

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

***OCTOBER 14, 2024***

# *AGENDA*

# Middle Village Community Development District

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

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October 7, 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, October 14, 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 September 9, 2024 Meeting
  - B. Financial Statements
  - C. Assessment Receipts Schedule
  - D. Check Register
- IV. Ratification of the Engagement Letter with Grau & Associates for the Fiscal Year 2024 Audit
- V. Staff Reports
  - A. District Counsel
  - B. District Engineer
    1. Acceptance of the Public Facilities Report
    2. Acceptance of the Annual Engineer's Report (separate cover)
  - C. District Manager
  - D. Operations Manager

1. Memorandum
  2. Update on Open Items (Deer View Column Repair & Pool Heater)
- VI. Audience Comments (limited to three minutes) / Supervisor Requests
- VII. Next Scheduled Meeting – November 4, 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, **September 9, 2024** at 2:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

Present and constituting a quorum were:

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

Also present were:

Marilee Giles	District Manager
Michael Eckert <i>by phone</i>	District Counsel
Jay Soriano	Field Operations Manager
Chalon Suchsland	VerdeGo

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of Consent Agenda**

- A. Minutes of the August 19, 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 August 19th meeting. Unless there's any corrections or changes, I just look for a motion to approve.

On MOTION by Vice Chair Mifsud seconded by Chairman Steiner with all in favor the minutes of the August 19, 2024 meeting were approved.

Ms. Giles stated on page 36 are your financial statements as of July 31, 2024, followed by your assessment receipt schedule showing the District is 100% collected on page 48. And then on page 50 is your check register in the amount of \$179,244.89. This is for the month of August. I see no unusual variances with anything on the consent agenda. Unless there's any comments or questions, I just look for a motion to approve the check register.

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

**FOURTH ORDER OF BUSINESS**

**Discussion of Year-Round Swim for Oakleaf Swim Team**

Mr. Soriano stated going through their plans and looking at what we talked about last meeting. This is going to be a much smaller program that I think everybody was kind of concerned with, this is not going to be like our Orcas. Even with the coaching right now, because our head coach being with the high school program, they're going to be kind of limited. So, what they're looking at is more an extension for them to practice more. They're looking at three days a week, maybe Monday, Wednesday, Friday, for an hour and a half to 2 hours. If we end up with 20 kids, you're talking about two to three lanes there. So, this is not a big program that I think we needed any kind of business plan or them going through because I did talk about if this was going to be an off season program that was large, a lot of registrants, things like that, they would create their own sports program, their own association, basically, and their own swim team, and we're doing an agreement with them to be able to use facility. If this is small, I look at it more like the Orcas or swim lessons. We're doing a program here where we're paying this coach directly, which all these coaches are already in our payroll system since they work for the Orcas during the summer, we're paying for their time. The swimmers are going to be paying the district directly the same way they pay for the Orcas during the summer. Each month they would come pay the front desk for their registration for the month. That's how we bring in the funds to be able to afford pay for coaches. Right now, they're not looking at any meets or anything, but might have something little if we can organize something. But this would also give them practice time



coming up for next summer. A lot of the parents would be the same parents that are involved. So, this is more of just allowing them to be in that pool that's currently labeled an adult only pool and always has been off season for an extremely limited time, possibly three days a week after the high school has finished. As far as how much, I'm still going to work with the coaches because I'll have a list of rules. Even if it's our program, there's going to be certain things that I ask, kind of like I asked for the summer. I go back and forth with parents and the coaches. A lot of times in the summer, kids can't be back there in the water until the coaches show up on the deck. They've gotten better this year. I haven't seen that. I would see a lot of them out there hanging out on deck, but if they're only a few minutes, I don't get on them too much. Because our lifeguards watch this pool out there. So, I would give them those lists of rules. If they have a consistent program of 20 kids, 30 kids, and this is going to go into the deeper part of the season in December and January, there may be some expectations that we put on the coaches as these are our employees, as district employees, they're getting them and the kids to help with pulling covers. I can't keep the maintenance guys around until the end of the day, that late to pull covers when it gets cold. So I would have a list of rules for them to kind of make it easier. So we're not dedicating any other staff time to this. We're just allowing them into the pool for about 5 hours to 6 hours a week. So, three days at an hour and a half to two hours. So Monday, Wednesday, Friday is what we're kind of looking at right now. Now, if this program was to be successful and kind of what we were hearing before, because they kept referring to the numbers of the Orcas. So, the Orcas had 120 some kids this summer. If we're seeing something like that, it definitely can be held to three lanes. They definitely can be held to that short amount of time. That's where coaches would have to be here if they're going to have a program like that, probably Monday through Friday. I just don't see that happening this year. I've talked to a couple of parents. I think the more we look at it, that's what we're going to see. If we encounter that problem, it's going to be like anything else. Orcas could easily have 200 kids. There are other districts that have that. Eagle Harbor at one point had 200 kids. They had to come up with ways where they're practicing in the morning and the afternoon. Because it was our program, we would have to address it then. I just don't see that happening right now or at any point this year. So, what they're talking about right now is extremely limited. I don't have a problem working with them and giving the coaches a set of rules that allow them to come in three days a week for an hour and a half and coach some of these younger kids.

Vice Chair Mifsud stated what time are we talking, like afternoon after school?

Mr. Soriano stated this is after the last high school practices. So, you are talking more like a 5:30 to 6:00 so we have two teams here.

Vice Chair Mifsud stated so when everybody's getting off of work. Some of the residents may want to have access to those lanes.

Mr. Soriano stated yeah. We don't have a lot at that time, but that's where if there's 20 kids, I don't see this being more than about three lanes.

Chairman Steiner stated we still are going to have a rule in there to restrict it to no more than four.

Mr. Soriano stated we can do that even at the biggest point because if you have four, then you're left to pass four more for resident usage. At the busiest time right now I'm not seeing four lanes taken up and if there are four lanes taken up without a swim team in place, it's because we have four swimmers. They're never going to swim in a lane with each other. When you got adults actually swimming lane at last, unless it's a packed pool, they won't share it with us. So, they get in and swim. That's the only time I've ever seen four taken up right now outside of swim team. So, I don't see that being a problem. Five or 6:00 is not at a time where I would say we don't have a lot of lap swimmers, but right now there's not a lot.

Chairman Steiner stated unless I misunderstood when we had the last meeting, I gathered that these were smaller kids, younger age kids.

Mr. Soriano stated she does have some younger kids. Lindsay tends to work with the little kids on the Orcas during the summer, where Jack works with more of the older kids. That's where they split up. Like I said, right now, Lindsey would be doing more of the coaching time. So she's going to take the lead on that.

Chairman Steiner stated she said she could double up or would triple up, however necessary in a lane because the age of the kids.

Mr. Soriano stated yeah. Competitive swim you can have four to eight kids in there, no problem. You start getting bigger and you have 10, 12, 15 kids in there it does create a problem for the coaching, but I've seen swim programs like that. You have to be able to squeeze everybody into those lanes. With little kids it becomes a little more distracting when there's too many in there. But that's a problem for them to figure out if they have that many registrants. Like I said, I don't see that being an issue.

Chairman Steiner stated I just do not want to reduce what we talked about of at least half the pool being restricted for residents.

Vice Chair Mifsud stated agreed. When I bought into this community, it was an adult pool and kind of a respite place where I could go for some peace and some quiet when I didn't have my kids with me. So, I understand the benefit of having an adult space. I understand the need also for some place where kids can practice their swim teams and how it can be an exciting thing, especially with the Olympics that just happened. I think there needs to be a balance. And if it's something that we try out for now and then evaluate afterwards before we do it again next year.

Mr. Soriano stated I think if we do it that way, that it's limited to a time after high school. I do have to finalize with Ridgeview because they come in after Oakleaf High School swims, and there's a lot of times, if they have a smaller team, they're barely even there. So, I want to get from them their actual end time. Then the year-round program can come in after that. That's pretty easy to advertise. But they'll be here Monday, Wednesday through Friday. But they only take up three to four lanes. That's the most.

Vice Chair Mifsud stated I would like to see the dates and the time specific so that the residents, because that was something I ran into over the summer when I was using it early in the morning, where there was a swim team going on in the summer, and I tried to get there as early as I can to try and not interfere at that time.

Mr. Soriano stated that makes it easier if they're extremely limited on advertising, letting residents know when they're going to be there so that they can make plans whether they just don't want to be there or they know I have to swim in the other lane. I mean, our high school does a good job of that now, so I don't see it being a problem with their coming in after the high school.

Ms. Giles stated Joe, did you have anything to add?

Mr. Hicks stated no, I'm just trying to refresh my memory of what was actually going on. But from listening to everybody's conversation. So basically, the swim team is just asking for half of the pool for three days out of the week, for a certain amount of time for the kids to swim.

Mr. Soriano stated what they're looking to do is extend the program, so, it's not just our summer recreational program that we'll have anymore. It will be a year-round program. Even then, depending on registration, we may see that may still be low numbers from January to February. So, if there's an issue that we have low numbers, I would work with the coaches, say,

if we don't have a minimum we're not going to be here because we had already planned on being closed January, February like normal, but unless there's some reason to actually be there so they end up with six kids, I don't know that it's worth it because we weren't going to do that for our residents. So, we'll have those expectations in place. But this was for them to be able to be there off season, where we typically, don't allow any minors, even on the pool deck, off season.

Mr. Hicks stated I just want to see how it's going to go, I guess. You kind of have to just let it play out and see how it's going to work. I'm not against it at all.

Ms. Giles stated Sean, anything to add?

Mr. Bland stated no, I'm on board with giving it a shot and then adjust it as needed.

Mr. Soriano stated what I would say is if we can get approval to allow them to start in October, I'll send the rules that we finalize with the coaches. Like I said, the coaches are employees of ours already, the district employees, because they work in summer. So, I just don't take them off payroll, I'll leave them on, but I have to work with them, make sure they understand their roles and responsibilities, too. Then I'll forward it to all of you guys what we're looking at. Then by October, we'll get to see our first numbers. They'll have registered by then. They'll send it out to the families. They'll see what we're working with, and we can see how it starts off. Each month going into this first winter season, we'll be able to tell whether this is going to be something we need to think through more and come up with other plans to control it, or it's going to be small, and we'll be fine adding it on. I, at the moment, don't see this being a big problem yet. I know everybody's excited for it, especially with the Olympics, but we start getting that cold weather, the kids change around. I also get families that we get into this time of year, and I find the kids change around. There's so much else going on. We'll see some of those numbers kind of drop off, but even at 20 or 25, that's still a pretty good program. If it's that small and it's easily controlled in a couple lanes, then I don't see this being an issue for us to add in.

Ms. Giles stated Jay, do you need a motion or just guidance.

Mr. Soriano stated this would just be guidance. Unless anybody has any concerns. Like I said, the first couple months is what I would do is bring it back to report how it's going, show you the numbers of what we brought in, who signed up. If we got a budget and plan that we had 20 people, and they're charging right now \$100 a month. It's \$2,000 this month only paying the coaches \$600. If there's no problems, then it's worth it to me. I can bring those type of things back to you each month when we do this.

Chairman Steiner stated okay, well, we can try this out and we review it again in November, see where things stand and what it looks like as to whether we'll continue on with that.

Chris Collins stated I just want to say thanks for consideration and the opportunity to allow us to move forward with this program. We're all real excited about giving it a shot. Thank you again for the concerns, and we'll definitely keep that in mind and work with Jay to make sure we're following our rules.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

There being nothing to report, the next item followed.

**B. District Engineer**

Ms. Giles stated I do know the engineer is working on the public facilities report and the annual engineers report, and we should have that on the next agenda.

**C. District Manager**

**1. Consideration of Work Authorization #1 for Onsite Management and Maintenance Contract Administration for FY25**

Ms. Giles stated the first couple pages describe the role of those six full time employees and as you scroll down the last page of work authorization has the fees broken out for FY 25 for Double Branch and Middle Village. When you add work authorization number three for tennis to the number listed here, it equals what's in your budget. Middle Village has a tennis work authorization, so the two totals equal your budget amount. Jay, is there anything on this work authorization you want to go over with them?

Mr. Soriano stated no. This is what we've done every year for management. These are the same positions, and this was just based on the increase for the budget percentage.

Vice Chair Mifsud stated I was just comparing it to last year's, and maybe you just answered my question. I'm not sure the difference year over year for Middle Village versus Double Branch. I noticed Double Branch was like a 12% increase, and Middle Village was more like a 23% increase year over year. Is that because of the tennis courts?

Ms. Giles stated it could be if you were doing the math just on the number you see here.

Vice Chair Mifsud stated I was. I didn't know if it was because of the number of residents, if it's based on that.

Mr. Soriano stated you do have two things. You pay for tennis. Double Branch doesn't pay for tennis. So that's maintenance and your pros. I try to remind them of that, because there are times where we'll do things over there. Let's say they want to help out and run a plan, get people excited. They go over there and help out. But you guys pay for them to be here. They don't pay for that at all. So, you pay a higher chunk of that. But then the second part is there is a little bit of an offset. For management it's not 50/50. It's more like 53/47. They pay lower. It's based on the roof tops. Kind of the same setup we had, because they have less homes there. They pay for everything a little less, but it's not that far off from the 50/50.

Ms. Giles stated she was doing math based on this number, and that's why it seems higher. We separate it out into three different work authorizations. I just look for a motion to approve work authorization number one.

On MOTION by Vice Chair Mifsud seconded by Chairman Steiner with all in favor work authorization #1 with GMS for onsite management and maintenance contract administration was approved.
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## **2. Consideration of Work Authorization #2 for FY25 General Maintenance Services**

Ms. Giles stated this work authorization goes into what the hourly rate is and what the maintenance service repair guys do for us. Anything to add on that, Jay?

Mr. Soriano stated this is just our normal hourly stuff. Now, the one thing to point out is everybody's asked for more maintenance men, whether I have three, whether I have five, we only pay for the hours they put in. So even if I had eight, but let's say all eight are over at Double Branch. You don't pay for any of that time. They actually do work orders based on which district they're in. That's why I always mention that if I have five, generally I try to split. Two are over there one day, three are here and so forth. I try to get jobs done at both sites. So, you guys pay close to 50/50, but it's based on what work is done here. So, if we have a bigger project that's here, you're going to pay more hours over here because of that big project. So, we're doing a lot of work on the pool buildings in spring. You guys will see higher billing because your pools and your deck is so much larger than theirs, there's a lot of work to be done there. They just had a big

month because we finished up some more paint on courts over there. So, they have a very big bill for their maintenance hours where your last month is very low. Most of the guys were over there. So, this is just your hourly amount, but you only pay that when it's used. There's no contract amount that says you're going to pay this rate for 800 hours every month. It's really based on whatever work we want to put these guys towards.

On MOTION by Mr. Hicks seconded by Vice Chair Mifsud with all in favor work authorization #2 for FY25 general maintenance services was approved.

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

Ms. Giles stated Sherrie, this is where you'll see the work authorization for the tennis professionals that Jay was talking about. So, this dollar amount plus the first one add up to what you see on your budget. Jay, anything special in this one?

Mr. Soriano stated that one's just based on the percentage. If you look at last year's, the increase goes up by a small percentage. It's not the 23 you're talking about. I think the year before was maybe 8%, a big one two years ago. Then last year, 6%. We just go up based on that to give the pros their increase and then maintenance to the same way. If they're doing more work out there and they're bringing more people in, then generally it'll be more maintenance too.

On MOTION by Chairman Steiner seconded by Vice Chair Mifsud with all in favor work authorization #3 for tennis professional services and instruction was approved.

**D. Operations Manager**

Mr. Soriano stated we have a couple upcoming community events. We have the final dive in. I am going to switch it again back from here to your sister district for a couple reasons. One, participation is always higher over there. So, I think it will be better to bring in as many people as we can to these events, especially since this is the last one for the summer. But the second part is I purchased a new movie screen this summer. If you guys haven't had a chance to make it to our dive in, we have a huge 28ft wide screen. It stands super tall. I don't have a spot for it over here. So, we had it designed where the old movie screen kind of went along this backside so you

could be on the pool deck and even floating around the pool, and you could see that screen. I just don't have enough room there because of all your palm trees to put it down. So, I have to come up with a different mounting option to be able to see it and be either in the pool or on the pool deck. So over there, it barely fits on the side of the pool. But it works. Everybody can see it. So, it's like sitting there watching this big screen tv. Until I have that figured out, we'll go ahead and do the last dive in over there. That's this Friday. We will have a community yard sale coming up in November. It's the first weekend in November. These items will get updated on the website. I have had a lot of people asking about the yard sale and it's November 2. We'll put that out there so everybody can make their plans. Then, just to update you, we have a resident run event that is over on your side. This is the lady that came to us, both districts, who wanted to take over for the old resident that ran the expos. If you remember the vendor fairs, the springtime one they do over at your sister district and fall they do here. So I did just get the signed contracts back. I'll give them to Marilee and our lawyers to make sure everything was filled out right. But she set it up for her Halloween event to be out here in the parking lot. There are a couple items I need to go over with you guys that are not on my report. I was contacted by the lady who sets up the Christmas parade. If you recall, there was a Christmas parade in Oakleaf last year. It's the first time we've ever done this, and it's not a district event. We didn't have anything to do with it. In fact, we didn't know about it until last minute, if you recall. She is setting it up again. She told me everything's handled for county permits and getting the sheriff's office to do their part to keep everything safe. It's going to be the same route, but she's asking for use of your parking lot to do staging. So, they want to start here. That means all the floats and all the kids, and the families would gather here in this parking lot and then go out from here. I'm not big on the idea when it comes to liability. However, this parade, as you noticed last year, will go on no matter what. We don't have any say of the county roads, so they're going to kind of do their own thing. I think it would be better to work with them and make it safer and more fun for everybody. It is your parking lot. So, I can give her a list of rules, and I'll work with Mike's office to get them an agreement that they would have to sign, just like this person running the Halloween event had to do. She can provide us information, like COIs, for anybody doing business while on property, those type of things. She can provide us with copies of the permit, so we have everything in hand, saying that we know she took all her steps she was supposed to take with the county. Since



we're going to be included in this now, officially. But she did come to me and ask that they use this.

Mr. Hicks stated when you say liability, what do you mean?

Mr. Soriano stated its people on your property, and it may be people on your property that are not your residents. Everything here is for use for our residents. But liability is always a concern to me, whether we're running programs or it's just something like this. We're going to be using the parking lot. If somebody has a car accident while in your parking lot, the District can be named as a defendant. It doesn't mean anything would come out of it, but it does cost time and effort, usually, to involve lawyers, our insurance company, our staff. We have to pull records, so there's concerns with it. But that's usually what I see, especially when we're opening it up to a program that is there for everybody. This is not just Oakleaf. That's everybody that's out here. You have two other CDD's across the street. Greyhawk and South Village CDD. They're not part of us. Forest Hammock or Arbor Mill, same way. There's a lot in this area that's part of Oakleaf that's really not us. So, I always get worried when it comes to those things, when it comes to liability. Like I said, I work with Mike's office, and we'll work on some rules and expectations and ask for any paperwork that you guys may feel is needed before allowing them to use this as their staging area. That's what they're asking.

Vice Chair Mifsud stated who cleans up after they leave?

Mr. Soriano stated they will. Last year they did send me pictures. It was that night. I didn't think that was the best, they needed to come out the next day. But they sent me pictures that night and it didn't look that bad. Our guys were picking up stuff the next day. I think they should come out, but we can put that on them, too, just to make sure they come out. Because the other thing is, the roadway, we maintain that, but it's the same way. We don't own much of that roadway. It's county road and county right of way. So, they can be out there. They approve this with the county and the county says you can do this; they're going to be there and it's just going to give us extra work anyway. So, I'd rather work with them and then try to find a way to tie them into an agreement while saying, you're going to put somebody out here 4 hours the next day and clean up to help our staff. So, whatever we can do to make it easier after that, I think we put in that agreement.

Vice Chair Mifsud stated that would be something I would definitely need to see in the agreement.

Mr. Soriano stated this one, I probably would feel more comfortable having a motion to allow the Christmas Parade. I don't know if they're running it as a committee or this girl actually runs it by herself setting everything up. We've always mentioned that whenever there's groups here doing that, they should form an LLC. Business wise, it's a little safer, insurance wise, to see that we're working with a business, not a private person. But I think she's just doing it as a private person. If there's not any concerns with that, I would like a motion to allow this. They are going to be using your property.

Vice Chair Mifsud stated do we need to have the paperwork in place before we do?

Mr. Soriano stated no, I would need a list of what we want so that I can work with Mike's office to help me with basing up that agreement.

Mr. Hicks stated is she a private person.

Mr. Soriano stated yes.

Mr. Hicks stated so we go back to this liability part.

Mr. Eckert stated I think what we would be looking for today, if the board is in agreement with the concept, would just be to have a motion to approve the event, subject to the execution of a license agreement approved by district counsel, Jay, and the chair.

Chairman Steiner stated one of the things we need to be sure to coordinate that with rentals of this facility.

Mr. Soriano stated what I did last year was I asked Wanda to make sure we didn't rent that night and not because I wanted to work with her. We found out kind of that month before that was it. But I could foresee that being a problem. They were going to get it either way. They got the use of the road. They shut down those roads for a couple hours, and that's still going to be the case. They're going to shut that down. So, we had to let anybody know that if you're even driving in to use the facility, work out at the gym, go to tennis, you got to plan on going that way. You can't go through the clock tower route. So, we did kind of prep everybody beforehand. I asked not to rent it out. I'll do the same thing this year. I'll get with Wanda and say, let's stay away from that night just so we don't have an angry wedding venue that their guests were on the other side of the clock tower, and they couldn't get here.

Ms. Giles stated this parade has gone on in years past.

Mr. Soriano stated last year was the first year.

Chairman Steiner stated there was a lot of problems with road and travel access.

Ms. Giles stated so she's still doing the parade. She's just asking permission to use our parking lot.

Mr. Soriano stated yeah, like I said, they're going to get the use of it either way. So, it's just using a parking lot.

Chairman Steiner stated the only thing I'm concerned about is does it impact the access to our facility, the pool, what have you, because not only is the road blocked, if you get here early, there's no place to park. We do have some big parking lots, much bigger than ours, in this area that could be used, but I just want to make sure that we're not isolating anybody.

Mr. Soriano stated I'm not sure what happened. I think last year they staged at the Baptist church across from the Preserves. Preserves was the first entry to get shut down because they had to come out and come across the street and then that way. So, I'm not sure what happened with that. Our parking lot is a little bigger than the Baptist church. I don't think they want to go much farther because to me, Publix parking would be more than enough. But it started out here in front of the Preserves and then went towards the ramp.

Chairman Steiner stated I think it's going to be one of those things that if you can work out something with them, it would be something that we could sort of improve on this year and review before, not necessarily make it a long-term thing. So, we resolve all of the issues.

Ms. Giles stated so I think if the board is interested in this, the motion would be to approve the Christmas parade event using the Middle Village parking lot, subject to a license agreement with the district.

On MOTION by Chairman Steiner seconded by Vice Chair Mifsud with all in favor allowing the Christmas parade to use the Middle Village parking lot was approved subject to a license agreement.

Mr. Soriano stated moving on, I do have two items that are kind of related to maintenance that are not part of the report. There are things that happened lately. Deerview, if you guys have noticed, we had some landscaping taken out right at the front at our median. We have some nice 20-year-old ligustrums plowed over. Chalon's crew went out and cleaned everything up for me, and she's already given me pictures and quotes to make a repair. There's no way we can replace what was there. Those were huge trees, and it would take a long time for even a new tree to get that size. We're going to do something a little different. I was contacted by the resident and the

insurance company that did file a claim, and they're willing to reimburse us for everything. I sent Mike Eckert a copy to review. They sent me a release and waiver that they'll pay and probably some other legalese in there that we can't ask for anything else after that, but at least we're getting some kind of payment for it. More than what I get a lot of times with some of our hit and runs where people just drive over the side of the road. It's about \$2,600, I think, is what it was.

Ms. Suchsland stated it was \$2,900.

Mr. Soriano stated the fact that we're getting anything, I'm pretty happy about, but I did want to let you guys know of it, unless there's any concerns, I was going to move forward with the insurance company, signing our agreement and getting reimbursed.

Vice Chair Mifsud stated does that include the cost of cleaning it out?

Mr. Soriano stated yes. They didn't really explain it to me. It was a younger girl. It was her aunt that contacted us. I think she just lost control. She swiped them out pretty good. They're not little. They're those round trees that make the big mushroom balls at the top. So, if you'll notice, there's only one there now. There used to be four and they were rather large. I actually like it now that it's opened a little more, but we'll replace some of the bushes and we got plans to do something else there. It happens a lot out here. The other issue is to discuss an area we've discussed before and we've gone back and forth on it in different aspects, but it's the medians and the entry to Chestnut Ridge. So Chestnut Ridge, we don't own that median. We don't own the roads. In fact, at one point, that road and those medians were owned by the Chestnut Ridge Homeowners Association. That was one of our foreclosed properties that went to another developer. When the next developer picked it up through a deal with the county, they stripped out the road and the medians. Those are now county road and medians. So, this area is a little different down there. So, when you turn to go into Chestnut Ridge, that is a county right of way road, and there are medians with a sign, unlike all the other multi-unit areas. When you look at the Preserves, when you look at Cambridge, when you look at Briar Oaks, Jennings, all those, they own their road going into their gates and their median. They do all their flowers and the work there. Chestnut Ridge does not. In the past, we've discussed this and because we thought we were the ones watering it, our water ends at Hamilton Glen. I always thought it came across the street down south of the way. Chalon has found out that that is not the case. That water actually comes on from inside their properties. Once you go in their gate, they have a clock back there that can control the water coming out of the roads. We're not watering it, but we're still

doing all the work. At one point, we did give up cutting grass as you got closer to their gate. We figured that's really just for them. We'll handle the flowers and the water because that's out on the main road. But they need to cut the grass. So, they've been cutting grass, but we're still handling everything else up to this point. So, I haven't had Chalon put anything in. Now that we know that that's their water. Unlike other areas, it's not handled by Chestnut Ridge. They kind of left it to us to deal with, but we don't do that in any other multifamily area.

Chairman Steiner stated we have reviewed this in the past when that came up about the commercial business sign out and so forth. It was at that time, like Jay said, we basically assumed that the irrigation was coming from us, and it was one of those things, we're doing it, and we would continue. But I thought we had resolved that to where they were supposed to come back in, especially after Dollar General went in. There are two business plots behind that area. So that developer really should pick up that tag and assign it for his businesses on one side of the road and then there's always the shopping center that Publix is at. Both of them utilize that sign. So, it's something that I feel we ought to go ahead and step away from or get an agreement that they contribute something for that.

Mr. Soriano stated that sign might be a little hard. Mike Eckert, if you can help with this, maybe. So, the sign might be a little hard to step away from completely. The district may have paid for that. The county will not deal with the sign, so it won't be Chestnut Ridge, it won't be ours. It would be left to the county if everybody just stepped away and the county won't deal with it, so then it would be left in limbo. If the district did pay for it, as far as the signage, then maybe we can deal with that. But that's where we talked about before we wanted to do something different because everybody was complaining to us about the ugly wooden kind of pieces of plywood. We don't have any businesses in there. We don't do anything with it. Why should we be making signs up and spending money on it? So, we didn't do anything at that point, and asked that the businesses deal with that, but there's still no businesses in there, so no one's dealing with it at all. My concern at this point would be more the flower beds, the landscaping, the water. I think that's the part we should be stepping away from. But we may need to have more clarity on the actual brick and metal sign that's there if we did pay for it. If we didn't, then, yes, I think we could easily step away from that and just leave it to whoever, whether it falls on those businesses. But if we did pay for it, that we may want to figure out whether we want to step away completely and just hand it over right now. You just got the daycare and the Dollar General

and that is it. So, there's two plots in the back, and then there's one plot in the corner that are also part of that sign.

Ms. Suchsland stated if I may interject. I'm going to show you what happened over the weekend. Just so you know. If you paid for flowers, for the sign. To water the flowers, it's on their meter. You guys are not paying for the water.

Mr. Soriano stated my concern, like I said, with dealing with anything like the irrigation. That's how this came up this summer, one of the county trucks that were out there when they were doing road work had broken a pipe. Chestnut Ridge was contacting us because they thought we should be repairing it, but it's realistically their pipes. Now, they're clear, though, you've actually talked to them about it, too. So, the president of their HOA understands and knows, and I've talked to him about the things on the side that belong to Sembler, who does the Publix area. But realistically, that was their road going into the gates. It didn't start at the gate. It started when you came off Oakleaf Plantation Parkway. Like I said, as part of that deal, during the foreclosure, it's now a county road. So, it'll become a lot different.

Mr. Hicks stated I'm a little confused. Are you saying that the water's on their meter?

Mr. Soriano stated yes.

Mr. Hicks stated so even if we planted stuff there if they don't water, it's going to die.

Mr. Soriano stated yeah. So that's another reason I said we definitely shouldn't do it.

Vice Chair Mifsud stated to this point, they've shown no initiative of doing anything to landscape the area themselves.

Mr. Soriano stated the only thing they have done is they have started to cut the back medians.

Ms. Suchsland stated since the irrigation break at the front, they are now mowing the whole thing.

Mr. Soriano stated so that's new. But we started this process five or six years ago when, that changed hands and they kind of finished up with Chestnut Ridge. That was one of our later communities.

Ms. Giles stated what are you looking for? Board guidance?

Mr. Soriano stated just understanding that's what we want to do, is step away and let Chestnut Ridge deal with all that.

Chairman Steiner stated the water is already there. I assume it's functioning. So, from that standpoint, all of the maintenance has been done by us up to this point.

Mr. Soriano stated right.

Chairman Steiner stated they need to go ahead and take it as a win and pick it up, because they and the businesses are the only ones that are impacted by any beautification or downgrade in landscaping in that area, it's off the Parkway.

Mr. Soriano stated in our current contract, the map, it only shows this little green dot at the end. We won't even do that anymore. That's where the flowers went and things like that. We're not going to do that.

Chairman Steiner stated from my standpoint, as far as the sign or any complaints or anything that needs to be upgraded on it, I'm not sure who put it in, but it probably went in with all of the development activity, and I know at the Preserves the sign is ours.

Mr. Soriano stated yeah. Mike Eckert, even if the district paid for it, would there be a requirement that we do anything with it at this point?

Mr. Eckert stated well, if we paid for it with bond money, we have an obligation to maintain what we pay for with the bond money because bondholders don't want to loan money and then just have you tear it down. But, at some point, it becomes obsolete, or the maintenance or replacement cost can be more than the district's willing to bear, and the district can make a business decision to just remove it, but we really can't give it to a private entity.

Mr. Soriano stated so that's where we would have to do some digging to find out if it was paid for by us. We're kind of stuck with the sign portion, really, nothing else but the sign portion. I don't know for sure whether we did, because things like the sign of Preserves, Cambridge, they paid for theirs when they were building that entryway. I don't know that wasn't the paid for by Chestnut Ridge. It could have been. So, we'll do some digging and find out. If that was paid for by us, then that kind of ties our hands a bit on that portion.

Chairman Steiner stated if it was paid for as part of development of Chestnut Ridge and its original developer, and then when it switched over the fact that it was built by the developer and not by the CDD, I would say it is not ours. I'm not sure. Did that make any sense, Mike?

Mr. Eckert stated it does, yeah. If the developer paid for it and it's not on property owned by the CDD, but on by property owned by the county, the CDD can walk away from it.

Mr. Soriano stated we'll dig in and get some clarification on the sign portion. But if everybody's good with it, we're not going to do anything landscape wise there anymore.

Mr. Hicks stated yeah, I would agree with that.

Vice Chair Mifsud stated I agree.

Mr. Soriano stated then just to update you. I am having the heaters removed this month. So, everything's out of our way. I did tell him we can ship either three or four so that I can get them in and started by the end of the month. I did ask to break it up to ship out now what they have and then that way we can get them installed. I'll take the others out right away. Outside of that, unless there's any questions on some of those maintenance items that are on my report, that's it for me.

Ms. Giles stated on the agenda, I have the open items as the pool heater. Do you want to leave that on there?

Chairman Steiner stated until it's installed.

Ms. Giles stated okay, and then the column?

Chairman Steiner stated until there's a resolution.

## **SIXTH ORDER OF BUSINESS**

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

Chairman Steiner stated we've been talking about the impact fees. What was brought up is the fact that Double Branch has impact fees as well. They have around \$5 million worth. We've got about \$7 million. Our management company supports both. Our legal counsel, which has excused themselves from this process for the moment, will provide some guidance, but can't counsel us on it because he represents both sides. So, what I proposed to the other board, and they're going to discuss it later this afternoon, is if we get an offer or a proposal to buy, let's say \$50,000 worth of credits. That \$50,000 would be filled, \$25,000 from us, \$25,000 from Double Branch. This way both districts have an opportunity to benefit from any offer that comes in. The other thing is the fact that we don't know if there will be more than one offer. If Middle Village takes the first one and Double Branch takes the second, they may not be equal. They also may not even develop at all. So, only one District would benefit and where we are joined tightly with Double Branch, any benefits received would benefit all the communities. If they get extra money to go do things in their amenities in that area over there, however they wish to do it, we're both able to benefit from any offers that come in. The other thing is the fact that this is a proposal. So,



in previous Impact Fee Credit transfers that have happened, they have been 70, 75 cents on the dollar. So, if the proposal comes in, we would go to both boards, both boards would either agree or disagree to accept the offer or if they want to hold out for more, whatever. If both boards don't want to do that or feel they're satisfied with the offer their portion could be sold out of that offering. In other words, we're not tied to only the 50/50 split. The first \$10 million, \$5 million for Double Branch, 5 million for Middle Village. That's both pots equalized. We have \$7 million. Now we take \$2 million, put it back with Double Branch.

Vice Chair Mifsud stated so you're saying we hold on to 2 million?

Chairman Steiner stated \$2 million won't be in the 50/50. The \$2 million would be 100% because if we take every offer that comes in and transfer all credits we will end up with, after we've done the 50/50, we will still have \$2 million.

Mr. Soriano stated they have \$5,100,000; you guys have \$7,800,000.

Chairman Steiner stated from that standpoint, this is what I mentioned to the other board Chairman, and they're going to discuss it. But basically, it's to treat all the offers, filling them 50/50 and while both boards don't have to agree on the price, if one decides they don't want to go that low or they want to go a different direction, we're not necessarily tied having to follow them. We can go the other way. I put some words together, Marilee is going to try and look at them. But basically, to me it assures that both communities benefit. All of this is windfall. I'm recommending that all funds coming into this CDD go into one of the reserves and then at a later date we can decide what that money best can be used for. So, this is something that's there. We've got no guarantee that there's anybody going to even make an offer, but at least if an offer is made, it's something that would be split between the two CDD's and we're not competing against each other. This is what's being discussed at this time. If any of the board members have any inputs or questions or what have you or disagree with the 50/50 approach, or if you think of something that maybe hadn't been thought of, but there are other CDDs in the area and I don't know how many of them have impact fee credits. I'd like to be able to get what I can without having to compete.

Vice Chair Mifsud stated I agree. I think that would be my concern is that at some point one district gets a little antsy and is willing to take a lower offer that maybe even initially they wouldn't have been willing to take, and we were kind of not at that place with them.

Chairman Steiner stated I don't really know that there's any competition. But that's what the other board is going to look at. From that standpoint, I guess that covers it. There's not any action to be taken, but just so that you're aware of what's being considered and also the fact that the two sister districts are embroiled in this thing, and I hate to be in competition with them. This way we're sharing the pot of whatever money might be available out there.

Ms. Giles stated any concerns with that?

Mr. Hicks stated no, I was just going to say, if you're going to do it that way, why not just come up with an agreement for a set amount? Like, we're not going to let our impact fees go for less than a certain amount.

Chairman Steiner stated it's something that we have to check into to find out whether we can legally do something like that. Right now, it's an agreement between us that we don't think there will be a problem, which is what we're trying to find out at this point, whether any of the other board members have an issue with that.

Mr. Soriano stated just to remind you guys, not that I see a problem with the two districts. Mike's talking about between the two districts, let's say you said, I don't want to take less than \$0.63 on a dollar, and they said, well, we'll take \$0.59. I don't think the two districts would do that. But you do have a problem. Other districts in Clay County have impact fee credits and they're trying to broker. They're still going to look out for you. They're still trying to make this sale. So, by starting to put out their limits, you're only limiting yourself here. We do want to get somebody to make these sales, and you have all together \$13 million worth of stuff that you didn't have before. So, I don't know that I would look at something like that yet, but it's good to point that out for that concern. That's what Mike was talking about. Somebody could say, well, we just, we don't want to make that sale this go around, you guys can have it. I don't see that happening, but we're going to talk about the same thing with the district in the next meeting.

Chairman Steiner stated each board knows where the other stands. Right now, I think both boards are in a position, at least from chair discussions, where we're willing to take whatever's offered because don't know when it's going to happen. It's not anything that's going to gain value. Everything after the 50/50 split, we're still left with \$2 million, but it's \$2 million of paper and it's not anything we can go spend.

Ms. Giles stated its good discussion to start having now to see that the two districts are not competing with each other necessarily. I don't have any other Clay County districts that are

selling their impact fee credits, but that's not to say they can't or won't. These are the only two districts that I'm working with that's selling them right now. So, I like that the two chairs have met and have discussed this. I think both chairs are just looking to see how the rest of each board feels about splitting it with the other board. Sean, anything?

Mr. Bland stated no, I'm good.

Chairman Steiner stated so at this point, like I said, it's mainly a discussion, something to think about. If you have any questions.

Jacob Bittner stated I live in Creekview right here. This is kind of a long story that got me to the CDD. I'm trying to put a pool in my backyard. I was approved by the HOA to put the pool in and then when I went to the county, the county denied it initially because of an easement in my backyard 10ft from the fence. The HOA was initially okay with me going 5ft from the fence. I only have a 24-foot backyard. I have to leave distance from the house and from the fence. The county then sent an email saying that they would approve me encroaching on that ten-foot easement if I had a signed, notarized letter from the HOA allowing me to encroach on the easement with projects. The HOA, when I went to their meeting, they are not sure that they own that property. So, they were uncertain, and they asked me to meet with the CDD on that.

Mr. Soriano stated it's our easement. I don't know what it is in particular. The guy that's kind of the manager for the HOA, Robert Patton, had sent me a text probably about a month ago. I didn't know the address. If I'd have known, I would have looked it up beforehand. We're kind of limited. If it's just for a fence easement, which a lot of times those ten-foot ones are. If it's ten feet because of drainage, we won't be able to sign it away. There's St. Johns rules on the drainage easement, so we'd be limited. But if it's not for drainage and we're controlled by St. Johns, then you guys could approve even a short-term encroachment on the easement. The district can do that. We do that for things like fences and other districts and areas where they want to get a little close. It's still a property that's on our easement area. But I first have to find out. I have to have the address, and I have to work with our engineer and then Mike's office to see if we're even allowed to sign something like that. Because if we can't, it doesn't matter if you guys want to approve it for him so he can put in a pool, you just won't be able to. We don't have a good way to do that. That ends up costing the district more work and money to do something like mitigation to allow us to open up land than it's worth. But if it's just a fence easement, that's something different. So, I can get information from him on the address, work with your district engineer and

Mike and find out if it's something we're even allowed to do. Right now, where it's at, I'm kind of leery that this is a preserve area in the back. It might be controlled by St. Johns. We have to see what the drainage easement actually is. There's also the case of some of those drainage easements go to the county's easements for drainage. So, sort of like pipes that we're having problems with. If they don't care, then we probably could sign it over. But it does ultimately feed their water, which I have concerns with, too. So, I just need to know more about the area before you guys can even say let's go ahead and let it encroach. We don't know that it's a good idea to do that.

Chairman Steiner stated you talked about an easement and drainage easement. What about utility?

Mr. Soriano stated that should be spelled out on there what the utility one is. Usually that ten foot one is going to be fence or drainage pipe, but it would be the same way. But utility, that's not going to be us at all. That's going to have to go through Clay Electric or CCUA. But I have to look at it. Like I said, I haven't looked at it. So, I don't even know that it's ours. But it's not HOA. The HOA doesn't own anything in either one of the districts. It's all either CDD or private property or county right away.

Ms. Giles stated Jay is that something you can work with the gentleman on?

Mr. Soriano stated yep. I just need the address, and then I go from there.

**SEVENTH ORDER OF BUSINESS**

**Next Scheduled Meeting**

Ms. Giles stated our next meeting is scheduled for October 14th here at the same location.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman



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***Middle Village***  
***Community Development District***

***Unaudited Financial Reporting***  
***August 31, 2024***



**Middle Village**  
**Community Development District**  
**Combined Balance Sheet**  
**August 31, 2024**

	General Fund	Recreation Fund	Debt Service Fund	Capital Reserve Fund	Totals Governmental Funds
<b>Assets:</b>					
<b>Cash:</b>					
Operating Account	\$ 245,362	\$ 170,105	\$ -	\$ 332,281	\$ 747,748
Due from Other	-	141	-	-	141
Due from General Fund	-	26,829	-	-	26,829
<b>Investments:</b>					
State Board of Administration (SBA) Custody Account	5,060 7,483	1,049,360 -	- -	892,887 -	1,947,307 7,483
<b>Series 2022</b>					
Revenue	-	-	265,933	-	265,933
Reserve	-	-	157,368	-	157,368
Principal	-	-	158	-	158
Interest	-	-	28	-	28
Cost of Issuance	-	-	17,297	-	17,297
Prepayment	-	-	32	-	32
<b>Series 2018-2</b>					
Reserve	-	-	121,984	-	121,984
Prepayment	-	-	783	-	783
Sinking	-	-	19	-	19
Interest	-	-	7	-	7
Deposits	-	13,383	-	-	13,383
<b>Total Assets</b>	<b>\$ 257,905</b>	<b>\$ 1,259,818</b>	<b>\$ 563,609</b>	<b>\$ 1,225,168</b>	<b>\$ 3,306,499</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 6,487	\$ 32,591	\$ -	\$ 22,546	\$ 61,624
Due to Recreation Fund	26,829	-	-	-	26,829
<b>Total Liabilities</b>	<b>\$ 33,315</b>	<b>\$ 32,591</b>	<b>\$ -</b>	<b>\$ 22,546</b>	<b>\$ 88,453</b>
<b>Fund Balance:</b>					
Nonspendable:					
Deposits	\$ -	\$ 13,383	\$ -	\$ -	\$ 13,383
Restricted for:					
Debt Service - Series	-	-	563,609	-	563,609
Assigned for:					
Capital Reserve Fund	-	-	-	1,202,621	1,202,621
Unassigned	224,590	1,213,843	-	-	1,438,434
<b>Total Fund Balances</b>	<b>\$ 224,590</b>	<b>\$ 1,227,227</b>	<b>\$ 563,609</b>	<b>\$ 1,202,621</b>	<b>\$ 3,218,047</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 257,905</b>	<b>\$ 1,259,818</b>	<b>\$ 563,609</b>	<b>\$ 1,225,168</b>	<b>\$ 3,306,499</b>



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

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 217,187	\$ 217,187	\$ 217,414	\$ 227
Interest Income	2,000	1,833	888	(945)
<b>Total Revenues</b>	<b>\$ 219,187</b>	<b>\$ 219,020</b>	<b>\$ 218,302</b>	<b>\$ (718)</b>
<b>Expenditures:</b>				
<b><i>General &amp; Administrative:</i></b>				
Supervisors Fees	\$ 12,000	\$ 11,000	\$ 9,000	\$ 2,000
Travel	200	183	-	183
FICA Expense	918	842	699	142
Engineering	7,000	7,000	7,166	(166)
Trustee	19,000	19,000	19,000	-
Dissemination Agent	3,710	3,401	3,601	(200)
Assessment Roll	8,003	8,003	8,003	-
Attorney	50,000	45,833	22,727	23,107
Arbitrage	600	600	600	-
Annual Audit	6,600	6,600	6,500	100
Management Fees	68,741	63,013	63,013	(0)
Information Technology	2,703	2,478	2,478	-
Telephone	300	275	276	(1)
Postage	600	600	2,707	(2,107)
Printing	2,000	2,000	2,535	(535)
Insurance	13,621	13,621	12,826	795
Legal Advertising	2,500	2,292	985	1,307
Other Current Charges	150	138	63	75
Office Supplies	200	183	9	175
Website Compliance	2,385	2,186	2,186	-
Dues, Licenses & Subscriptions	175	175	175	-
Capital Reserve Funding	17,781	17,781	17,781	-
<b>Total General &amp; Administrative Expenditures</b>	<b>\$ 219,187</b>	<b>\$ 207,203</b>	<b>\$ 182,329</b>	<b>\$ 24,874</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ 11,817</b>	<b>\$ 35,973</b>	<b>\$ 24,156</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ 11,817</b>	<b>\$ 35,973</b>	<b>\$ 24,156</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 188,617</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 224,590</b>	

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments - Tax Roll	\$ -	\$ 202,382	\$ 1,882	\$ 2,272	\$ 1,184	\$ 5,363	\$ 1,382	\$ 2,950	\$ -	\$ -	\$ -	\$ -	\$ 217,414
Interest Income	411	30	30	34	54	53	55	55	55	55	56	-	888
<b>Total Revenues</b>	<b>\$ 411</b>	<b>\$ 202,412</b>	<b>\$ 1,912</b>	<b>\$ 2,306</b>	<b>\$ 1,237</b>	<b>\$ 5,416</b>	<b>\$ 1,437</b>	<b>\$ 3,004</b>	<b>\$ 55</b>	<b>\$ 55</b>	<b>\$ 56</b>	<b>\$ -</b>	<b>\$ 218,302</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisors Fees	\$ 1,000	\$ 800	\$ -	\$ 1,000	\$ 1,000	\$ 800	\$ 800	\$ 1,000	\$ 1,000	\$ 800	\$ 800	\$ -	\$ 9,000
Travel	-	-	-	-	-	-	-	-	-	-	-	-	-
FICA Expense	83	66	-	83	83	49	61	77	77	61	61	-	699
Engineering	-	-	-	-	-	-	483	-	1,595	954	4,134	-	7,166
Trustee	-	-	-	-	-	-	15,000	4,000	-	-	-	-	19,000
Dissemination Agent	309	309	309	309	309	309	309	309	309	509	309	-	3,601
Assessment Roll	8,003	-	-	-	-	-	-	-	-	-	-	-	8,003
Attorney	3,789	2,056	2,363	2,614	3,351	2,909	3,447	2,198	-	-	-	-	22,727
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	5,728	-	63,013
Information Technology	225	225	225	225	225	225	225	225	225	225	225	-	2,478
Telephone	55	5	15	25	17	19	23	42	37	12	26	-	276
Postage	25	64	80	14	92	15	72	48	59	1,960	276	-	2,707
Printing	12	65	8	2	59	53	73	30	57	2,137	39	-	2,535
Insurance	12,826	-	-	-	-	-	-	-	-	-	-	-	12,826
Legal Advertising	-	-	-	-	69	-	-	196	70	407	244	-	985
Other Current Charges	34	29	-	-	-	-	-	-	-	-	-	-	63
Office Supplies	1	1	0	1	1	1	0	1	1	0	1	-	9
Website Compliance	199	199	199	199	199	199	199	199	199	199	199	-	2,186
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Capital Reserve Funding	-	-	-	-	-	-	17,781	-	-	-	-	-	17,781
<b>Total General &amp; Administrative Expenditures</b>	<b>\$ 32,463</b>	<b>\$ 9,548</b>	<b>\$ 8,928</b>	<b>\$ 10,200</b>	<b>\$ 11,134</b>	<b>\$ 16,807</b>	<b>\$ 44,201</b>	<b>\$ 14,653</b>	<b>\$ 9,357</b>	<b>\$ 12,993</b>	<b>\$ 12,043</b>	<b>\$ -</b>	<b>\$ 182,329</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (32,052)</b>	<b>\$ 192,864</b>	<b>\$ (7,016)</b>	<b>\$ (7,894)</b>	<b>\$ (9,897)</b>	<b>\$ (11,391)</b>	<b>\$ (42,765)</b>	<b>\$ (11,649)</b>	<b>\$ (9,302)</b>	<b>\$ (12,938)</b>	<b>\$ (11,987)</b>	<b>\$ -</b>	<b>\$ 35,973</b>
<b>Net Change in Fund Balance</b>	<b>\$ (32,052)</b>	<b>\$ 192,864</b>	<b>\$ (7,016)</b>	<b>\$ (7,894)</b>	<b>\$ (9,897)</b>	<b>\$ (11,391)</b>	<b>\$ (42,765)</b>	<b>\$ (11,649)</b>	<b>\$ (9,302)</b>	<b>\$ (12,938)</b>	<b>\$ (11,987)</b>	<b>\$ -</b>	<b>\$ 35,973</b>

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

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 1,975,385	\$ 1,975,385	\$ 1,977,446	\$ 2,061
Interest Income	5,000	5,000	29,220	24,220
Miscellaneous Revenue	3,000	2,750	-	(2,750)
Amenities Revenue	100,000	100,000	118,947	18,947
Cost Share Revenue-South Village	33,063	33,063	36,022	2,959
<b>Total Revenues</b>	<b>\$ 2,116,448</b>	<b>\$ 2,116,198</b>	<b>\$ 2,161,636</b>	<b>\$ 45,437</b>
<b>Expenditures:</b>				
<b><i>Administrative:</i></b>				
Management Fees - On Site Staff	\$ 336,461	\$ 308,423	\$ 308,423	\$ 0
Insurance	84,897	84,897	87,100	(2,203)
Other Current Charges	6,000	5,500	5,752	(252)
Permit Fees	1,650	1,513	1,452	61
<b>Subtotal Administrative</b>	<b>\$ 429,008</b>	<b>\$ 400,332</b>	<b>\$ 402,726</b>	<b>\$ (2,393)</b>
<b><i>Maintenance:</i></b>				
Security	\$ 136,335	\$ 136,335	\$ 138,101	\$ (1,766)
Security Clay County	44,627	40,908	38,700	2,208
Electric	20,000	18,333	13,453	4,880
Streetlighting	35,000	32,083	27,182	4,901
Irrigation Maintenance	5,000	5,000	11,789	(6,789)
Landscape Maintenance	524,770	481,039	430,271	50,768
Common Area Maintenance	70,000	64,167	65,642	(1,476)
Lake Maintenance	22,000	20,167	17,534	2,633
<b>Subtotal Maintenance</b>	<b>\$ 857,731</b>	<b>\$ 798,032</b>	<b>\$ 742,671</b>	<b>\$ 55,360</b>

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

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
<b><i>Recreation Facility:</i></b>				
Amenity Staff	\$ 176,000	\$ 176,000	\$ 189,703	\$ (13,703)
Janitorial	58,300	53,442	44,642	8,800
Telephone	12,000	12,000	14,710	(2,710)
Electric	75,000	68,750	47,229	21,521
Water / Sewer	40,000	36,667	39,632	(2,965)
Gas/Heat (Pool)	20,000	18,333	10,276	8,057
Refuse Service	35,000	35,000	42,072	(7,072)
Pool Maintenance & Chemicals	38,000	38,000	43,765	(5,765)
Cable	8,000	7,333	6,879	455
Special Events	5,000	5,000	5,703	(703)
Office Supplies and Equipment	1,500	1,375	454	921
Facility Maintenance - General	58,000	53,167	45,600	7,567
Facility Maintenance - Preventive Contracts	15,950	14,621	3,273	11,348
Facility Maintenance - Contingency	5,000	4,583	3,598	986
Elevator Maintenance	10,000	9,167	1,917	7,250
Recreation Passes	4,000	3,667	2,424	1,243
Lighting Repairs	10,000	9,167	7,449	1,718
Tennis Court Maintenance	62,000	62,000	74,919	(12,919)
Capital Reserve Funding	195,959	195,959	195,959	0
<b>Subtotal Recreation Facility</b>	<b>\$ 829,709</b>	<b>\$ 804,230</b>	<b>\$ 780,202</b>	<b>\$ 24,028</b>
<b>Total Expenditures</b>	<b>\$ 2,116,448</b>	<b>\$ 2,002,594</b>	<b>\$ 1,925,599</b>	<b>\$ 76,995</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ 113,605</b>	<b>\$ 236,037</b>	<b>\$ 122,432</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ 113,605</b>	<b>\$ 236,037</b>	<b>\$ 122,432</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 991,190</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 1,227,227</b>	

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments - Tax Roll	\$ -	\$ 1,840,729	\$ 17,115	\$ 20,662	\$ 10,765	\$ 48,778	\$ 12,570	\$ 26,829	\$ -	\$ -	\$ -	\$ -	\$ 1,977,446
Interest Income	96	94	97	97	242	4,787	4,654	4,797	4,674	4,819	4,863	-	29,220
Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-
Amenities Revenue	1,100	1,077	6,597	21,911	10,981	13,625	17,538	27,862	6,222	6,382	5,654	-	118,947
Cost Share Revenue-South Village	-	-	-	36,022	-	-	-	-	-	-	-	-	36,022
<b>Total Revenues</b>	<b>\$ 1,196</b>	<b>\$ 1,841,899</b>	<b>\$ 23,809</b>	<b>\$ 78,691</b>	<b>\$ 21,988</b>	<b>\$ 67,190</b>	<b>\$ 34,761</b>	<b>\$ 59,487</b>	<b>\$ 10,896</b>	<b>\$ 11,201</b>	<b>\$ 10,517</b>	<b>\$ -</b>	<b>\$ 2,161,636</b>
<b>Expenditures:</b>													
<b>Administrative:</b>													
Management Fees - On Site Staff	\$ 28,038	\$ 28,038	\$ 28,038	\$ 28,038	\$ 28,038	\$ 28,038	\$ 28,038	\$ 28,038	\$ 28,038	\$ 28,038	\$ 28,038	\$ -	\$ 308,423
Insurance	87,100	-	-	-	-	-	-	-	-	-	-	-	87,100
Other Current Charges	310	227	396	477	641	512	594	651	888	529	526	-	5,752
Permit Fees	-	-	-	-	-	-	-	1,452	-	-	-	-	1,452
<b>Subtotal Administrative</b>	<b>\$ 115,449</b>	<b>\$ 28,265</b>	<b>\$ 28,435</b>	<b>\$ 28,516</b>	<b>\$ 28,680</b>	<b>\$ 28,551</b>	<b>\$ 28,632</b>	<b>\$ 30,141</b>	<b>\$ 28,926</b>	<b>\$ 28,568</b>	<b>\$ 28,564</b>	<b>\$ -</b>	<b>\$ 402,726</b>
<b>Maintenance:</b>													
Security	\$ 15,314	\$ 14,742	\$ 15,422	\$ 15,205	\$ 14,280	\$ 15,422	\$ 11,315	\$ 8,867	\$ 8,704	\$ 8,867	\$ 9,962	\$ -	\$ 138,101
Security Clay County	2,825	1,694	3,525	1,084	3,470	3,810	4,586	3,940	5,063	4,196	4,508	-	38,700
Electric	1,293	996	1,096	1,407	1,377	836	1,111	1,419	1,364	1,227	1,327	-	13,453
Streetlighting	2,378	2,378	2,378	2,506	2,506	2,506	2,506	2,506	2,506	2,506	2,506	-	27,182
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	8,525	-	65,642
Lake Maintenance	1,594	1,594	1,594	1,594	1,594	1,594	1,594	1,594	1,594	1,594	1,594	-	17,534
<b>Subtotal Maintenance</b>	<b>\$ 71,272</b>	<b>\$ 71,050</b>	<b>\$ 76,182</b>	<b>\$ 65,566</b>	<b>\$ 66,997</b>	<b>\$ 83,195</b>	<b>\$ 70,716</b>	<b>\$ 70,742</b>	<b>\$ 68,786</b>	<b>\$ 69,744</b>	<b>\$ 28,421</b>	<b>\$ -</b>	<b>\$ 742,671</b>

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Recreation Facility:</b>													
Amenity Staff	\$ 14,013	\$ 8,730	\$ 6,306	\$ 5,376	\$ 6,590	\$ 9,597	\$ 8,782	\$ 23,715	\$ 34,263	\$ 45,476	\$ 26,854	\$ -	\$ 189,703
Janitorial	4,058	4,058	4,058	4,058	4,058	4,058	4,058	4,058	4,058	4,058	4,058	-	44,642
Telephone	1,247	1,264	1,256	1,167	1,345	1,168	1,168	1,838	1,377	1,398	1,482	-	14,710
Electric	4,038	3,667	3,376	3,908	4,224	3,926	3,831	4,425	5,081	5,241	5,512	-	47,229
Water / Sewer	3,369	2,646	2,747	2,432	5,682	1,238	4,328	3,944	6,045	2,850	4,350	-	39,632
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	4,183	-	42,072
Pool Maintenance & Chemicals	3,817	3,817	3,817	4,039	4,039	4,039	4,039	4,039	4,039	4,039	4,039	-	43,765
Cable	605	605	612	636	636	636	636	636	627	621	628	-	6,879
Special Events	761	254	1,367	-	900	-	-	1,376	-	-	1,046	-	5,703
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	3,900	-	45,600
Facility Maintenance - Preventive Contracts	1,308	-	288	175	-	288	288	-	288	175	463	-	3,273
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	-	-	131	-	2,424
Lighting Repairs	-	1,000	825	-	825	833	825	825	777	788	750	-	7,449
Tennis Court Maintenance	1,867	9,398	7,178	2,678	7,993	6,322	10,524	7,407	8,082	6,735	6,734	-	74,919
Capital Reserve Funding	-	-	-	-	-	-	195,959	-	-	-	-	-	195,959
<b>Subtotal Recreation Facility</b>	<b>\$ 44,141</b>	<b>\$ 44,729</b>	<b>\$ 48,903</b>	<b>\$ 34,408</b>	<b>\$ 44,773</b>	<b>\$ 41,305</b>	<b>\$ 243,157</b>	<b>\$ 63,339</b>	<b>\$ 73,218</b>	<b>\$ 78,098</b>	<b>\$ 64,130</b>	<b>\$ -</b>	<b>\$ 780,202</b>
<b>Total Expenditures</b>	<b>\$ 230,862</b>	<b>\$ 144,044</b>	<b>\$ 153,519</b>	<b>\$ 128,490</b>	<b>\$ 140,450</b>	<b>\$ 153,051</b>	<b>\$ 342,505</b>	<b>\$ 164,222</b>	<b>\$ 170,931</b>	<b>\$ 176,410</b>	<b>\$ 121,115</b>	<b>\$ -</b>	<b>\$ 1,925,599</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (229,666)</b>	<b>\$ 1,697,855</b>	<b>\$ (129,710)</b>	<b>\$ (49,799)</b>	<b>\$ (118,462)</b>	<b>\$ (85,861)</b>	<b>\$ (307,744)</b>	<b>\$ (104,734)</b>	<b>\$ (160,035)</b>	<b>\$ (165,209)</b>	<b>\$ (110,598)</b>	<b>\$ -</b>	<b>\$ 236,037</b>
<b>Net Change in Fund Balance</b>	<b>\$ (229,666)</b>	<b>\$ 1,697,855</b>	<b>\$ (129,710)</b>	<b>\$ (49,799)</b>	<b>\$ (118,462)</b>	<b>\$ (85,861)</b>	<b>\$ (307,744)</b>	<b>\$ (104,734)</b>	<b>\$ (160,035)</b>	<b>\$ (165,209)</b>	<b>\$ (110,598)</b>	<b>\$ -</b>	<b>\$ 236,037</b>

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

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 1,772,220	\$ 1,772,220	\$ 1,747,757	\$ (24,463)
Interest Income	10,000	10,000	43,656	33,656
<b>Total Revenues</b>	<b>\$ 1,782,220</b>	<b>\$ 1,782,220</b>	<b>\$ 1,791,413</b>	<b>\$ 9,193</b>
<b>Expenditures:</b>				
<i>Series 2022</i>				
Interest 11/1	\$ 200,884	\$ 200,884	\$ 200,884	\$ -
Interest 5/1	200,884	200,884	200,884	-
Principal 5/1	1,130,000	1,130,000	1,130,000	-
Principal Prepayment 5/1	-	-	8,000	(8,000)
<i>Series 2018-2</i>				
Interest 11/1	50,625	50,625	50,625	-
Interest 5/1	50,625	50,625	50,625	-
Principal 5/1	125,000	125,000	130,000	(5,000)
Principal Prepayment 5/1	-	-	5,000	(5,000)
<b>Total Expenditures</b>	<b>\$ 1,758,019</b>	<b>\$ 1,758,019</b>	<b>\$ 1,776,019</b>	<b>\$ (18,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 24,201</b>	<b>\$ 24,201</b>	<b>\$ 15,394</b>	<b>\$ (8,807)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 24,201</b>	<b>\$ 24,201</b>	<b>\$ 15,394</b>	<b>\$ (8,807)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 317,123</b>		<b>\$ 548,215</b>	
<b>Fund Balance - Ending</b>	<b>\$ 341,324</b>		<b>\$ 563,609</b>	

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

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
<b>Revenues</b>				
Transfer In from General Fund	\$ 17,781	\$ 17,781	\$ 17,781	\$ -
Transfer In from Recreation Fund	195,959	195,959	195,959	(0)
Interest	15,000	15,000	37,195	22,195
<b>Total Revenues</b>	<b>\$ 228,740</b>	<b>\$ 228,740</b>	<b>\$ 250,935</b>	<b>\$ 22,195</b>
<b>Expenditures:</b>				
Repairs & Replacements	\$ 688,044	\$ 630,707	\$ 272,872	\$ 357,835
<b>Total Expenditures</b>	<b>\$ 688,044</b>	<b>\$ 630,707</b>	<b>\$ 272,872</b>	<b>\$ 357,835</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (459,304)</b>		<b>\$ (21,937)</b>	
<b>Net Change in Fund Balance</b>	<b>\$ (459,304)</b>		<b>\$ (21,937)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 1,537,848</b>		<b>\$ 1,224,558</b>	
<b>Fund Balance - Ending</b>	<b>\$ 1,078,544</b>		<b>\$ 1,202,621</b>	



# Middle Village

## Community Development District

### Long Term Debt Report

#### Series 2022, Special Assessment Refunding Bonds

Interest Rate:	1.355% - 3.012%
Maturity Date:	5/1/2035
Reserve Fund Definition	10% Max Annual Debt
Reserve Fund Requirement	\$ 157,368
Reserve Fund Balance	157,368

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	\$ 121,984
Reserve Fund Balance	121,984

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

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# MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT

## FY2024 Assessments Receipts Summary

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

SUMMARY OF TAX ROLL RECEIPTS					
CLAY COUNTY DISTRIBUTION	DATE RECEIVED	DEBT SERVICE RECEIPTS	GENERAL FUND O&M RECEIPTS	RECREATION FUND O&M RECEIPTS	TOTAL RECEIVED
1	11/06/23	4,403.95	547.83	4,982.72	9,934.50
2	11/14/23	48,115.34	5,985.35	54,438.63	108,539.32
3	11/28/23	211,165.39	26,268.09	238,916.67	476,350.15
4	12/12/23	1,285,839.18	159,953.02	1,454,823.68	2,900,615.88
5	12/22/23	77,395.54	9,627.68	87,566.83	174,590.05
6	01/10/24	15,127.35	1,881.78	17,115.39	34,124.52
7	02/05/24	18,261.67	2,271.67	20,661.61	41,194.95
8	03/19/24	9,514.63	1,183.58	10,765.04	21,463.25
9	04/09/24	43,112.01	5,362.95	48,777.78	97,252.74
10	05/07/24	11,109.57	1,381.98	12,569.59	25,061.14
11	06/06/24	8,429.80	1,048.63	9,537.65	19,016.08
TAX CERTIFICATES	06/14/24	15,282.48	1,901.08	17,290.90	34,474.46
<b>TOTAL TAX ROLL RECEIPTS</b>		<b>1,747,756.91</b>	<b>217,413.64</b>	<b>1,977,446.49</b>	<b>3,942,617.04</b>

<b>TAX ROLL DUE / RECEIVED - (DISCOUNTS NOT TAKE)</b>	<b>(6,401.51)</b>	<b>(796.31)</b>	<b>(7,242.81)</b>	<b>(14,440.62)</b>
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PERCENT COLLECTED	DEBT	O&M	TOTAL
<b>TOTAL PERCENT COLLECTED</b>	<b>100.37%</b>	<b>100.37%</b>	<b>100.37%</b>

*D.*

# Middle Village

## Community Development District

### Check Run Summary

September 30, 2024

<b>Fund</b>	<b>Date</b>	<b>Check No.</b>	<b>Amount</b>
<b>General Fund</b>			
Accounts Payable	9/3/24	1759-1761	\$ 2,352.27
	9/24/24	1762-1764	\$ 24,482.24
		<u>Sub-Total</u>	<u>\$ 26,834.51</u>
<b>Recreation Fund</b>			
Accounts Payable - HW	9/3/24	728-735	\$ 11,116.16
	9/24/24	736-760	\$ 198,511.83
		<u>Sub-Total</u>	<u>\$ 209,627.99</u>
<b>Capital Reserve Fund</b>			
Accounts Payable	9/24/24	716-730	\$ 47,932.97
		<u>Sub-Total</u>	<u>\$ 47,932.97</u>
<b>Total</b>			<b>\$ 284,395.47</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/03/24	00117	8/29/24	24-00298	202408	310-51300	48000		JACKSONVILLE DAILY RECORD	*	84.50	84.50	001759
NTC OF MTG 8/29												
9/03/24	00117	8/29/24	24-00308	202408	310-51300	48000		JACKSONVILLE DAILY RECORD	*	69.50	69.50	001760
NTC OF BOS MTG 8/29												
9/03/24	00119	8/23/24	3438830	202407	310-51300	31500		KUTAK ROCK LLP	*	2,198.27	2,198.27	001761
JUL GENERAL SERVICES												
9/24/24	00045	8/28/24	24873	202409	300-15500	10000		EGIS INSURANCE ADVISORS, LLC	*	13,724.00	13,724.00	001762
FY25 INSURANCE RENEWAL												
9/24/24	00026	9/01/24	2373	202409	310-51300	34000		GOVERNMENTAL MANAGEMENT SERVICES	*	5,728.42	5,728.42	001763
SEP MANAGEMENT FEES												
9/01/24	2373	202409	310-51300	52000					*	198.75	198.75	
SEP WEBSITE ADMIN												
9/01/24	2373	202409	310-51300	35100					*	225.25	225.25	
SEP INFO TECH												
9/01/24	2373	202409	310-51300	31300					*	309.17	309.17	
SEP DISSEM AGENT SRVCS												
9/01/24	2373	202409	310-51300	51000					*	1.32	1.32	
OFFICE SUPPLIES												
9/01/24	2373	202409	310-51300	42000					*	40.02	40.02	
POSTAGE												
9/01/24	2373	202409	310-51300	42500					*	107.40	107.40	
COPIES												
9/01/24	2373	202409	310-51300	41000					*	13.53	13.53	
TELEPHONE												
9/24/24	00125	9/12/24	191842	202408	310-51300	31100		MATTHEWS DESIGN GROUP LLC	*	4,134.38	4,134.38	001764
AUG ENGINEERING SERVICES												
										TOTAL FOR BANK A	26,834.51	
										TOTAL FOR REGISTER	26,834.51	

# Jacksonville Daily Record

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

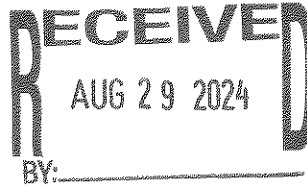
P.O. Box 1769  
Jacksonville, FL 32201  
(904) 356-2466

## INVOICE

August 29, 2024

Date

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



---

Serial #	<u>24-00298C</u>	PO/File #	_____	\$84.50
	Notice of Meetings			<b>Payment Due</b>
	_____			\$84.50
	Middle Village Community Development District			<b>Publication Fee</b>
	_____			
Case Number	_____			<b>Amount Paid</b>
Publication Dates	<u>8/29</u>			
County	<u>Clay</u>			

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

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

If your payment is being  
mailed, please reference  
Serial # 24-00298C on your  
check or remittance advice.

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

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

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

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

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

The Board of Supervisors of the Middle Village Community Development District will hold their regularly scheduled public meetings for Fiscal Year 2025 at 2:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065 on the second Monday of each month as follows or otherwise noted:

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

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least 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 Office.

Each person who decides to appeal any action taken at the meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Marilee Giles  
District Manager

Aug. 29 00 (24-00298C)



# Jacksonville Daily Record

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

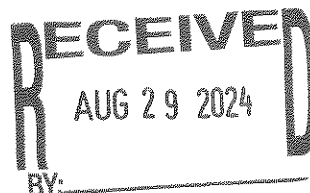
P.O. Box 1769  
Jacksonville, FL 32201  
(904) 356-2466

## INVOICE

August 29, 2024

Date

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



---

Serial #	24-00308C	PO/File #	_____	\$69.50
				<b>Payment Due</b>

Notice of Meeting of the Board of Supervisors				\$69.50
_____				<b>Publication Fee</b>
Middle Village Community Development District				
_____				

Case Number	_____	<b>Amount Paid</b>
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Publication Dates 8/29

County Clay

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

If your payment is being mailed, please reference Serial # 24-00308C on your check or remittance advice.

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

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

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

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

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

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

Notice is hereby given that the Board of Supervisors of the Middle Village Community Development District is scheduled to be meet on **Monday, September 9, 2024**, at **2:00 p.m.** at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

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

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

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

Marilee Giles  
District Manager

Aug. 29 00 (24-00308C)

**KUTAK ROCK LLP**

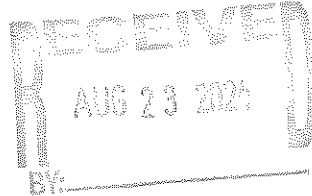
**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

August 23, 2024



Marilee Giles  
Middle Village CDD  
Governmental Management Services – St. Augustine  
Suite 114  
475 West Town Place  
St. Augustine, FL 32092

**Check Remit To:**  
Kutak Rock LLP  
PO Box 30057  
Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**  
ABA #104000016  
First National Bank of Omaha  
Kutak Rock LLP  
A/C # 24690470

Reference: Invoice No. 3438830  
Client Matter No. 14323-1

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

Invoice No. 3438830  
14323-1

Re: Middle Village CDD - General

For Professional Legal Services Rendered

07/05/24	K. Haber	0.40	102.00	Prepare board meeting agenda memorandum
07/08/24	M. Eckert	3.50	1,330.00	Prepare for, travel to and attend board meeting; return travel; meeting follow up
07/10/24	K. Haber	0.20	51.00	Confer and correspond with statewide mutual aid coordinator regarding mutual aid agreement
07/15/24	R. Dugan	0.10	28.50	Research matters relating to district rules of procedure and incorporation of new legislation
07/15/24	M. Eckert	0.50	190.00	Review draft minutes and provide comments; follow up from board meeting
07/18/24	M. Eckert	0.20	76.00	Confer with attorney regarding subpoena on towing company litigation; confer with Soriano
07/20/24	M. Eckert	0.40	152.00	Research and revise impact fee credit memorandum

**KUTAK ROCK LLP**

Middle Village CDD  
August 23, 2024  
Client Matter No. 14323-1  
Invoice No. 3438830  
Page 2

07/29/24	M. Eckert	0.20	76.00	Review status of annual meeting schedule; follow up; review goals and objectives document
07/31/24	M. Eckert	0.40	152.00	Prepare for and attend agenda call
TOTAL HOURS		5.90		

TOTAL FOR SERVICES RENDERED \$2,157.50

DISBURSEMENTS

Computer Research	19.26
Meals	5.50
Travel Expenses	16.01

TOTAL DISBURSEMENTS 40.77

TOTAL CURRENT AMOUNT DUE \$2,198.27



**INVOICE**

Customer	Middle Village Community Development District
Acct.#	288
Date	08/28/2024
Customer Service	Kristina Rudez
Page	1 of 1

Middle Village Community Development District  
 c/o Governmental Management Services  
 475 West Town Place, Suite 114  
 St. Augustine, FL 32092

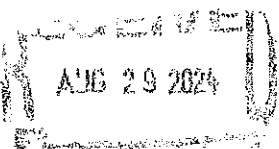
Payment Information	
Invoice Summary	\$ 103,644.00
Payment Amount	
Payment for	Invoice#24873
	100124519

Thank You

Please detach and return with payment



Customer: Middle Village Community Development District

Invoice	Effective	Transaction	Description	Amount
24873	10/01/2024	Renew policy	Policy #100124519 10/01/2024-10/01/2025 Florida Insurance Alliance  Package - Renew policy Due Date: 8/28/2024  <i>1,300,155.1000 - \$13,724</i> <i>2,300,155.101 - \$189,920</i>  	103,644.00
				<b>Total</b>
				\$ 103,644.00
<b>Thank You</b>				
FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748556, 6000 Feldwood Rd. College Park, GA 30349				

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555	sclimer@egisadvisors.com	08/28/2024
Atlanta, GA 30374-8555		

**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice**

Invoice #: 2373

Invoice Date: 9/1/24

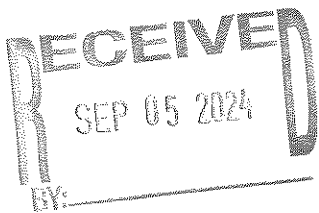
Due Date: 9/1/24

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 -September 2024		5,728.42	5,728.42
Website Administration - September 2024		198.75	198.75
Information Technology - September 2024		225.25	225.25
Dissemination Agent Services - September 2024		309.17	309.17
Office Supplies		1.32	1.32
Postage		40.02	40.02
Copies		107.40	107.40
Telephone		13.53	13.53
			
	<b>Total</b>		<b>\$6,623.86</b>
	<b>Payments/Credits</b>		<b>\$0.00</b>
	<b>Balance Due</b>		<b>\$6,623.86</b>

Project Manager Alex Acree



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

Engineering - Architecture - Planning - Surveying

September 12, 2024  
 Invoice # 191842

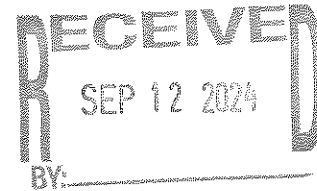
Project 0000021874.0000 Middle Village CDD

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

- CDD Conference Call
- Public Facilities Report
- Work on Annual Engineer's 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 August 31, 2024**

Phase 0001 Engineering Services

	Hours	Rate	Amount	
Vice President of Production	.75	290.00	217.50	
Sr. CAD Designer 1	14.00	180.00	2,520.00	
Project Administrator	.25	120.00	30.00	
<b>Total Labor</b>				<b>2,767.50</b>

Phase 0002 Public Facilities Report

	Hours	Rate	Amount	
Sr. Planner 1	6.50	210.00	1,365.00	
<b>Total Labor</b>				<b>1,365.00</b>

	Current	Prior	To-Date
Labor	1,365.00	1,667.50	3,032.50
Estimate			3,500.00
Remaining			467.50

Phase 0999 Reimbursable Expenses

Color 11 x 17	1.0 Copy @ 0.88	.88	
Color 8.5 x 11	2.0 Copies @ 0.50	1.00	
<b>Total Reproductions</b>		<b>1.88</b>	<b>1.88</b>

**Total Due: 4,134.38**

**Billed to Date**

	Current Due	Prior Billed	Billed to Date
Labor	4,132.50	3,007.50	7,140.00
Unit	1.88	0.00	1.88

---

Project	0000021874.0000	Middle Village CDD	Invoice	191842
Interest	0.00	23.93	23.93	
<b>Totals</b>	<b>4,134.38</b>	<b>3,031.43</b>	<b>7,165.81</b>	

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CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/03/24	00256	8/16/24	422	202407	320	57200	34510			*	355.00		
			JUL ADMIN FEE										
		8/16/24	422	202407	320	57200	34510			*	130.00		
			JUL ADMIN SCHED										
CLAY COUNTY SHERIFF'S OFFICE												485.00	000728
9/03/24	00072	8/29/24	08292024	202407	320	57200	34510			*	1,662.50		
			6/21-7/4 REIMB SEC SRVCS										
		8/29/24	08292024	202407	320	57200	34510			*	1,750.00		
			7/5-7/26 REIMB SEC SRVCS										
DOUBLE BRANCH CDD												3,412.50	000729
9/03/24	00026	6/06/24	2337	202406	300	36900	10200			*	967.50		
			6/3 TENNIS REVENUE										
GOVERNMENTAL MANAGEMENT SERVICES												967.50	000730
9/03/24	00026	8/16/24	2368	202407	330	57200	34400			*	1,120.00		
			JUL FACILITY MAINTENANCE										
GOVERNMENTAL MANAGEMENT SERVICES												1,120.00	000731
9/03/24	00026	8/21/24	2369	202407	330	57200	34400			*	38.61		
			7/16 WALMART										
		8/21/24	2369	202407	330	57200	34400			*	252.50		
			7/30 COOL SPORT										
		8/21/24	2369	202407	330	57200	34400			*	191.43		
			7/31 WALMART										
		8/21/24	2369	202407	330	57200	34400			*	9.87		
			8/3 WALMART										
GOVERNMENTAL MANAGEMENT SERVICES												492.41	000732
9/03/24	00026	8/21/24	2370	202408	300	36900	10200			*	157.50		
			8/20 TENNIS REVENUE										
GOVERNMENTAL MANAGEMENT SERVICES												157.50	000733
9/03/24	00026	8/27/24	2376	202408	300	36900	10300			*	731.25		
			AUG FACILITY EVENT STAFF										
GOVERNMENTAL MANAGEMENT SERVICES												731.25	000734
9/03/24	00261	8/28/24	350	202408	320	57200	46500			*	3,750.00		
			PRESS WASH FENCE/MONUMENT										
RIVERSIDE MANAGEMENT SERVICES, INC												3,750.00	000735
9/24/24	00031	8/15/24	352553	202408	320	57200	34500			*	1,040.04		
			ANNUAL MONITOR SERVICES										
ATLANTIC SECURITY												1,040.04	000736

MVIL MIDDLE VILLAGE OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/24/24	00256	9/16/24	467	202408	320-57200-34510		AUG ADMIN FEE	*	417.50		
		9/16/24	467	202408	320-57200-34510		AUG ADMIN SCHED	*	192.50		
										610.00	000737
9/24/24	01149	8/29/24	08292024	202408	300-36900-10300		DEPOSIT REFUND	*	500.00		
										500.00	000738
9/24/24	00234	8/28/24	24873	202409	300-15500-10100		FY25 INSURANCE RENEWAL	*	89,920.00		
										89,920.00	000739
9/24/24	01086	8/29/24	08292024	202408	300-36900-10300		DEPOSIT REFUND	*	100.00		
										100.00	000740
9/24/24	00026	8/16/24	2366	202407	330-57200-62000		JUL FACILITY MAINTENANCE	*	3,900.00		
		8/16/24	2366	202407	320-57200-46500		JUL COMMON AREA MAINT	*	4,775.00		
		8/16/24	2366	202407	330-57200-46630		JUL LIGHTING REPAIRS	*	750.00		
		8/16/24	2366	202407	330-57200-34400		JUL TENNIS COURT MIANT	*	4,875.75		
										14,300.75	000741
9/24/24	00026	9/30/24	2377	202408	330-57200-41000		AUG PHONES	*	88.09		
		9/30/24	2377	202408	330-57200-49300		AUG OFFICE SUPPLIES	*	131.09		
		9/30/24	2377	202408	330-57200-49400		AUG SPECIAL EVENTS	*	418.60		
		9/30/24	2377	202408	330-57200-34400		AUG TENNIS MAINTENANACE	*	245.90		
										883.68	000742
9/24/24	00026	9/01/24	2371	202409	310-51300-34000		SEP TENNIS FAC MANAGEMENT	*	7,047.00		
										7,047.00	000743
9/24/24	00026	9/10/24	2378	202409	300-36900-10300		SEP FACILITY EVENT STAFF	*	812.50		
										812.50	000744

MVIL MIDDLE VILLAGE OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/24/24	00026	9/11/24	2379	202409	300	36900	10200			*	495.00		
			9/7 TENNIS REVENUE						GOVERNMENTAL MANAGEMENT SERVICES			495.00	000745
9/24/24	00026	9/01/24	2372	202409	310	51300	34000			*	20,991.42		
			SEP FACILITY MANAGEMENT						GOVERNMENTAL MANAGEMENT SERVICES			20,991.42	000746
9/24/24	01148	9/03/24	09032024	202409	300	36900	10300			*	100.00		
			DEPOSIT REFUND						JARED PRUITT			100.00	000747
9/24/24	01152	9/03/24	09032024	202409	300	36900	10300			*	500.00		
			DEPOSIT REFUND						JOI SCAVELLA			500.00	000748
9/24/24	00062	9/02/24	209249B	202409	320	57200	46800			*	1,594.00		
			SEP LAKE MAINTENANCE						THE LAKE DOCTORS			1,594.00	000749
9/24/24	01154	9/03/24	09032024	202409	300	36900	10300			*	350.00		
			DEPOSIT REFUND						LORETTA SOLOMON			350.00	000750
9/24/24	01138	8/29/24	08292024	202408	300	36900	10300			*	100.00		
			DEPOSIT REFUND						MARGARITA SILVA EVANGELISTA			100.00	000751
9/24/24	00139	9/01/24	13129562	202409	330	57200	46400			*	4,039.30		
			SEP POOL CHEMICALS						POOLSURE			4,039.30	000752
9/24/24	00261	9/01/24	349	202409	330	57200	34200			*	4,058.33		
			SEP JANITORIAL SERVICES						RIVERSIDE MANAGEMENT SERVICES, INC			4,058.33	000753
9/24/24	00823	9/01/24	10361	202409	320	57200	34500			*	8,649.60		
			SEP SECURITY SERVICES						SECURITY DEVELOPMENT GROUP LLC			8,649.60	000754
9/24/24	01153	9/03/24	09032024	202409	300	36900	10300			*	500.00		
			DEPOSIT REFUND						STEPHANIE HOPSON			500.00	000755
9/24/24	00826	8/29/24	08292024	202408	300	36900	10300			*	100.00		
			DEPOSIT REFUND						TERRANCE BRITT			100.00	000756

MVIL MIDDLE VILLAGE OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/24/24	01151	9/09/24	09092024	202409		300-36900-10300			DEPOSIT REFUND VANIA RETANA	*	100.00	100.00	000757
9/24/24	00704	9/01/24	17727	202409		320-57200-46200			SEP LANDSCAPE MAINTENANCE VERDEGO LLC	*	41,520.21	41,520.21	000758
9/24/24	01150	9/09/24	09092024	202409		300-36900-10300			DEPOSIT REFUND YVONNE CORTES	*	100.00	100.00	000759
9/24/24	01155	9/03/24	09032024	202409		300-36900-10300			DEPOSIT REFUND ZENIA CARRACEDO	*	100.00	100.00	000760
TOTAL FOR BANK E											209,627.99		
TOTAL FOR REGISTER											209,627.99		



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	08/16/2024	422	\$0.00	08/31/2024	\$970.00

DESCRIPTION	QUANTITY	PRICE	UOM	ORIGINAL BILL	ADJUSTED	PAID	AMOUNT DUE
OFF DUTY ADMIN JULY 2024	142.00	\$5.000000	EACH	\$710.00	\$0.00	\$0.00	\$710.00
OFF DUTY SCHEDULING FEE	1.00	\$280.000000	EACH	\$280.00	\$0.00	\$0.00	\$280.00

Invoice Total:	\$970.00
----------------	----------

$\$355.00 + \$130.00 = \$485.00$

RECEIVED  
AUG 21 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	08/16/2024
Invoice Number	422
Customer Number	30
Amount Paid	
Due Date	08/31/2024
Invoice Total Due	\$970.00

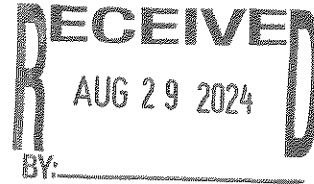
OAKLEAF PLANTATION CDD  
370 OAKLEAF VILLAGE PKWY  
ORANGE PARK, FL 32065

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

**Middle Village  
COMMUNITY DEVELOPMENT DISTRICT**

**Rec Fund**

**Check Request**



Date	Amount	Authorized By
August 29, 2024	\$1,662.50	Oksana Kuzmuk

Payable to:

Double Branch CDD #72

Date Check Needed:

Budget Category:

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

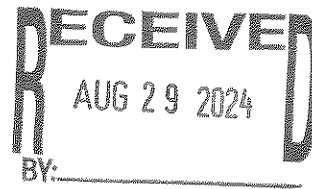
Intended Use of Funds Requested:

6/21/24-7/4/24 Reimb for Security Services
<i>(Attach supporting documentation for request.)</i>

**Middle Village  
COMMUNITY DEVELOPMENT DISTRICT**

**Rec Fund**

**Check Request**



Date	Amount	Authorized By
August 29, 2024	\$1,750.00	Oksana Kuzmuk

Payable to:

Double Branch CDD #72

Date Check Needed:

Budget Category:

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

Intended Use of Funds Requested:

7/5/24-7/26/24 Reimb for Security Services

*(Attach supporting documentation for request.)*

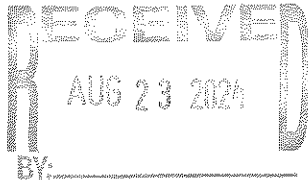
**Governmental Management Services, LLC**  
1001 Bradford Way  
Kingston, TN 37763

# Invoice

Invoice #: 2337  
Invoice Date: 6/6/24  
Due Date: 6/6/24  
Case:  
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Tennis Revenue / Funds deposited 6/3/24		967.50	967.50
<b>Total</b>			<b>\$967.50</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$967.50</b>





**Governmental Management Services, LLC**

1001 Bradford Way  
Kingson, TN 37763

**Invoice**

Invoice #: 2368

Invoice Date: 8/16/24

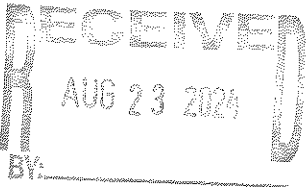
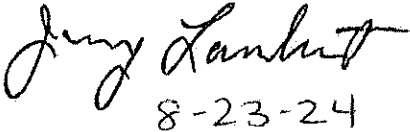
Due Date: 8/16/24

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 Maintenance July 1 - July 31, 2024 (Tennis)		1,120.00	1,120.00
Tennis Ct. Maint. 2.330.572.3440			
			
			

**Total** \$1,120.00

**Payments/Credits** \$0.00

**Balance Due** \$1,120.00

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

---

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/1/24	2	J.S.	Clean and sweep tennis courts.
7/3/24	2	J.S.	Clean and sweep tennis courts.
7/5/24	2	J.S.	Clean and sweep tennis courts.
7/8/24	2	J.S.	Clean and sweep tennis courts.
7/10/24	2	J.S.	Clean and sweep tennis courts.
7/12/24	2	J.S.	Clean and sweep tennis courts.
7/15/24	2	J.S.	Clean and sweep tennis courts.
7/17/24	2	J.S.	Clean and sweep tennis courts.
7/19/24	2	J.S.	Clean and sweep tennis courts.
7/22/24	2	J.S.	Clean and sweep tennis courts.
7/24/24	2	J.S.	Clean and sweep tennis courts.
7/26/24	2	J.S.	Clean and sweep tennis courts.
7/29/24	2	J.S.	Clean and sweep tennis courts.
7/31/24	2	J.S.	Clean and sweep tennis courts.
<b>TOTAL</b>	<u>28</u>		

**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice**

Invoice #: 2369

Invoice Date: 8/21/24

Due Date: 8/21/24

Case:

P.O. Number:

**Bill To:**

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

Description	Hours/Qty	Rate	Amount
2.330.572.34300- Walmart 7/16/24		38.61	38.61
2.330.572.34300- Cool Sport 7/30/24		252.50	252.50
2.330.572.34300- Walmart 7/31/24		191.43	191.43
2.330.572.34300- Walmart 8/3/24		9.87	9.87
<b>Total</b>			<b>\$492.41</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$492.41</b>

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AUG 21 2024  
BY: \_\_\_\_\_

# PERSONAL REIMBURSEMENT

Out-of-Pocket

**NAME:** Andy Fletcher

**MONTH:**

8.20.24

DATE	DESCRIPTION	DISTRICT	AMOUNT	
7.16.24	Wal Mart	MV	\$38.61	2.330.572.34300
7.30.24	Cool Sport	MV	\$252.50	2.330.572.34300
7.31.24	Wal Mart	MV	\$191.43	2.330.572.34300
8.3.24	Wal Mart	MV	\$9.87	2.330.572.34300
		MV		2.330.572.34300
		MV		2.330.572.34300
		MV		2.330.572.34300
		MV		
<b>TOTAL</b>			<b>\$ 492.41</b>	

Give us feedback @ survey.walmart.com  
Thank you! ID #:7TH61914TQSD



904-214-9411 Mgr: SARA  
1580 BRANAN FIELD RD  
MIDDLEBURG FL 32068  
ST# 03308 OP# 008232 TE# 06 TR# 09918  
# ITEMS SOLD 1  
TC# 6549 6899 8975 2871 0454



UB 17X23 CRK 084346314973  
4 AT 1 FOR 8.98 35.92 X  
SUBTOTAL 35.92  
TAX 1 7.500 % 2.69  
TOTAL 38.61  
VISA TEND 38.61  
\*\*\*\* \* 6346 I 2

VISA CREDIT APPROVAL # 016483  
REF # 1042000314  
TRANS ID - 304198426941228  
VALIDATION - 439V  
PAYMENT SERVICE - E  
AID A0000000031010  
AAC DF5E37074A9AA946  
TERMINAL # SC011251  
\*NO SIGNATURE REQUIRED

07/16/24 07:49:57  
CHANGE DUE 0.00  
07/16/24 07:49:57  
\*\*CUSTOMER COPY\*\*

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Thank you! ID #:7TMMHV14TJ5N



WM Supercenter  
904-214-9411 Mgr: SARA  
1580 BRANAN FIELD RD  
MIDDLEBURG FL 32068  
03308 OP# 009044 TE# 44 TR# 03561

# ITEMS SOLD 27  
TC# 2212 6092 5013 8314 3312 1



40PK 078742279090 F 5.36 N  
40PK 078742279090 F 5.36 N  
40PK 078742279090 F 5.36 N  
GH NOON 085000031510 16.98 T  
GH NOON 085000031510 16.98 T  
JD LIGHT 018200531680 21.98 T  
JN POPS 071041203600 F 2.98 N  
JN POPS 071041203600 F 2.98 N  
JN POPS 071041203600 F 2.98 N  
JN POPS 071041203600 F 2.98 N  
UN POPS 071041203600 F 2.98 N  
UN POPS 071041203600 F 2.98 N  
UN POPS 071041203600 F 2.98 N  
UN POPS 071041203600 F 2.98 N  
2 12PK GF 052000122510 F 6.98 X  
2 12PK GF 052000122510 F 6.98 X  
GATORADE 052000121780 F 6.98 X  
GATORADE 052000121780 F 6.98 X  
GATOR AS FP 052000121960 F 6.98 X  
GATOR AS FP 052000121960 F 6.98 X  
G 12PK CL BL 052000122060 F 6.98 X  
G 12PK CL BL 052000122060 F 6.98 X  
GATOR AS ORG 052000129370 F 6.98 X  
GATOR AS ORG 052000129370 F 6.98 X  
GATORADE 052000121780 F 6.98 X  
GATORADE 052000121780 F 6.98 X  
REDHOTS THE 041420020280 F 1.24 X

SUBTOTAL 180.86  
TAX 1 7.5000 % 10.57  
TOTAL 191.43  
VISA TEND 191.43  
CHANGE DUE 0.00

VISA CREDIT- 6346 I 2 APPR#031947  
191.43 TOTAL PURCHASE  
REF # U666h1338853  
TRANS ID - 384213733695079  
VALIDATION - F8H9  
PAYMENT SERVICE - E  
AID A0000000031010  
TERMINAL # SC010361  
\*No Signature Required  
07/31/24 16:22:49



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with Walmart+

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07/31/24 16:22:57

Give us feedback @ survey.walmart.com  
Thank you! ID #:7TMR3X10M500



WM Supercenter  
904-278-1836 Mgr: NATHANIEL  
1505 COUNTY ROAD 220  
ORANGE PARK FL 32003  
ST# 02920 OP# 009035 TE# 35 TR# 00369

# ITEMS SOLD 1  
TC# 1436 9457 9373 8290 6911



UR ALK AAB 041333825010 9:18 X  
SUBTOTAL 9.18  
TAX 1 7.5000 % 0.69  
TOTAL 9.87  
CASH TEND 10.00  
CHANGE DUE 0.13



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prices You Can Trust. Every Day.  
08/03/24 10:07:52



Payment receipt

**You paid \$252.50**

to CoolSport, LLC on 7/30/2024

Invoice no.	7268
Invoice amount	\$252.50
<b>Total</b>	<b>\$252.50</b>
Status	Paid
Payment method	Credit Card
Authorization ID	MQ0233891768

Thank you

**CoolSport, LLC**

**coolsportga@gmail.com**

No additional transfer fees or taxes apply.

Intuit Payments Inc (IPI) processes payments as an agent of the business. Payments processed by IPI constitutes payment to the business and satisfies your obligation to pay the business, including in connection with any dispute or case, in law or equity. Money movement services are provided by IPI pursuant to IPI's licenses (NMLS #1098819, <https://www.intuit.com/legal/licenses/payment-licenses>). IPI is located at 2700 Coast Avenue, Mountain View, CA 94043, 1-888-536-4801.

**CoolSport, LLC**  
 Howie Rubenstein  
 1780 Henderson Way  
 Lawrenceville, GA 30043



**Invoice**

Date	Invoice #
4/7/2024	7268

Tel: 770-713-5226  
 E-mail: coolsport@bellsouth.net  
 website: www.coolsportga.com

*Stay Cool...Play Cool!*

Bill To
Oakleaf Tennis Andy Fletcher 845 Oakleaf Plantation Pkwy Orange Park, FL 32065

Ship To
Andy Fletcher 3088 Creek Village Lane Green Cove Springs, FL 32043

P.O. Number

Ship	Via	Rep	Terms	Payment Due
6/3/2024	UPS	HR	Net 10	6/13/2024

Quantity	Item Code	Description	Price Each	Amount
100	Dampener-Logoed Tennis	Custom Logoed Tennis Dampener for Oakleaf Tennis This is the 2nd production. 1st production shipped Nov 2020. Match logo provided with Oakleaf Tennis on side #1 and leaf logo on side #2. Produce 100 of only the black dampener. No changes. Use mold on hand. COLORS: Black background + white logo Size Oval: 31 mm length x 21 mm height x 9 mm tapered width (including 1 mm gap for strings)	1.75	175.00
0	Die for logo	Custom Logo Tennis Dampened (min qty 100) Die for logo	75.00	0.00
1	Shipping & Handling	Shipping & Handling	40.00	40.00
25	Dampener-Logoed Tennis	EXTRA DAMPENERS (\$0.25 DISCOUNT): Custom Logo Tennis Dampener (min qty 100)	1.50	37.50
<b>Total</b>				\$252.50
<b>Payments/Credits</b>				\$0.00
Consider custom embroidered wristbands on your next order!			<b>Balance Due</b>	\$252.50

*Thank you!*  
*Howie*

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

# Invoice

**Invoice #:** 2370  
**Invoice Date:** 8/21/24  
**Due Date:** 8/21/24  
**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 8/20/24		157.50	157.50

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BY: \_\_\_\_\_

<b>Total</b>	<b>\$157.50</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$157.50</b>



Wells Fargo Bank  
Transaction Receipt

Branch #0066070 03 Deposit

Account Number XXXXXXXXXXX4262  
CHK 00182

Number of Checks 4  
Check Listings

\$25.00  
\$50.00  
\$50.00  
\$50.00

Total Checks Amount \$175.00  
Total Deposit \$175.00

Transaction #035 2041  
02:44PM 08/20/24  
Deposit Credit Date: 08/20/24

Thank you, MONICA

# *Middle Village CDD*

## Breakdown of Revenues 8.20.24

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

8.20.24	\$ 175.00	\$ 157.50	\$ 17.50
---------	-----------	-----------	----------

Subtotal	\$ 175.00	\$ 157.50	\$ 17.50
----------	-----------	-----------	----------

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

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

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

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

8.20.24		\$ -	\$ -
---------	--	------	------

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

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

8.20.24			\$ -
---------	--	--	------

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

<b>Total Revenues</b>	<b>\$ 175.00</b>	<b>\$ 157.50</b>	<b>\$ 17.50</b>
-----------------------	------------------	------------------	-----------------

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

# Invoice

Invoice #: 2376  
Invoice Date: 8/27/24  
Due Date: 8/27/24  
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 24, 2024 2.300.369.103	29.25	25.00	731.25

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AUG 27 2024  
BY: \_\_\_\_\_

<b>Total</b>	\$731.25
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$731.25

8/27/24  
ORZ

# 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>
29.25	Facility Event Staff	\$ 25.00	\$ 731.25

Covers Period End: August 24, 2024

Amenities Revenue # 2.300.369.103

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

# Invoice

Invoice #: 350  
Invoice Date: 8/28/2024  
Due Date: 8/28/2024  
Case:  
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Pressure washed 7220' of vinyl fence Pressure washed monument sign at Deer View and Oakleaf Plantation		3,750.00	3,750.00
		<b>Total</b>	<b>\$3,750.00</b>
		<b>Payments/Credits</b>	<b>\$0.00</b>
		<b>Balance Due</b>	<b>\$3,750.00</b>

**RECEIVED**  
AUG 29 2024  
BY: \_\_\_\_\_

*Jerry Lambert*  
8-29-24

**Riverside Management Services, Inc.**  
8655 Florida Spring Blvd., Building 300, Suite 305, Jacksonville, FL 32257

Service Detail

Bill To: Middle Village CDD

Invoice Date: 6/26/24

Due Date: Upon Receipt

Amount Due: \$ 3,750.00

<u>Description</u>	<u>Amount</u>
Pressure washed 7220' of vinyl fence	\$ 3,750.00
Pressure washed monument sign at Clear View and Outleaf Plantation	

Hot Water and Chemical Treatment to remove dirt, mold, and algae.

**TOTAL AMOUNT DUE:** \$ 3,750.00

Should you have any questions, please contact Jerry Lambert @ (904) 288-7867  
or [jlambert@rmani.com](mailto:jlambert@rmani.com)

Remit Payment



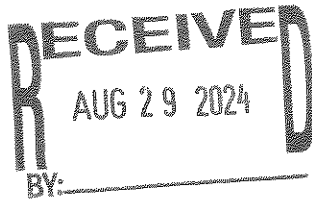
Tel. 904-743-8444  
 www.smarthome.biz  
 sales@smarthome.biz

PLEASE PAY BY	AMOUNT	INVOICE DATE
09/05/2024	\$1,040.04	08/15/2024

Plantation Oaks  
 370 Oakleaf Village Parkway  
 Orange Park FL 32065-4259

**INVOICE NO. 352553**

**Site:** 845 Oakleaf Plantation Pkwy  
 Orange Park  
**Site Address:** 845 Oakleaf Plantation Pkwy  
 Orange Park FL 32073  
**Period:** 09/01/2024 to 08/31/2025  
**Recurring No.:** 7339  
**Job Name:** Middle Village CDD  
**Order No.:**



**Description**

Please find attached invoice for your Annual monitoring services.

**MONITORING - MONTHLY**

Item	Quantity	Unit Price	Total
Security Phone Line Monitoring	12.00	\$23.33	\$279.96
Fire Phone Line Monitoring	12.00	\$31.67	\$380.04
Elevator Phone	12.00	\$31.67	\$380.04
<b>Sub-Total ex Tax</b>			\$1,040.04
<b>Tax</b>			\$0.00
<b>Total</b>			\$1,040.04

"Thank you—we really appreciate your business! Please send payment within 21 days of receiving this invoice.

**IMPORTANT:** Please remember to test your system monthly.  
 Need automation for your home? Visit us online at [www.smarthome.biz](http://www.smarthome.biz)

There will be a 1.5% interest charge per month on late invoices.

<b>Sub-Total ex Tax</b>	\$1,040.04
<b>Tax</b>	\$0.00
<b>Total inc Tax</b>	\$1,040.04
<b>Amount Applied</b>	\$0.00
<b>Balance Due</b>	\$1,040.04

**Code to:**

**Middle Village facility preventative**

**2-330-572-621**



Tel. 904-743-8444  
www.smarthome.biz  
sales@smarthome.biz

PLEASE PAY BY	AMOUNT	INVOICE DATE
09/05/2024	\$1,040.04	08/15/2024

**INVOICE NO. 352553**

**How To Pay**

**INVOICE NO. 352553**



**Credit Card (MasterCard, Visa, Amex )**

*Please add billing zip if not same as address above.*

Credit Card No.

Card Holder's Name: \_\_\_\_\_ CCV: \_\_\_\_\_

Expiry Date:  /  Signature: \_\_\_\_\_



**Mail**

*Detach this section and mail check to:*

**Atlantic Security  
1714 Cesery Blvd  
Jacksonville, FL 32211**

**NAME:** Plantation Oaks

**DUE DATE:** 09/05/2024 **AMOUNT DUE:** \$1,040.04

**Please Reference: 352553**



I understand that it is my responsibility to periodically (at least monthly) test and check my security system, and to notify the company promptly of service needs, and additionally to notify the company in writing of any changes in the Emergency List information.

## Terms and Conditions

1. **PRINTED AGREEMENT** - None of the PRINTED AGREEMENT or its items and conditions may be altered without the express written approval of an officer of the Seller.

2. **SELLER** agrees to install specified systems on premises and to make any necessary inspections and tests to deliver system to Purchaser in operating condition in accordance with standard installation procedures of Seller. The installation will be completed within a reasonable length of time based on the conditions inherent in the premises and Seller's installation schedule.

3. **FULL ONE-YEAR WARRANTY** - Seller/Atlantic Companies promises to furnish a replacement part for any portion of Purchaser's security system that proves to be defective in workmanship or material under normal use for a period of one year from the date of installation. Seller reserves the right to use reconditioned parts in fulfillment of this warranty.

Seller/Atlantic Companies extends to Purchaser warranties for equipment not made by us granted us by manufacturers of such equipment used in Seller home systems. Seller will return this equipment to the original manufacturer for fulfillment of their warranty obligations.

We will furnish the labor to remove and replace the defective part during the same one-year period. Seller/Atlantic Companies makes no other warranty except as herein specifically set forth, particularly any warranty of merchantability or fitness for any particular purpose, either express or implied in law.

**GENERAL:** Furnishing of parts and labor as described above shall constitute fulfillment of all Seller/Atlantic Companies obligations with respect to this warranty, and replacement part will be warranted only for the unexpired portion of the original warranty.

A bill of sale, cancelled check, or payment record shall be kept by Purchaser to verify purchase date and establish warranty period.

To obtain service, call the office listed on the Purchase Agreement you signed at the time of purchase of your system:

Distributed by Atlantic Companies  
1714 Cesery Boulevard  
Jacksonville, FL 32211

Ready access to the system for service is the responsibility of the Purchaser. Seller will perform service during normal working hours. For emergency service, Seller will charge you an emergency service labor premium.

Seller will endeavor to perform service within 48 hours after notification of a problem by the Purchaser.

**EXCLUSIONS:** This warranty applies only to units sold and retained within the continental USA. This warranty does not apply to the product or parts that have been damaged by accident, abuse, lack of proper maintenance, unauthorized alterations, misapplication, fire, flood, lightning strikes or acts of God.

This warranty does not cover service calls which do not involve defective workmanship or materials.

**IN NO CASE WILL SELLER/ATLANTIC COMPANIES BE RESPONSIBLE FOR CONSEQUENTIAL OR SPECIAL DAMAGES.**

4. **SELLER NOT AN INSURER** - It is specifically understood and agreed: That Seller is not an insurer; that insurance, if any, shall be obtained by Purchaser; that the payments provided for herein are based solely on the value of the service as set forth herein and are unrelated to the value of the Purchaser's property or premises; THAT SELLER MAKES NO GUARANTEE OR WARRANTY, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS THAT THE EQUIPMENT OR SERVICES SUPPLIED WILL AVERT OR PREVENT OCCURRENCES OR THE CONSEQUENCES THEREFROM WHICH THE SYSTEM OR SERVICE IS DESIGNED TO DETECT OR AVERT. Purchaser acknowledges that it is impractical and extremely difficult to fix the actual damages, if any, which may proximately result from a failure to perform any of the obligations herein, or the failure of the systems to properly operate with resulting loss to Purchaser because of, among other things:

(a) The uncertain amount or value of Purchaser's property or that of other persons kept on the premises which may be lost, stolen, destroyed, damaged or otherwise affected by occurrences which the system or service is designed to detect or avert;

(b) The uncertainty of the response time of any police department, fire department, paramedic unit, patrol service or other such services or entities should such department or entity be dispatched as a result of a signal being received or an audible device sounding;

(c) The inability to ascertain what portion, if any, of any loss would be proximately caused by Seller's failure to perform or by failure of its equipment to operate;

(d) The nature of the service to be performed by the Seller and the uncertain nature of occurrences which might cause injury or death to Buyer or any other person which the system or equipment is designed to detect or avert.

Purchaser understands and agrees that if Seller should be found liable for loss or damage due from a failure of Seller to perform any of the obligations herein, whatsoever, including, but not limited to installation, design, service, monitoring, or the failure of any system or equipment installed by, or service performed by Seller in any respect whatsoever, Seller's maximum liability

shall not exceed a sum equal to the annual service charge contracted herein or Two Hundred Fifty (\$250.00) Dollars, whichever is less, and this liability shall be exclusive; and that the provisions of this Section shall apply if loss or damage, irrespective of cause or origin, results directly or indirectly from performance or nonperformance of the obligation imposed by this contract or from negligence, active or otherwise, of Seller, its agents, assigns or employees. In the event that the Purchaser wished Seller to assume greater liability, Purchaser may, as a matter of right, obtain from Seller a higher limited liability by paying an additional amount proportioned to the increase in damages, but such additional obligation shall in no way be interpreted to hold Seller as an insurer. Purchaser may also obtain such additional liability protection from insurance carrier, as Purchaser desires.

5. **INDEMNIFICATION** - Purchaser agrees to and shall indemnify and save harmless the Seller, its employees and agents for and against all third party claims, lawsuits and losses arising out of or in connection with the operation or non-operation of the system or monitoring facilities whether these claims be based upon alleged intentional conduct or active or passive negligence on the part of Seller, its agents, servants or employees.

The Seller assumes no liability for delay in installation of the system, or interruption of service due to strikes, riots, floods, fires, acts of God, or any cause beyond the control of Seller including interruption in telephone service. Seller will not be required to supply service to the Purchaser while interruption of service due to any such cause shall continue.

6. **CENTRAL STATION SERVICES** - Central station services consist of the receipt, analysis and response (dispatch of proper authorities) to signals from system installed under this Agreement. Such services are initiated upon final payment for installation and pre-payment of service charges. All services may be discontinued anytime charges are unpaid or system is abused. Notice by certified or registered letter to billing address shall be deemed sufficient notice of discontinuation and shall be deemed effective for all purposes upon mailing and not receipt.

Monitoring service is billed and payable annually in advance. **MONITORING SERVICE SHALL CONTINUE ON A YEARLY BASIS UNLESS CANCELLED IN WRITING BY EITHER PARTY NO LESS THAN 60 DAYS BEFORE ANNUAL RENEWAL DATE.**

The Department or other organization to which the connection may be made or an alarm signal may be transmitted may invoke the provisions hereof against any claims by the Purchaser or by others due to failure of such Department organization.

7. **TELEPHONE OR INTERNET CONNECTIONS** - Seller will assist Purchaser in making necessary arrangements to secure telephone or internet service connections for systems. Purchaser agrees to

furnish any necessary telephone or internet services or telephone lines at Purchaser's own expense.

The charge for the installation and continuation of this service shall be billed to the account of the Purchaser and will appear on his regular telephone or internet billing.

8. **TESTING** - It is the responsibility of the Purchaser to test the system for proper operations periodically but not less than monthly. Purchaser shall follow all instructions and procedures which Seller may prescribe for the operation and maintenance of the system.

9. **RETENTION OF TITLE AND RIGHT OF ACCESS** - The system shall remain the personal property of Seller until fully paid for in cash by Purchaser and Purchaser agrees to perform all acts which may be necessary to assure the retention of title to the system by Seller. Purchaser understands and agrees that the installation of equipment owned by Seller does not create a fixture on the Premise as to that equipment. Should Purchaser default in any payment for the system or part, then Purchaser authorized and empowers Seller to enter upon/in said Premise and to remove the system, or part from the premises. Such removal, if made by Seller, shall not be deemed a waiver of Seller's right to damages Seller sustains as a result of Purchaser's default and Seller shall have the right to enforce any other legal remedy or right. Furthermore, Seller shall be in no way obligated to restore the premises to its original condition, or redecorate same in the event the system or part is removed as a result of Purchaser's default in payment, nor shall Seller be obligated or liable to Purchaser in any manner. Risk of loss of the system, or any part of the same, shall pass to Purchaser upon delivery to the premises of such system or part.

10. **FEES, CHARGES, RIGHTS AND COST OF COLLECTION** - All fees and charges are payable in advance. Failure to pay fees, charges or other sums owed will result in your services being disconnected. Further, when you are in default, Seller can require immediate payment (acceleration) of what you owe under the contract and take possession of the property. Purchaser waives any right Purchaser has to demand for payment, notice of intent to accelerate and notice of acceleration. If Seller hires an attorney to collect what Purchaser owes, Purchaser will pay the attorney's fee and court costs as permitted by law. This includes any attorneys' fees Seller incurs as a result of any bankruptcy proceeding brought by or against Purchaser under federal law or an appellate proceeding. Payment shall be due upon the receipt of invoices by Seller unless otherwise specified on the front hereof. Interest shall accrue on all amounts more than thirty (30) days past due at the default rate of interest of 18% per annum or the maximum allowable rate, whichever is less. All payments shall be due and payable at Seller's office set forth on the front of the Agreement. Additionally, there will be a 1.50%/month LATE CHARGE on Past Due Balances. The minimum Late Charge is \$3.00. Any action taken under paragraph 6 and/or paragraph 9 shall in no way prejudice Seller's right to collection of unpaid charges and costs herein enumerated. If services are discontinued because of Purchaser's past due balance, and if Purchaser desires to have the monitoring service reactivated, Purchaser agrees to pay in advance to Seller a reconnect charge to be fixed by Seller at a reasonable amount. Seller shall have the right to increase the recurring service charge provided herein, upon written notice to Purchaser, at any time or times after the date service is operative under this Agreement. Purchaser agrees to notify Seller of any objections to such increase in writing within twenty (20) days after the date of the notice of increase, failing which it shall be conclusively presumed that Purchaser agreed to such increase. In the event Purchaser objects to such increase, Seller may elect to (i.) continue this Agreement under the terms and conditions in effect immediately prior to such increase, or (ii.) terminate the Agreement upon fifteen (15) days advance notice to Purchaser.

In addition to these charges addressed above, Purchaser agrees to pay, upon demand, (a) any false alarm assessments; federal, state and local taxes, fees or charges imposed by any governmental body or entity relating to the equipment or services provided under this Agreement; (b) any increase in charges to company or to Seller for the facilities needed to transmit signals under this Agreement; and (c) any service charge in the event Seller sends a representative to Purchaser's premises in response to a service call or alarm signals where Purchaser has not followed proper operating instructions, failed to close or properly secure a window, door or other protected point, or improperly adjusted CCTV camera, monitors or accessory components.

11. **NOTICE TO PURCHASER** - Under the Mechanic's Lien Law, any person who helps to improve your property and is not paid has the right to enforce his claim against your property. Under law, you may protect yourself against such claims either by filing with the Court a 'No Lien Agreement' or a payment bond depending upon the law of the state where your property is located.

(a) **BUYER'S RIGHT TO CANCEL** this Agreement. Buyer may cancel this Agreement or purchase by mailing a written notice to the Seller postmarked not later than midnight of the third business day after the date this Agreement was signed. Buyer may use the face of this Agreement as that notice by writing 'I hereby cancel' by Buyer signature and by adding your name, address and new signature thereon. The notice must be mailed to Seller at the office indicated in the Agreement and must be sent by either certified mail or registered mail.

12. **ENTIRE AGREEMENT** - This instrument constituted the entire Agreement between the parties hereto with respect to the transactions described herein and supersedes all previous negotiations, commitments (either written or spoken) and writing pertaining hereto.

This Agreement can only be changed by a written amendment signed by both parties or their duly authorized agent. No waiver or breach of any term or condition of this Agreement shall be construed to be a waiver of any succeeding breach.

If any of the terms or provisions of this Agreement shall be determined to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

This Agreement becomes binding upon Seller only when signed by a District Sales Manager of Atlantic Companies. In the event of non-approval, the sole liability of the Seller shall be to refund to Buyer the amount that has been paid to Seller upon execution of this Agreement.

13. **LITIGATION** - The laws of the State of Florida shall govern the terms of this Agreement and the parties agree to submit to the jurisdiction of the State of Florida. Venue for resolution of any disputes arising under this Agreement, including litigation, regardless of place of payment, shall be in a forum or court, as required, of competent jurisdiction in Duval County, Florida, and the undersigned waives any venue rights he may possess and agrees that he shall not contest that Duval County, Florida, is a convenient forum.

14. **CHANGES AND ASSIGNMENT** - Purchaser acknowledges that the sale or transfer of the Premise by the Purchaser to a third party does not relieve Purchaser of his obligations under this Agreement. Purchaser may not assign this Agreement unless Purchaser obtains prior written consent from Seller. Seller may assign this Agreement or subcontract the work to be performed without notice to Purchaser or Purchaser's consent.

15. **THIRD PARTY INDEMNIFICATION** - In the event any person, not a party to this Agreement, shall make any claim of file any lawsuit against Seller for any reason relating to our duties and obligations pursuant to this Agreement, including but not limited to the design, maintenance, operation, or non-operation of the alarm-system, Purchaser agrees to indemnify, defend and hold Seller, its dealers, agents, installers, their successors and assigns harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs and attorneys' fees, whether these claims be based upon alleged intentional conduct, active or passive negligence, express or implied contract or warranty, contribution or indemnification, or strict or product liability on the part of Seller, its dealers, installers, agents, servants, assign or employees. This Agreement by Purchaser to indemnify Seller against third party claims as herein above set forth shall not apply to losses, damages, expenses and liability resulting in injury or death to third persons or injury to property of third persons, which losses, damages, expenses and liability occur solely while an employee of Seller is on Purchaser's Premises in accordance with this Agreement and which losses, damages and liability are solely and directly caused by the act or omissions of that employee.



Clay County Sheriff's Office  
 901 N. Orange Ave.  
 Green Cove Springs, FL, 32043

**General Invoice**

Customer Copy

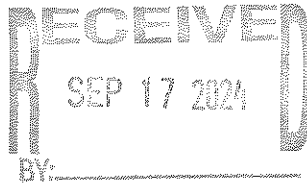
CUSTOMER	INVOICE DATE	INVOICE NUMBER	AMOUNT PAID	DUE DATE	INVOICE TOTAL DUE
OAKLEAF PLANTATION CDD	09/16/2024	467	\$0.00	10/01/2024	\$1,220.00

PAST DUE AMOUNT	ACCOUNT BALANCE
\$865.00	\$1,220.00

DESCRIPTION	QUANTITY	PRICE	UOM	ORIGINAL BILL	ADJUSTED	PAID	AMOUNT DUE
OFF DUTY ADMIN AUGUST 2024	167.00	\$5.000000	EACH	\$835.00	\$0.00	\$0.00	\$835.00
OFF DUTY SCHEDULING FEE	1.00	\$385.000000	EACH	\$385.00	\$0.00	\$0.00	\$385.00

Invoice Total:	\$1,220.00
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*\$417.50 + \$192.50 = \$610.00*



✂ DETACH AND RETURN THE PORTION BELOW WITH YOUR PAYMENT ✂



Clay County Sheriff's Office  
 901 N. Orange Ave.  
 Green Cove Springs, FL, 32043

**General Invoice**

Remit Portion

Invoice Date	09/16/2024
Invoice Number	467
Customer Number	30
Amount Paid	
Due Date	10/01/2024
Invoice Total Due	\$1,220.00

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

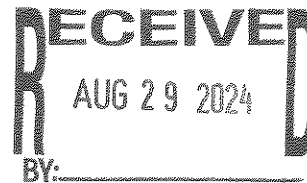
**From:** Oakleaf Venues [venuerentals@oakleafresidents.com](mailto:venuerentals@oakleafresidents.com)  
**Subject:** MVCDD refund of deposit request - DOTINE BRICE  
**Date:** August 29, 2024 at 6:10 PM  
**To:** Todd Polvere [tpolvere@gmsnf.com](mailto:tpolvere@gmsnf.com), Oksana Kuzmuk [okuzmuk@gmsnf.com](mailto:okuzmuk@gmsnf.com)  
**Cc:** Marilee Giles [mgiles@gmsnf.com](mailto:mgiles@gmsnf.com), Alison Mossing [amosing@gmstnn.com](mailto:amosing@gmstnn.com)



Good evening, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
  - LOCATION – GRAND BANQUET (SATURDAY) 12:00 P.M. to 12:00 A.M.
  - DATE OF VENUE – AUGUST 17, 2024
  - RESIDENT – DOTINE BRICE
  - ADDRESS – 1506 COTTON CLOVER DRIVE, ORANGE PARK, FL 32065
  - AMOUNT OF REFUND - \$500.00
  - BOOKING FEE/DEPOSIT was via VISA (2731):
    - **GRAND BANQUET:**
    - DATED: 3/22/24
    - SEQ#: 3
    - BATCH #: 954
    - INVOICE#: 3
    - APPROVAL CODE: 512215
    - 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 30 - September 2, 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](mailto:venuerentals@oakleafresidents.com)  
(904) 770-4661 voice email  
(904) 375-9285 ext. 3  
[www.oakleafresidents.com](http://www.oakleafresidents.com)

Governmental Management Services

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

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**INVOICE**

Customer	Middle Village Community Development District
Acct#	288
Date	08/28/2024
Customer Service	Kristina Rudez
Page	1 of 1

Middle Village Community Development District  
 c/o Governmental Management Services  
 475 West Town Place, Suite 114  
 St. Augustine, FL 32092

Payment Information	
Invoice Summary	\$ 103,644.00
Payment Amount	
Payment for	Invoice#24873
100124519	

Thank You

Please detach and return with payment



Customer: Middle Village Community Development District

Invoice	Effective	Transaction	Description	Amount
24873	10/01/2024	Renew policy	Policy #100124519 10/01/2024-10/01/2025 Florida Insurance Alliance  Package - Renew policy Due Date: 8/28/2024  <i>1,300,155,100 - \$13,724</i> <i>2,300,155,101 - \$89,920</i>	103,644.00
				<b>Total</b>
				\$ 103,644.00
				Thank You
FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 8000 Fieldwood Rd. College Park, GA 30349				

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555	sclimer@egisadvisors.com	08/28/2024
Atlanta, GA 30374-8555		

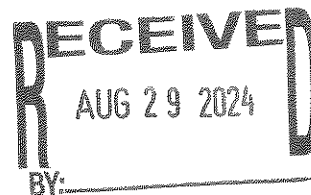
**From:** Oakleaf Venues [venuerentals@oakleafresidents.com](mailto:venuerentals@oakleafresidents.com)  
**Subject:** MVCDD refund of deposit request - GINA FRITZ  
**Date:** August 29, 2024 at 5:59 PM  
**To:** Todd Polvere [tpolvere@gmsnf.com](mailto:tpolvere@gmsnf.com), Oksana Kuzmuk [okuzmuk@gmsnf.com](mailto:okuzmuk@gmsnf.com)  
**Cc:** Marilee Giles [mgiles@gmsnf.com](mailto:mgiles@gmsnf.com), Alison Mossing [amosing@gmstnn.com](mailto:amosing@gmstnn.com)



Good 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 – AUGUST 17, 2024
  - RESIDENT – GINA FRITZ
  - ADDRESS – 1542 COTTON CLOVER DRIVE, ORANGE PARK, FL 32065
  - AMOUNT OF REFUND - \$100.00
  - BOOKING FEE/DEPOSIT was via VISA(7317):
    - DATED: 7/12/24
    - SEQ#: 2
    - BATCH#: 1054
    - INVOICE#: 2
    - APPROVAL CODE: 056131
    - 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 30 - September 2, 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](mailto:venuerentals@oakleafresidents.com)  
(904) 770-4661 voice email  
(904) 375-9285 ext. 3  
[www.oakleafresidents.com](http://www.oakleafresidents.com)

Governmental Management Services

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

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

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

# Invoice

Invoice #: 2366  
 Invoice Date: 8/16/24  
 Due Date: 8/16/24  
 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 Maintenance July 1 - July 31, 2024		19,303.75	19,303.75
<b>Code to:</b>			
<b>Middle Village Facility Maintenance</b>			
<b>2.320.572.466 - (\$3,900.00)</b>			
<b>Middle Village Common Area Maint</b>			
<b>2.320.572.46500 - (\$4,775.00)</b>			
<b>Middle Village Lighting repairs</b>			
<b>2.320.572.??? - (\$750.00)</b>			
<b>Middle Village Tennis Court Maint.</b>			
<b>2.330.572.344 - (\$4,875.75)</b>			
<del><b>Middle Village Repair and Replacements</b></del>			
<del><b>34.600.538.64000 - (\$5,003.00)</b></del>			
<b>Total</b>			<b>\$19,303.75</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<del><b>\$19,303.75</b></del>

*\$14,300.75*

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/1/24	2	T.C.	Repaired playground equipment at amenity center, picked up supplies
7/1/24	4.67	J.K.	Cut up tree on baseball field, picked up basketball court debris
7/1/24	4	E.W.	Removed debris from all common areas
7/1/24	3.03	J.S.	Additional court maintenance
7/1/24	3	J.M.	Additional court maintenance
7/2/24	4	E.W.	Removed debris from all common areas
7/2/24	5	J.S.	Additional court maintenance
7/2/24	3.12	J.M.	Additional court maintenance
7/3/24	2	T.C.	Changed lock on pool gate
7/3/24	2	B.G.	Cutting down tree with chainsaw that fell on top of fence
7/3/24	4	E.W.	Removed debris from all common areas
7/3/24	3	J.S.	Additional court maintenance
7/3/24	3.03	J.M.	Additional court maintenance
7/4/24	5.13	J.S.	Additional court maintenance
7/4/24	3	J.M.	Additional court maintenance
7/5/24	4	E.W.	Removed debris from all common areas
7/5/24	3.02	J.S.	Additional court maintenance
7/5/24	3.03	J.M.	Additional court maintenance
7/6/24	2.53	J.M.	Additional court maintenance
7/8/24	2	T.C.	Put lock on breaker box AC handle
7/8/24	4	E.W.	Removed debris from all common areas
7/8/24	3	J.S.	Additional court maintenance
7/8/24	2.53	J.M.	Additional court maintenance
7/9/24	4	E.W.	Removed debris from all common areas
7/9/24	5.02	J.S.	Additional court maintenance
7/9/24	2.58	J.M.	Additional court maintenance
7/10/24	2	T.C.	Put up bulletin board in breezeway, picked up supplies
7/10/24	2	B.G.	Removing old tires from rims to install new tires on golf cart
7/10/24	7	C.W.	Touch up paint on tennis courts
7/10/24	4	E.W.	Removed debris from all common areas
7/10/24	3	J.S.	Additional court maintenance
7/10/24	2.55	J.M.	Additional court maintenance
7/11/24	4	E.W.	Removed debris from all common areas
7/11/24	5.03	J.S.	Additional court maintenance
7/11/24	3.08	J.M.	Additional court maintenance
7/12/24	3.49	E.W.	Removed debris from all common areas
7/12/24	3	J.S.	Additional court maintenance
7/12/24	3.03	J.M.	Additional court maintenance
7/13/24	2.9	J.M.	Additional court maintenance
7/15/24	8	T.C.	Worked on pool pack shade, dismantled and mounted four new tires for golf cart, picked up supplies
7/15/24	8	B.G.	Removing tires from rims and installed new tires, making space at the maintenance shop for boxes
7/15/24	7.12	J.K.	Load up chairs from back to shop onto trailer and strapped down, start back up on running cables
7/15/24	7.23	C.W.	Loaded chairs and started shade on top of pool filters
7/15/24	2.74	E.W.	Removed debris from all common areas
7/15/24	3	J.S.	Additional court maintenance
7/15/24	2.58	J.M.	Additional court maintenance
7/16/24	8	T.C.	Worked on shade for pool pack area, picked up supplies
7/16/24	5	B.G.	Removing dog signs rotten wood to replace with PVC board, cutting PVC board with circular saw to fit dog sign, install signs
7/16/24	6.93	J.K.	Cut and put out new trash can lids for pool deck, finished putting up one 12x20 windscreen by pool filters
7/16/24	4.55	C.W.	Finished windscreen for pool filters
7/16/24	4.02	E.W.	Removed debris from all common areas
7/16/24	4.97	J.S.	Additional court maintenance
7/16/24	2.5	J.M.	Additional court maintenance

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/17/24	8	T.C.	Set up for meeting, worked on pool pack shade project, changed trash can lids on pool pack, picked up supplies
7/17/24	5	B.G.	Replacing fabric to the beach chairs
7/17/24	7.47	J.K.	Finished putting out windscreen for pool deck, finished putting out trash can lids on pool deck
7/17/24	4	E.W.	Removed debris from all common areas
7/17/24	3.1	J.S.	Additional court maintenance
7/17/24	2.63	J.M.	Additional court maintenance
7/18/24	8	T.C.	Worked on tennis paver project, put new blinds in grand banquet room, picked up supplies
7/18/24	8	B.G.	Changing fabric on beach chairs, installing window blinds at banquet hall
7/18/24	7.83	C.W.	Moved sand to tennis and leveled it out
7/18/24	4	E.W.	Removed debris from all common areas
7/18/24	5	J.S.	Additional court maintenance
7/18/24	2.6	J.M.	Additional court maintenance
7/19/24	8	T.C.	Worked on tennis paver project, put new blinds in grand banquet room
7/19/24	8	B.G.	Installing last two fabric on beach chairs, loading thirty two chairs to trailer from landscaping yard to maintenance shop and pressure washed
7/19/24	7.03	J.K.	Fixed two chairs from pool deck, moved stack of chairs from the back of shop, finished cutting and prepping trash can lids
7/19/24	6	C.W.	Pressure wash chairs, loaded trailer, cut trash can lids
7/19/24	4	E.W.	Removed debris from all common areas
7/19/24	2.98	J.S.	Additional court maintenance
7/19/24	2.65	J.M.	Additional court maintenance
7/20/24	2.72	J.M.	Additional court maintenance
7/21/24	2.53	J.M.	Additional court maintenance
7/22/24	8	T.C.	Changed flusher valve and spud nut toilet men's restroom, worked on shade at pool pack area, picked up supplies
7/22/24	7.25	J.K.	Finished moving sand to tennis, pump pond in shop driveway, moved and pressure washed thirty two chairs
7/22/24	7.28	C.W.	Finished moving sand to tennis and raked level, picked up thirty two chairs and pressure washed them, changed golf cart tires, pump pond in front of driveway
7/22/24	4.05	E.W.	Removed debris from all common areas
7/22/24	3	J.S.	Additional court maintenance
7/22/24	2.6	J.M.	Additional court maintenance
7/23/24	8	T.C.	Repaired hand rails on slide tower, worked on shade for pool pack area, picked up supplies
7/23/24	7.4	J.K.	Finished hanging windscreen over pool equipment, take out two Eagle Landing signs, removed debris
7/23/24	4	E.W.	Removed debris from all common areas
7/23/24	5	J.S.	Additional court maintenance
7/23/24	2.55	J.M.	Additional court maintenance
7/24/24	4	E.W.	Removed debris from all common areas
7/24/24	3.02	J.S.	Additional court maintenance
7/24/24	2.52	J.M.	Additional court maintenance
7/25/24	2	T.C.	Took tables and window shutters from shop and unloaded
7/25/24	4	E.W.	Removed debris from all common areas
7/25/24	5	J.S.	Additional court maintenance
7/25/24	2.6	J.M.	Additional court maintenance
7/26/24	4.01	E.W.	Removed debris from all common areas
7/26/24	3.08	J.S.	Additional court maintenance
7/26/24	2.55	J.M.	Additional court maintenance
7/27/24	2.97	J.M.	Additional court maintenance
7/29/24	8	B.G.	At the banquet hall installing add on blinds on fourteen doors
7/29/24	3	A.J.	Cleaned soffits, doors and windows
7/29/24	6.92	C.W.	Put in four window, removed debris, start cleaning chairs with acetone and green clean soap
7/29/24	4	E.W.	Removed debris from all common areas
7/29/24	3	J.S.	Additional court maintenance
7/29/24	3.08	J.M.	Additional court maintenance
7/30/24	8	B.G.	Painting metal gates by the hallway by the bathroom and concession stand area, installing four more add on blinds at the banquet hall



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

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<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/30/24	3.18	C.W.	Removed debris from around community
7/30/24	4	E.W.	Removed debris from all common areas
7/30/24	5	J.S.	Additional court maintenance
7/30/24	3.05	J.M.	Additional court maintenance
7/31/24	8	B.G.	Painting gates at concession stand area, picking up debris at parking lot
7/31/24	5.75	C.W.	Removed debris in parking lot and shop, pulled weeds by pool pumps, removed debris and cleaned lids
7/31/24	3.03	J.S.	Additional court maintenance
7/31/24	2.63	J.M.	Additional court maintenance

**TOTAL**      481.47

**MILES**        101

\*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 #: 2377  
Invoice Date: 9/30/24  
Due Date: 9/30/24  
Case:  
P.O. Number:

**Bill To:**

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

Description	Hours/Qty	Rate	Amount
2.330.572.4100 (MV Phones) -Statement Closing Date 8/20/24		88.09	88.09
<del>24.600.538.64000 (MV Repair &amp; Replacements) - Statement Closing Date 8/20/24</del>		<del>906.99</del>	<del>906.99</del>
2.310.513.49300 (MV Office Supplies) - Statement Closing Date 8/20/24		131.09	131.09
2.330.572.49400 (MV Special Events) - Statement Closing Date 8/20/24		418.60	418.60
2.330.572.34400 (MV Tennis Maintenance)- Statement Closing Date 8/20/24		245.90	245.90

**RECEIVED**  
SEP 09 2024  
BY: \_\_\_\_\_

<b>Total</b>	\$1,880.01
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	<del>\$1,880.01</del>

*\$883.68*

Double Branch / Middle Village American Express Charges  
GMS Statement Closing Date – Aug 20, 2024

Totals by GL

**Double Branch: \$1,450.45**

2.320.572.4100 (DB Phones) – \$88.09

2.320.572.5100 (DB Office Supplies) – \$131.08

34.600.538.6200 (DB Repair and Replacements) - \$812.71

2.320.572.49400 (DB Special Events) – \$418.57

**Middle Village: \$1,880.01**

2.330.572.4100 (MV Phones) – \$88.09

2.310.513.49300 (MV Office Supplies) – \$131.09

34.600.538.64000 (MV repair & replacements) – \$996.33

2.330.572.49400 (MV Special Events) – \$418.60

2.330.572.34400 (MV Tennis Maintenance) - \$245.90



JAY SORIANO  
Card Ending 6-63083

				Amount
07/25/24	HARBOR FREIGHT TOOLS 3542 0354 800-444-3353	ORANGE PARK	FL	\$236.46
07/26/24	POOLWEB.COM +12078777900	AUGUSTA	ME	\$73.50

Continued on reverse

				Amount
07/27/24	IONOS 877-461-2631	www.ionos.com	PA	\$4.00
07/30/24	TRACTOR SUPPLY CO 8668724850 Retail Store	ORANGE PARK	FL	\$46.20
07/30/24	TRACTOR SUPPLY CO 8668724850 Retail Store	ORANGE PARK	FL	\$29.01
08/01/24	PINCH & PENNY 242 ECO 00000002 9046999629	JACKSONVILLE	FL	\$585.89
08/02/24	RINGCENTRAL INC 14129658002 94002	888-898-4591	CA	\$176.18
08/04/24	WAL-MART SUPERCENTER 6978 6978 DISCOUNT STORE	JACKSONVILLE	FL	\$299.06
08/06/24	WAL-MART SUPERCENTER 3308 3308 DISCOUNT STORE	MIDDLEBURG	FL	\$475.91
08/07/24	HARBOR FREIGHT TOOLS 3542 0354 800-444-3353	ORANGE PARK	FL	\$107.48
08/08/24	IONOS 877-461-2631	www.ionos.com	PA	\$22.40
08/10/24	WAL-MART SUPERCENTER 3308 3308 DISCOUNT STORE	MIDDLEBURG	FL	\$116.57
08/11/24	PIZZA HUT 004255 0000 904-771-8480	JACKSONVILLE	FL	\$138.72
08/11/24	PIZZA HUT 041907 4190 216-525-2715	MIDDLEBURG	FL	\$138.51
08/11/24	PUBLIX #128 000000128 8636881188	JACKSONVILLE	FL	\$58.27
08/11/24	PUBLIX 8636881188	ORANGE PARK	FL	\$54.38
08/11/24	PUBLIX 8636881188	ORANGE PARK	FL	\$25.76
08/12/24	POOLWEB.COM +12078777900	AUGUSTA	ME	\$122.86
08/15/24	HARBOR FREIGHT TOOLS 3542 0354 800-444-3353	ORANGE PARK	FL	\$234.23
08/15/24	ADVANCE AUTO PARTS 944802529401 32073 BATTERY SILVER HEAD 1 EA DHSVR CORE BATTERY SILVER 1 EA 1 EA	ORANGE PARK	FL	\$240.25
08/16/24	AUTOZONE 6307 090008307 8002886966	JACKSONVILLE	FL	\$29.09
08/18/24	BUILDASIGN 60048258632092	AUSTIN	TX	\$541.14
08/17/24	HEAD/PENN RACQUET STRS 586436 244912 85043	PHOENIX	AZ	\$245.90
08/17/24	AMAZON MARKETPLACE NA PA MERCHANDISE	AMZN.COM/BILL	WA	\$60.79
08/17/24	AMAZON MARKETPLACE NA PA MERCHANDISE	AMZN.COM/BILL	WA	\$160.74
08/19/24	WAL-MART SUPERCENTER 6978 6978 DISCOUNT STORE	JACKSONVILLE	FL	\$235.77
08/19/24	ADVANCE AUTO PARTS 697104318601 32065	JACKSONVILLE	FL	\$173.60



Store # 06971

6251 Argyle Forest Blvd, Ste 5  
 Jacksonville FL 32244 (904) 778 2723  
 08/19/24 13:10 REG 04 TRN# 3186

ITEM	QTY	PRICE	TOTAL
BATTERY-SILVER 1 EA 1 E 2040328			
263	1	\$199.99	\$199.99
24 MO.FREE REPI 0 MO PRORATED			
Discount Amount: \$-40.00			
Item #: 26.00%			
BATTERY FEE	1	\$1.50	\$1.50
CORE BATTERY-SILVER 1 92040328			
263	1	\$22.00	\$22.00
CORE - BATTERY-SILVER 1 92040328			
263	-1	\$22.00	\$-22.00

Reason:Core Return

Sub Total	\$161.49
11 Tax @ 7.5000%	\$12.11
Total	\$173.60

\*173.60 PURCHASE @ 1:13 PM  
 AmEx \*\*\*\*\*3053 CHIP REA  
 AUTH 811154 APPROVED REF 687104318601  
 EMV CARD 1 MERCH 315488 1 TERM 2  
 Issuer ARQC E1807F4378880C51  
 AID A000000026010801

SP Acct Name:  
 Your Speed Perks Account As of 08/18/24  
 Current Member Level: Club  
 Join Speed Perks Text Alerts Today!  
 Receive your rewards & special offers  
 instantly to your mobile device.  
 Text JOIN to 77333 to subscribe.  
 Message and data rates may apply.

CUSTOMER: Soriano, Jay

Z2QVS122S41K3D



**WE WANT YOUR FEEDBACK**

Complete a one-minute survey  
 about your experience  
[advanceautoparts.com/survey](http://advanceautoparts.com/survey)  
 Enter code:697104 03186 4232

**JOIN OUR TEAM! NOW HIRING!**



Store # 09443

1200 BLANDING BLD  
 ORANGE PARK FL 32065 (904) 272-4707  
 08/15/24 13:17 REG 02 TRN# 5294

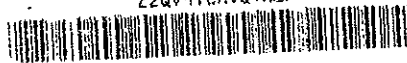
ITEM	QTY	PRICE	TOTAL
BATTERY-SILVER 1 EA 1 E 2040174			
26R3	1	\$199.99	\$199.99
24 MO.FREE REPI 0 MO PRORATED			
BATTERY FEE	1	\$1.50	\$1.50
CORE BATTERY-SILVER 1 E 92040174			
26R3	1	\$22.00	\$22.00
2 YR FREE REPLACEMENT			
Sub Total			\$225.49
11 Tax @ 7.5000%			\$15.76
Total			\$241.25

\$240.25 PURCHASE @ 1:18 PM  
 AmEx \*\*\*\*\*3053 CHIP REA  
 AUTH 801778 APPROVED REF 844302628401  
 EMV CARD 1 MERCH 313304 1 TERM 2  
 Issuer ARQC 73FD9EE7D8888A8  
 AID A000000026010801

SP Acct Name: SORIANO, JAY  
 Your Speed Perks Account As of 08/14/24  
 Current Member Level: Club  
 Join Speed Perks Text Alerts Today!  
 Receive your rewards & special offers  
 instantly to your mobile device.  
 Text JOIN to 77333 to subscribe.  
 Message and data rates may apply.

CUSTOMER: Soriano, Javier

Z2QV41CHVQ1N2F



**WE WANT YOUR FEEDBACK**

Complete a one-minute survey  
 about your experience  
[advanceautoparts.com/survey](http://advanceautoparts.com/survey)  
 Enter code:944302 03294 4228

**JOIN OUR TEAM! NOW HIRING!**  
[www.advanceautoparts.jobs](http://www.advanceautoparts.jobs)

Final Details for Order #112-7403630-3673818

Print this page for your records.

Order Placed: August 17, 2024
Amazon.com order number: 112-7403630-3673818
Order Total: \$160.74

Shipped on August 19, 2024

Items Ordered Price
1 of: Greenworks PRO 170 MPH 700 CFM 60V Battery Cordless Handheld Leaf Blower (Tool Only) \$130.00
Sold by: Veteran Supply Co. (seller profile)
Supplied by: Other
Condition: New

Shipping Address:
Jay Soriano
370 OAKLEAF VILLAGE PKWY
ORANGE PARK, FL 32065-4259
United States

Shipping Speed:
Standard Shipping

Payment information

Payment Method:
American Express ending in 3053

Billing address
Jay Soriano
475 W TOWN PL
SAINT AUGUSTINE, FL 32092-3648
United States

Item(s) Subtotal: \$130.00
Shipping & Handling: \$20.99
Total before tax: \$150.99
Estimated tax to be collected: \$9.75
Grand Total: \$160.74

Credit Card transactions AmericanExpress ending in 3053: August 19, 2024: \$160.74

To view the status of your order, return to Order Summary.

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United States

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Final Details for Order #112-4256735-4060249

[Print this page for your records.](#)

Order Placed: August 17, 2024  
Amazon.com order number: 112-4256735-4060249  
Order Total: **\$60.73**

**Shipped on August 19, 2024**

**Items Ordered** **Price**  
1 of: *5in Round Pole Mount Bracket Tenon Adaptor with 2-3/8in Single Vertical Tenon for Slip Fitter Mount Outdoor Street Light, Parking Lot Lights, and Commercial Street Area Lighting, Bronze* \$56.49  
Sold by: HTM Lighting Solutions (seller profile)  
Supplied by: Other  
  
Condition: New

**Shipping Address:**  
Jay Soriano  
370 OAKLEAF VILLAGE PKWY  
ORANGE PARK, FL 32065-4259  
United States

**Shipping Speed:**  
Standard Shipping

**Payment information**

**Payment Method:**  
American Express ending in 3053

**Billing address**  
Jay Soriano  
475 W TOWN PL  
SAINT AUGUSTINE, FL 32092-3648  
United States

Item(s) Subtotal:	\$56.49
Shipping & Handling:	\$0.00
-----	
Total before tax:	\$56.49
Estimated tax to be collected:	\$4.24
-----	
<b>Grand Total:</b>	<b>\$60.73</b>

**Credit Card transactions** AmericanExpress ending in 3053: August 19, 2024: \$60.73

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**AutoZone 6307**

9606 ARGYLE FOREST  
JACKSONVILLE, FL  
(904)777-0013

Rewards Account 910100XXXXX6191  
#000411475 AZ111CS 11.49 P  
Durafast Gold Zinc  
Top Post Terminal, 2 Pk  
#000257146 M407 9.99 P  
Noco Battery  
Terminal Treatment Kit, KT  
SUBTOTAL 21.48  
STATE TAX @ 7.500% 1.61  
SALE TOTAL 23.09  
XXXXXXXXXXXX3053 AMEX 23.09  
Approval # 821122

Data Source: CHIP  
AppName/Label: AMERICANEXPRESS  
AID: A000000025010B01  
TC: 7EA40B3C1A13FC6C

REG # 01 CSR #05 RECEIPT # 491180  
STR. TRANS #191734  
STORE #6307  
DATE 08/16/2024 11:40  
# OF ITEMS SOLD: 2



Member: JAY SDRIANO  
As of 08/17/2024 at 09:03:01 AM CST  
Your Credits Balance: 3 of 5

Don't worry about losing your receipt!  
Access your purchase history and view  
program terms and conditions at  
[www.autozone.com/rewards](http://www.autozone.com/rewards)

AutoZone Rewards Support:1-800-741-9179  
How did we do?  
Tell us by going to  
[www.autozonecares.com](http://www.autozonecares.com)

Ref No:  
6307-191734-240816-2

Looking for a rewarding career?  
Apply now by scanning the QR code below.  
Click the red pin in the second box and  
select use my current location to find  
the opportunities nearest to you!



# HARBOR FREIGHT

QUALITY TOOLS LOWEST PRICES

ORANGE PARK FL 32065  
1241 Blending Blvd Ste. 39  
Orange Park, FL 32065  
Telephone: (904) 385-5253

## SALE

Customer Name: Jay Soriano  
Customer Number: 888002359461

60584 TARP MESH 12 X 20 \$54.99  
60584 TARP MESH 12 X 20 \$54.99  
63054 10FT X 20FT PORTABLE CAR CANO \$109.99

Subtotal \$219.97  
Sales Tax 0.000% \$16.49  
Total \$236.46

American Express \$236.46  
Card No. XXXXXXXXXXXX3053  
Expiration Date XX/XX  
Auth. No. 828781

### AMERICAN EXPRESS

~~Chip Read~~  
Signature Verified  
Mode: Issuer  
AID: A00000025010801  
TVR: 000008000  
IAD: 06550103602002  
TSI: F800  
ARC: 00

Please Retain for Your Records

Store: 03542 Reg: 04 Tran: 019436  
Date: 7/25/2024 10:57:52 AM Assoc: XXXXXX  
Ticket: 0419436

# HARBOR FREIGHT

ORANGE PARK FL #3542  
1241 Blending Blvd Ste. 39  
Orange Park, FL 32065  
Telephone: (904) 385-5233

## SALE

Customer Name: Jay Soriano  
Customer Number: 888002359461

62860 10FT X 17FT PORTABLE GARAGE \$189.99  
Original Price: \$229.99  
Coupon Discount: (\$40.00)  
403 1YR ITC MEMBERSHIP \$29.99

Subtotal \$219.98  
Sales Tax 0.000% \$14.25  
Non Taxable 0.000% \$0.00  
Total \$234.23

Additional Savings \$40.00 \$234.23

American Express  
Card No. XXXXXXXXXXXXX3053  
Expiration Date XX/XX  
Auth. No. 808036

AMERICAN EXPRESS  
Chip Read  
Signature Verified  
Mode: Issuer  
AID: A000000025010801  
TVR: 0000008000  
IAD: 0655010360A002  
TSI: F800  
ARC: 00

Please Retain for Your Records

Store: 03542    Reg: 01    Tran: 014727  
Date: 8/15/2024 12:52:32 PM    Assoc: XXXXXX  
Ticket: 0114727

Item(s) Sold: 2  
Item(s) Returned: 0

Benjamin served you today  
Thank you for shopping at  
ORANGE PARK FL #3542

Proof of Purchase Required for Returns/  
Exchanges Within 90 Days of Purchase.

\*\*\*\*\*  
**GET EXCLUSIVE DEALS**  
Sign up today at HarborFreight.com/email  
or Text TOOLS to 34648



# HARBOR FREIGHT

QUALITY TOOLS LOWEST PRICES

ORANGE PARK FL #3542  
1241 Blandins Blvd Ste. 39  
Orange Park, FL 32065  
Telephone: (904) 385-5253

## SALE

Customer Name: Jay Soriano  
Customer Number: 888002359461

57029 TARP EXTREME DUTY 12 X 20 \$99.98  
2 @ \$49.99 = \$99.98

Subtotal \$99.98  
Sales Tax 0.000% \$7.50  
Total \$107.48

American Express \$107.48  
Card No. XXXXXXXXXXXX3053  
Expiration Date XX/XX  
Auth. No. 827946

### AMERICAN EXPRESS

Chip Read

Signature Verified

Mode: Issuer

AID: A000000025010801

TVR: 0000008000

IAD: 0655010360A002

TSI: F800

ARC: 00

Please Retain for Your Records

Store: 03542    Reg: 04    Tran: 021689  
Date: 8/7/2024 11:50:22 AM    Assoc: XXXXXX  
Ticket: 0421689



HEAD/Penn Racquet Sports  
 306 South 45th Avenue  
 Phoenix, AZ 85043-3913

Sold-to address

Middle Village CDD  
 DBA Oakleaf Plantation  
 475 Town Place West Ste 114  
 SAINT AUGUSTINE FL 32092

Customer No. 715220

Invoice 5193731409			
Billing Date 08/16/2024	Ship Date 08/16/2024	Order Date 08/14/2024	Requested Date 08/14/2024
Terms Credit Card preauth.			Due Date
Order No. 5103276372	P.O. Number Andy 8/14	Order Entered By: OMS3_CPIC	
Salesrep: ELLIS, JEFF Order Placed By: RT18			

Ship-to address  
 Oakleaf Plantation  
 370 Oakleaf Village Pwky  
 ORANGE PARK FL 32065

Authorization no.:

175399 24081416961779

Material	Description	Size	Quantity	List Price	Discount %	Unit Price	Extended Price
230414	Boom MP 2024 Alternate Item 10	U 30	1 PC	176.00	8.000	161.92	161.92
287272	HEAD Ball Trolley-Replacemen Item 20		4 PC	20.00	8.000	18.40	73.60
Total Number of Units		5					

Shipping Information

Packing Slip, BOL: 5183585639  
 Shipping Terms: FOB Origin  
 Shipment Origin: BALTIMORE MD  
 Shipped Via: FED EX GROUND (PPA)  
 Gross Weight: 7.000 LB 3.175 KG

Box Tracking Number

289180170540980

Total Number of Cartons 1

Items total	235.52	USD
Freight Charge	10.38	USD
Final amount	245.90	USD
Charged to your American Express *****052	245.90	USD
Balance Due	0.00	USD

We recommend all dealers use our Online Management Platform (OMS).  
 This site allows you to see current stock of goods, place orders,  
 track orders, and check invoices 24 hours a day!  
 To receive your login information please email: [askus@us.head.com](mailto:askus@us.head.com)



**IONOS Inc.**  
2 Logan Square, 100 N 18th St., Suite 400  
Philadelphia, PA 19103  
USA


2 Logan Square, 100 N 18th St. · Suite 400  
Philadelphia, PA 19103 · USA

Jay Soriano  
370 Oakleaf Village Pkwy  
Orange Park, FL 32065-4259  
UNITED STATES

**Invoice:** 202050583335  
**Invoice Date:** 07/26/2024  
**Customer ID:** 270980442  
**Contract ID:** 48060001

**Help Center:** [ionos.com/help](https://ionos.com/help)  
**My IONOS:** [my.ionos.com/invoices](https://my.ionos.com/invoices)

**Your IONOS Personal Consultant:**

Tiffany Masters  
 2673666050

## Invoice

Billing period starting: 07/25/2024

Item	Service	Charges	Usage	Taxable Portion	Total
<b>Contract: 48060001 - IONOS Expert</b>					
1	Website Bullder 07/25/2024-08/25/2024	\$4.00 a month	1 mo.	\$0.00	\$4.00
<b>Net Total</b>					<b>\$4.00</b>
<b>Net (non-taxable portion)</b>					<b>\$4.00</b>
<b>Net (taxable portion)</b>					<b>\$0.00</b>
<b>Tax</b>					<b>\$0.00</b>
<b>Total amount due</b>					<b>\$4.00</b>

Please **DO NOT** send cash, check or money order

The total amount due will be charged to your credit card within the next seven days, most likely in the next day or two. Thank you.

Do you have questions regarding this invoice?  
Please refer to your Help Center or log in to [my.ionos.com](https://my.ionos.com) for further information.



**IONOS Inc.**  
2 Logan Square, 100 N 18th St., Suite 400  
Philadelphia, PA 19103  
USA


2 Logan Square, 100 N 18th St. · Suite 400  
Philadelphia, PA 19103 · USA

Jay Soriano  
370 Oakleaf Village Pkwy  
Orange Park, FL 32065-4259  
UNITED STATES

**Invoice:** 202050754550  
**Invoice Date:** 08/07/2024  
**Customer ID:** 270980442  
**Contract ID:** 85644648

**Help Center:** [ionos.com/help](https://ionos.com/help)  
**My IONOS:** [my.ionos.com/invoices](https://my.ionos.com/invoices)

**Your IONOS Personal Consultant:**

Tiffany Masters  
 2673666050

## Invoice

Billing period starting: 08/06/2024

Item	Service	Charges	Usage	Taxable Portion	Total
<b>Contract: 85644648 - IONOS MyWebsite Creator+</b>					
1	Basic Fee 08/06/2024-09/06/2024	\$28.00 a month	1 mo.	\$0.00	\$28.00
2	Special Offer Discount for line-item 1	Special Offer		\$0.00	\$-5.60
<b>Net Total</b>					<b>\$22.40</b>
<b>Net (non-taxable portion)</b>					<b>\$22.40</b>
<b>Net (taxable portion)</b>					<b>\$0.00</b>
<b>Tax</b>					<b>\$0.00</b>
<b>Total amount due</b>					<b>\$22.40</b>

Please **DO NOT** send cash, check or money order

The total amount due will be charged to your credit card within the next seven days, most likely in the next day or two. Thank you.

Do you have questions regarding this invoice?  
Please refer to your Help Center or log in to [my.ionos.com](https://my.ionos.com) for further information.

PINCH A PENNY #242  
 9715 Crosshill Boulevard, #105  
 Jacksonville, FL 32222



STORE242@PINCHAPENNY.COM

## STATEMENT

Jay Soriano  
 370 oakleaf village parkway

Billing Period Start Date 06/05/24

orange park fl 32065

Client Code 1461

Billing Group: A-Due Upon  
 Receipt

Date	INV	Transaction	Description	Amount
6/5/2024	9577	Invoice	Chlorine Cheswick GAL SODIUM HYPOCHLORITE Qty: 42.5 \$204.00	\$204.00
6/6/2024	9587	Invoice	chem ALGAE EATER PLUS 1 GAL. Qty: 4 \$59.96	\$59.96
6/6/2024	9588	Invoice	chlorine Cheswick GAL SODIUM HYPOCHLORITE Qty: 30 \$81.60	\$81.60
7/5/2024	9806	Invoice	chlorine for cheswick GAL SODIUM HYPOCHLORITE Qty: 35 \$168.00 1/2" CHLORINE CONTROL VALVE Qty: 1 \$87.99	\$255.99
7/5/2024	9807	Invoice	CHLORINE FOR MIDDLE VILLAGE GAL SODIUM HYPOCHLORITE Qty: 25 \$120.00	\$120.00
7/5/2024		Credit Card Payment	80519968398	-\$245.56
7/17/2024	9842	Invoice	double branch - floats, lrg pool rope float Qty: 2 \$18.00 ALGAE EATER PLUS 1 GAL. Qty: 4 \$59.96	\$77.96
8/1/2024	10008	Invoice	Double Branch Tile and Liner cleaner TILE & LINER CLEANER QT. Qty: 6 \$131.94	\$131.94
8/1/2024		Credit Card Payment	80558948271	-\$585.89

Current	31-60 Days over due	61-90 Days over due	90+ Days over due	Amount Due
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Thank you

To ensure proper credit to your account, indicate amount paid and check number on slip, then detach and mail slip with your payment.

Client Info:  
 Rolling Hills HOA

Billing Date	Client Code	Amount Due
08/01/24	1461	\$0.00







ORDER 13933179425

## Thank you for your purchase!

We're getting your order ready to be shipped. We will notify you when it has been sent.

### Order summary

 <b>5 Inch x 9 Inch Handi-Lock Pool Float for 3/4 Inch</b>	
 <b>Rope x 6</b>	<b>\$73.50</b>
Red/White/Red	
Subtotal	<b>\$73.50</b>
Shipping	<b>\$0.00</b>
Taxes	<b>\$0.00</b>
Total	<b>\$73.50 USD</b>

### Customer information

Shipping address  
GMS llc  
370 Oakleaf Village Parkway  
Orange Park FL 32065

Billing address  
GMS llc  
475 west town place  
St. Augustine FL 32092

Shipping method  
Standard



ORDER 13933181788

## Thank you for your purchase!

We're getting your order ready to be shipped. We will notify you when it has been sent.

### Order summary



**Small Spur Gear - Plated × 1**

**\$122.86**

Subtotal **\$122.86**

Shipping **\$0.00**

Taxes **\$0.00**

Total **\$122.86 USD**

### Customer information

#### Shipping address

GMS llc  
370 Oakleaf Village Parkway  
Orange Park FL 32065

#### Billing address

GMS llc  
475 west town place  
St. Augustine FL 32092

#### Shipping method

Standard

# Publix

Oakleaf Plantation Center  
9518 Argyle Forest Blvd  
Jacksonville, FL 32222  
Store Manager: Dave Lawson  
904-317-5758

*Back 2  
School  
Event*



08/11/2024 12:21:31

# Publix

Oak Leaf Commons  
1075 Oakleaf Plantation Parkway  
Orange Park, FL 32065  
Store Manager: Wes Williams  
904-231-5105

*Back 2  
School  
Event*



08/11/2024

TCE 16 LB	4 @ 5.99	23.96	1 F
Order Total		23.96	
Sales Tax		1.80	
Grand Total		25.76	
Credit	Payment	25.76	
Change		0.00	

Receipt ID: 0129 081 023 537

TCE 16 LB	4 @ 5.99	23.96	1 F
PUB NPK EVERYDAY		3.29	1
PUB NPK EVERYDAY		3.29	1
PUB NPK EVERYDAY		3.29	1
PUB ULTRA PLATE		6.74	1
PUB ULTRA PLATE		6.74	1
PUB ULTRA PLATE		6.74	1

Order Total		54.74	
Sales Tax		4.07	
Grand Total		58.81	
Credit	Payment	58.81	
Change		0.00	

Receipt ID: 0129 081 023 537

PRESTO!  
Trace #: 021911  
Reference #: 0690026147  
Acct #: XXXXXXXXXXXX3053  
Purchase American Express  
Amount: \$58.27  
Auth #: 807366

CREDIT CARD  
4000000025010807  
Entry Method:  
Mode:  
PURCHASE  
AMERICAN EXPRESS  
Chip Read  
Issuer

Receipt ID: 0129 081 023 537  
Trace #: 046516  
Reference #: 0312080618  
Acct #: XXXXXXXXXXXX3053  
Purchase American Express  
Amount: \$58.27  
Auth #: 807366

CREDIT CARD  
PURCHASE  
AMERICAN EXPRESS

Our cashier was Nancy

08/11/2024 12:21:31 081 023 537 R109 7496 C0107

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

Publix Super Markets, Inc.



## Recurring Statement

### Account Information

**Account Number:** . (904) 770-4650  
**Statement Date:** 08/02/2024  
**Subscription Name:** RingEX Standard™  
**Document #:** 14129658002

**Bill To:**  
Jay Soriano  
Oakleaf Plantation  
475 west town place  
St Augustine, FL 32092 .

**Statement Summary**  
**Total Current Charges**

**\$176.18**

*Your credit card ending in [8052] was charged \$176.18.  
This charge will appear as "RINGCENTRAL, INC" on your credit card statement.*

### Statement Details

Period	Description	Unit Price	Quantity	Amount
08/02/2024 - 09/01/2024	RingEX Standard™ - Monthly Subscription Fee	\$0.00	1	\$0.00
08/02/2024 - 09/01/2024	DigitalLine Unlimited - (904) 342-1441	\$34.99	1	\$34.99
08/02/2024 - 09/01/2024	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
08/02/2024 - 09/01/2024	DigitalLine Unlimited - (904) 770-4648	\$34.99	1	\$34.99
08/02/2024 - 09/01/2024	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
08/02/2024 - 09/01/2024	DigitalLine Unlimited - (904) 770-4649	\$34.99	1	\$34.99
08/02/2024 - 09/01/2024	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
08/02/2024 - 09/01/2024	DigitalLine Unlimited - (904) 770-4661	\$34.99	1	\$34.99
08/02/2024 - 09/01/2024	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
08/02/2024 - 09/01/2024	DigitalLine Unlimited - (904) 770-4667	\$34.99	1	\$34.99
08/02/2024 - 09/01/2024	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
Charges after Discounts and Prorates:				\$134.90
Total Charges:				\$134.90
Total Taxes and Fees:				\$41.28
<b>Total Charged to Credit Card:</b>				<b>\$176.18</b>

**TRACTOR  
SUPPLY CO**  
TractorSupply.com

1701 BLANDING BLVD  
MIDDLEBURG, FL 32068  
904-214-3260

DB/  
MV

Ticket: 567007  
Date: 7/30/24 Time: 3:04 PM  
Store: 542 Register: 1  
Cashier: Elizabeth

Item	Qty	Price	Amount
BKN 2PK C MOUNT PTN S CUT 2296237	1	17.99	17.99
RS 1L BN 1 1/4LN REC 2 1/2LN DRP 3600LB 1891496	1	24.99	24.99
		Subtotal	42.98
		Tax	3.22
		Total	46.20

American Express - SALE 46.20  
\*\*\*\*\*3053 EMV Chip  
Authorization #: 828307  
Terminal ID : 001790542000100  
Cryptogram : 7560900A6E5858FB  
AID : A000000125010801  
APP : AMERICAN EXPRESS  
CVM : NONE / 5E0300  
TVR : 0000008000 / ISI : E800

Change 0.00  
I agree to pay the above amount according  
to my card issuer agreement.

Give us feedback @ survey.walmart.com  
Thank you! ID #:71MSTK2FKKZY



SUPERCENTER  
904-365-2555 Mgr: BRIAN

ST# 06978 OP# 000701 TE# 67 TR# 07818  
# ITEMS SOLD 3  
TC# 8388 6876 3810 3411 1102 5



952SUPERCOMB	088989482465	131.00 0
951 COMBO	088989482464	80.00 0
COMBO SKINNE	067618778141	24.77 0
	SUBTOTAL	235.77
	TOTAL	235.77
	AMEX - TEND	235.77

AMERICAN EXPRESS \*\*\* \*\*\*\* \*\*\*3 053 1 0  
APPROVAL # 822468  
REF # 423200469786  
TRANS ID - 011684365670072  
AID A00000025010801  
AAC 682E3A3A35C95E76  
TERMINAL # 52443143  
\*NO SIGNATURE REQUIRED

08/19/24 11:18:10  
08/19/24 CHANGE DUE 0.00  
11:18:19  
\*\*\*CUSTOMER COPY\*\*\*



Get free delivery \_\_\_\_\_  
from this store  
with Walmart+

Scan for 30-day free trial.



904-214-9411 MariSARA  
1580 BRANAN FIELD RD  
MIDDLEBURG FL 32068

Back 2 school event

ST# 03308 OP# 001171 TR# 07 TR# 06248

\*\*\*\*\*  
\* TAX EXEMPT SALE \*  
\*\*\*\*\*

CALC FX-9750	088923260964	54.00	R
EX FINE 12CT	0071641186603	8.97	R
IJ 300 BCT	007164110389	4.37	R
Q2 10PK PENS	007283831024	9.88	R
EX 12 CRM PK	007164117234	8.97	R
JBL VIBE FLX	005003639133	59.00	R
ES EMERSONBP	009107402366	19.98	R
ES EMERSONBP	009107402366	19.98	R
BACKPACKS	019739491362	9.98	R
BACKPACKS	019739491362	9.98	R
TAL 180Z	019655707842	12.44	X
TAL 180Z	019655707842	12.44	X
TAL 160Z	019655707846	9.82	X
TAL 160Z	019655707846	9.82	X
REUSABLELBS	084409304839	4.98	R
REUSABLELBS	084409304839	4.98	R
TIC 12CT YLW	007206713812	2.94	R
TIC 12CT YLW	007206713812	2.94	R
TIC 12CT YLW	007206713812	2.94	R
TIC 12CT YLW	007206713812	2.94	R
CRAYONS	088492010201	0.40	R
CRAYONS	088492010201	0.40	R
EM GS 2CT	002600000822	0.50	R
EM GS 2CT	002600000822	0.50	R
EM GS 2CT	002600000822	0.50	R
EM GS 2CT	002600000822	0.50	R
PG ERASER PK	890132404643	1.84	R
PG ERASER PK	890132404643	1.84	R
BIN BLU SCIS	002033508072	1.58	R
BLUNT TURQ	002033508189	1.58	R
COMP BOOK	002622951410	0.50	R
COMP BOOK	002622951410	0.50	R
COMP BOOK	002622951010	0.50	R
COMP BOOK	002622951010	0.50	R
PG 1SUB NTBK	002622957370	0.46	R
PG 1SUB NTBK	002622957370	0.46	R
PG 1SUB NTBK	002622957270	0.46	R
PG 1SUB NTBK	002622957270	0.46	R
PG 1SUB NTBK	002622957470	0.46	R
PG 1SUB NTBK	002622957470	0.46	R
PG 1SUB NTBK	002622957170	0.46	R
PG 1SUB NTBK	002622957170	0.46	R
COMP BOOK	002622951110	0.50	R
COMP BOOK	002622951110	0.50	R
COMP BOOK	002622951016	0.50	R
COMP BOOK	002622951016	0.50	R
INDEX CARD	084410603923	0.72	R
INDEX CARD	084410603920	0.72	R
INDEX CARD	084410603923	0.72	R
INDEX CARD	084410603920	0.72	R
CR 12 CLAPEN	007166204012	0.97	R
CR 12 CLAPEN	007166204012	0.97	R

BIN BLDE	002033508079	4.98	R
BIN BLDE	002033508079	4.98	R
COPY PAPER	084235606159	5.57	R
COPY PAPER	084235606159	5.57	R
SH HL 12C	007164120210	6.97	R
SH HL 12C	007164120210	6.97	R
PG PENC 24CT	890132404617	0.97	R
PG PENC 24CT	890132404617	0.97	R
BIC CR 1OBLK	007033068271	1.27	R
BIC CR 1OBLK	007033068271	1.27	R
BIC CR 1OBLU	007033068272	1.27	R
BIC CR 1OBLU	007033068272	1.27	R
BIC PEN RED	007033091364	1.27	R
BIC PEN RED	007033091364	1.27	R
PG PENC 24CT	890132404617	0.97	R
PG PENC 24CT	890132404617	0.97	R
SH AS HL 42	007164112650	2.44	R
SH AS HL 42	007164112650	2.44	R
BIC 6/HL AST	007033090837	1.72	R
SH 4CT HL	007164127174	2.44	R
POSTIT CUBE	063806092792	4.98	R
POSTIT CUBE	063806092792	4.98	R
CALC FX-300	088923260964	9.74	R
CALC FX-300	088923260964	9.74	R
GOAIRPOP BK	081288701718	24.88	R
GOAIRPOP BK	081288701718	24.88	R
PH IJ 16CT	007164110046	4.97	R
PH IJ 16CT	007164110046	4.97	R
SH 4CT HL	007164127174	2.44	R
SH 4CT HL	007164127174	2.44	R
EXPD DE FN	007164186674	4.47	R
EXPD DE FN	007164186674	4.47	R
EXPD DE FN	007164186674	4.47	R
EXPD DE FN	007164186674	4.47	R
FILLER PAPER	002622959156	0.97	R
FILLER PAPER	002622959156	0.97	R
FILLER PAPER	002622959156	0.97	R
FILLER PAPER	002622959156	0.97	R
COPY PAPER	084235606159	5.57	R
COPY PAPER	084235606159	5.57	R
SUBTOTAL		475.91	

REASON: GOVERNMENT (5)  
Tax ID: 858012511046C7  
GOVERNMENT (5)  
9112/  
GOVERNMENT, LOCAL

Single Purchase Exemption  
Consumer's Certificate of Exemption  
DR-14  
Issued Pursuant to Chapter 212,  
Florida Statute  
Certificate Number: 858012511046C7  
Expiration Date:  
This Certifies that:  
DOUBLE BRANCH COMMUNITY DEVELOPMENT  
475 W TOWN PL STE 114  
ST AUGUSTINE  
FL 32092

is exempt from the payment of Florida  
sales and use tax on real property  
rented, transient rental property  
rented, tangible personal property  
purchased or rented, or services  
purchased.  
\*\*\*\*\*  
\* TAX EXEMPT SALE \*  
\*\*\*\*\*  
08/06/24 11:25:07

PIZZA HUT  
DELIVERY

Back 2 School Event

\*\*\*\*\*  
\*\* FUTURE DATE  
\*\* DUE: 08/11/2024 at 12:45 PM  
\*\*\*\*\*

Ticket #00000  
Item Count: 10

ENTERED BY  
ADRIANA  
038661 08/09/2024 8:29 PM

JAY  
370 OAKLEAF VILLAGE PKWY  
ORANGE PARK FL 32065

904-562-0249  
Business

OAKLEAF POOL

01 1 Large  
Hand toss  
Cheese  
Pepperoni

02 1 Large  
Hand toss  
Cheese  
Pepperoni

03 1 Large  
Hand toss  
Cheese  
Pepperoni

04 1 Large  
Hand toss  
Cheese  
Pepperoni

Flip over for more!

Flip over for more!

Flip over for more!

Flip over for more!

Flip over

05 1 Large  
Hand toss  
Cheese  
Pepperoni

06 1 Large  
Hand toss  
Cheese

07 1 Large  
Hand toss  
Cheese

08 1 Large  
Hand toss  
Cheese

09 1 Large  
Hand toss  
Cheese

10 1 Large  
Hand toss  
Cheese

Subtotal  
Delivery Charge  
SALES TAX  
Balance Due

Flip over for more!

Flip over for more!

Flip over for more!

Flip over for more!

Flip over for more!

Driver gratuity  
not included

ICONIC CHECK  
YOUR ORDER WAS CHECKED BY:



PIZZA HUT  
DELIVERY

Back 2 School event

\*\*\*\*\*  
\*\* FUTURE DATE \*\*  
\*\* DUE: 08/11/2024 at 12:45 PM \*\*  
\*\*\*\*\*

Ticket #00000

Item Count: 10

ENTERED BY  
TIFFANY  
041907 08/09/2024 8:05 PM

JAY  
845 OAKLEAF PLANTATION PKWY  
POOL  
ORANGE PARK FL 32065

904-562-0249  
Other

xy: 0-06

01 1 1aRge3topp  
Large  
Hand toss  
Cheese

10.99

02 1 1aRge3topp  
Large  
Hand toss  
Cheese

10.99

03 1 1aRge3topp  
Large  
Hand toss  
Cheese

10.99

04 1 1aRge3topp  
Large  
Hand toss  
Cheese  
Pepperoni

10.99

over for more!

Flip over for more!

Flip over for more!

Flip over for more!

Flip over for more!

Flip

05 1 1aRge3topp 10.99  
Large  
Hand toss  
Cheese  
Pepperoni

06 1 1aRge3topp 10.99  
Large  
Hand toss  
Cheese

07 1 1aRge3topp 10.99  
Large  
Hand toss  
Cheese  
Pepperoni

08 1 1aRge3topp 10.99  
Large  
Hand toss  
Cheese  
Pepperoni

09 1 1aRge3topp 10.99  
Large  
Hand toss  
Cheese  
Pepperoni

10 1 1aRge3topp 10.99  
Large  
Hand toss  
Cheese

over for more!

Flip over for more!

Flip over for more!

Flip over for more!

Flip over for more!

Subtotal 109.90  
Delivery Charge 4.99  
SALES TAX 8.62  
Balance Due 123.51

Driver gratuity  
not included

ICONIC CHECK  
YOUR ORDER WAS CHECKED BY:

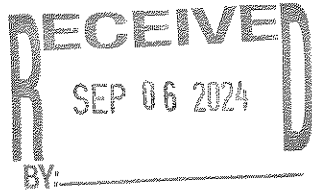
**Governmental Management Services, LLC**

1001 Bradford Way  
Klingston, TN 37763

**Invoice**

Invoice #: 2371  
Invoice Date: 9/1/24  
Due Date: 9/1/24  
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 - September 2024		7,047.00	7,047.00
  <i>Jerry Lambert</i> 9-6-24			

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

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

# Invoice

Invoice #: 2378  
Invoice Date: 9/10/24  
Due Date: 9/10/24  
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 September 7, 2024 2.300.369.103	32.5	25.00	812.50
<b>Total</b>			<b>\$812.50</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$812.50</b>

**RECEIVED**  
SEP 10 2024  
BY: \_\_\_\_\_

CAW  
9/10/24

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

**Middle Village CDD**

**Facility Event Staff Service Hours**

<b><u>Quantity</u></b>	<b><u>Description</u></b>	<b><u>Rate</u></b>	<b><u>Amount</u></b>
32.5	Facility Event Staff	\$ 25.00	\$ 812.50

Covers Period End: September 7, 2024

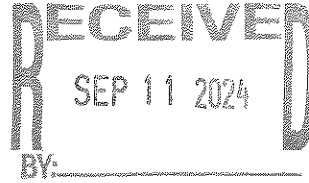
Amenities Revenue # 2.300.369.103

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

# Invoice

Invoice #: 2379  
Invoice Date: 9/11/24  
Due Date: 9/11/24  
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 9/7/24		495.00	495.00
<b>Total</b>			<b>\$495.00</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$495.00</b>

Wells Fargo Bank  
Transaction Receipt

Branch #0066070 03 Deposit

Account Number XXXXXXXXX4262  
CHK 00102

Number of Checks 14  
Check Listings

\$140.00  
\$20.00  
\$20.00  
\$50.00  
\$40.00  
\$40.00  
\$20.00  
\$10.00  
\$10.00  
\$20.00  
\$40.00  
\$25.00  
\$50.00  
\$70.00

Total Checks Amount \$555.00  
Total Deposit \$555.00

Transaction #020 2023  
01:08PM 09/10/24  
Deposit Credit Date: 09/10/24

Thank you, MONICA

## *Middle Village CDD*

### Breakdown of Revenues 9.10.24

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

9.10.24	\$ 550.00	\$ 495.00	\$ 55.00
---------	-----------	-----------	----------

<b>Subtotal</b>	\$ 550.00	\$ 495.00	\$ 55.00
-----------------	-----------	-----------	----------

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

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

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

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

9.10.24	\$ -	\$ -	\$ -
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<b>Subtotal</b>	\$ -	\$ -	\$ -
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Date	League Fees Fundraiser	GMS 0%	Middle Village CDD 100%
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9.10.24			\$ -
---------	--	--	------

<b>Subtotal</b>	\$0	\$0	\$ -
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<b>Total Revenues</b>	<b>\$ 550.00</b>	<b>\$ 495.00</b>	<b>\$ 55.00</b>
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**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice**

Invoice #: 2372

Invoice Date: 9/1/24

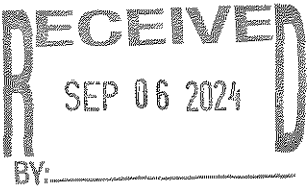
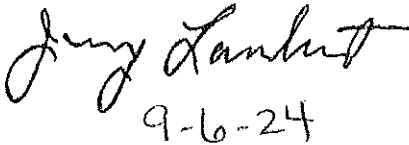
Due Date: 9/1/24

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 -September 2024		20,991.42	20,991.42
			
			
<b>Total</b>			\$20,991.42
<b>Payments/Credits</b>			\$0.00
<b>Balance Due</b>			\$20,991.42



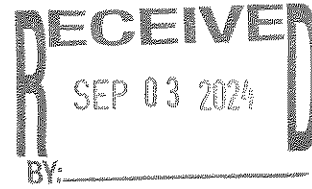
**From:** Oakleaf Venues [venuerentals@oakleafresidents.com](mailto:venuerentals@oakleafresidents.com)  
**Subject:** MVCDD refund of deposit request - JARED PRUITT  
**Date:** September 3, 2024 at 8:59 PM  
**To:** Todd Polvere [tpolvere@gmsnf.com](mailto:tpolvere@gmsnf.com), Oksana Kuzmuk [okuzmuk@gmsnf.com](mailto:okuzmuk@gmsnf.com)  
**Cc:** Marilee Giles [mgiles@gmsnf.com](mailto:mgiles@gmsnf.com), Alison Mossing [amossing@gmstnn.com](mailto:amossing@gmstnn.com)



Good evening, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
  - LOCATION – PO PATIO (SATURDAY) 10:00 A.M. to 2:00 P.M.
  - DATE OF VENUE – AUGUST 31, 2024
  - RESIDENT – JARED PRUITT
  - ADDRESS – 917 OTTER CREEK DRIVE, ORANGE PARK, FL 32065
  - AMOUNT OF REFUND - \$100.00
  - BOOKING FEE/DEPOSIT was via MC(8217):
    - DATED: 7/23/24
    - SEQ#: 3
    - BATCH#: 1065
    - INVOICE#: 3
    - APPROVAL CODE: 903205
    - 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 30 - September 2, 2024, and September 4, 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](mailto:venuerentals@oakleafresidents.com)  
(904) 770-4661 voice email  
(904) 375-9285 ext. 3  
[www.oakleafresidents.com](http://www.oakleafresidents.com)

Governmental Management Services

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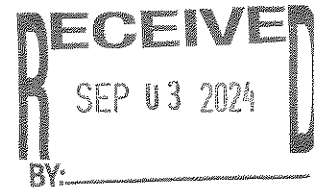
**From:** Oakleaf Venues [venuerentals@oakleafresidents.com](mailto:venuerentals@oakleafresidents.com)  
**Subject:** MVCDD refund of deposit request - JOI SCAVELLA  
**Date:** September 3, 2024 at 8:32 PM  
**To:** Todd Polvere [tpolvere@gmsnf.com](mailto:tpolvere@gmsnf.com), Oksana Kuzmuk [okuzmuk@gmsnf.com](mailto:okuzmuk@gmsnf.com)  
**Cc:** Marilee Giles [mgiles@gmsnf.com](mailto:mgiles@gmsnf.com), Alison Mossing [amosing@gmstnn.com](mailto:amosing@gmstnn.com)



Good evening, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
  - LOCATION – GRAND BANQUET (THURSDAY) 1:30 P.M. to 6:30 A.M.
  - DATE OF VENUE – AUGUST 29, 2024
  - RESIDENT – JOI SCAVELLA
  - ADDRESS – 8576 FLOORSTONE MILL DRIVE, ORANGE PARK, FL 32065
  - AMOUNT OF REFUND - \$500.00
  - BOOKING FEE/DEPOSIT was via AMEX(2005):
    - **GRAND BANQUET:**
    - DATED: 7/15/24
    - SEQ#: 3
    - BATCH #: 1057
    - INVOICE#: 3
    - APPROVAL CODE: 836135
    - 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 30 - September 2, 2024, and September 4, 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](mailto:venuerentals@oakleafresidents.com)  
(904) 770-4661 voice email  
(904) 375-9285 ext. 3  
[www.oakleafresidents.com](http://www.oakleafresidents.com)

Governmental Management Services



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

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MAKE CHECK PAYABLE TO:

  
The Lake Doctors, Inc.  
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	9/2/2024	\$1,594.00

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

0000000027159001000000020924900000015940092

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

**MIDDLE VILLAGE CDD**  
Invoice Due Date **9/12/2024**

**PLANTATION OAKS BLVD, ORANGE PARK, FL ORANGE PARK, FL 3206**  
Invoice **209249B** PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
9/2/2024	Water Management - Monthly		\$1594.00	\$0.00	\$1594.00

**Code to:**  
**2-320-572-4680**

Please remit payment for this month's invoice.

**RECEIVED**  
SEP 05 2024  
BY: \_\_\_\_\_

**Middle Village Lake Maintenance**

Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.	<b>Credits</b>	\$0.00
	<b>Adjustment</b>	\$0.00
	<b>AMOUNT DUE</b>	

**Total Account Balance including this invoice:**

\$1594.00

**This Invoice Total:**

\$1594.00

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

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

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

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

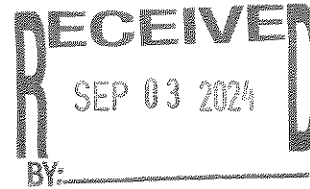
**From:** Oakleaf Venues [venuerentals@oakleafresidents.com](mailto:venuerentals@oakleafresidents.com)  
**Subject:** MVCDD refund of deposit request - LORETTA SOLOMON  
**Date:** September 3, 2024 at 8:45 PM  
**To:** Todd Polvere [tpolvere@gmsnf.com](mailto:tpolvere@gmsnf.com), Oksana Kuzmuk [okuzmuk@gmsnf.com](mailto:okuzmuk@gmsnf.com)  
**Cc:** Marilee Giles [mgiles@gmsnf.com](mailto:mgiles@gmsnf.com), Allison Mossing [amosing@gmstnn.com](mailto:amosing@gmstnn.com)



Good evening, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
  - LOCATION – GRAND BANQUET (SATURDAY) 4:00 P.M. to 12:00 A.M.
  - DATE OF VENUE – AUGUST 24, 2024
  - RESIDENT – LORETTA SOLOMON
  - ADDRESS – 3106 WANDERING OAKS DRIVE, ORANGE PARK, FL 32065
  - AMOUNT OF REFUND - \$350.00 - VIO LATE C/O - CHARGED \$150.00 (EQUAL TO ONE HOUR RENTAL)
  - BOOKING FEE/DEPOSIT was via VISA(8114):
    - **GRAND BANQUET:**
    - DATED: 5/1/24
    - SEQ#: 6
    - BATCH #: 987
    - INVOICE#: 6
    - APPROVAL CODE: 030458
    - 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 30 - September 2, 2024, and September 4, 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  
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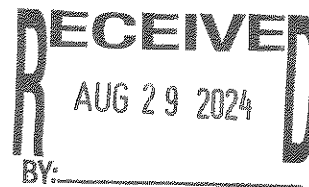
**From:** Oakleaf Venues [venuere rentals@oakleafresidents.com](mailto:venuere rentals@oakleafresidents.com)  
**Subject:** MVCDD refund of deposit request - MARGARITA SILVA  
**Date:** August 29, 2024 at 6:03 PM  
**To:** Todd Polvere [tpolvere@gmsnf.com](mailto:tpolvere@gmsnf.com), Oksana Kuzmuk [okuzmuk@gmsnf.com](mailto:okuzmuk@gmsnf.com)  
**Cc:** Marilee Giles [mgiles@gmsnf.com](mailto:mgiles@gmsnf.com), Alison Mossing [amossing@gmstnn.com](mailto:amossing@gmstnn.com)



Good evening, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
  - LOCATION – PO PATIO (SATURDAY) 3:00 P.M. to 7:00 P.M.
  - DATE OF VENUE – AUGUST 17, 2024
  - RESIDENT – MARGARITA SILVA
  - ADDRESS – 450 MAHONEY LOOP, ORANGE PARK, FL 32065
  - AMOUNT OF REFUND - \$100.00
  - BOOKING FEE/DEPOSIT was via AMEX(1008):
    - DATED: 8/6/24
    - SEQ#: 2
    - BATCH#: 1077
    - INVOICE#: 2
    - APPROVAL CODE: 855912
    - 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 30 - September 2, 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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[venuere rentals@oakleafresidents.com](mailto:venuere rentals@oakleafresidents.com)  
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(904) 375-9285 ext. 3  
[www.oakleafresidents.com](http://www.oakleafresidents.com)

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# Invoice

Date  
Invoice#

9/1/2024  
131295624133

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

Terms	Net 20
Due Date	9/21/2024
PO #	

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

<b>Ship To</b>
Oakleaf Plantation/Middle Vlg 845 Oakleaf Plantation Way Orange Park FL 32065

Item	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

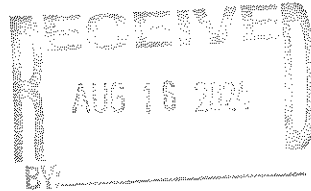
Subtotal \$4,039.30

Tax \$0.00

**Total \$4,039.30**

Amount Paid/Credit Applied \$0.00

Balance Due \$4,039.30



131295624133

## Poolsure Standard Terms & Conditions

1. These Standard Terms & Conditions govern the relationship between Poolsure and the other party (the "Customer") to the Estimate, Work Order, or similar document ("Work Authorization") to which these Standard Terms & Conditions are attached. As herein, (i) the term "Equipment" means any and all controllers, tanks, or other equipment sold, leased, or otherwise provided to Customer by Poolsure, if any; (ii) the term "Chemicals" means any and all chemicals provided by Poolsure to the Customer to maintain the chlorine, pH, alkalinity levels, calcium and cyanuric acid levels, and other water chemistry of Customer's swimming pools and other bodies of water (collectively, "Pools"), if any, and (iii) the term "Services" means any and all services furnished by Poolsure to Customer, including but not limited to maintenance and repair services, if any. The specific Equipment, Chemicals, and Services, and the terms upon which Poolsure agrees to provide the same to Customer are included on the Work Authorization. The provision of Equipment, Chemicals, and/or Services by Poolsure to Customer is referred to herein as the "Work". Poolsure agrees to perform the Work as described in the Work Authorization, and Customer agrees to provide Poolsure reasonable access to the area(s) where Work is to be performed.

2. **Leased Equipment.** All leased Equipment (and any replacement thereof), shall remain the sole property of Poolsure, and shall be returned to Poolsure at the end of the lease term in good working condition, reasonable wear and tear excepted. If the leased Equipment is not returned within 60 days of the expiration of the lease term, then Customer agrees to pay Poolsure an amount equal to the then current purchase price of each piece of the leased Equipment that has yet to be returned. In addition, Customer will still be responsible for returning the leased Equipment to Poolsure. All leased Equipment shall remain personal property (even though said Equipment may hereafter become attached or affixed to real property) and the title thereto shall at all times remain exclusively in Poolsure. At Customer's sole cost and expense, Customer shall (a) protect and defend Poolsure's ownership of and title to the leased Equipment from and against all persons claiming against or through Customer, (b) at all times keep the leased Equipment free from any and all liens, encumbrances, attachments, levies, executions, burdens, charges or legal processes imposed against Customer, (c) give Poolsure immediate written notice of any matter described in this sentence, and (d) cooperate with Poolsure to promptly remove any encumbrance described in this sentence. Customer shall keep the leased Equipment at the approved delivery and storage location and shall not remove them or allow any of the leased Equipment to be removed without Poolsure's prior, written consent, unless otherwise noted on the Work Authorization.

3. **Water Chemistry and Maintenance of Equipment.** Maintaining proper water chemistry in the Pools is the sole responsibility of Customer, despite Poolsure having agreed to provide the Chemicals and/or Equipment as a tool to assist Customer in connection therewith, as applicable. Customer agrees that it shall independently test the water chemistry of each Pool no less than daily (or more often if required by law), and shall keep an accurate and up-to-date written log of such tests as required by any applicable law. In the event that such tests reveal that any piece of Equipment is not maintaining proper water chemistry, Customer shall promptly notify Poolsure of the same, and Customer will add Chemicals to the Pools by hand or otherwise as necessary to maintain proper water chemistry therein, until such Equipment is repaired or replaced. Poolsure's sole responsibility hereunder is to supply Chemicals, sell and/or lease the Equipment, and/or to repair such Equipment as expressly requested by Customer and agreed to by Poolsure; all responsibility for maintenance of the Chemicals in the Pools shall accrue to and be the responsibility of the Customer. Customer acknowledges that it is Customer's responsibility to obtain and pay for all necessary permits and licenses needed to operate the Pools, and/or utilize the Equipment, or Chemicals as required by applicable law. Any leased Equipment and feed system may only be used to feed approved chemicals provided by Poolsure. Customer shall not, under any circumstance, place or allow others to place products or chemicals obtained from any third-party in any piece of leased Equipment. Customer shall be solely responsible for any and all leaks in any piece of Equipment, and any circumstance arising or resulting from any leaks. Customer acknowledges that corrosion may result from Chemicals and Poolsure is not responsible for the same. It is recommended that a ventilation fan be installed in any enclosed Equipment/Chemical area to provide proper ventilation and minimize corrosion, and Customer shall install the same as required by applicable law. In the event the leased Equipment is damaged, including but not limited to as a result of the misuse, improper use, or other intentional and wrongful or negligent acts or omissions of Customer's officers, employees, agents, contractors (other than Poolsure) or invitees, to the extent such damage is not covered by any warranties or insurance, Poolsure may service or repair the Equipment as needed and the cost thereof shall be paid by Customer to Poolsure immediately upon written request, together with interest thereon at the rate of one and one-half percent (1.50%) per month (or the maximum monthly interest rate permitted to be charged by law, if less) and reasonable attorneys' fees and costs incurred by Poolsure in collecting such amount from Customer. Any work so performed by Poolsure shall not deprive Poolsure of any of its rights, remedies, or actions against Customer for such damage.

4. **Payment to Poolsure.** In consideration of the Work to be performed by Poolsure, Customer agrees to pay Poolsure, without reduction or set-off, the fees set forth in the Work Authorization. If payment in full is not received timely, then interest shall accrue on such unpaid amounts from the applicable due date until paid in full at the lesser of one and one-half percent (1.50%) per month and the maximum monthly interest rate permitted to be charged by law. Any pricing provided in the Work Authorization may be adjusted by Poolsure upon thirty (30) days prior written notice to Customer.

5. **Warranties by Poolsure.** All Services performed by Poolsure will be provided in a good and workmanlike manner; provided that Poolsure makes no warranty with respect to any 3<sup>rd</sup> party lab testing utilized by Poolsure. Customer's sole remedy with respect to the warranty provided on Services is the reperformance of the Services by Poolsure. Poolsure makes no warranty with respect to the Chemicals or the Equipment, but Poolsure will assign or "pass-through" any manufacturer or 3<sup>rd</sup> party laboratory warranties to the extent the same may be assigned to Customer. POOLSURE SUPPLIES THE CHEMICALS AND EQUIPMENT UNDER THE WORK AUTHORIZATION IN THEIR "AS IS" CONDITION, EXCEPT AS SET FORTH IN THIS SECTION. POOLSURE MAKES NO WARRANTY OR REPRESENTATION, EITHER EXPRESSED OR IMPLIED, AS TO THE SERVICES, CHEMICALS OR EQUIPMENT, INCLUDING BUT NOT LIMITED TO ANY WARRANTY OR REPRESENTATION AS TO THE MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR USE, DESIGN, CONDITION, DURABILITY, CAPACITY, MATERIAL OR WORKMANSHIP OF THE CHEMICALS OR EQUIPMENT. POOLSURE SHALL NOT BE LIABLE FOR ANY DIRECT, INDIRECT OR CONSEQUENTIAL LOSSES OR DAMAGES SUFFERED BY CUSTOMER OR BY ANY OTHER PERSON FOR, AND CUSTOMER EXPRESSLY WAIVES ANY RIGHT TO HOLD POOLSURE LIABLE HEREUNDER FOR, ANY CLAIMS, DEMANDS AND LIABILITIES ARISING OUT OF OR IN CONNECTION WITH THE PERFORMANCE OF SERVICES OR THE DESIGN OR MANUFACTURE, POSSESSION OR OPERATION OF THE CHEMICALS OR EQUIPMENT, INCLUDING, WITHOUT LIMITATION, INJURY TO PERSONS OR PROPERTY RESULTING FROM THE FAILURE OF, DEFECTIVE OR FAULTY DESIGN, OPERATION, CONDITION, SUITABILITY OR USE OF THE CHEMICALS OR EQUIPMENT. Poolsure is not the manufacturer of the Equipment or Chemicals, or the manufacturer's agent.

6. **Indemnity and Limitation of Damages.** CUSTOMER HEREBY AGREES TO INDEMNIFY, DEFEND AND HOLD POOLSURE HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, ACTIONS, JUDGMENTS, SUITS, LOSSES, FEES, PENALTIES, DEMANDS, COSTS AND EXPENSES AND LIABILITY WHATSOEVER (AND ANY ATTORNEY'S FEES, WITNESS FEES, AND/OR COSTS INCURRED IN CONNECTION THEREWITH) (COLLECTIVELY THE "LOSSES" CAUSED BY OR ARISING FROM (A) CUSTOMER'S FAILURE TO FULLY PERFORM, OBSERVE OR SATISFY COVENANTS, DUTIES, WARRANTIES OR OBLIGATIONS CONTAINED IN THE WORK AUTHORIZATION OR THESE STANDARD TERMS & CONDITIONS; (B) THE NEGLIGENT OR WRONGFUL USE AND OPERATION OF THE CHEMICALS OR EQUIPMENT DURING THE TERM BY CUSTOMER, ITS AGENTS, OFFICERS, EMPLOYEES, CONTRACTORS OR INVITEES; (C) CUSTOMER'S FAILURE TO MAINTAIN PROPER WATER CHEMISTRY IN EACH AND EVERY POOL; (D) THE ACTS OR OMISSIONS OF CUSTOMER, ITS AGENTS, OFFICERS, EMPLOYEES, CONTRACTORS, OR INVITEES, INCLUDING BUT NOT LIMITED TO CUSTOMER'S FAILURE TO MAINTAIN AND UTILIZE THE EQUIPMENT AND THE CHEMICALS IN ACCORDANCE WITH APPLICABLE LAW; AND (E) THE STORAGE OF THE CHEMICALS ON CUSTOMER'S PREMISES. IF SUCH LOSSES WERE ALSO CAUSED IN PART BY THE ACTS OR OMISSIONS OF POOLSURE, THEN CUSTOMER SHALL ONLY BE LIABLE TO THE EXTENT AND FOR SUCH PORTION THAT SUCH LOSSES WERE CAUSED BY, ARISE FROM OR RELATE, TO THE ACTS OR OMISSIONS OF CUSTOMER, ITS OFFICERS, AGENTS, MANAGERS, CONTRACTORS EMPLOYEES AND/OR INVITEES. IN NO EVENT SHALL POOLSURE BE LIABLE FOR INCIDENTAL, CONSEQUENTIAL (INCLUDING LOST PROFITS), SPECIAL, PUNITIVE OR EXEMPLARY DAMAGES IN CONNECTION WITH THE WORK AUTHORIZATION, THE CHEMICALS OR EQUIPMENT, EVEN IF NOTICE WAS GIVEN OF THE POSSIBILITY OF SUCH DAMAGES AND EVEN IF SUCH DAMAGES WERE REASONABLY FORESEEABLE.

NOTWITHSTANDING THE FOREGOING, THE CUSTOMER HEREBY ASSUMES ANY AND ALL RISK OF LOSS, DAMAGE OR COSTS, OR PROPERTY DAMAGE TO CUSTOMER'S WALKWAYS, CONCRETE, PARKING LOTS, OR OTHER FLOORING ("CUSTOMER'S FLOORING") THAT MAY BE INCURRED IN CONNECTION WITH THE CUSTOMARY AND REASONABLE ACTS AND/OR OMISSIONS OF POOLSURE IN DELIVERING CHEMICALS TO CUSTOMER'S PROPERTY OVER STAINED, PAINTED, DECORATIVE OR NON-DECORATIVE WALKWAYS, CONCRETE, PARKING LOTS OR ANY OTHER FLOORING AREAS LOCATED ON CUSTOMER'S PROPERTY DESIGNATED BY CUSTOMER AS AN ACCESS POINT FOR PRODUCT DELIVERY. HOWEVER, THE ABOVE DOES NOT WAIVE OR RELEASE ANY CLAIMS AGAINST POOLSURE FOR GROSS NEGLIGENCE OR WILLFUL MISCONDUCT ON THE PART OF POOLSURE, ITS AGENTS, EMPLOYEES, CONTRACTORS, OR REPRESENTATIVES. CUSTOMER ACKNOWLEDGES THAT THIS PARAGRAPH IN ITS NATURE IS A WAIVER FOR DAMAGES TO CUSTOMER'S FLOORING ARISING FROM AND DUE TO POOLSURE'S CUSTOMARY AND REASONABLE ACTIVITY OF DELIVERING CORROSIVE CHEMICALS OVER CUSTOMER'S FLOORING AND HEREBY RELEASES POOLSURE FOR CLAIMS OR DAMAGES TO CUSTOMER'S FLOORING RESULTING FROM POOLSURE'S CUSTOMARY AND REASONABLE ACTS IN CONNECTION WITH THE DELIVERY OF CHEMICALS TO CUSTOMER'S PROPERTY AND ASSUMES ANY AND ALL RISK OF LOSS, DAMAGE OR COSTS, OR PROPERTY DAMAGE TO CUSTOMER'S FLOORING THAT MAY BE INCURRED BY CUSTOMER ARISING OUT OF OR IN CONNECTION WITH POOLSURE'S CUSTOMARY AND REASONABLE ACTS AND/OR OMISSIONS IN DELIVERING CHEMICALS OVER STAINED, PAINTED, DECORATIVE OR NON-DECORATIVE WALKWAYS, PARKING LOTS OR ANY OTHER FLOORING AREAS DESIGNATED BY CUSTOMER TO BE ACCESS POINTS FOR PRODUCT DELIVERY. CUSTOMER FULLY UNDERSTANDS THE TERMS SET FORTH IN THIS PARAGRAPH, AND CUSTOMER HEREBY WAIVES ITS RIGHTS FREELY AND VOLUNTARILY WITHOUT ANY INDUCEMENT, ASSURANCE, OR GUARANTEE BEING MADE TO CUSTOMER TO THE FULLEST EXTENT ALLOWED BY LAW.

To the extent there is any conflict between the terms of this Section and the terms of any other agreement entered into between Poolsure and Customer, the terms of this Section shall control.

7. **Customer Event of Default.** The occurrence of any of the following shall constitute an event of default by Customer (a "Customer Event of Default"): (a) Customer fails to timely pay any payment when due to Poolsure; (b) Customer attempts to remove, sell, transfer, encumber, assign, sublet or part with possession of any leased Equipment or any items thereof, except as expressly permitted herein; (c) Customer fails to observe or perform any of its material covenants, duties or obligations arising hereunder and such failure continues for a period of fifteen (15) days after written notice thereof by Poolsure; (d) Customer ceases doing business as a going concern, makes an assignment for the benefit of creditors, admits in writing its inability to pay its debts as they become due, files a voluntary petition in bankruptcy, is adjudicated as bankrupt or insolvent, files a petition seeking for itself any reorganization, arrangement, composition, readjustment, liquidation, dissolution or similar arrangement under any present or future statute, law or regulation or files an answer admitting the material allegations of a petition filed against it in any such proceeding, consents to or acquiesces in the appointment of a trustee, receiver, or liquidator of it or of all or any substantial part of its assets or properties, or it or its shareholders or other equity owners shall take any action looking to its dissolution or liquidation.

8. **Remedies Upon Customer Event of Default.** Upon the occurrence of any Customer Event of Default, Poolsure may at its option do any or all of the following: (a) By written notice to Customer, immediately terminate the Work Authorization and the related provision of Services, Equipment, or Chemicals. As a result of the termination, Poolsure may enter upon Customer's property and remove any leased Equipment without liability of any kind or nature for so doing, or Poolsure may demand that Customer remove and return the leased Equipment, all at Customer's sole cost and expense; or (b) Exercise any other right or remedy which may be available to Poolsure under any applicable law or proceed by appropriate court action, without affecting Poolsure's title or right to possession of the leased Equipment, to enforce the terms hereof or to recover damages from the Customer Event of Default or to terminate the Work Authorization and the related provision of Services, Equipment, or Chemicals.

9. **Insurance.** Customer shall, at its cost and expense, purchase and maintain in effect general and professional liability insurance covering all Losses and the use, operation, and replacement of the leased Equipment and/or Chemicals. Upon written request by Poolsure, Poolsure shall be named as an additional insured party on the insurance policies to be maintained hereunder by Customer, and Customer shall deliver a certificate of insurance or other reasonable documentation to Poolsure within ten (10) days of such request.

10. **Miscellaneous.** The Work Authorization and these Standard Terms & Conditions and all claims or causes of action arising hereunder shall be governed by and construed in accordance with the laws of the State of Texas, excluding its conflicts of laws provisions, and in the event of a dispute arising under or in connection with the Work Authorization or these Standard Terms & Conditions, the parties hereby submit to exclusive jurisdiction in the federal or state courts located in Harris County, Texas, and agree that venue is proper and convenient in such forum. Poolsure shall not be liable for default in the performance or discharge of any duty or obligation under the Work Authorization or these Standard Terms & Conditions, to the extent caused by acts of God, civil or military authority, public enemy, fire, floods, winds, storms, pandemic, epidemic, public health emergency or quarantine, labor disorders, strikes, work stoppages or other labor trouble, accidents, riots, civil commotion, closing the public highways, terrorist acts or threats, governmental interference or regulations and other contingencies, similar to the foregoing, beyond Poolsure's reasonable control. The Work Authorization may be signed in multiple counterparts (including electronically), each of which will be considered an original and all of which together will constitute a whole. The failure of either party to enforce any of the rights given to it under the Work Authorization or these Standard Terms & Conditions shall not be construed as a waiver of the right of such party to exercise any such right as to any subsequent violations of the Work Authorization and these Standard Terms & Conditions. Except as specifically set forth herein, neither party shall assign the Work Authorization or its rights or obligations thereunder without the prior written consent of the other party. The Work Authorization and these Standard Terms & Conditions shall be binding upon and shall inure to the benefit of the parties hereto, and their respective successors and permitted assigns. The Work Authorization and these Standard Terms & Conditions constitute the entire agreement between the parties with respect to the matters set forth herein. Any change, addition, deletion or other modification to the Work Authorization and these Standard Terms & Conditions shall be null and void unless in writing and signed by both parties. All notices required to be provided in writing hereunder shall be sent to the party in question at its address set forth on the Work Authorization, by hand delivery or international delivery service, return receipt requested. In the event of any controversy, claim or dispute between the parties hereto, arising out of or relating to the Work Authorization or the breach thereof, the prevailing party shall be entitled to recover from the other party its reasonable expenses, attorney's fees, and costs. The provisions of these Standard Terms & Conditions which by their nature require some action or forbearance after termination of the Work Authorization or completion of the Work (including but not limited to those related to indemnities) shall survive and be binding until any actions, obligations and/or rights therein provided have been completely satisfied or released.

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

# Invoice

Invoice #: 349  
Invoice Date: 9/1/2024  
Due Date: 9/1/2024  
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 - September 2024		4,058.33	4,058.33
		<b>Total</b>	<b>\$4,058.33</b>
		<b>Payments/Credits</b>	<b>\$0.00</b>
		<b>Balance Due</b>	<b>\$4,058.33</b>

**RECEIVED**  
SEP 06 2024  
BY: \_\_\_\_\_

*Jerry Lambert*  
9-6-24





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 #** 10361  
**DATE** 09/01/2024  
**DUE DATE** 09/30/2024  
**TERMS** End of the month

**SERVICE MONTH**  
August

ACTIVITY	QTY	RATE	AMOUNT
Dedicated Officer I	318	27.20	8,649.60T

**APPROVED**

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

SUBTOTAL	8,649.60
TAX	0.00
TOTAL	8,649.60
<b>BALANCE DUE</b>	<b>\$8,649.60</b>

**RECEIVED**  
SEP 12 2024  
BY: \_\_\_\_\_

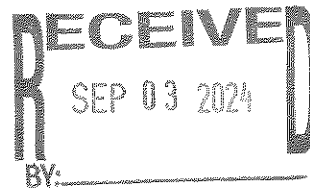
**From:** Oakleaf Venues [venuere rentals@oakleafresidents.com](mailto:venuere rentals@oakleafresidents.com)  
**Subject:** MVCDD refund of deposit request - STEPHANIE HOPSON  
**Date:** September 3, 2024 at 8:40 PM  
**To:** Todd Polvere [tpolvere@gmsnf.com](mailto:tpolvere@gmsnf.com), Oksana Kuzmuk [okuzmuk@gmsnf.com](mailto:okuzmuk@gmsnf.com)  
**Cc:** Marilee Giles [mgiles@gmsnf.com](mailto:mgiles@gmsnf.com), Alison Mossing [amossing@gmstnn.com](mailto:amossing@gmstnn.com)



Good evening, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
  - LOCATION – GRAND BANQUET (SATURDAY) 1:00 P.M. to 10:00 P.M.
  - DATE OF VENUE – AUGUST 31, 2024
  - RESIDENT – STEPHANIE HOPSON
  - ADDRESS – 2740 AUSTIN ROSE LANE, ORANGE PARK, FL 32073
  - AMOUNT OF REFUND - \$500.00
  - BOOKING FEE/DEPOSIT was via VISA(4668):
    - **GRAND BANQUET:**
    - DATED: 6/17/24
    - SEQ#: 10
    - BATCH #: 1031
    - INVOICE#: 10
    - APPROVAL CODE: 03584D
    - 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 30 - September 2, 2024, and September 4, 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](mailto:venuere rentals@oakleafresidents.com)  
(904) 770-4661 voice email  
(904) 375-9285 ext. 3  
[www.oakleafresidents.com](http://www.oakleafresidents.com)

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

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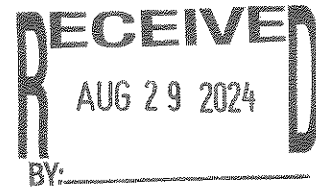
**From:** Oakleaf Venues [venuerentals@oakleafresidents.com](mailto:venuerentals@oakleafresidents.com)  
**Subject:** MVCDD refund of deposit request - TERRANCE BRITT  
**Date:** August 29, 2024 at 5:54 PM  
**To:** Todd Polvere [tpolvere@gmsnf.com](mailto:tpolvere@gmsnf.com), Oksana Kuzmuk [okuzmuk@gmsnf.com](mailto:okuzmuk@gmsnf.com)  
**Cc:** Marilee Giles [mgiles@gmsnf.com](mailto:mgiles@gmsnf.com), Alison Mossing [amosing@gmstnn.com](mailto:amosing@gmstnn.com)



Good 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 – AUGUST 24, 2024
  - RESIDENT – TERRANCE BRITT
  - ADDRESS – 1009 DEERVIEW LANE, ORANGE PARK, FL 32065
  - AMOUNT OF REFUND - \$100.00
  - BOOKING FEE/DEPOSIT was via VISA(3425):
    - DATED: 8/1/24
    - SEQ#: 5
    - BATCH#: 1073
    - INVOICE#: 5
    - APPROVAL CODE: 812725
    - 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 30 - September 2, 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](mailto:venuerentals@oakleafresidents.com)  
(904) 770-4661 voice email  
(904) 375-9285 ext. 3  
[www.oakleafresidents.com](http://www.oakleafresidents.com)

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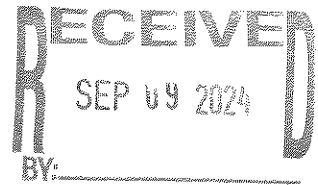
**From:** Oakleaf Venues [venuere rentals@oakleafresidents.com](mailto:venuere rentals@oakleafresidents.com)  
**Subject:** MVCDD refund of deposit request - VANIA RETANA  
**Date:** September 9, 2024 at 8:05 PM  
**To:** Todd Polvere [tpolvere@gmsnf.com](mailto:tpolvere@gmsnf.com), Oksana Kuzmuk [okuzmuk@gmsnf.com](mailto:okuzmuk@gmsnf.com)  
**Cc:** Marilee Giles [mgiles@gmsnf.com](mailto:mgiles@gmsnf.com), Alison Mossing [amossing@gmstnn.com](mailto:amossing@gmstnn.com)



Good evening, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
  - LOCATION – PO PATIO (SATURDAY) 10:30 A.M. to 2:30 P.M.
  - DATE OF VENUE – SEPTEMBER 7, 2024
  - RESIDENT – VANIA RETANA
  - ADDRESS – 625 OAKLEAF PLANTATION PARKWAY #914, ORANGE PARK, FL 32065
  - AMOUNT OF REFUND - \$100.00
  - BOOKING FEE/DEPOSIT was via VISA(3271):
    - DATED: 8/16/24
    - SEQ#: 5
    - BATCH#: 1085
    - INVOICE#: 5
    - APPROVAL CODE: 061715
    - 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 30 - September 2, 2024, and September 4, 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](mailto:venuere rentals@oakleafresidents.com)  
(904) 770-4661 voice email  
(904) 375-9285 ext. 3  
[www.oakleafresidents.com](http://www.oakleafresidents.com)

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# Invoice

Invoice #: 17727

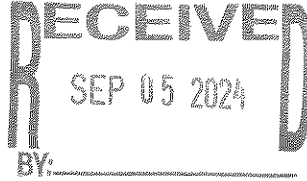
Date: 09/01/24

Customer PO:

DUE DATE: 10/01/2024

### BILL TO

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



### FROM

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

DESCRIPTION	AMOUNT
#14274 - Standard Maintenance Contract 2024 September 2024	\$43,770.21
Work order #1846 Zach	
Credit for AC Repair, Invoice WO7312, Toole Technologies	\$ (2,250.00)

### Invoice Notes:

Thank you for your business!

**AMOUNT DUE THIS INVOICE**

**\$41,520.21**

Please See Our  
Updated Remittance  
Information

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

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

Code to:

2-320-572-462

Middle Village Landscape Maintenance

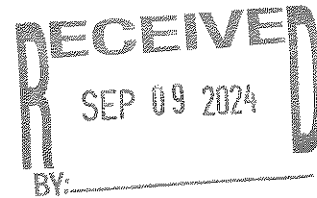
**From:** Oakleaf Venues [venuere rentals@oakleafresidents.com](mailto:venuere rentals@oakleafresidents.com)  
**Subject:** MVCDD refund of deposit request - YVONNE CORTES  
**Date:** September 9, 2024 at 7:59 PM  
**To:** Todd Polvere [tpolvere@gmsnf.com](mailto:tpolvere@gmsnf.com), Oksana Kuzmuk [okuzmuk@gmsnf.com](mailto:okuzmuk@gmsnf.com)  
**Cc:** Marilee Giles [mgiles@gmsnf.com](mailto:mgiles@gmsnf.com), Alison Mossing [amossing@gmstnn.com](mailto:amossing@gmstnn.com)



Good evening, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
  - LOCATION – PO PATIO (SUNDAY) 10:00 A.M. to 2:00 P.M.
  - DATE OF VENUE – SEPTEMBER 8, 2024
  - RESIDENT – YVONNE CORTES
  - ADDRESS – 785 OAKLEAF PLANTATION PARKWAY #1734, ORANGE PARK, FL 32065
  - AMOUNT OF REFUND - \$100.00
  - BOOKING FEE/DEPOSIT was via VISA(8374):
    - DATED: 8/26/24
    - SEQ#: 3
    - BATCH#: 1092
    - INVOICE#: 3
    - APPROVAL CODE: 749108
    - 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 30 - September 2, 2024, and September 4, 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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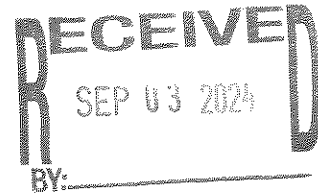
**From:** Oakleaf Venues [venuerentals@oakleafresidents.com](mailto:venuerentals@oakleafresidents.com)  
**Subject:** MVCDD refund of deposit request - ZENIA CARRACEDO  
**Date:** September 3, 2024 at 9:03 PM  
**To:** Todd Polvere [tpolvere@gmsnf.com](mailto:tpolvere@gmsnf.com), Oksana Kuzmuk [okuzmuk@gmsnf.com](mailto:okuzmuk@gmsnf.com)  
**Cc:** Marilee Giles [mgiles@gmsnf.com](mailto:mgiles@gmsnf.com), Alison Mossing [amosing@gmstnn.com](mailto:amosing@gmstnn.com)



Good evening, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
  - LOCATION – PO PATIO (SUNDAY) 2:30 P.M. to 6:30 P.M.
  - DATE OF VENUE – SEPTEMBER 1, 2024
  - RESIDENT – ZENIA CARRACEDO
  - ADDRESS – 573 OAKLEAF PLANTATION PARKWAY #844, ORANGE PARK, FL 32065
  - AMOUNT OF REFUND - \$100.00
  - BOOKING FEE/DEPOSIT was via VISA(2202):
    - DATED: 8/16/24
    - SEQ#: 7
    - BATCH#: 1085
    - INVOICE#: 7
    - APPROVAL CODE: 099074
    - 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 30 - September 2, 2024, and September 4, 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](mailto:venuerentals@oakleafresidents.com)  
(904) 770-4661 voice email  
(904) 375-9285 ext. 3  
[www.oakleafresidents.com](http://www.oakleafresidents.com)

Governmental Management Services

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

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

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/24/24	00056	9/05/24	904	202409	600	53800	64000		CONNECT DUMPSTER LIGHTING	*	301.49		
									ADELCO ELECTRIC INC			301.49	000716
9/24/24	00074	6/12/24	22699295	202406	600	53800	64000		LIFEGUARDING	*	598.00		
									AMERICAN RED CROSS TRAINING SERVICE			598.00	000717
9/24/24	00074	8/14/24	22715342	202408	600	53800	64000		JUNIOR LIFEGUARDING	*	36.00		
									AMERICAN RED CROSS TRAINING SERVICE			36.00	000718
9/24/24	00102	7/23/24	1414	202407	600	53800	64000		POWDER COAT CHAIR RESTRAP	*	4,220.00		
									APC POWDER COATING JACKSONVILLE			4,220.00	000719
9/24/24	00068	8/27/24	12472707	202408	600	53800	64000		INVESTIGATE LEAK	*	1,125.00		
									COX FIRE PROTECTION			1,125.00	000720
9/24/24	00030	8/29/24	36343A	202408	600	53800	64000		SERVICE CALL	*	256.00		
									CUSICK COMMUNICATIONS INC			256.00	000721
9/24/24	00009	8/16/24	2366	202407	600	53800	64000		JUL REPAIRS & REPLACEMENT	*	5,003.00		
									GOVERNMENTAL MANAGEMENT SERVICES			5,003.00	000722
9/24/24	00009	8/16/24	2367	202408	600	53800	64000		MAINTENANCE SUPPLIES	*	6,053.89		
									GOVERNMENTAL MANAGEMENT SERVICES			6,053.89	000723
9/24/24	00009	9/30/24	2377	202408	600	53800	64000		AUG REPAIR & REPLACEMENTS	*	996.33		
									GOVERNMENTAL MANAGEMENT SERVICES			996.33	000724
9/24/24	00013	7/17/24	SI-86402	202407	600	53800	64000		GYM EQUIPMENT	*	501.07		
									NATIONAL GYM SUPPLY			501.07	000725
9/24/24	00013	7/23/24	SI-86413	202407	600	53800	64000		GYM EQUIPMENT	*	207.07		
									NATIONAL GYM SUPPLY			207.07	000726
9/24/24	00084	9/17/24	74057228	202409	600	53800	64000		6 HEATERS	*	24,435.12		
									SCP DISTRIBUTORS LLC			24,435.12	000727

MVIL MIDDLE VILLAGE OKUZMUK



CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/24/24	00036	8/29/24	WO7312	202408	600	53800	64000		COPPER LEAK REPAIR TOOLE TECHNOLOGIES	*	2,250.00	2,250.00	000728
9/24/24	00036	8/29/24	WO7320	202408	600	53800	64000		REMOVE EXISTING FAN MOTOR TOOLE TECHNOLOGIES	*	1,300.00	1,300.00	000729
9/24/24	00036	9/09/24	WO7321	202409	600	53800	64000		THERMOSTAT INSTALLATION TOOLE TECHNOLOGIES	*	650.00	650.00	000730
TOTAL FOR BANK C											47,932.97		
TOTAL FOR REGISTER											47,932.97		

MVIL MIDDLE VILLAGE OKUZMUK

# Invoice


ADELCO  
 ELECTRIC INC  
 2717 Poinsettia Ave  
 Middleburg FL 32068  
 904 759-6408

Date	Invoice #
9/5/2024	904

Adelcoelectric@comcast.net

EC13002583

Bill To  
 Middle Village CDD  
 845 Oakleaf Plantation Pkwy  
 Orange Park, FL 32065

Quantity	Description	Rate	Amount
	Connect Dumpster lighting provide photocell and breaker, Check Floor for treadmills, tighten receptacle. Material Two hours labor  <div style="text-align: center;">  </div>	31.49 270.00	31.49 270.00
<p><b>Code to:</b></p> <p><b>Middle Village Repair and Replacements</b></p> <p><b>34-600-538-64000</b></p>			
		<b>Total</b>	\$301.49

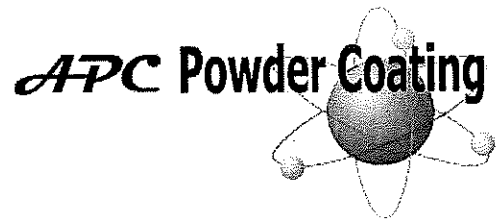




# INVOICE

APC Powder Coating Jacksonville,  
Inc.  
8805 Arlington Express Way  
Jacksonville, FL 32211

info@apcjacksonville.com  
+1 (904) 724-2422



J. Soriano

## Bill to

Double Branch Community Development  
District  
475 W. Town Place Ste. 114  
St. Augustine, Florida  
32092-3649

## Ship to

Double Branch Community Development  
District  
475 W. Town Place Ste. 114  
St. Augustine, Florida  
32092-3649

## Invoice details

Invoice no.: 1414

Terms: Due on receipt

Invoice date: 07/23/2024

Due date: 07/23/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.	07/05/2024	Powder Coating	Chairs (Dark Tan/Sierra Tan )	40	\$135.00	\$5,400.00
2.	07/18/2024	New Fabric, Restrap, Sling	Chairs Re-strap	40	\$76.00	\$3,040.00

Total

~~\$8,440.00~~  
\$4,220.00

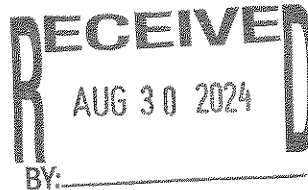
## Ways to pay



Overdue

07/23/2024

Pay invoice



Cox Fire Protection  
7910 Professional Place  
Tampa, FL 33637  
(813) 980-3282



**Bill To**  
Jacksonville Sound & Communications  
5021 Stepp Ave  
Jacksonville, FL 32216

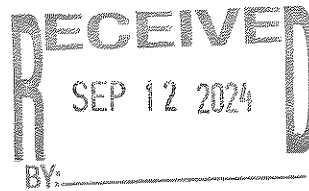
<b>Invoice No.</b>	<b>12472707</b>	<b>Service Location</b>	Plantation Oaks - Middle Village amenity Center
<b>Invoice For</b>	<b>Emergency Service Call Job #36282262 (08/20/2024)</b>		845 Oakleaf Plantation Parkway Orange Park, FL 32065
<b>Transaction Date</b>	8/27/2024		

Code	Item	Svc	Qty	Unit Price	Amt
	Service Call - Drained system and investigated leak - Refilled system - No additional repairs required.	SP	1	\$1,125.00	\$1,125.00
<b>GRAND TOTAL</b>					<b>\$1,125.00</b>

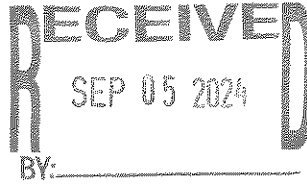
Code to:

Middle Village Repair and Replacement

34-600-536-64000



Cusick Communications, Inc.  
 3099 Leon Rd., Ste 5  
 Jacksonville, FL 32246  
 904-249-8877



**Bill To**  
 Middle Village CDD  
 Jay Soriano  
 370 Oakleaf Village Pkwy  
 Orange Park, FL 32065

**Invoice**

Date	Invoice #
8/29/2024	36343a

P.O. No.	Terms	Project
	Net 10	

Description	Qty	Rate	Amount
Service Call. Includes the first hour of labor and travel.	1	149.00	149.00
Hourly labor rate. Locate connections for new ATT service for alarm, elevator, conference room.	1	107.00	107.00
Code to:			
Middle Village Repair and Replacements			
34-600-538-64000			

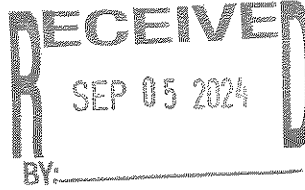
	<b>Subtotal</b>	\$256.00
	<b>Sales Tax (0.00)</b>	\$0.00
	<b>Total</b>	\$256.00
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$256.00

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

# Invoice

Invoice #: 2366  
 Invoice Date: 8/16/24  
 Due Date: 8/16/24  
 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 Maintenance July 1 - July 31, 2024		19,303.75	19,303.75
<b>Code to:</b>			
<del>Middle Village Facility Maintenance</del>			
<del>2.320.572.466 - (\$3,900.00)</del>			
<del>Middle Village Common Area Maint</del>			
<del>2.320.572.46500 - (\$4,775.00)</del>			
<del>Middle Village Lighting repairs</del>			
<del>2.320.572.??? - (\$750.00)</del>			
<del>Middle Village Tennis Court Maint.</del>			
<del>2.330.572.344 - (\$4,875.75)</del>			
Middle Village Repair and Replacements			
34.600.538.64000 - (\$5,003.00)			
<b>Total</b>			\$19,303.75
<b>Payments/Credits</b>			\$0.00
<b>Balance Due</b>			<del>\$19,303.75</del>

*\$5,003.00*



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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/1/24	2	T.C.	Repaired playground equipment at amenity center, picked up supplies
7/1/24	4.67	J.K.	Cut up tree on baseball field, picked up basketball court debris
7/1/24	4	E.W.	Removed debris from all common areas
7/1/24	3.03	J.S.	Additional court maintenance
7/1/24	3	J.M.	Additional court maintenance
7/2/24	4	E.W.	Removed debris from all common areas
7/2/24	5	J.S.	Additional court maintenance
7/2/24	3.12	J.M.	Additional court maintenance
7/3/24	2	T.C.	Changed lock on pool gate
7/3/24	2	B.G.	Cutting down tree with chainsaw that fell on top of fence
7/3/24	4	E.W.	Removed debris from all common areas
7/3/24	3	J.S.	Additional court maintenance
7/3/24	3.03	J.M.	Additional court maintenance
7/4/24	5.13	J.S.	Additional court maintenance
7/4/24	3	J.M.	Additional court maintenance
7/5/24	4	E.W.	Removed debris from all common areas
7/5/24	3.02	J.S.	Additional court maintenance
7/5/24	3.03	J.M.	Additional court maintenance
7/6/24	2.53	J.M.	Additional court maintenance
7/8/24	2	T.C.	Put lock on breaker box AC handle
7/8/24	4	E.W.	Removed debris from all common areas
7/8/24	3	J.S.	Additional court maintenance
7/8/24	2.53	J.M.	Additional court maintenance
7/9/24	4	E.W.	Removed debris from all common areas
7/9/24	5.02	J.S.	Additional court maintenance
7/9/24	2.58	J.M.	Additional court maintenance
7/10/24	2	T.C.	Put up bulletin board in breezeway, picked up supplies
7/10/24	2	B.G.	Removing old tires from rims to install new tires on golf cart
7/10/24	7	C.W.	Touch up paint on tennis courts
7/10/24	4	E.W.	Removed debris from all common areas
7/10/24	3	J.S.	Additional court maintenance
7/10/24	2.55	J.M.	Additional court maintenance
7/11/24	4	E.W.	Removed debris from all common areas
7/11/24	5.03	J.S.	Additional court maintenance
7/11/24	3.08	J.M.	Additional court maintenance
7/12/24	3.49	E.W.	Removed debris from all common areas
7/12/24	3	J.S.	Additional court maintenance
7/12/24	3.03	J.M.	Additional court maintenance
7/13/24	2.9	J.M.	Additional court maintenance
7/15/24	8	T.C.	Worked on pool pack shade, dismantled and mounted four new tires for golf cart, picked up supplies
7/15/24	8	B.G.	Removing tires from rims and installed new tires, making space at the maintenance shop for boxes
7/15/24	7.12	J.K.	Load up chairs from back to shop onto trailer and strapped down, start back up on running cables
7/15/24	7.23	C.W.	Loaded chairs and started shade on top of pool filters
7/15/24	2.74	E.W.	Removed debris from all common areas
7/15/24	3	J.S.	Additional court maintenance
7/15/24	2.58	J.M.	Additional court maintenance
7/16/24	8	T.C.	Worked on shade for pool pack area, picked up supplies
7/16/24	5	B.G.	Removing dog signs rotten wood to replace with PVC board, cutting PVC board with circular saw to fit dog sign, install signs
7/16/24	6.93	J.K.	Cut and put out new trash can lids for pool deck, finished putting up one 12x20 windscreen by pool filters
7/16/24	4.55	C.W.	Finished windscreen for pool filters
7/16/24	4.02	E.W.	Removed debris from all common areas
7/16/24	4.97	J.S.	Additional court maintenance
7/16/24	2.5	J.M.	Additional court maintenance

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/17/24	8	T.C.	Set up for meeting, worked on pool pack shade project, changed trash can lids on pool pack, picked up supplies
7/17/24	5	B.G.	Replacing fabric to the beach chairs
7/17/24	7.47	J.K.	Finished putting out windscreen for pool deck, finished putting out trash can lids on pool deck
7/17/24	4	E.W.	Removed debris from all common areas
7/17/24	3.1	J.S.	Additional court maintenance
7/17/24	2.63	J.M.	Additional court maintenance
7/18/24	8	T.C.	Worked on tennis paver project, put new blinds in grand banquet room, picked up supplies
7/18/24	8	B.G.	Changing fabric on beach chairs, installing window blinds at banquet hall
7/18/24	7.83	C.W.	Moved sand to tennis and leveled it out
7/18/24	4	E.W.	Removed debris from all common areas
7/18/24	5	J.S.	Additional court maintenance
7/18/24	2.6	J.M.	Additional court maintenance
7/19/24	8	T.C.	Worked on tennis paver project, put new blinds in grand banquet room
7/19/24	8	B.G.	Installing last two fabric on beach chairs, loading thirty two chairs to trailer from landscaping yard to maintenance shop and pressure washed
7/19/24	7.03	J.K.	Fixed two chairs from pool deck, moved stack of chairs from the back of shop, finished cutting and prepping trash can lids
7/19/24	6	C.W.	Pressure wash chairs, loaded trailer, cut trash can lids
7/19/24	4	E.W.	Removed debris from all common areas
7/19/24	2.98	J.S.	Additional court maintenance
7/19/24	2.65	J.M.	Additional court maintenance
7/20/24	2.72	J.M.	Additional court maintenance
7/21/24	2.53	J.M.	Additional court maintenance
7/22/24	8	T.C.	Changed flusher valve and spud nut toilet men's restroom, worked on shade at pool pack area, picked up supplies
7/22/24	7.25	J.K.	Finished moving sand to tennis, pump pond in shop driveway, moved and pressure washed thirty two chairs
7/22/24	7.28	C.W.	Finished moving sand to tennis and raked level, picked up thirty two chairs and pressure washed them, changed golf cart tires, pump pond in front of driveway
7/22/24	4.05	E.W.	Removed debris from all common areas
7/22/24	3	J.S.	Additional court maintenance
7/22/24	2.6	J.M.	Additional court maintenance
7/23/24	8	T.C.	Repaired hand rails on slide tower, worked on shade for pool pack area, picked up supplies
7/23/24	7.4	J.K.	Finished hanging windscreen over pool equipment, take out two Eagle Landing signs, removed debris
7/23/24	4	E.W.	Removed debris from all common areas
7/23/24	5	J.S.	Additional court maintenance
7/23/24	2.55	J.M.	Additional court maintenance
7/24/24	4	E.W.	Removed debris from all common areas
7/24/24	3.02	J.S.	Additional court maintenance
7/24/24	2.52	J.M.	Additional court maintenance
7/25/24	2	T.C.	Took tables and window shutters from shop and unloaded
7/25/24	4	E.W.	Removed debris from all common areas
7/25/24	5	J.S.	Additional court maintenance
7/25/24	2.6	J.M.	Additional court maintenance
7/26/24	4.01	E.W.	Removed debris from all common areas
7/26/24	3.08	J.S.	Additional court maintenance
7/26/24	2.55	J.M.	Additional court maintenance
7/27/24	2.97	J.M.	Additional court maintenance
7/29/24	8	B.G.	At the banquet hall installing add on blinds on fourteen doors
7/29/24	3	A.J.	Cleaned soffits, doors and windows
7/29/24	6.92	C.W.	Put in four window, removed debris, start cleaning chairs with acetone and green clean soap
7/29/24	4	E.W.	Removed debris from all common areas
7/29/24	3	J.S.	Additional court maintenance
7/29/24	3.08	J.M.	Additional court maintenance
7/30/24	8	B.G.	Painting metal gates by the hallway by the bathroom and concession stand area, installing four more add on blinds at the banquet hall

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/30/24	3.18	C.W.	Removed debris from around community
7/30/24	4	E.W.	Removed debris from all common areas
7/30/24	5	J.S.	Additional court maintenance
7/30/24	3.05	J.M.	Additional court maintenance
7/31/24	8	B.G.	Painting gates at concession stand area, picking up debris at parking lot
7/31/24	5.75	C.W.	Removed debris in parking lot and shop, pulled weeds by pool pumps, removed debris and cleaned lids
7/31/24	3.03	J.S.	Additional court maintenance
7/31/24	2.63	J.M.	Additional court maintenance

**TOTAL**      481.47

**MILES**      101

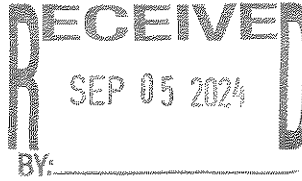
\*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

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

# Invoice

Invoice #: 2367  
Invoice Date: 8/16/24  
Due Date: 8/16/24  
Case:  
P.O. Number:

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



Description	Hours/Qty	Rate	Amount
Maintenance Supples  Code to:  Middle Village Repair and Replacements  34-600-538-64000		6,053.89	6,053.89
<b>Total</b>			<b>\$6,053.89</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$6,053.89</b>

**MAINTENANCE BILLABLE PURCHASES**

Period Ending 8/05/24

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
MV				
MIDDLE VILLAGE				
OAKLEAF	7/8/24	Set Your Own Combo Lock	18.08	T.C.
	7/8/24	60Watt 8pk NDIM	11.49	T.C.
	7/8/24	12-18 Adj Roller Frame	25.85	T.C.
	7/11/24	Diablo 5" Disc 25pk	11.49	T.C.
	7/11/24	5" Corded Var SPD Sander	48.30	T.C.
	7/12/24	Caution Tape	15.51	T.C.
	7/16/24	Stainless Snap Hook (3)	41.09	J.S.
	7/16/24	50' Rope	20.67	J.S.
	7/16/24	Lithium Greasee	4.59	T.C.
	7/16/24	Clamp Set 4pk (2)	9.13	T.C.
	7/16/24	Quick Link (2)	12.42	T.C.
	7/16/24	Wire Rope (2)	62.05	T.C.
	7/16/24	Turnbuckle Eye (6)	26.08	T.C.
	7/16/24	Pro Black Spray Paint	17.22	T.C.
	7/16/24	All Purpose Black Spray Paint	5.14	T.C.
	7/17/24	Metal Bar Stool (18)	2128.86	J.S.
	7/17/24	Quick Link 3/16 (3)	10.94	T.C.
	7/17/24	Quick Link 1/8 (7)	55.14	T.C.
	7/17/24	BLK Nitrile Gloves 20pk	7.46	T.C.
	7/17/24	20'x30' Tarp	92.78	T.C.
	7/22/24	1/8"x50' Wire Rope	22.97	T.C.
	7/22/24	Quick Link 3/16 Zinc 1pk (3)	10.94	T.C.
	7/22/24	Clamp Set 3/32x1/8 Stainless Steel (3)	30.95	T.C.
	7/22/24	Quick Link 1/8" Stainless Steel 3pk	7.88	T.C.
	7/22/24	Quick Link 1/8 Zinc 3pk	6.21	T.C.
	7/23/24	SDRL SCRW Zinc Hex 1/4x1-1/2 (2)	3.17	T.C.
	7/23/24	Sleeve Anchor 1/4x2-1/4 Acorn SGL CT (2)	3.15	T.C.
	7/23/24	J-B Weld Steelstik Epoxy Putty 2oz	8.60	T.C.
	7/23/24	Sleeve Anchor 1/4x2-1/4 Acorn SGL CT (4)	6.30	T.C.
	7/23/24	Brace Corner 3" Galv 4pk	9.97	T.C.
	7/23/24	Lock Washer Zinx 1/4 (4)	0.83	T.C.
	7/23/24	Hex Bolt Strlss 1/4-1-1/2 (4)	3.22	T.C.
	7/23/24	Hex Nut Strlss 1/4 (4)	1.56	T.C.
	7/24/24	ODL 22x64v Blinds (4)	628.00	J.S.
	7/24/24	6ft Folding Table (4)	229.45	J.S.
	7/24/24	1/2x12 Drill Bit	11.49	T.C.
	7/25/24	ODL 22x64v Blinds (4)	628.00	J.S.
	7/25/24	6ft Folding Table (4)	229.45	J.S.
	7/25/24	63 Gallon Rolling Tote	74.18	J.S.
	7/26/24	Black Nitrile Gloves 20pk	7.46	T.C.
	7/26/24	Microfiber Towels 12pk	7.46	T.C.
	7/29/24	22x64 Aluminum Blinds (4)	628.00	J.S.
	7/30/24	6x9 Braille Womens Sign	14.87	J.S.
	7/30/24	6x9 Braille Mens Sign	14.87	J.S.
	7/30/24	3/8" Clevis Pin	6.19	J.S.
	7/30/24	Multi-Angle Wash Brush	8.61	J.S.
	7/30/24	Stainless Steel Snap Hook	13.70	J.S.
	7/30/24	Tow Light Kit	20.11	J.S.
	7/30/24	Acetone	34.47	J.S.
	7/30/24	22x64 Aluminum Blinds (4)	628.00	J.S.
	7/30/24	Simple Green	6.31	J.S.
	7/31/24	Gas for Equipment	75.00	T.C.
	8/1/24	Zep Degreaser 1gallon (3)	48.23	J.S.
		<b>TOTAL</b>	<b><u>\$6,053.89</u></b>	

**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice**

Invoice #: 2377  
Invoice Date: 9/30/24  
Due Date: 9/30/24  
Case:  
P.O. Number:

**Bill To:**

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

Description	Hours/Qty	Rate	Amount
<del>2.330.572.4100 (MV Phones) -Statement Closing Date 8/20/24</del>		<del>88.00</del>	<del>88.00</del>
34.600.538.64000 (MV Repair & Replacements) -Statement Closing Date 8/20/24		996.33	996.33
<del>2.310.513.49300 (MV Office Supplies) - Statement Closing Date 8/20/24</del>		<del>131.00</del>	<del>131.00</del>
<del>2.330.572.49400 (MV Special Events) - Statement Closing Date 8/20/24</del>		<del>418.60</del>	<del>418.60</del>
<del>2.330.572.34400 (MV Tennis Maintenance) - Statement Closing Date 8/20/24</del>		<del>245.90</del>	<del>245.90</del>

**RECEIVED**  
SEP 09 2024  
BY: \_\_\_\_\_

<b>Total</b>	\$1,880.01
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	<del>\$1,880.01</del>

\$996.33



5500 West 83rd Street  
 Los Angeles, CA 90045  
 1-800-496-7278 (USA & Canada)  
 310-410-4200 (Worldwide)  
 310-410-4220 (Fax)  
 www.gympart.com

SALES INVOICE	
SI-8640289	7/17/2024



<b>Customer</b> Governmental Mngmt Services 475 W Town Pl Ste 114 ORANGE PARK FL 32065 UNITED STATES Tel: 9043421441	<b>Contact</b>	<b>Ship To</b> Middle Village CDD 370 Oakleaf Village Pkwy ORANGE PARK FL 32065 UNITED STATES Tel: (904) 342-1441
---	----------------	--

<b>Account</b> 49808	<b>Terms</b> NET 30	<b>Due Date</b> 8/16/2024	<b>Account Rep</b> Edward Umana	<b>Schedule Date</b> 7/16/2024
<b>Sales Order</b> SO-7646416	<b>Ship VIA</b> UPS Ground (1-5 days)	<b>Reference</b> Emailed	<b>PO #</b> JS06302017	<b>Page</b> 1
				<b>Printed</b> 8/31/2024 8:01:56PM

L	Item	Description	Order	Ship	Price	UM	Discount	Amount
1	MCAR25	Hex Dumbbell, Rubber Coated,Blk, 25lb	4	1	\$60.00	EA		\$60.00
2	MCAR30	Hex Dumbbell, Rubber Coated,Blk, 30lb	4	3	\$63.00	EA		\$189.00
3	MCA7011	Single Grip Handle	4	4	\$18.07	EA		\$72.28
4	CA421	MOTOR, ELEVATION, 115VAC, 50/6	1	1	\$399.00	EA		\$399.00
5	SH	Shipping Charge	1	1	\$281.87	EA		\$281.87
6		Notice: Additional shipping charges will apply for back-orders and/or drop-ships. Price of back-order item(s) may be subject to change.						

**RECEIVED**  
 SEP 13 2024  
 BY: \_\_\_\_\_

<b>PAYMENT REMITTANCE ADDRESS</b> National Gym Supply Inc. PO Box 748735 Los Angeles, CA 90074-8735  USE THIS ADDRESS FOR PAYMENTS ONLY	<b>Tax Details</b> AvaTax \$0.000	<b>Taxable</b> \$0.00
	<b>Payment Details</b>	<b>Total Tax</b> \$0.00
		<b>Exempt</b> \$1,002.15
		<b>Total</b> \$1,002.15
		<b>Payment Disc</b> \$0.00
		<b>Paid</b> \$0.00
		<b>Balance</b> \$1,002.15
		<b>\$501.07</b>



5500 West 83rd Street  
 Los Angeles, CA 90045  
 1-800-496-7278 (USA & Canada)  
 310-410-4200 (Worldwide)  
 310-410-4220 (Fax)  
 www.gympart.com

SALES INVOICE	
SI-8641342	7/23/2024



<b>Customer</b>		<b>Contact</b>		<b>Ship To</b>			
Governmental Mngmt Services 475 W Town Pl Ste 114 ORANGE PARK FL 32065 UNITED STATES Tel: 9043421441				Middle Village CDD 370 Oakleaf Village Pkwy ORANGE PARK FL 32065 UNITED STATES Tel: (904) 342-1441			
<b>Account</b>	<b>Terms</b>	<b>Due Date</b>	<b>Account Rep</b>	<b>Schedule Date</b>			
49808	NET 30	8/22/2024	Edward Umana	7/16/2024			
<b>Sales Order</b>	<b>Ship VIA</b>	<b>Reference</b>	<b>PO #</b>	<b>Page</b>	<b>Printed</b>		
SO-7646416	UPS Ground (1-5 days)	Emailed	JS06302017	1	8/31/2024 8:01:56PM		
<b>L Item</b>	<b>Description</b>	<b>Order</b>	<b>Ship</b>	<b>Price</b>	<b>UM</b>	<b>Discount</b>	<b>Amount</b>
1	MCAR25	3	3	\$60.00	EA		\$180.00
2	MCAR30	1	1	\$63.00	EA		\$63.00
3	Notice: Additional shipping charges will apply for back-orders and/or drop-ships. Price of back-order item(s) may be subject to change.						
4	SH	1	1	\$171.14	EA		\$171.14
5	Notice: Additional shipping charges will apply for back-orders and/or drop-ships. Price of back-order item(s) may be subject to change.						
<p style="text-align: center;"><b>RECEIVED</b>          SEP 13 2024          BY: _____</p>				<b>Tax Details</b>		<b>Taxable</b>	
<b>PAYMENT REMITTANCE ADDRESS</b>  National Gym Supply Inc. PO Box 748735 Los Angeles, CA 90074-8735  USE THIS ADDRESS FOR PAYMENTS ONLY				AvaTax \$0.000		\$0.00	
				<b>Payment Details</b>			
				<b>Total Tax</b>		\$0.00	
				<b>Exempt</b>		\$414.14	
				<b>Total</b>		\$414.14	
				<b>Payment Disc</b>		\$0.00	
				<b>Paid</b>		\$0.00	
				<b>Balance</b>		\$414.14	
						<span style="border: 1px solid black; border-radius: 50%; padding: 5px;">\$207.07</span>	





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

# Quotation

QUOTE #	74057228
LOCATION	74
DATE	09/17/24
PAGE	1 of 1

**BILL TO**

277685  
 MIDDLE VILLAGE CDD  
 370 OAKLEAF VILLAGE PKWY  
 ORANGE PARK, FL 32065-4259  
 Phone 904-342-1441

**SHIP TO**

MIDDLE VILLAGE CDD  
 845 OAKLEAF PLANTATION PKWY  
 ORANGE PARK, FL 32065-3531

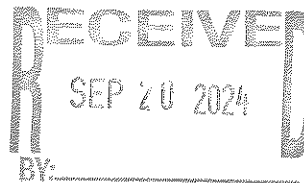
QUOTE DATE 01/08/24	EXPIRE DATE 02/07/24	REQUIRED DATE	REFERENCE NUMBER JAY SORIANO/HEATERS	PAYMENT TERMS NET 30 DAYS
WRITTEN BY S PHILLIP ROSEBROCK(7)			CONTACT JAY SORIANO	SHIP VIA WILL CALL PICKUP
FREIGHT TERMS IN/OUTBOUND			JOB NUMBER	SALES REP 74 /HOLLY HIGGINBOTH

PRODUCT/DESCRIPTION	QUANTITY	PRICE	U/M	EXTENSION
PUR-15-0776 460776 400K BTU LP IID ASME MASTERTEMP LOW NOX HEATER	6	4,072.52	EA	24,435.12

\*\*\*\*ORDER FROM  
 MANUFACTURER\*\*\*\*  
 \*\*\*\*PRICE DOES NOT INCLUDE  
 POSSIBLE LTL FREIGHT  
 CHARGES\*\*\*\*

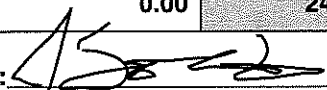
**Code to:**

**Middle Village Repair and Replacements**  
**34-600-538-64000**



MERCHANDISE TOTAL	HANDLING	MISC CHARGE	TAX	FREIGHT	QUOTE TOTAL
24,435.12	0.00	0.00	0.00	0.00	24,435.12

Accepted:

By:   
 Date: 9/17/24

# Toole Technologies, Inc.

4134 Carriage Crossing Lane  
Orange Park, FL 32065

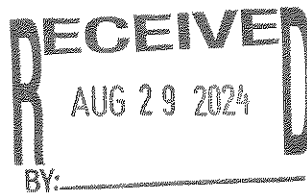
WO7312  
08/29/2024  
0  
08/29/2024

Middle Village CDD  
Oakleaf Phase 2 Fitness Center  
manager@oakleafresidents.com  
845 Oakleaf Plantation Pkwy  
Orange Park, FL, 32065-3531

Copper Leak Repair	1	\$150.00	\$150.00
The lawn service accidentally clipped the cooover line releasing all of the refrigerant Repaired the copper leak using braising. Started and checked system for proper operation.			
R410A Refrigerant	21	\$100.00	\$2,100.00
Added refrigerant to the system using electronic gauges. The system was charged as per the manufacturers recommendation.			
		<b>Parts Subtotal</b>	<b>\$2,250.00</b>
		<b>Subtotal</b>	<b>\$2,250.00</b>
<b>Payment Details</b>			<b>\$2,250.00</b>
Please call the office at (904) 278-5938 to make a payment.			
			\$0.00
			<b>\$2,250.00</b>

### Comments

Recommend purchasing an Annual Seasonal Tuneup



## Code to:

# Middle Village Repair and Replacements

## 34-600-538-64000

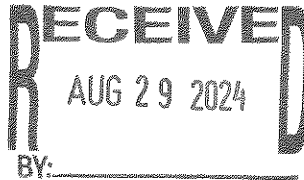
# Toole Technologies, Inc.

4134 Carriage Crossing Lane  
Orange Park, FL 32065

WO7320  
08/29/2024  
0  
08/29/2024

Middle Village CDD  
Oakleaf Phase 2 Event Venue  
manager@oakleafresidents.com  
845 Oakleaf Plantation Pkwy  
Orange Park, FL, 32065-3531

MOTOR AND PULLEY	1	\$900.00	\$900.00
MOTOR DRIVE 56FRM 1-1/2HP 1725RPM 115/208-230V 1SP			
1VL44X5/8BULK SHEAVE 4.15IN O.D. 5/8IN HUB BORE SINGLE GROOVE VARIABLE PITCH			



Parts Subtotal \$900.00

Chris Jansson	4	\$100.00	\$400.00
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Labor to remove existing fan motor. Picked up an installed new fan motor and pulley. Wired the motor, installed the belt, started and check the fan for proper operation.

Labor Subtotal \$400.00

Subtotal \$1,300.00

Payment Details \$1,300.00

Please call the office at (904) 278-5938 to make a payment.

\$0.00

**\$1,300.00**

Code to:

### Comments

Recommend purchasing an Annual Seasonal Tuneup

Middle Village Repair and Replacements

34-600-538-64000

# Toole Technologies, Inc.

4134 Carriage Crossing Lane  
Orange Park, FL 32065

WO7321  
09/09/2024  
0  
09/09/2024

Oakleaf Phase 2 Pool Snack Bar  
manager@oakleafresidents.com  
845 Oakleaf Plantation Pkwy  
Orange Park, FL, 32065-3531

RM099 Refrigerant 5 \$100.00 \$500.00  
Added refrigerant to the system using electronic gauges. The system was charged as per the manufacturers recommendation.

**Parts Subtotal \$500.00**

Thermostat Installation 1 \$150.00 \$150.00  
Installed a customer provided thermostat on a Toole AC provided backing plate. Terminated and programmed the thermostat. Started and checked the operation. The unit was low on Freon

**Labor Subtotal \$150.00**

**Subtotal \$650.00**

### Payment Details

Please call the office at (904) 278-5938 to make a payment.

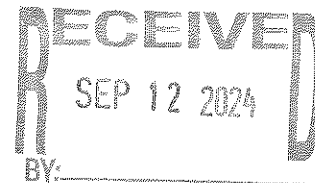
\$0.00

**\$650.00**

### Comments

Recommend purchasing an Annual Seasonal Tuneup

Code to:



Middle Village Repair and Replacement

34-600-536-64000

*FOURTH ORDER OF BUSINESS*



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

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

September 9, 2024

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

We are pleased to confirm our understanding of the services we are to provide Middle Village Community Development District, Clay County, Florida ("the District") for the fiscal year ended September 30, 2024. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Middle Village Community Development District as of and for the fiscal year ended September 30, 2024. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2024 audit.

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

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

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

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

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

#### **Audit Objectives**

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

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

**Examination Objective**

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

**Management Responsibilities**

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

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

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

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

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

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

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

**Audit Procedures—General**

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

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

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

**Audit Procedures—Internal Control**

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

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

**Audit Procedures—Compliance**

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

**Engagement Administration, Fees, and Other**

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

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

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



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

Our fee for these services will not exceed \$6,700 for the September 30, 2024 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

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

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

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

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

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

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

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

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

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

By: Mark [Signature]

Title: Secretary

Date: Sep 12, 2024



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



Peer Review  
Program

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

**March 17, 2023**

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

**Dear Antonio Grau:**

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

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

Thank you for your cooperation.

Sincerely,

*FICPA Peer Review Committee*

Peer Review Team  
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

*FIFTH ORDER OF BUSINESS*

*B.*

*1.*

# **PUBLIC FACILITIES REPORT**

Prepared for:

## **MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT**

August 30, 2024

Prepared by:

**Matthews | DCCM**  
7 Waldo Street  
St. Augustine, FL 32084  
(904) 826-1334

# MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT PUBLIC FACILITIES REPORT

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## **PURPOSE AND SCOPE**

This report is being prepared at the request of the Middle Village Community Development District (CDD) to comply with the requirements of 189.08, Florida Statutes, regarding the Special District Public Facilities Report. It is the intention of this report to provide general descriptions of public facilities owned, operated or maintained by the District, or public facilities owned, operated or maintained by another entity through a lease or other agreement with the District. In addition, the report will provide general descriptions of any ongoing or planned public facility additions, improvements and expansion programs within the next seven (7) years.

## **INTRODUCTION**

The Middle Village Community Development District (the “District”) is a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District. The District covers approximately 1,015 acres of Land within Clay County, Florida (the “Development”).

The Development, located within the Argyle Forest Development of Regional Interest (DRI)/Village of Argyle Planned Unit Development (PUD), consists of approximately 2,750 single- and multi-family dwelling units and completed construction in 2012. There are four (4) commercial parcels at Oakleaf Plantation Parkway and Plantation Oaks Blvd, nine (9) commercial parcels at Oakleaf Plantation Parkway and Southwood Way and three (3) public schools also located within the District.

The District boundaries are shown on Exhibit 1. The general description of the boundaries follow:

- The northern boundary is Arbor Mill single-family subdivision;
- The eastern boundary is State Road 23/Branan Field Road; and
- The southern boundary is Greyhawk subdivision; and
- The western boundary is generally Oakleaf Plantation Parkway.

The public facilities infrastructure within the District, as outlined herein, are necessary for the function of the District and provide a direct and special benefit to the lands within the Development. The public facilities infrastructure located within the District include:

- Potable Water and Sanitary sewer;
- Electricity Infrastructure;
- Stormwater Management System;
- Transportation Facilities;
- Public Schools;
- Community Signage, Landscaping, Irrigation and Fencing;
- Recreational Facilities; and
- Conservation/Preserve Areas.



## **EXISTING PUBLIC FACILITIES**

### **Potable Water and Sanitary Sewer**

The Development is currently supplied potable water from the Clay County Utility Authority. The provided potable water is for consumption and fire protection. Generally, the water mains are located within the road rights-of-way and are offset from the right-of-way line. When potable water mains are located outside of public owned property, easements are granted by the developer to the utility authority. The water system is complete and has been transferred to the Clay County Utility Authority. Water treatment and supply plants are maintained offsite by Clay County Utility Authority.

The sanitary sewer discharge is collected by the Clay County Utility Authority. Within the Development, the sanitary collection system consists of gravity mains and manholes that collect the sewage and transport it to one of the existing lift stations. Generally, the sanitary mains are located within the road rights-of-way and are offset from the right-of-way line. When sanitary mains are located outside of public owned property, easements are granted by the developer to the utility authority. The sanitary system is complete and has been transferred to the Clay County Utility Authority. Sanitary sewer treatment plants are maintained off-site by Clay County Utility Authority.

### **Electricity Infrastructure**

Development is currently supplied electricity from the Clay Electric Co-Operative, Inc. Generally, the power lines are located within the road rights-of-way and are offset from the right-of-way line. When power lines are located outside of public owned property, easements are granted by the developer to the utility authority. The electricity infrastructure is complete and has been transferred to the Clay Electric Co-Operative, Inc for the entire Development. Power supply plants are maintained offsite by Clay Electric Co-Operative, Inc.

### **Stormwater Management System**

The District owns and maintains the stormwater management system for the District. The system is composed of various conveyance pipes, approximately twelve (12) retention ponds, and control structures spread throughout the District. Retention ponds are located on the tracts/parcels listed below.

1. Tracts B & D, *HAMILTON GLEN AT OAKLEAF PLANTATION*, Plat Book 50 Page 52-60
2. Tract C, *TIMBERLAKE AT OAKLEAF PLANTATION*, Plat Book 46 Page 32-38
3. Tract J, K & L, *WHITFIELD AT OAKLEAF PLANTATION*, Plat Book 46 Page 58-67
4. Tract G, *CREEKVIEW AT OAKLEAF PLANTATION*, Plat Book 46 Page 18-31
5. Tract E, *OAKPOINT AT OAKLEAF PLANTATION*, Plat Book 45 Page 59-65
6. Parcel ID: 007869-030-00, SMF- 1
7. Parcel ID: 007869-031-00, SMF-7
8. Parcel ID: 007869-032-00, SMF-8
9. Parcel ID: 007869-033-00, SMF- 12A

### **Transportation Facilities**

Roadways, including sidewalks, have been constructed and dedicated to Clay County for maintenance and operation.

General parking areas for the amenity center and all four quadrants of the village center are owned and maintained by the District.

**Public Schools**

There are three (3) public schools located within the District that are owned, operated and maintained by the Clay County School Board/District.

- Plantation Oaks Elementary, Parcel 11B, Oakleaf Plantation School Site
- Oakleaf Junior High School and Oakleaf High School, Parcel 12C, Oakleaf Plantation School Site

**Community Signage, Landscaping, Irrigation and Fencing**

The District owns and maintains community signage, landscaping, irrigation, and fencing, throughout the Development.

Signage is composed of entry monument with fountain, monuments along roadways, and entry monuments and signage at each neighborhood entrance, park and the amenity center.

Landscaping and irrigation are located in the common areas and center medians of roadways throughout the entire Development. The irrigation system consists of several deep Floridian wells, and various piping & spray heads. Vinyl fencing is located in common areas throughout the District, including recreation facilities such as neighborhood parks and athletic fields/courts.

The District constructed and now maintains the Clock Tower monumentation at the intersection of Oakleaf Plantation Parkway and Plantation Oaks Boulevard, and the Bell Tower monumentation at the southern end of Oakleaf Plantation Parkway and Branan-Chaffee Road (SR 23).

**Recreation Facilities**

The District owns, operates and maintains the 26-acre amenity center located south of Parcel 17 (Coventry) and west of Parcel 14A (Creekview) as well as various neighborhood parks throughout the community. The basic components of the facility include:

- Clubhouse and fitness center with locker room/restrooms
- Lake and lawn pavilions
- Sports pavilion
- Baseball Fields
- Basketball Courts
- Tennis Complex with Courts
- Swimming with slide tower, family and splash pools and lap pool
- Playground equipment

The District owns and maintains the following neighborhood parks which include playgrounds, benches, picnic tables, and BBQ Grills:

- Tract B, *WHITFIELD AT OAKLEAF PLANTATION*, Plat Book 46 Page 58-67
- Tract F, *CREEKVIEW AT OAKLEAF PLANTATION*, Plat Book 46 Page 18-31
- Tract C, *HAMILTON GLEN AT OAKLEAF PLANTATION*, Plat Book 50 Page 52-60

**Conservation/Preserve Areas**

The District owns and maintains a significant amount of conservation/preservation land located through the Development.

## **PROPOSED ADDITION, IMPROVEMENT, EXPANSION OR REPLACEMENT OF EXISTING PUBLIC FACILITIES**

### **Potable Water and Sanitary Sewer**

The District does not have any additions, improvements, expansions or replacements planned for the potable water and sanitary sewer systems within the next seven (7) years.

### **Electricity Infrastructure**

The District does not have any additions, improvements, expansions or replacements planned for the electricity infrastructure within the next seven (7) years.

### **Stormwater Management Facilities**

The District does not have any additions, improvements, expansions or replacements planned for the stormwater management system within the next seven (7) years.

### **Transportation Facilities**

The District has the following improvements planned to the transportation facilities within the next seven (7) years:

- Parking lot resurfacing planned for Fiscal Year (FY) 2027-2028.
- Refurbishment of light poles in the parking lots planned in FY 2030-2031.

### **Community Signage, Landscaping, Irrigation, Fencing and Lighting**

The District has the following improvements planned to the community signage, landscape, irrigation, fencing and lighting within the next seven (7) years:

- Clock Tower and Bell Tower repairs planned in FY 2025-2026.
- Entry signage and monuments refurbishment planned in FY 2029-2030.
- Irrigation repair allocated in FY 2027-2028.

### **Recreational Facilities**

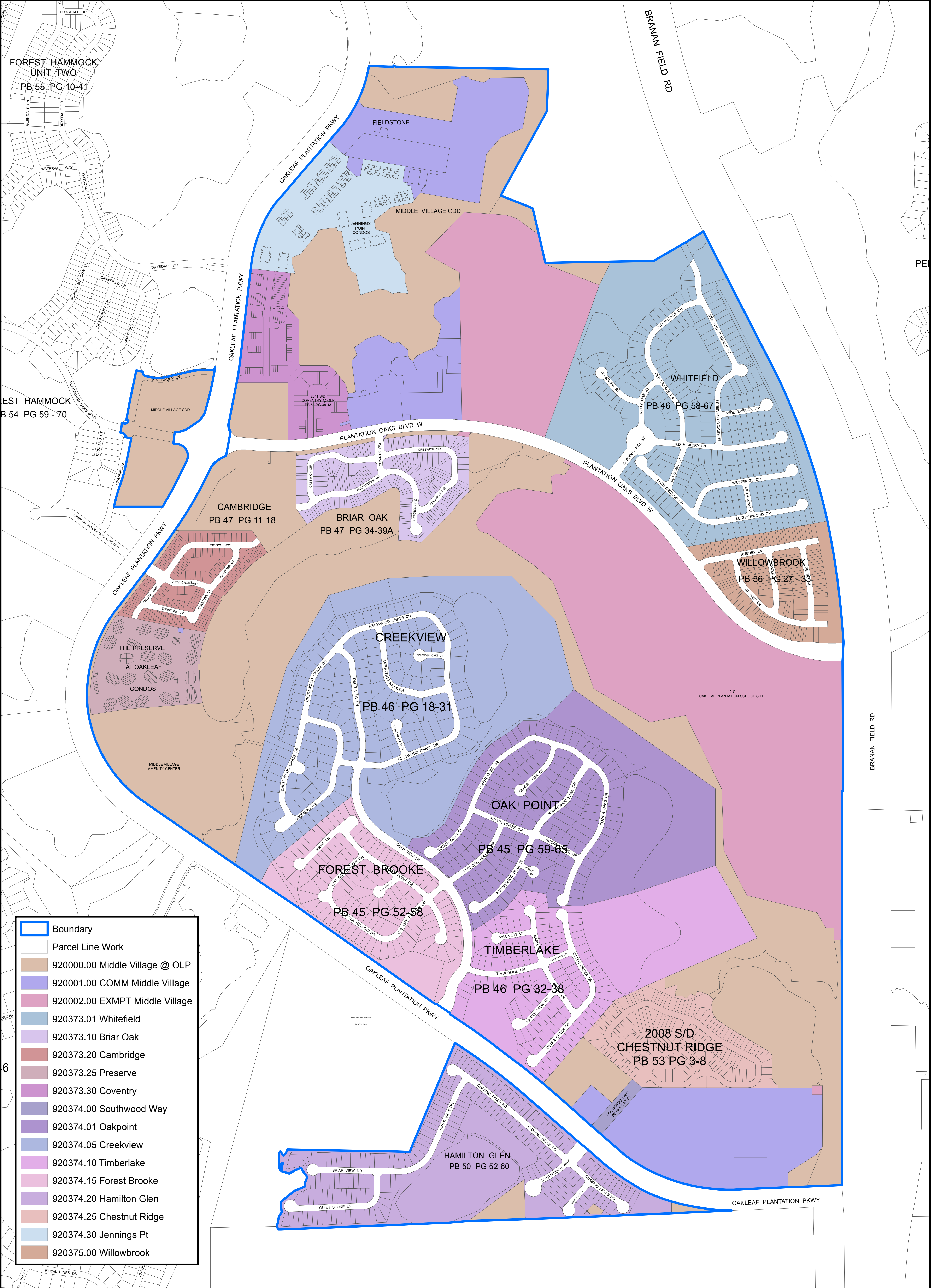
The District has the following improvements planned to the recreational facilities within the next seven (7) years:

- Family pool resurfacing planned in FY 2028-2029. Restroom refurbishment allocated in FY 2025-2026. Wood pergola replacement planned in FY 2030-2031.
- Lap pool complex exterior painting planned in FY 2026-2027. Starting platform replacement planned in FY 2030-2031. Restroom refurbishment allocated in FY 2025-2026. Pool heater replacement planned in FY 2027-2028.
- Splash pool resurfacing planned in FY 2028-2029. Play equipment allocated in FY 2030-2031.
- Slide/tower painting planned in FY 2028-2029. Pool pavilion repairs in FY 2025-2026. Lighting repairs planned in FY 2030-2031. Ongoing pool furniture, pump and equipment refurbishment planned in FY 2024-2032.
- Fitness center refurbishment including interior painting and kitchen planned in FY 2030-2031. Refurbishment of clubhouse locker rooms allocated in FY 2025-2026.

- Clubhouse refurbishment including exterior painting, cabinetry, guardrails, water coolers and elevator cab planned in FY 2025-2026 and 2030-2031. Access control panel replacement planned in FY 2028-2029.
- Sports pavilion restroom refurbishment planned in FY 2025-2026.
- Ball field refurbishment including back stops, dugouts, roof and fencing planned in FY 2027-2028.
- Resurfacing of the basketball court planned in FY 2027-2028. Chain link fencing refurbishment planned in FY 2024-2025. Refurbishment of light poles planned in FY 2030-2031.
- Tennis complex refurbishment including roofing, wood pergola, restrooms and exterior painting planned in FY 2025-2026 and FY 2027-2028.
- Tennis court refurbishment including shade, wind screen and replenishment planned in FY 2025-2027, 2028-2029 and 2030-2031. Fencing and lighting repairs planned in FY 2029-2030.
- Pavilion repairs planned in FY 2025-2027 and FY 2030-2031.
- Clubhouse playground replacement of picnic tables planned in FY 2027-2028 and benches in FY 2030-2031. Play equipment refurbishment planned in FY 2028-2030.
- Playground play plastic surface border replacement at Deerview, Hamilton Glen and Whitfield parks planned in FY 2025-2026. Vinyl fence refurbishment for Deerview park planned in FY 2030-2031.

**Conservation/Preserve Areas**

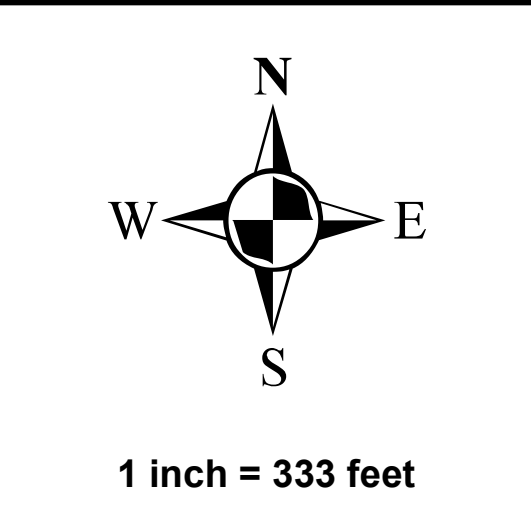
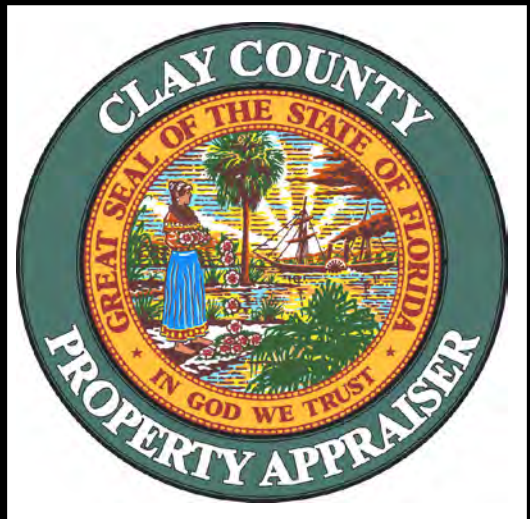
The District does not have any additions, improvements, expansions or replacements planned for the conservation/preserve areas within the next seven (7) years.



FOREST HAMMOCK  
UNIT TWO  
PB 55 PG 10-41

EST HAMMOCK  
B 54 PG 59 - 70

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



# Middle Village 2013 CDD

## Clay County, Florida

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

GENERATED BY THE GIS DEPARTMENT 05/02/2013

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

*D.*

*1.*

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

845 Plantation Oaks Parkway, Orange Park, FL 32065

904-375-9285; manager@oakleafresidents.com

**Memorandum**

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

**Community:**

**Special Events**

- Upcoming –Movie on the green, Spooktacular, Community Yard Sale
- Resident run event at MV

**Aquatics**

- High School swim teams at MV – Entering last weeks of practice, final meets were due to weather changes/ postponements
- Adjusted schedules (after this weekend) – Pools are now Adult only / “Swim at Own Risk” until March
- Update of pool programs at MV – all year swim team program
- Planning of off-season CPR and first aid classes for residents and certification training for employees

**Amenity Usage**

- *Total Facilities Usage – 5972*
- *Average daily usage – 199*

*Card counts:*

MV Owners	35
MV Renters	46
MV Replacements	16
MV Updated	3

*Total cards printed: 180 (both districts)*

**Rentals**

- 10 of 30 days rented in September, 4 of 4.5 weekends rented
- 18 Grand Ballroom rentals, 0 Grand Lawn rental, 0 Bridal Suite rentals, 6 patio rentals
- 25 tours (approx.75 hours)/94 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](mailto:manager@oakleafresidents.com)

### Memorandum

#### Operations: Open Items

- Update on 1<sup>st</sup> month of Year Round swimming

#### MAINTENANCE

- Diagnose issues with flow at spray ground filter pack. Coordinate with pool contractor to remove and reseal motor
- Repair damaged fencing sides at basketball courts
- Finalized rear basketball fencing (increased height and bottom and middle bars all around courts.
- Swapped fencing from old 8' tennis court side to basketball courts.
- Started on increasing heights of tennis fencing to 10' fencing along back of lower courts
- Remove overgrown vegetation from multiple areas of fencing
- Diagnose Autofill ( coordinate replacement of Toro valve gasket) at Spray pool
- Coordinate removal of old heaters and awaiting new heater deliveries
- Install new fencing at bathroom areas of family pool building
- Pull furniture and equipment in preparation for storm ( Milton)
- Remove and replace furniture and equipment due to oncoming storm (Helene)
- Diagnose issues with golf cart, transfer to repair vendor, pick up and place cart back into service
- Multiple attempts to drain service road ( flooded due to block "dry pond")
- Inspect Roof leaks and coordinate repairs at Grand banquet
- Coordinate agreements for Grand banquet Painting
- Clean getters at all pool and tennis buildings
- Remove tree from softball field fencing ( damaged in storm)
- Coordinate honey bee inspection ( in fallen tree branch)
- Mulch trail – mulching supplied by damaged tree branches and debris from Helene
- 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 9/08 Forest Brook, Creekview, Oakpoint, and Timberlake completed 9/25

#### Landscaping

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

For questions, comments, or clarification, please contact:

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

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