG-051-0141		FC-9750 17.5"x24" ANTHONY RECTANGULAR DE FILTER GRID	EA	30	30	30	0	30.06	901.80 \$450.90

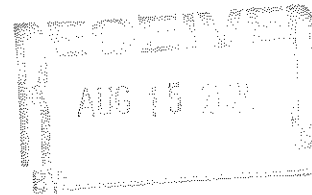
Code to: Split 50/50

Middle Village Repair and Replacements

34-600-538-64000

Double Branch Repair and Repl.

34.600.53800.62.10



PLACARDS SUPPLIED-YES___ NO___ REFUSED___

MERCHANDISE TOTAL	DISCOUNTS	MISC CHARGES	SALES TAX	INBOUND FREIGHT	OUTBOUND FREIGHT	DEPOSIT AMOUNT	DEPOSIT APPLIED	INVOICE TOTAL
901.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	901.80

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

SIGNATURE: MICHAEL LONG(59)

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

SIGNATURE: _____

RECEIVED BY: _____

Cust#: 277685 Cust Name: MIDDLE VILLAGE CDD
Inv#: 74067166 Invoice Date: 06/04/24 Invoice Amount: \$901.80

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

Proposal

Page # _____ of _____ pages



T Fenceman, Inc.
1506 Summit Oaks Drive West
Jacksonville, FL 32221

Cell: (904) 759-5075 749-3000

Email: TFenceman@comcast.net

"Built With Pride and Quality"

Free Estimates
Licensed / Insured
20 Year Experience

Aluminum • Vinyl
Chainlink • Wood Privacy

Proposal Submitted To: <u>Middle Village</u>	Job Name	Job #
Address: <u>370 Oakleaf Village Parkway</u>	Job Location	
<u>Orange Park, FL 32065</u>	Date: <u>2 Aug 2024</u>	Date of Plans
Phone # <u>(904) 562-0249</u>	Fax #	Architect

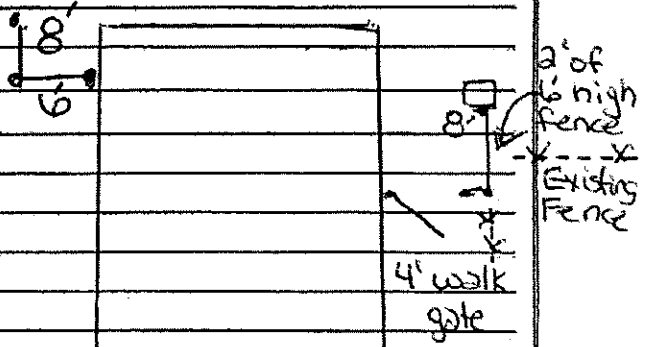
We hereby submit specifications and estimates for:

1. Remove aluminum fence
2. Install 7' high white vinyl fence with 1-4' wide walk gate
*fence will be 6' high plus 1' of lattice POOL
3. Connect end post to columns and the building

Code to:

Middle Village Repair and Replacements

34-600-538-64000



We propose hereby to furnish material and labor — complete in accordance with the above specifications for the sum of:

\$ 2486.00

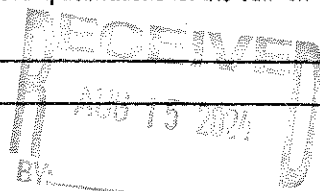
Dollars

with payments to be made as follows: _____

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully
submitted _____

Note — this proposal may be withdrawn by us if not accepted within _____ days.



Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____

Date of Acceptance _____

Signature _____

Proposal

Page 8 of pages



T Fenceman, Inc.
1506 Summit Oaks Drive West
Jacksonville, FL 32221

Cell: ~~(904) 749-3000~~ (904) 749-3000
Email: TFenceman@comcast.net

"Built With Pride and Quality"

Free Estimates
Licensed / Insured
20 Year Experience

Aluminum • Vinyl
Chainlink • Wood Privacy

Proposal Submitted To:	Middle Village	Job Name	Basketball Court	Job #	
Address	370 Oakleaf Village Parkway	Job Location			
	Drange Park, FL 32065	Date	2 Aug 2024	Date of Plans	
Phone #	(904) 562-0249	Fax #		Architect	

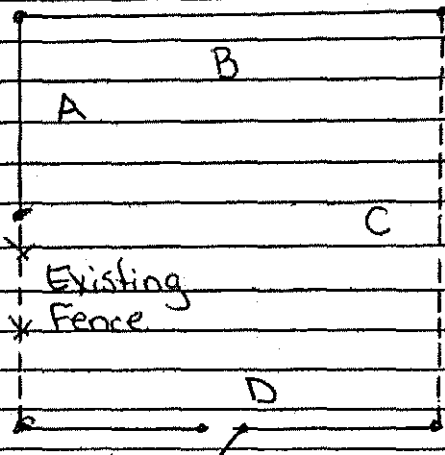
We hereby submit specifications and estimates for:

- Remove 8' high chain link wire from A, B and D
replace A and B with 10' high chain link wire
replace D with 8' high wire from:
Section B

- Spot weld post extensions to sections A and B for 10' high chain link fence

- Install a bottom rail along the bottom of section B
* Price include 8 joints of 1 5/8" sch 40 rails *

- Replace damage wire from section C with any usable wire from section A and D



We propose hereby to furnish material and labor — complete in accordance with the above specifications for the sum of:

\$ 3893.00 _____ Dollars

with payments to be made as follows: \$1893.00 down payment \$2000.00 upon completion.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted _____

Note — this proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal

AUG 15 2024

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____

Date of Acceptance _____

Signature Terry Williams

Code to:

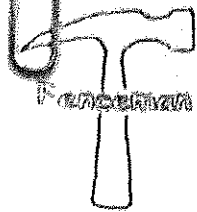
Middle Village Repair and Replacements

34-600-538-64000

Proposal

Page # _____ of _____ pages

"Built With Pride and Quality"



T Fenceman, Inc.
1606 Summit Oaks Drive West
Jacksonville, FL 32221

Cell: (904) 749-3600

Email: TFenceman@comcast.net

Free Estimates
Licensed / Insured
20 Year Experience

Aluminum • Vinyl
ChainLink • Wood Privacy

Proposal Submitted To: <u>Middle Village</u>	Job Name: <u>Basketball Court</u>	Job #
Address: <u>370 Oakleaf Village Parkway</u>	Job Location	
<u>Orange Park, FL 32065</u>	Date: <u>2 Aug 2024</u>	Date of Plans
Phone # <u>(904) 562-0249</u>	Fax #	Architect

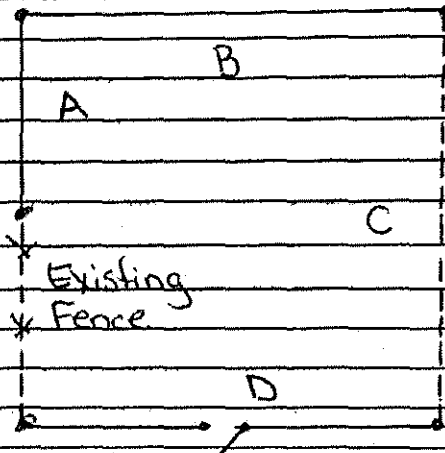
We hereby submit specifications and estimates for:

- Remove 8' high chain link wire from A, B and D
replace A and B with 10' high chain link wire
replace D with 8' high wire from:
Section B

- Spot weld post extensions to sections A and B for 10' high chain link fence

- Install a bottom rail along the bottom of section B

* Price include 8 joints of 1 5/8" sch 40 rails *



- Replace damage wire from section C with any usable wire from section A and D

We propose hereby to furnish material and labor — complete in accordance with the above specifications for the sum of:

\$ 3893.00 Dollars

with payments to be made as follows: \$1893.00 down payment \$2000.00 upon Completion.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted _____

Note — this proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____

Date of Acceptance _____

Signature Terry Williams

Code to:

Middle Village Repair and Replacements

34-600-538-64000

FIFTH ORDER OF BUSINESS

C.

1.

Double Branch & Middle Village Work Authorization #1 FY 2025

Onsite Management and Maintenance Contract Administration

The following are the onsite services provided by Governmental Management Services, LLC:

Onsite staffing levels consisting of six (6) full-time employees - Operations Manager, Venue Coordinator, Assistant Amenity Manager, Aquatics Facility Director, Access and Staffing Director, and Tennis Facility Director. The management team will also provide from time-to-time multiple part time employees to assist at each facility - Assistant Amenity oversight, Staffing and training oversight, landscape consultant, project coordinator, etc.

Operations / Community Manager:

- Serves as a key member reporting to the Community Development District Board of Supervisors and attends all District meetings.
- Primary area of responsibility will be management of District owned grounds, amenities and recreational facilities, to include the planning and execution of special events, programming of resident services, seasonal camps, and facility usage.
- Manager will provide a monthly report for inclusion in the monthly Board of Supervisors agenda package. The report will include a detailed account of Amenity future projects, and future planned events.
- Respond to all resident questions and concerns regarding the District in a timely and professional manner.
- Enforces all district rules and regulations governing the use of the facility, its equipment and other property.
- Maintain a professional relationship with all residents, welcoming and educating new residents. Helping to ensure the issuing of access cards, updating resident information, and monitoring facility usage.
- Inventory cleaning products, paper products, office and first aid supplies.
- Update and maintain District communications platforms, to include the community website, bulletin boards, and e-blasts.
- Maintain access control system and resident card data.
- IT oversight and coordination of any subcontractors for access system and network uptime (Wi-Fi, communications, phones, television, alarms)

- Manage District contracts related to the Amenity Center Complex, to include pool maintenance, janitorial, pest control, lifeguards, communications, HVAC, electrical, and fitness equipment facility maintenance to ensure they are in compliance with contract specifications.
- Provide oversight of the landscape maintenance contractor.
- Periodically inspect lakes, outfall-structures for needed maintenance, issues, and repairs.
- Prepare an Emergency Action Plan for significant weather events.
- Forecast and document a plan for future district infrastructure needs.
- Provide oversight of the lake maintenance contractor.
- Provide oversight of all other maintenance contractors such as security, outside pest control, tree services, sidewalk repairs, road maintenance, FPL/Clay electric, site inspections, etc.
- Oversight of district HR and payroll operations.
- Coordination of data collection for state agencies pertaining to district employees.
- Responsible for following up on any issues or requests directed by the Board.
- Will obtain estimates, when possible, for improvements within district and provide recommendations for annual budget, policies and procedures, and community events.
- Interface with vendors for repairs and purchases, billing, and approval of invoices for payments for goods and services related to specific areas of responsibility.
- Support and assist in hiring and training all seasonal employees and volunteers.
- Report Interactions regarding budgeting, policy recommendations and enforcement, maintenance recommendations, community event recommendations, coordination and communication with the Board of Supervisors and others.
- Provide input for any security issues within the district to the Board of Supervisors.
- Scheduling the reservations of multi-use fields in accordance with usage agreements.
- Conduct periodic daily rounds of the clubhouse, gym, pool deck, playgrounds, tennis courts to monitor usage, cleanliness, and any other items that should be reported to the District Board of Supervisors.

Aquatics Facility Director:

- Serves as a district and management representative.
- Oversees and coordinates the recruitment, training, scheduling, certification, and performance of employees of the facility; supervises the day-to-day activities of staff.

- Assist in oversight and coordination of the administration of the facility, to include scheduling of facility operations and contract management.
- Oversees the maintenance of the pools, to include chemistry, climate control, cleanliness, and related maintenance.
- Develop flyers, brochures, advertisements, etc. to promote aquatic facilities.
- Recommend changes to existing aquatic programs as needed.
- Conduct various aquatic entertainments and activities to attract more customers.
- Assist in research, facilitation and building quality aquatic programs that provide customer satisfaction.
- Assist with employee training.
- Assist with input of employee information for District payroll.
- Enforces all district rules and regulations governing the use of the facility, its equipment and other property.
- Provide information about aquatics programs to schools, recreation officials, community service groups, and the general public.
- Ensures that all appropriate water, environmental, health and safety standards are maintained; ensures pools are compliant with all local, state and national requirements and current on all necessary certifications required for operation.
- Develops, implements, and oversees a variety of aquatics programs for residents, guests and/or members of the general public.
- Assist with following up on any issues or requests directed by the Board.
- Participates in and teaches aquatic and safety certification training sessions, as necessary.
- Participates in the development of annual operating budgets concerning the aquatic facilities, staffing, and programming and provides fiscal direction to the Manager.
- Develops and maintains records of operational facility usage; monitors and maintains inventories of pool equipment and supplies.
- Prepares statistical reports on a monthly basis and prepares data and narrative for inclusion in annual reports.
- Performs miscellaneous job-related duties as assigned.

Venue Coordinator:

- Serves as a district and management representative.
- Professionally address all resident questions, concerns, and comments regarding the District.
- Schedule and assist in venue sales and usage.
- Conduct facility tours and information sessions for tentative venue users.
- Assist in making sure all contracts and paperwork are in order for resident / guest usage of facilities.

- Coordinates and schedule staffing for events / facility calendar.
- Fields client questions leading up to an event.
- Participates in identifying and creating customer enhancing experiences.
- Fields all facility-based questions, notes and reports concerns of facilities to appropriate vendors or departments (maintenance, janitorial, etc..) for resolution
- Works to ensure renter satisfaction and build district revenue to offset costs of amenity usage.
- Enforces all district rules and regulations governing the use of the facility, its equipment and other property.
- Ensures that contract terms are being met by all parties.
- Assist in maintaining and updating access control system and resident card data.
- Assist in following up on any issues or requests directed by the Operations Manager and/or the Board of Supervisors.
- Assist in providing recommendations for annual budget, policies and procedures, and community events.
- Provide input for any security issues within the district to the Board of Supervisors.
- Participates in the development of annual operating budgets concerning the rental venues at the Amenity facility and provides fiscal direction to the Manager.
- Performs miscellaneous job-related duties as assigned.

Assistant Amenity Manager (Resident Assistant):

- Professionally address all resident questions, concerns, and comments regarding the District.
- Serves as a district and management representative.
- Assist in issuing access cards, updating resident information and monitoring facility usage and rentals.
- Educate staff members, lifeguards and residents on District Policies and Procedures.
- Enforce all District Policies.
- Assist in inspecting and document the Amenity Center Complex for lighting, trash removal, pest control, signage and fencing for necessary maintenance.
- Fields all facility-based questions, notes and reports concerns of facilities to appropriate vendors or departments (maintenance, janitorial, etc..) for resolution.
- Assisting in ordering and inventory of cleaning products, paper products, office, restroom and first aid supplies as needed.
- Assist with Community Events and any Facility Rentals.
- Assist Operations Manager as needed.

- Conduct periodic rounds of the clubhouse, gym, pool deck, playgrounds, tennis courts to monitor usage, cleanliness, and any other items that should be reported to the Operations Manager.
- Maintain training and familiarity at the facility to be able to provide coverage if the Amenity Center Manager is out of office for illness, PTO or resignation.
- Assist with following up on any issues or requests directed by the Board.
- Performs miscellaneous job-related duties as assigned.

Access and Staffing Director:

- Professionally address all resident questions, concerns, and comments regarding the District.
- Serves as a district and management representative.
- Assists in IT coordination for access system and network uptime (Wi-Fi, communications, phones, television, alarms).
- Issue access cards, update resident information and monitor facility usage and rentals.
- Train and develop employees to handle access system, Issue access cards, update resident information.
- Assist with employee training.
- Schedule and coordination of front desk/ fitness center coverage.
- Coordinate reports for repair and assist with oversight of fitness facility preventative maintenance programs.
- Assist with points of communication from Fitness Center / Access system front desks.
- Assist with input of employee information for District payroll.
- Fields all facility-based questions, notes and reports concerns of facilities to appropriate vendors or departments (maintenance, janitorial, etc..) for resolution
- Assist with following up on any issues or requests directed by the Board.
- Performs miscellaneous job-related duties as assigned.

Tennis Facility Director:

- Serves as a district and management representative.
- Supervises all tennis play and proper charging of fees, and rental of equipment.
- Initiates, directs and promotes tennis clinics, special events and programs in an effort to attract and maintain residents and guest's tennis interests.
- Provides beginning through advanced instruction (private and group) for all levels of players.

- Implements and develops lesson programs for adults and juniors.
- Enforces all district rules and regulations governing the use of the facility, its equipment and other property.
- Participates in the development of annual operating budgets concerning the aquatic facilities, staffing, and programming and provides fiscal direction to the Manager.
- Properly represents the district and its teams in state or national events as time will permit.
- Prepares a monthly calendar of events.
- Works cooperatively with other departments to develop combined programs for the district.
- Assist with employee training.
- Oversight of employees concerning Tennis facilities maintenance and programming
- Ensures proper inspection of the courts/facilities on a daily basis prior to the start of play and ascertain that all necessary maintenance has been performed and the courts are in a safe working order. Reports any maintenance problems to the appropriate department and/or Operations Manager.
- Monitors court usage including special events, clinics and lessons.
- Responsible for interviewing, hiring, training, planning, assigning, and directing work, evaluating performance, rewarding, and disciplining associates; addressing complaints and resolving problems.
- Oversee all pro shop, retail, point of sales and billing functions as required by Acadiana Tennis Association and Lafayette Consolidated Government. Manage tennis center business objectives and marketing strategies to increase tennis revenue and eliminate non essential expenses
- Assures that effective orientation and training are given to each new tennis employee and or volunteer. Develops ongoing training programs.
- Monitors business volume forecast and plans accordingly in areas of manpower, productivity, costs and other expenses.
- Responsible for implementing and maintaining excellent service to achieve guest satisfaction.
- Incorporates safe work practices in job performance.
- Performs miscellaneous job-related duties as assigned.

The services are split between the Districts based upon the development unit's proration and reflects the basis of the level of service required for the Districts assets.

Total fees for FY 2025 are \$233,919 for Double Branch CDD and \$267,011 for Middle Village CDD. Although the fees are based upon five full time employees of GMS, LLC they will from time to time be supplemented by additional operational management resources of GMS, LLC at no additional charge. Such fees may be adjusted annually based upon the District's adopted budget and will be billed accordingly.

Double Branch CDD Chairperson and Date

Middle Village CDD Chairperson and Date

GMS, LLC Managing Director and Date

2.

Middle Village Work Authorization #2 FY 2025

General Maintenance Services

The following are the general maintenance services provided by Riverside Management Services as directed by the onsite Community Manager at a rate of \$45 per hour plus mileage if necessary at \$0.445/mile*.

(*State rate subject to change)

FACILITY MAINTENANCE AND REPAIR SERVICES:

To assist the Field Operations Manager on an as needed basis

- Pick up debris in and around all District owned facilities, including walkways, fields, courts, entryways, roadways, pool deck amenity Center and common area.
- Clean and maintain all features associated with the athletic fields and sport courts including nets, fencing, windscreens, playing surfaces, etc.
- Replace trash can liners weekly throughout the District.
- Tasks as assigned by Operations Manager
- Pressure wash Amenity Facility as needed (based upon separate proposal)
- Inspect, maintain playground equipment to safe standards, provide proposals for repairs if needed.
- Monitor all gates and doors for proper operating conditions.
- Maintain pool decks, pool slide, outdoor pool furniture, obtain proposals for services and repair as needed for anything above and beyond general maintenance.
- Maintain & keep building free of cob & spider webs and other debris around amenity, pools and tennis courts.
- Replace HVAC filters as needed.
- Complete minor touchup of paint and wall repairs as needed.
- Maintain an aesthetically pleasing CDD community as possible within budget & approvals.
- Maintain all the entry monuments and CDD signage, to include outside contracting for repairs and pressure-washing as needed.
- Inspect & maintain all sunshade structures & sails, to include outside contracting for repairs & pressure washing as needed.
- Perform lighting inspections for all district owned interior and exterior lighting.
- Oversee & assist maintenance personnel with CDD projects on site. (Trash pickup on CDD common areas, parking lots, sports fields & courts, along roadways, lake banks & along fences) Trash receptacles emptied, and trash bags replaced.

Middle Village CDD Chairperson and Date

GMS, LLC Managing Director and Date

3.

Middle Village Community Development District
Work Authorization #3 FY 2025

Tennis Professional Services and Instruction

As a part of the District's recreational program, the following services shall be provided by Governmental Management Services, LLC (GMS, LLC). The amounts to be paid to GMS, LLC for these services are set forth herein. These services may be continued in Fiscal Year 2023-2024 and beyond by separate work authorization for subsequent fiscal years.

1. Retain an individual with requisite knowledge and experience to develop and conduct a tennis program utilizing the District's tennis facilities. Said individual must have the knowledge, skill and experience to teach tennis to players at varying levels, and be able to organize tennis teams and provide lessons. This individual shall be known as the "Tennis Director." GMS, LLC shall provide services set forth herein on a full time basis, recognizing the need to offer vacation time for Tennis Director.
2. Recruit and develop a tennis team/s based at the Middle Village CDD tennis facility. Offer lessons and instruction.
3. Develop and conduct summer tennis program and/or clinics for youth.
4. Tennis Director or his/her designee shall be responsible for scheduling of court use during daylight hours, 7 days per week. With the exception of tennis tournaments, there shall be at least 2 courts available for use by persons not involved with the tennis program described herein. Actual operating hours shall be set by GMS, LLC and provide notice of same to the District Board. The District reserves the right to alter the hours of operation.
5. Offer racket restringing, grip repair and shall provide for rental of ball return machine.
6. Maintain the tennis facility in good repair, including net repair.
7. The Tennis Director shall report to the District Manager. The Tennis Director shall provide information about available lessons and tennis programs to the District Manager, as well as the On-Site Manager, so that they are able to answer resident inquiries.
8. Tennis Director shall follow all applicable District rules and policies with respect to use and operation of District facilities, including the tennis area. Tennis Director shall enforce applicable District rules and policies when conducting the tennis program. Tennis Director is encouraged to suggest revisions to applicable District policies and rules relating to tennis activity directly to the District Manager and On-Site Manager.
9. Tennis Director shall be a GMS, LLC employee. GMS, LLC is providing services to the District as an independent contractor. To the extent required by law, the tennis director shall be bonded. GMS, LLC shall be liable for actions of its Tennis Director as provided in the contract in effect between GMS, LLC and the District.

10. GMS, LLC shall cause participants in the tennis program to sign applicable waivers of liability.

11. Payment for services:

Annual personnel costs: \$89,638 (12 months)

Annual routine maintenance costs including drainage:

Daily / Weekly \$65,725 (12 months) Billed Hourly

GMS, LLC to retain 90% of lesson income; District to receive 10%

GMS, LLC to retain 20% of ball return machine rental; District to receive 80%

GMS, LLC to retain 50% of miscellaneous revenue; District to receive 50%

ATTEST:

MIDDLE VILLAGE
COMMUNITY DEVELOPMENT
DISTRICT

Chairperson

Date: _____

GOVERNMENTAL
MANAGEMENT SERVICES, LLC

Witness

Managing Director

By: _____

Date: _____

D.

Middle Village Community Development District (CDD)

845 Plantation Oaks Parkway, Orange Park, FL 32065

904-375-9285; manager@oakleafresidents.com

Memorandum

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

Community:

Special Events

- Upcoming –, Dive- In movie at MV – final summer dive in
- Back to Movie on the green in October, Community Yard Sale
- Resident run event at MV in October

Aquatics

- High School swim teams – meets posted online and will have reminder emails
- Adjusted schedules due to school year – Pools staff until second weekend of October
- Update of Heating schedule – information will be posted online
- Update of pool programs at MV – all year swim team program

Amenity Usage

- *Total Facilities Usage – 6983*
- *Average daily usage – 225*

Card counts:

MV Owners	
MV Renters	
MV Replacements	
MV Updated	

Total cards printed: (both districts)

Rentals

- 16 of 31 days rented in August, 4 of 4.5 weekends rented
- 18 Grand Ballroom rentals, 1 Grand Lawn rental, 2 Bridal Suite rentals, 10 patio rentals
- 22 tours (68 approx. hours)/85 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

- Discussion of Heater installs/delivery

MAINTENANCE

- Diagnose outlet electrical issues at Fitness Center
- Removal and replacement of multiple damaged floor and ceiling tiles at Fitness Center
- Repainting of walls, trim and ceiling tiles at Fitness Center , Paint Fitness Center office
- Coordinate leak remediation at upstairs AC closet
- Coordinate Emergency repair/inspection of sprinkler system at Grand banquet
- Coordinate valve replacement for Grand banquets fire system
- Repair damaged ceiling sheet rock due to leak
- Coordinate phone line change over from AT&T analog/copper – to fiber lines
- Replace large in-line exhaust fan in attic for AC unit
- Install of new window covering at Fitness Center check in office
- Replace one Arc Trainer at Fitness Center – New model
- Replace multiple pool lift parts
- Repair lap pool lift- replace controller, turn motor, and lift arm
- Repair slide lift – replace lift arm, awaiting controller delivery
- Replace battery in golf cart
- Repair Autofill (replace toro valve gasket) at lap pool
- Coordinate repair and re-strapping of chairs at “Tennis area patio”
- Coordinate repair and re-strapping of left-over (extra lounges)
- Cleaning of older strapped chairs for swim team usage
- install of new handle sets at Grand Banquet, Rekey all grand banquet handle sets
- Finalize window covering at Grand Banquet
- Put furniture and pool decks back to normal operation after storm
- Touch up painting on decorative street poles in neighborhood (ongoing)
- 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 8/07 Forest Brook, Creekview, Oakpoint, and Timberlake completed 8/26

Landscaping

- Clean up of debris and tree work after storm
- Monthly report for Aug. submitted and filed at Operations office

For questions, comments, or clarification, please contact:

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

jsoriano@qmsnf.com