

MIDDLE VILLAGE
Community Development District

JANUARY 13, 2025

AGENDA

Middle Village Community Development District

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

January 6, 2025

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, January 13, 2025 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 December 9, 2024 Meeting
 - B. Financial Statements
 - C. Assessment Receipts Schedule
 - D. Check Register
- IV. Discussion of Assessment Methodology
- V. Discussion of Termination of Interlocal Agreement with South Village CDD
- VI. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. Operations Manager
 1. Memorandum

2. Update on Open Items (Deer View Column Repair)

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

VIII. Next Scheduled Meeting – February 10, 2025 @ 6:00 p.m. at the Plantation Oaks Amenity Center

IX. 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, **December 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:

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| Michael Steiner | Chairman |
| Sherrie Mifsud | Vice Chair |
| Julie Arnau | Assistant Secretary |
| Gerald Bowen | Assistant Secretary |

Also present were:

| | |
|--------------------------------|--------------------------|
| Marilee Giles | District Manager |
| Katie Buchanan <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 no audience members present, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Oath of Office for Newly Elected Supervisors

Ms. Giles, being a notary public for the State of Florida, administered an oath of office to Mr. Steiner and Mr. Bowen. Mike and Jerry, congratulations. You're now a government official in the State of Florida. Mike, you're continuing your journey as a government official. As a government official, you're subject to comply with the Sunshine Law. We talked about that a little bit before the meeting. But just as a reminder, any business that that's going to come before

this board, you can only talk to the other supervisors in a publicly noticed meeting such as this one, you all can talk about any other matter, but anything coming before the board, it has to be at this meeting. Also, as a reminder, you're subject to Florida's Public Records law, meaning any paperwork, any documents that you acquire or generate pertaining to the district is subject to public records requests. Jerry, you said you created a separate CDD Email. Katie, Mike's been doing this for a long time, and I spoke with Jerry some before the meeting. Is there anything else you would like to add?

Ms. Buchanan stated the only additional comment is just to also keep in mind the ethics requirements that come with being a board member. So, what that means is, generally, you can't take any action that's going to positively or negatively impact someone close to you, like your mother, your brother, your children. There are a lot of very specific statutory requirements in connection with this. So, if you feel like you might be running into a conflict issue or an ethics issue, I would just suggest giving Marilee and myself a call so we can talk about it with you personally.

B. Consideration of Resolution 2025-01, Designating Officers

Ms. Giles stated this resolution is to add Mike and Jerry as officers of the district. The current slate of officers is as follows. Mike Steiner, the chairman. Sherri Mifsud as the vice chairman, and then Shawn, Julie, and Jerry as assistant secretaries. I'm your secretary and treasurer. And then also from my office is Daniel Laughlin, Jim Oliver, Matt Biagetti, and Darrin Mossing as assistant secretaries and assistant treasurers. Those guys are on from my office to cover in case I'm out of the office so that one of them can fill in for us. Unless there's any board discussion or changes to the slate of officers, I just look for a motion to adopt resolution 2025-01.

On MOTION by Vice Chair Mifsud seconded by Chairman Steiner with all in favor Resolution 2025-01, designating officers as detailed above approved.

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Minutes of the November 4, 2024 Board of Supervisors Meeting**
- B. Financial Statements**
- C. Assessment Receipts Schedule**

D. Check Register

Ms. Giles stated on page ten of your agenda package are the minutes from the November 4th meeting. Unless there's any corrections or changes, I just look for a motion to approve.

On MOTION by Chairman Steiner seconded by Vice Chair Mifsud with all in favor the minutes of the November 4, 2024 meeting were approved.

Ms. Giles stated on page eight are your financial statements as of October 31, 2024, followed by your assessment receipt schedule. Not much to show there. We're just starting the collection process. The check register starts on page 42, and it is in the amount of \$219,302.58. 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.

Vice Chair Mifsud stated I just want to confirm the capital reserve fund. The difference of the actual on the repairs and replacements. Is that for the paint? I see a \$32,980 overage.

Ms. Giles stated we budgeted \$250,000. So, the way those columns work is the first column is what we budgeted, the \$250,000. Then there's the prorated. So typically, what the accountant does on most line items, you'll take that \$250,000 divided by the 12 months. Jay, I would say yes, because that's your big capital reserve.

Mr. Soriano stated we've only got one month. That's the first part of payment. So, we have a second check.

Vice Chair Mifsud stated I noticed there were two checks for \$22,000. So then we still owe, what, an additional on top of the 44,000 that we owe?

Mr. Soriano stated yeah, it was a deposit for that. That's the only big project that we've paid for so far this year.

Vice Chair Mifsud stated I just wanted to make sure that that's what this was. I figured it was.

On MOTION by Ms. Arnau seconded by Vice Chair Mifsud with all in favor the check register was approved.

Ms. Giles stated we started talking about how the assessments get broken out based on single family, multifamily. It was done when the district was created, and it may have been updated along the way at some point. But this is the initial conversation to see if this board wants to have deeper discussions about possibly updating the assessment methodology as it affects the operation and maintenance side. I think the board was not interested in changing it to affect the bonds necessarily, but just on the O&M side.

Mr. Soriano stated we wouldn't be able to change the bonds. You're talking about the O&M side paying bills, paying for those capital things, replacements based on usage. That's where you can actually change that because we have all these different levels where people get discounts, basically, even though they're able to use the facilities the same way.

Vice Chair Mifsud stated you're referring to, like the multifamily.

Mr. Soriano stated we have four different levels, and then the highest is a single family.

Ms. Giles stated luckily for us, Katie Buchanan is joining us today. Katie recently went over this with another one of your districts in St. Johns County. Can you just give us an introductory of how we got to where we are and maybe some things for consideration as this board thinks about making those changes.

Ms. Buchanan stated sure. So, at a very 10,000 step level, when the district considers its methodology, they want to make sure that the assessments comply with Florida legal requirements. And that's essentially two things. You want to make sure that the assessments are fair and equitable, and you want to make sure that the benefit that a unit is receiving is equal to or greater than what the assessment is paying. Based on perhaps the historical trajectory of your assessment, the question is, is it really fair for you to have different assessment types at this point for houses that may have the same benefits? If you are interested in reevaluating this, you would work with your assessment methodology team, which is GMS, and they would sort of do an analysis to try and determine whether they thought the assessments are correct or whether they needed to be modified based on something. That may be actual usage records that you have, that may be a comparison of the size and type of lot. There are a lot of industry standards that they look at when they do these things. If you decide to change assessments, what happens is GMS puts together a report and explains why they would be different going forward than what they were previously. That report would then be adopted by the board. Then notice would be sent to all the homeowners within the district that needed the proposed assessment changes. That notice

would describe how the assessments were going to change from a unilateral and universal standpoint, and then also how they're going to change for each type of unit and change for the person receiving the notice. Once that notice goes out, you could have a public hearing where everyone comes to give the board the opinion on whether the change is good or bad, or perhaps the board should consider even a different alternative. So, you have a hearing, you have probably pretty good turnout, and then you can decide whether you want to move forward with the report as presented or make any changes. Or you can choose to no longer seek to modify the assessments. So, it's a lengthier process that frequently you would want to try to accomplish so that it could be incorporated into your next fiscal year's budget. So, you've got a couple of months to think about it. But I guess the initial question is what's prompting the thought process and does it make sense to make a change? How will it be received? What are the factors that I think are driving you to have the conversation?

Chairman Steiner stated we've got about five different flavors. A lot of that was put in place to entice the developers to complete the build outs years ago. The thought process back then was if the community had their own pool, then that would reduce the impacts we would have on the amenity pools that are in the CDD area. Basically, the benefit they got was a lower O&M assessment. They got to use all the same amenities that a single family homeowner was using as far as CDD amenities with the addition of having their own amenities within their community. The idea behind review is in reality today, with what quick looks we've done, we're not seeing where there's a reduced number of people coming from these facilities. So why is the credit still there? We would like to equal it across all the owners. Whether they have a condo in a multifamily community or whether they have a condo in one that has a small pool. All of them get to use all the CDD resources equally, So why aren't all of them paying the same as a single family homeowner? Does that make sense?

Ms. Buchanan stated yes, that makes sense. I know that there are many communities and CDDs in the state that may have a CDD amenity facility that everyone has access and pay for, and then they may also have smaller HOA funded facilities that only the people in that particular HOA access. So, the people that live there end up paying more. Because they're paying the full CDD frame and they're also paying like the secondary portion as well.

Chairman Steiner stated no, today they aren't paying more. If they have a pool, they got a discount, but they still get to use the CDD facilities.

Ms. Buchanan stated I was just trying to make sure you understand that what you're proposing is done other places. So, you would not be unusual in suggesting that all the types of units pay the same, understanding that units that have not previously paid because they had a pool and they're paying for it somewhere else or some other way, there's someone that still has to make that payment to whoever owns the pool. I think you can do it. I think that again, GMS would need to sort of work the numbers to give you a better sense of how the numbers would play out. Because what would likely happen is that if you were adding more units paying more, then some of your other units may pay a little less. Because you've got more money going to the bottom line. So, it's going to be kind of an interesting question. If you want to pursue it, then what would you do? Would you truly want to think about decreasing everyone else's assessment or would you want to try to build up a capital reserve fund more by keeping everyone's assessments the same?

Chairman Steiner stated at this time we are looking at it as being a means to put towards reserves. But we are needing to look at the impacts across all the communities, how much are the ones that currently have the discounts, what's the impact on those owners versus coming down on a single family owner who doesn't have those additional functions.

Ms. Buchanan stated so all these extra units are multifamily?

Chairman Steiner stated we have a rate for multifamily. We have a rate for multifamily with aquatics if they have a pool.

Mr. Soriano stated the multifamily is actually split up a couple times because you have regular multifamily, and you have what's called high density. And then we also have the high density with the aquatics. So, we have multiple levels in there and each time it goes down with the single family being at the top.

Chairman Steiner stated at the time they were instituted it was something that benefited the whole community because those were empty lots and they were looking for enticements to build them out. So that's where things stood at that time and why we're looking at it now is we have some impacts to budget coming up that this may be a way to resolve some of that in the reserves, but it also gets answers to people who say, I don't have a pool. Why are they getting a discount? We both use the amenities pool. So, it's no longer something that I believe is equitable. It's outlived some of its reasonable assumptions that were made at that time. From this standpoint, basically, I guess we would need a motion to go forward.

Ms. Giles stated I think Sheryl could run the numbers of what it would look like if the ERU was the same across.

Mr. Soriano stated yeah. So, what I would actually say because there's a couple things with the discussion you should look at because we're going to send this out to homeowners. You have to explain what we're doing. But there's a couple concerns there. Remember that high density with aquatics, the lowest one. If we wanted to go out and say we're not going to take up the homeowners because we've just increased because last year we have a good budget we're making, we generally do pretty good. So, I don't see an immediate need for increase. That single family stays there. These guys come up to match it, that's a big jump and then you got the little guys in between there, too. That would also match. So, we may want to have some discussions on are we trying to go up to 100% in one year, which is the easiest to say. Everybody's going to pay the same. It's fair, it's equal. You use the pools the same way, you use the gym, the same way, you have the same access. It's 100%, but that's a big jump in one year. So maybe a discussion of, there's ways to split it up or you keep some kind of discount in there, whether it's small, 5%, 10%, anything like that. Because they do pay extra in their HOA fees to have this facility. Although I can tell you that's also discussed when we sent out our last letters for this increase this last year, we got complaints from Jennings that their pool hasn't been available for a year. They come up here, so it's not that big a deal. They have access here, but one of their facilities, you saw it noted in what they thought was ours in that engineer report, that pool's not even up and running for a year, but they get a discount based on the fact that they have it. So, it's kind of hard to say what we're going to jump to 100% right away. But that's where you guys may want to think of ideas of how we're going to do it. Should it just be everybody pays the same across the board because it's the same O&M, or do we still look at some minor discounts? Is it something that we do in one year, or we advertise and say, you know, two-year, three year to get them closer? Because basically all that money is just going to go to capital. Right now, we've done our last increase, so unless something pressing comes up, I don't see a need for a lot of extra money this next year. We've built up a good capital. We have our projects going. It's just going to go in and sit in the bank. So how big of a jump do you want to put on those multifamily people?

Chairman Steiner stated one of the things, Jay, is the fact that unless we have development of that methodology, we don't know how big a jump that is.

Mr. Soriano stated we could do first round and just do it 100%.

Ms. Giles stated you can see it on the last page of your budget. It doesn't have it broken out by percents. I can refresh the budget so it's in your emails. But on the last page of your FY25 adopted budget, for instance, it's got the high-density multifamily aquatics. We're just going to go with rounded math, they pay \$575. They're the lowest and then single family pays \$954.

Mr. Soriano stated so to bring them up and match everybody, you're talking about \$400 increase.

Chairman Steiner stated with that though the \$900 spread between the \$595, that's for a year, right?

Ms. Giles stated yeah, but that's just the difference between the single family and the lowest paying one.

Mr. Soriano stated I wouldn't recommend moving them because now you're talking about doing refunds. That's a whole other step involved. So, your single family you would keep where they're at. If not, then we have to go through another process for refunding.

Ms. Giles stated no, keep them where they're at. For sure.

Chairman Steiner stated I'm not looking for that. What I'm looking at is, if it is X number of dollars spread over a year and we're talking \$50 or \$60 per owner in that environment to bring it up some. But until we get the numbers, until we can look at can we phase it.

Ms. Giles stated you would have to do that each year. You'd have to go through the whole process.

Mr. Soriano stated yeah it would be a public notice, but that would give you a chance to explain what people are looking at. Just because like I just said, that's \$400. So, \$35 a month.

Vice Chair Mifsud stated I feel like you're going to get residents who, wherever they are, in the facilities we're talking about, where every year they're going to see another increase. Then they get fatigued from their fees being increased year after year after year.

Mr. Soriano stated we can run the first one based on that 100 and then bring it back to you guys so you can see it. For those lowest people, it's going to be a big jump and then everybody else has a jump in between there. But those lowest people, that's a big jump in one year and we can decide, is that worth it? Because then, yeah, you have to have a public meeting. They're angry, pitchforks and torches. But for our cards on record some of our biggest families are multifamily units. They get the same access. So, when you explain it that way, it's still fair on

the O&M side, but it's always been that low. So, it's going to be a hard pill to swallow. So, after we bring back that first one, if you guys think, well, maybe we need to adjust a little bit, we can go back and forth from there. Whether they do get a little tiny discount or whether we look at something like phasing, not phasing, but we'll do the first one at 100%, making everybody's O&M flat.

Ms. Giles stated I can work with the assessment methodology lady at GMS. She knows for instance, single families paying 37% multifamily is paying 30%, so I can work with her and take those percents based on this year's budget just so you can see their percent allocation and what it would look like if we kept single family the same and then adjusted the other three. I can run a couple charts for you.

Mr. Soriano stated she's also the one that's going to get a big brunt of the problems because she deals with the developer. So, when we talk about someplace like Jennings or Coventry, that's actually owners that are going to be paying these assessments. When it comes to the high density apartments, it's paid by one person.

Chairman Steiner stated but The Preserve over here is high density owners?

Mr. Soriano stated yeah, but we hear from you guys individually where she works with that developer who gets a package deal. So, his deal is going to go way up.

Chairman Steiner stated which community are you talking about?

Mr. Soriano stated Gemstone, Fieldstone, Millstone. All of those high rises that's still owned by the developer. Those are apartments. So, they all have individual ownership. So, he gets a deal to pay all at once, a big chunk, and he has the lowest deal, of course. So that's going to be a big burden to him. Basically, it's going to get passed along to the tenants, their rents going to increase, but they don't pay directly like you guys pay as owners. So, it is a little different. She's the one that works with those developers when it comes to that agreement. So, she will get a big push back on that one with them.

Ms. Giles stated if the board wants, I can work with her, run a couple courses of action with increases.

Chairman Steiner stated this would be something we would be pushing out a ways, right?

Ms. Giles stated oh, yeah, it would be 2026 budget. But just to let you know what the impact would be on the multifamily high density with aquatics. Like if you made everybody

equal, what would that look like? We know it would be at least a \$450 increase for those guys. Is that what you really want to do over there in that area?

Chairman Steiner stated I think it's something we need to get the numbers on and see what we're looking at. We can get a clear understanding of what our options are. Do we want to go through this for the next five years to slowly bring them up at a reasonable rate, or do we want to go ahead and take the hit? I know that several of the communities are facing some severe shortcomings in budgets because of the changes brought about on condos that are bringing about special assessments. So, I really don't want to hit everybody at once. And just so residents know, I fall in that category. So, this is an impact to my wallet as much as it is theirs. As Jay said, we've been increasing the O&M. We've been looking at having to go do this every couple of years with the O&M. So, it's not a matter that we're going to do away with. Our costs are going up. So yeah, I guess if GMS can come back to us and sort of give us what we're looking at and what some options might be, would be beneficial.

Vice Chair Mifsud stated I agree. It warrants review at least just for information.

Ms. Giles stated I can do that. I'll try to have that by next meeting. It is the holidays, so I don't want to promise I'll have it.

SIXTH ORDER OF BUSINESS

Discussion of Termination of Interlocal Agreement with South Village CDD; Ratification of Engagement Letter with Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.

Ms. Giles stated this is Carl Eldred's law firm. We've exchanged emails with Carl. We've provided him information that he asked for. I don't think Katie's going to be willing to chime in on this one because she's district counsel at South Village. As a reminder, there's an interlocal agreement between Middle Village and South Village. Middle Village pays for the enhanced landscape along this road and turning the corner at the roundabout all the way up. So South Village reimburses Middle Village \$36,000 a year. The South Village chairperson met with your chairperson and said, we don't want to do that anymore. They want to terminate that agreement. So South Village submitted that termination letter to Middle Village. District counsel excused himself for that because it's the same law firm in both districts, so that there's not a conflict there. He did recommend a gentleman named Carl Eldred, so we've exchanged an email with him. We've entered into an engagement letter with him so we can start working with him. So, this

board alluded to at the last meeting that Middle Village doesn't want to even take care of those enhanced landscapes anymore. You've done that for the last 20 years. So, I was able to reach out to Courtney Grimm, the lawyer for the county, to see if there was any type of paperwork between the county and Middle Village saying that Middle Village and the county had an agreement that Middle Village would maintain all that enhanced landscaping. She responded with, no one is aware of any agreement with Middle Village CDD. Apparently, back in the day, the CDD decided to enhance the landscaping and included irrigation and certain areas beyond the county standard maintenance, which it does. So, there's no binding document between the county and Middle Village. She did remind me that if the CDD determines that it no longer wants to enhance that landscaping, the maintenance will revert back to the county standard of right away maintenance. So that's just something for your consideration. At the last meeting, it sounded like the board no longer wanted to provide the enhanced landscaping. So that's where we're at. We need to ratify the engagement letter with Carl's office and we'll do that. But this is the board's opportunity to talk about this and give Mike Steiner and I that guidance so as we schedule an appointment with Carl, we can make it clear what we want.

Chairman Steiner stated keep in mind that the area we're talking about is not common ground. It is Clay County. So, from that standpoint, it is their responsibility to maintain, and they have their standards. It won't be cut as much.

Ms. Giles stated it's both sides and it's the middle, right?

Chairman Steiner stated yeah.

Mr. Soriano stated I don't have any agreement for any district in Clay County. Until we did this thing for our medians and our trees as part of the changeover for the road. The clock tower they had left off, they made us do an agreement for that. It's the first agreement I've ever heard of. The idea is, CDDs are building, the county gets ownership, we feed them the road and the right of way. But the district is going to say, we're not going to deal with their lawnmowers and their public works. They'll come out, maybe two, three, four times a year. That's it. We want to landscape it and get real grass, not just Bahia everywhere. We don't want it to look like the side of the highway. We want to add irrigation, we want to add bushes and things like that, which is weird because it's part of the master plans. While going through everything just to get approval from the county they make us do things like putting trees of certain sizes and certain distance so they have these requirements to make it look better than what you would see on the

side of the highway. But they're not going to continue to take care of it. That's on the CDD to make it look better if you want it. And everybody says, well, that's what we pay extra money for. We want it to look nice. So that's the enhanced landscaping. But we don't own any of it. We do have slivers. Most of those slivers are things like the buffer where you see the trees going up to the fence line, not the grass. By the time you get to the grass where the sidewalk is and the space between asphalt, the big 8-foot sidewalks for the golf carts that really aren't supposed to be out there. That's all county right away. We don't have any ownership in there, but that's where we're cutting grass. We've added thousands of dollars of irrigation over the years and that's the extra. But realistically, it's not ours. We just always take care of it and that does happen on both sides all the way up the county line. That's the same way going into the neighborhoods. Deerview, we don't own that land. We don't own most of the property on each side. We have easements for our columns and our little light bulbs. That's it. Most of that is county right of way, but we take care of everything else there. It's not just the main roads.

Chairman Steiner stated the thing about it is when you talk about enhanced landscaping and the entries into the communities, that's paid by the community as far as the plants that are there.

Mr. Soriano stated it's paid by the district as a whole.

Chairman Steiner stated this I expect, and it's just like what the chair from South Village stated is they're going to probably continue to enhance, either cut grass, or put planting in their entrance area. The area where you go in Cambridge.

Mr. Soriano stated multi family is different. Yeah, they pay for their own.

Chairman Steiner stated we're talking along Oakleaf Plantation Parkway. The issue is who's going to maintain it. Part of it is maintained by Duval and it's maintained through their county schedule.

Vice Chair Mifsud stated and there's a difference. You can tell where Duval starts and Clay County ends.

Chairman Steiner stated then how do we absorb the \$36,000?

Vice Chair Mifsud stated is it an all or nothing thing? Either we have the enhancements, or we don't, is there a level in between?

Mr. Soriano stated the only thing that this affects is they're asking not to pay the portion they've always paid up until now, which adds up to about \$36,000 every year that they give us to

take care of this area. Because they wanted this area to look good, too. They deal directly with their entry, but they wanted all this done.

Ms. Giles stated let me pause right there. That is why we've entered into an engagement letter with Carl's office. Is South Village allowed to terminate with Middle Village? Is there anything that we're not aware of that keeps us bound together there? That's why we went with council. Even though South Village wants to. Are they allowed to?

Mr. Soriano stated the next step after that was, why are we even taking care of the county's area? Not just why South Village was paying Middle Village. But then why is Middle Village even dealing with the county? I have had discussions with public works and Katie can tell you, different things, different counties. But even if they were to help out a bit and say, we would generally cut four times a year, six times a year. Okay, well, can you reimburse our contractors cost for four or six of those cuts? We pay for 26 of them. So, can that help offset. It would be something you would spend money on typically, if we weren't there doing it. So, we're doing it. If we continue to do it, can that help out? I don't know if they would be open to that.

Chairman Steiner stated the thing that South Village expressed to me is I don't think they have a problem with the contributing to it. They have a problem of being the only other one. One of the things, is if we draw a line in the sand, it's liable to go ahead and bring in Forest Hammock, all this stuff that's going in. They've got rumors of big apartments going in right down here across the way. We've got all this construction out here in the community, on the other side of the expressway, all of that. Why is it only two CDDs and their communities footing the bill for the Parkway landscaping enhancements?

Mr. Soriano stated because we were the only local government.

Chairman Steiner stated how did you go to get that? One way of looking at it is put it in, go with that, let everybody see what they're getting.

Ms. Giles stated two local government entities can enter into an agreement, but we can't force the school or any of those other small communities into an agreement with this.

Vice Chair Mifsud stated I know that we're trying to hold separate communities accountable for the entrances. We talked about the community beside Publix. I know that, we were maintaining that to a degree, and it turns out it wasn't even our property. So, I get it.

Chairman Steiner stated we worked out things with the church down here. We worked out all this area where we had to go do this, but it was only after we went ahead and got in there.

Of course, going in there, we found out we owned the road going into Forest Hammock. We could have shut them out, but it's little things that never got finished up. This agreement was done in 2004, if I'm not mistaken. There was nowhere near the development here.

Vice Chair Mifsud stated and Eagle Landing was half of what it is now.

Chairman Steiner stated right and they were wanting to sell more, therefore make it look real good coming into the golf course.

Ms. Giles stated there's two things going on here. It's the termination from them, and then, what does Middle Village really want to do? If Middle Village doesn't want to maintain any of that, then why not let South Village terminate the agreement? But if Middle Village does want to maintain all of the enhanced landscaping, what does that look like going forward?

Mr. Soriano stated I know it seems backwards based on what Marilee just said. I almost let the South Village stuff play out first because then what we're left with is, I would take our current contract and we have to break it down detail even more. There's going to be certain areas that we're going to continue to cut, even though we don't have much other than the amenities center. But we're going to continue to make sure this looks great here. But now as we go up to the left side of the road by Forest Hammock, why do we need to cut it? Maybe Forest Hammock can cut that side. It'll look weird because one side of the road would be knee high grass at one point in summer, I'm sure. Or the other side of the road. If we're cutting because we're working with Jennings or any of those guys and we want to continue that, they look weird. But there's definitely areas we can pull out now if we have no ownership whatsoever and they're not connected to us at all. Like the Forest Hammock as we get closer to Harbor Mill, things like that. So we can kind of break that apart. And then that adjusts our pricing a little bit and adjusts the map. It's going to be a lot more work. But no, if that's our choice that we don't want to do certain areas, that's what we have to do. Because then they have that good guidance too.

Ms. Giles stated so maybe that's valid. Maybe, you know, this is a two step process. We continue working with Carl's office of whether or not South Village can do that, and then, Jay, if that's something you and Chalon can bring back, just need that guidance.

Chairman Steiner stated down here by the fire station, that's cut by the county or the firemen? Chalon stated They're doing it.

Vice Chair Mifsud stated when you move into a community like Oakleaf, that's the draw is the continuity of the landscaping. I get it though. I understand it.

Mr. Soriano stated it may be one of those things we decide, we know it's not ours, but this is what everybody wants. They move there. Then you have to have it kind of spelled out. We're paying for areas that are not ours to improve but that's because we want this area to look good. It's within the boundaries. It might not actually be ours, but it's within the boundaries of Oakleaf and that's what the homeowners kind of expect. But then we're putting it out there. Where right now, most people have no clue what is going on.

Vice Chair Mifsud stated they will if we stop.

Ms. Arnau stated the homeowners might like it, but they might not like their taxes going up for it.

Mr. Soriano stated that's another explanation. If a lot of that money goes to that, it may be other ways that we don't have increases for things like that. But what are you giving up? Do you want to deal with that grass? That's the first thing I'm going to hear in the summer. It gets a little long.

Ms. Giles stated it's pretty common in the CDD communities. Like, if you go out to Aberdeen in St. Johns County, they maintain all that landscaping along that Parkway, even though it's not theirs. It's the right of way. I can't remember the name of that street. But anyway, they maintain all the county's right of way. And if you go towards Rivertown, they're maintaining all that county right away. So, this isn't uncommon for a CDD to maintain those areas that belong to the county because they want it to look good and welcoming as you drive into that community.

Chairman Steiner stated do they have the input. The funds that they're using to take that, does it come from the whole community?

Ms. Giles stated it does. It's part of their CDD assessments.

Chairman Steiner stated yeah, but everything there within the CDD. In other words, does that enhanced highway fall within the bounds of that CDD?

Ms. Giles stated in Rivertown it does.

Chairman Steiner stated I'm not talking necessarily ownership is.

Mr. Soriano stated it's the same way as here. It falls within those boundaries, our boundaries.

Chairman Steiner stated so they have communities that border it and use it

Mr. Soriano stated no, that's different.

Chairman Steiner stated so that's what we're up against.

Ms. Giles stated I think Rivertown does.

Mr. Soriano stated I'm not sure on the newer ones, but I know there's many of the older ones. When you go to go across to Julington Creek, they have a lot that are not actually part of the district that border them that sit on that road. Now, there have been times they've broken up where they had multiple landscape vendors because they did exactly that and said we're only going to take care of this area. This next area down the road is not done by us. We're not going to do that. Somebody else can handle that. Then farther down, it's one long parkway and that's why they did that. Because of those bordering neighborhoods that not really part of the district. So when you ride around, you see all Julington Creek signs everywhere. You think it's a big neighborhood, but it's actually broken up along some of the big roads.

Ms. Giles stated it's like what you're describing, Mike.

Mr. Soriano stated yeah, so more like what we're concerned with here because we have those areas of commercial that are not Oakleaf commercial. Go across one side, it's ours. They actually assess. If you go to the other side, it's not ours. Very right corner will not be ours either. That's a big area where they've torn everything up. Next to our columns, things like that. That's the same way going down this way to a lot of areas that are not ours. So, yeah, ours is broken up a little more. So, we could argue it's within the bounds, but it's not. Somebody else really should be jumping in to help out.

Ms. Suchsland stated would that include the flower beds? Because those are county right away. When you have hurricane damage, they don't come out.

Mr. Soriano stated they will, but they're going to do it their way. I mean, we've already had discussions with them on that because they have to follow certain rules too for hurricane cleanup to be able to get FEMA. So, they'll let the stuff sit for months and months and months so that they can prove. Our residents wouldn't stand for that. They're going to yell and scream if there's a pine tree down next to the sidewalk for six months, we're definitely going to hear it. So, most of the time we take care of it, but we can't get reimbursed from FEMA whereas the county can. So if I leave it to them, they'll get it done and they'll actually get paid for it, but we have to follow their schedule and their rules. So right now, they don't do that at all. We just kept them out and we do everything.

Vice Chair Mifsud stated it's a conundrum, isn't it? So, would we be expecting like the flower beds, the stuff at the entrances to the Deerview? That would fall on the responsibility of the homeowners association?

Mr. Soriano stated no, if we wanted to do it, we would still do it.

Chairman Steiner stated but it could be homeowners just like it is up here along the multifamily.

Mr. Soriano stated they don't own it. The difference with the multifamily is they actually own that median and that flower bed. They don't own that.

Ms. Giles stated the corners that we own, whatever we decide to do, if we own it, we need to maintain it.

Mr. Soriano stated we have an easement for the flower beds on the right and left side when you go out. So, when you're looking straight across, you'll see this big flower bed. That's just completely the county right away, we just made this huge flower bed, planted trees. So, we don't own that. That falls on the county. We did put irrigation in there. If you want it to stay looking nice and match your other two on the side, the ones in the median. Because the median is completely county right of way.

Chairman Steiner stated that would be just like what was being planned for South Village. Right?

Mr. Soriano stated yeah, just the two.

Chairman Steiner stated they're going to limit what they're going to go work with as being that. You go down to The Preserve, Cambridge and all the areas there, their strip that goes out there, they own that and they do landscaping.

Mr. Soriano stated Chestnut Ridge doesn't own anything. It got left out originally. That was the one I'm talking about. It's on their water source. They actually own that road. That's part of the change over. But they can't just take ownership, so they'll never have ownership. It's county right of way. That's why I said I won't be able to give the flower caps on Deerview to the HOA because it's county right away. We don't have the right to do that.

Chairman Steiner stated no, but could it not be worked out in an interlocal agreement?

Mr. Soriano stated not with an HOA. We don't have the ability.

Chairman Steiner stated not us with an HOA. The HOA with the County.

Mr. Soriano stated I don't know.

Ms. Giles stated to help the board, what if we brought back a map showing them what is Middle Villages and what we should be maintaining? Maybe color coded somehow, like what it would look like.

Vice Chair Mifsud stated that would be helpful.

Mr. Soriano stated I can just pull it right off the property appraiser's map. We have our map already that they use. It's going to cut that pretty much in half. You'll see all these green and yellow highlights where we have cutting and grass and things like that. Much of those are going to disappear if we say we're not going to do anything we don't own. So, like I said, all the medians, all the caps, anything that's surrounded completely by asphalt is not ours. But we maintain and we install irrigation. But that's where it's completely right of way.

Chairman Steiner stated the thing that I'm looking at or trying to resolve is the issues like the road down here that was overlooked and shouldn't be ours and really belongs to somebody else. The issue that came up we had with Chestnut Bridge, the irrigation, all that. Then we find out the water is inside their gate. So that is their water. But we're paying.

Mr. Soriano stated no, we don't pay. We're paying to put the plants in and that's where some of the problems are. We are not now, but we have for years.

Chairman Steiner stated that's the kind of things to try and clean-up is we don't go back and look at all these things. Clay County comes in and puts enhanced landscaping right at the county line. Is that their bed?

Mr. Soriano stated that's our bed. The only thing they did is they added a nice big sign. But we've always done the beds there. But that's the same thing. Which is funny because they came to us for permission to dig it up. I explained to them, that's yours. You can do what you want there.

Chairman Steiner stated that's Clay County. Does it fall inside of Middle Village boundaries?

Mr. Soriano stated yes. That weird road that just goes into the trees. That's where we start. And then on the other side, is Arbor Mill. We're not doing that anymore, right?

Ms. Suchsland stated yes we are.

Mr. Soriano stated I didn't think we were supposed to. They would kind of fight back and forth because you got this weird triangle and then the other side is completely theirs, then we would plant something and it wouldn't match theirs. So that's three whole beds. You have a big

one by the sign. You have this little, tiny cap in the middle of the road, then you have the one over there by Arbor Mill. But realistically, we don't own the land there. We've always taken care of the flowers. We have irrigation and things like that. That's on their map contract right now to do work.

Ms. Suchsland stated it is very confusing.

Vice Chair Mifsud stated that's the understatement.

Chairman Steiner stated not only confusing but there's no trail. Where we're trying to pinch pennies and keep increases down and so forth. It's essential that we are paying for things that we should be paying for and getting people who should be paying, taking over the things that we shouldn't be doing.

Vice Chair Mifsud stated I think we could put something together that shows what we're currently doing, maybe in one color and then what we should be doing in another color, whatever that looks like Jay and Chalon, and bring it back to you.

Vice Chair Mifsud stated if I could see something that says this is what we currently take care of. This part of it is the enhanced landscape and will go away if we decide that we need to cut costs somewhere and make up the difference.

Mr. Soriano stated I can pull that from our map so it's a little more detailed. We already have a map for things like cutting and plantings. Irrigation is going to be a lot tougher because irrigation runs through whether we use it or not. It's going to run through certain areas. I can't irrigate our areas without running through the right of way areas and keeping pipes there. So, it's not like we can cut stuff out. It's going to stay there so that maybe we have repairs on those properties, things like that. That's just going to be the way that is. So, the irrigation map would be tougher. But as far as where we cut and maintain on a regular basis, that's easy to take what's already contracted, cut out those areas and show you that we cut this grass every week during the summer and twice a month during the off season. Kind of pull all of those areas out.

Chairman Steiner stated yeah, because I've got a feeling we've got as much confusion when you start going down the other way towards the schools.

Mr. Soriano stated oh, yeah, it's the same way. We don't own much over there at all.

Chairman Steiner stated but how much work are we doing over there?

Mr. Soriano stated we do it the whole road the same way. That's actually one that we started on a long time ago is working with the apartments and even Briar Oaks because we've

had issues like trees. The trees would be completely on their property, not ours and they wouldn't want us to cut down dead blackjacks or something like that. But they're not ours. We're not going to spend thousands of dollars to remove a tree, that's sitting in your property.

Vice Chair Mifsud stated over in that area, where does Double Branch's obligations start?

Mr. Soriano stated the other side of the ramp on 23. It's a lot less. Theirs is a little easier. They do have a lot more ownership on the side of the road than you guys do. But they still have the same deal. I mean, there's a county right of way between the sidewalk and the road that's not actually theirs. We cut that, so we're going to irrigate it. It's also where we constantly put new bushes and plants and replace things. But that's not their property. But that's definitely one where you have grass over here on this side and bigger stretches of grass than what you guys see here. We're going to cut that because that's theirs. Well, from the sidewalk to the road, though, it's not theirs. It wouldn't make sense to leave that growing long and wait for the county to come out. So theirs is a little different, but it's still the same problem. They have a lot of areas that's not theirs and the county doesn't help them with it. They expect you guys want this done, you're going to do it. That's your enhanced landscape. That's the idea of what you guys build here and what you want.

Chairman Steiner stated I think it would be a good idea if we could get something to show what it is we're doing now and who owns what and just so that we can at least have answers in case people ask question. I know I've found a lot of new information. When we get the engineer's report with all the photos, all of the areas there that I wasn't aware that we had with some of the lakes and the outflow areas and so forth.

Ms. Giles stated we can do that. Again, this topic has two phases to it, so Jay's going to bring that one back. But the other side of it is the engagement letter with Carl's office. So, we're going to continue with that and see if we're willing to accept the termination letter from South Village. So that I do need a motion on to ratify the engagement letter.

| |
|--|
| On MOTION by Vice Chair Mifsud seconded by Ms. Arnau with all in favor the engagement letter with Stearns Weaver Miller Weissler Alhadeff & Sitterson P.A. was ratified. |
|--|

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being nothing to report, the next item followed.

B. District Engineer

Ms. Giles stated I know Jay is still working with Alex on making the correction to the engineers report. They've traded emails, so that's not completed yet, but at least Alex is aware of that. Jay, anything to add to that?

Mr. Soriano stated yeah, they actually sent me some I haven't finished reviewing. But that was the start of all of the bullet points that I had had that big list of 20 some pages of things that had to come out. So, I haven't finished reviewing it yet, but as long as that meets all of those bullet points, then that's what we accepted and that he put on the file. That's just the first start of the report. I've already got it set up with him to do things like report on a monthly or quarterly basis for sections of, say, sidewalk and then what they'll do is they'll update that report. But the acceptance of the first one, I just wanted all those pages of the multifamily unit areas, the roadways that are right of ways that are not owned by the district. Those things shouldn't fall under our report.

Ms. Giles stated whenever that's updated, we'll get that to you.

C. District Manager

Ms. Giles stated I'm happy to report all five current supervisors either don't have to do the ethics training or have already completed it. You shouldn't get another email from me, but January 1st, it starts all over again. If you want to email me and let me know that you've completed it in the year of 2025, at least there's public record that you said you completed it. But you will report it on your form one in July when you do that.

D. Operations Manager

Mr. Soriano stated we've had quite a few community events. We had our last movie on green last month. We also had our virtual Turkey Trot. Now, this one's gotten kind of small. We only had about 10 families involved. One thing that happens is I think they get bored doing the same thing. We've been doing this one now for a few years, and it's free. They can sign up, they can take their time. It goes for about two weeks where they kind of hunt down these turkeys that are hidden throughout the neighborhood and take pictures and send them to us. It's fun because

they post things and send everything to us. But, there's no registration and sign up. So, after a while, I think things start to fall off and it might be time to inject something new in there for the Turkey Trot. We have our Coca with Andy Claus. The tennis program last year kind of took over our Christmas event and did a great job. They brought in a lot of their volunteers, and then also a lot of our families, which helped build everything up here. It was nice because I didn't have to worry about Santa Claus. So, they did a real good job, so they wanted to do it again this year. This is next Thursday, this room. Just to remind everybody, we'll send out an email. Reminders of things like the Andy Claus, but also you have the resident run Christmas parade. They want to use our parking lot to stage everything. It will cause a little commotion going up from here to the high school. That is next Friday the 14th. Then our next big event will be Polar Plunge. Usually, I set out in February when our water is as cold as possible. Some days we have some nice 80 degree polar plunges. But that's the coldest time I can pick out of the year. So usually, the first or second week of February. Just to update everybody with swim team, everything's out, back to normal. Swim team has kind of stopped. It is a little too cold for them. I mentioned last month that they even asked about bumping the heaters up, but that's not something we want to do. We didn't discuss that in the past. We keep the heaters set to 76. When I go out to the water, I get a picture of the thermostat every day. They're doing great. So, the day after our last meeting, everything is up and running. It's been heated since then and they're doing good. These heaters are working well to where even during that cold snap they have run the pool 24 hours. So, they're working the way we want and keeping that pool at 76. We've had two deliveries right about \$4,000 in gas right now. So, they kind of fell off, asked to take off, which I told them was perfect because we were planning for December and then we will close down in January and February like we have in the past. We will pull the covers and just stay heated mildly so that we can pull it back in March, and open up for all the adults. So, in March they may actually come back and do their year round swim program. They had two months of registration. I kind of worked everything out for them. But then in March they'll have a list of rules for helping with pulling covers on and off for practices, things like that. That way we can heat that last and not lose a lot of energy. I'm hoping to keep our gas costs pretty low this year with those heaters working well. I'm still waiting for at least two more quotes. I reached out to quite a few companies. Space Coast Fire, one of our old contractors sent us and Cintas to get a another quote for our fire sprinkler system that has to be redone. A lot of our heads and a lot of our piping. This was a big

eighteen-thousand-dollar emergency quote that I do need to have on file because that goes to the fire marshal. This was something that was noted in one of our last inspections. It was just this is a 20-year-old system so it is time to replace a lot of these things. But I didn't want to be stuck with that one quote. So, since it wasn't something we had to have right now I did reach out, I just haven't had any luck with actually getting people out here to give me a written quote yet. We are in a busy season, but I would like to have at least one, if not two more rather than just the one we have at hand. Especially at that rate, I don't want to just jump in and spend that much money. So as soon as I get those, I'll share with you. That is something I'm able to move forward with because it's the fire system. Just a quick update, you guys have seen all the painting going on. They've been working this last month. They have until the second week of January under our contract to get all this done. I've talked to them with the weather here and there has been some cold days. It'll slow them down, but they're doing pretty good working their way up the building. But then we also have some roof work going on. So, there's separate contractors that are coming in. The roofers will come in and do some caulking and sealing along the chimney areas and they're going to be out there painting. They're also going to do some of the work for siding and flashing for me, some of the stuff that is rotted on the dormers that were not part of the shingle work. The roofers last year, they didn't touch the metal roof or anything. They just did all the shingle work. So, there's some stuff that needs to be replaced. These guys are going to take care of that job for me. So, we have three projects going on here with painting the whole building, the roof, ceiling and then wood replacement with that to. Hopefully we'll have it all done by the end. The last thing would be updating you guys on that column with Deerview. The county did like the idea of working with us and working to pay for everything. So now it's just the ease of which direction they will go whether we take care of everything and we contract with the foundation repair company. The reason we couldn't do it before was the indemnification portion. We're not accepting any liability for something that's not even on our property. It's kind of the right of way. The county had mentioned they could work with their lawyers and our lawyers to just do a hold harmless and allow us to do the work and we pay. If that doesn't work out, then some way that we're paying them, and they contract directly with that foundation repair company. But either way they were good with working with us, so they could get that repaired. We're paying for it whether we pay the county or we pay the vendor, and they give us some kind of backup so that

we were protected. So now I'm just trying to finish that up and figure out which direction on the legal side we work out with them.

Vice Chair Mifsud stated for the pillar, do we have a timeline?

Mr. Soriano stated no, I've just given them all the paperwork to let them look at it and figure out how they want to go, the public works department, and then hopefully they'll respond to me in the next couple weeks of what the easiest way is whether it's we pay them or they just give us some legal paperwork from Courtney to Mike's office and say you guys can handle this portion and we'll have a hold harmless so that you're not left holding the bag on what happens on the right of way.

EIGHTH ORDER OF BUSINESS

Audience Comments / Supervisor Requests

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Next Scheduled Meeting

Ms. Giles stated our next meeting is scheduled for January 13th here at the same location.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Chairman Steiner seconded by Vice Chair Mifsud with all in favor the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Middle Village
Community Development District

Unaudited Financial Reporting
November 30, 2024



Middle Village
Community Development District
Combined Balance Sheet
November 30, 2024

| | General Fund | Recreation Fund | Debt Service Fund | Capital Reserve Fund | Totals Governmental Funds |
|--|-------------------|---------------------|----------------------|-------------------------|------------------------------|
| Assets: | | | | | |
| Cash: | | | | | |
| Operating Account | \$ 717,545 | \$ 224,509 | \$ - | \$ 179,118 | \$ 1,121,171 |
| Due from Other | - | 141 | - | - | 141 |
| Due from General Fund | - | 297,560 | 237,474 | - | 535,034 |
| Investments: | | | | | |
| State Board of Administration (SBA) Custody Account | 5,125 7,577 | 457,498 - | - - | 904,241 - | 1,366,864 7,577 |
| Series 2022 | | | | | |
| Reserve | - | - | 155,343 | - | 155,343 |
| Principal | - | - | 160 | - | 160 |
| Interest | - | - | 24 | - | 24 |
| Cost of Issuance | - | - | 17,505 | - | 17,505 |
| Prepayment | - | - | 15 | - | 15 |
| Series 2018-2 | | | | | |
| Reserve | - | - | 119,858 | - | 119,858 |
| Prepayment | - | - | 31,401 | - | 31,401 |
| Sinking | - | - | 19 | - | 19 |
| Interest | - | - | 6 | - | 6 |
| Assessments Receivable | 206,596 | 2,022,582 | 1,615,119 | - | 3,844,297 |
| Deposits | - | 13,383 | - | - | 13,383 |
| Total Assets | \$ 936,843 | \$ 3,015,673 | \$ 2,176,926 | \$ 1,083,359 | \$ 7,212,800 |
| Liabilities: | | | | | |
| Accounts Payable | \$ 2,187 | \$ 39,682 | \$ - | \$ 9,037 | \$ 50,906 |
| Due to Debt Service | 237,474 | - | - | - | 237,474 |
| Due to Recreation Fund | 297,560 | - | - | - | 297,560 |
| Total Liabilities | \$ 537,221 | \$ 39,682 | \$ - | \$ 9,037 | \$ 585,940 |
| Fund Balance: | | | | | |
| Nonspendable: | | | | | |
| Deposits | \$ - | \$ 13,383 | \$ - | \$ - | \$ 13,383 |
| Restricted for: | | | | | |
| Debt Service - Series | - | - | 2,176,926 | - | 2,176,926 |
| Assigned for: | | | | | |
| Capital Reserve Fund | - | - | - | 1,074,322 | 1,074,322 |
| Unassigned | 399,622 | 2,962,608 | - | - | 3,362,230 |
| Total Fund Balances | \$ 399,622 | \$ 2,975,991 | \$ 2,176,926 | \$ 1,074,322 | \$ 6,626,860 |
| Total Liabilities & Fund Balance | \$ 936,843 | \$ 3,015,673 | \$ 2,176,926 | \$ 1,083,359 | \$ 7,212,800 |

Middle Village

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2024

| | Adopted Budget | Prorated Budget Thru 11/30/24 | Actual Thru 11/30/24 | Variance |
|--|-------------------|----------------------------------|-------------------------|------------------|
| Revenues: | | | | |
| Special Assessments - Tax Roll | \$ 222,749 | \$ 222,749 | \$ 236,972 | \$ 14,224 |
| Interest Income | 1,000 | 167 | 104 | (63) |
| Total Revenues | \$ 223,749 | \$ 222,915 | \$ 237,076 | \$ 14,161 |
| Expenditures: | | | | |
| <i>General & Administrative:</i> | | | | |
| Supervisors Fees | \$ 12,000 | \$ 2,000 | \$ 2,000 | \$ - |
| FICA Expense | 918 | 153 | 153 | - |
| Travel per Diem | 200 | 33 | - | 33 |
| Engineering | 7,000 | 1,167 | 2,650 | (1,483) |
| Trustee Fee | 15,000 | 2,500 | - | 2,500 |
| Dissemination Agent | 3,933 | 655 | 656 | (0) |
| Assessment Roll Administration | 8,483 | 8,483 | 8,483 | 0 |
| Attorney | 50,000 | 8,333 | 3,135 | 5,198 |
| Arbitrage Rebate | 700 | 117 | - | 117 |
| Annual Audit | 6,600 | 1,100 | - | 1,100 |
| Management Fees | 72,865 | 12,144 | 12,144 | 0 |
| Information Technology | 2,865 | 478 | 478 | 0 |
| Telephone | 300 | 50 | 65 | (15) |
| Postage | 1,500 | 250 | 111 | 139 |
| Printing | 2,500 | 417 | 108 | 308 |
| Insurance General Liability | 14,109 | 14,109 | 13,724 | 385 |
| Legal Advertising | 2,500 | 417 | 209 | 208 |
| Other Current Charges | 150 | 25 | - | 25 |
| Office Supplies | 200 | 33 | 2 | 32 |
| Website Maintenance | 2,528 | 421 | 421 | 0 |
| Dues, Licenses & Subscriptions | 175 | 175 | 175 | - |
| Capital Reserve Funding | 19,222 | - | - | - |
| Total General & Administrative Expenditures | \$ 223,749 | \$ 53,060 | \$ 44,513 | \$ 8,548 |
| Excess (Deficiency) of Revenues over Expenditures | \$ - | \$ 169,855 | \$ 192,564 | \$ 5,613 |
| Net Change in Fund Balance | \$ - | \$ 169,855 | \$ 192,564 | \$ 5,613 |
| Fund Balance - Beginning | \$ - | | \$ 207,058 | |
| Fund Balance - Ending | \$ - | | \$ 399,622 | |

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

| | Adopted Budget | Prorated Budget Thru 11/30/24 | Actual Thru 11/30/24 | Variance |
|----------------------------------|---------------------|----------------------------------|-------------------------|-------------------|
| Revenues: | | | | |
| Special Assessments - Tax Roll | \$ 2,180,719 | \$ 2,180,719 | \$ 2,319,966 | \$ 139,247 |
| Interest Income | 5,000 | 833 | 3,848 | 3,014 |
| Miscellaneous Revenue | 1,000 | 167 | - | (167) |
| Amenities Revenue | 100,000 | 16,667 | 10,070 | (6,597) |
| Cost Share Revenue-South Village | 36,022 | - | - | - |
| Total Revenues | \$ 2,322,741 | \$ 2,198,386 | \$ 2,333,884 | \$ 135,498 |
| Expenditures: | | | | |
| <i>Administrative:</i> | | | | |
| Management Fees - On Site Staff | \$ 356,649 | \$ 59,442 | \$ 59,442 | \$ (1) |
| Insurance | 96,279 | 96,279 | 89,920 | 6,359 |
| Other Current Charges | 6,000 | 1,000 | 919 | 81 |
| Permit Fees | 1,650 | 275 | 795 | (520) |
| Subtotal Administrative | \$ 460,578 | \$ 156,996 | \$ 151,076 | \$ 5,920 |
| <i>Maintenance:</i> | | | | |
| Security | \$ 136,335 | \$ 22,723 | \$ 18,219 | \$ 4,504 |
| Security Clay County | 47,304 | 7,884 | 6,053 | 1,832 |
| Electric | 20,000 | 3,333 | 2,760 | 573 |
| Streetlighting | 35,000 | 5,833 | 4,969 | 864 |
| Irrigation Maintenance | 5,000 | 833 | - | 833 |
| Landscape Maintenance | 557,230 | 92,872 | 90,167 | 2,705 |
| Common Area Maintenance | 80,000 | 13,333 | 6,667 | 6,666 |
| Lake Maintenance | 25,000 | 4,167 | 3,188 | 979 |
| Subtotal Maintenance | \$ 905,868 | \$ 150,978 | \$ 132,022 | \$ 18,956 |

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

| | Adopted Budget | Prorated Budget Thru 11/30/24 | Actual Thru 11/30/24 | Variance |
|--|---------------------|----------------------------------|-------------------------|------------------|
| <i>Recreation Facility:</i> | | | | |
| Amenity Staff | \$ 190,000 | \$ 31,667 | \$ 25,480 | \$ 6,187 |
| Janitorial | 59,500 | 9,917 | 8,250 | 1,667 |
| Telephone | 18,000 | 3,000 | 4,212 | (1,212) |
| Electric | 75,000 | 12,500 | 8,298 | 4,202 |
| Water / Sewer | 45,000 | 7,500 | 7,411 | 89 |
| Gas/Heat (Pool) | 20,000 | 3,333 | 4,801 | (1,468) |
| Refuse Service | 35,000 | 5,833 | 8,319 | (2,486) |
| Pool Maintenance & Chemicals | 43,000 | 7,167 | 8,079 | (912) |
| Cable | 8,000 | 1,333 | 1,258 | 75 |
| Special Events | 10,000 | 1,667 | 1,884 | (217) |
| Office Supplies and Equipment | 1,500 | 250 | - | 250 |
| Facility Maintenance - General | 65,000 | 10,833 | 5,415 | 5,418 |
| Facility Maintenance - Preventive Contracts | 15,950 | 2,658 | 435 | 2,223 |
| Facility Maintenance - Contingency | 7,500 | 1,250 | 886 | 364 |
| Elevator Maintenance | 10,000 | 1,667 | 2,875 | (1,208) |
| Recreation Passes | 4,000 | 667 | 368 | 298 |
| Lighting Repairs | 12,000 | 2,000 | 1,000 | 1,000 |
| Tennis Court Maintenance | 65,725 | 10,954 | 7,854 | 3,100 |
| Capital Reserve | 271,120 | - | - | - |
| Subtotal Recreation Facility | \$ 956,295 | \$ 114,196 | \$ 96,825 | \$ 17,371 |
| Total Expenditures | \$ 2,322,741 | \$ 422,169 | \$ 379,923 | \$ 42,246 |
| Excess (Deficiency) of Revenues over Expenditures | \$ - | \$ 1,776,216 | \$ 1,953,961 | \$ 93,252 |
| Net Change in Fund Balance | \$ - | \$ 1,776,216 | \$ 1,953,961 | \$ 93,252 |
| Fund Balance - Beginning | \$ - | | \$ 1,022,030 | |
| Fund Balance - Ending | \$ - | | \$ 2,975,991 | |

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 November 30, 2024

| | Adopted Budget | Prorated Budget Thru 11/30/24 | Actual Thru 11/30/24 | Variance |
|--|---------------------|----------------------------------|-------------------------|-------------------|
| Revenues: | | | | |
| Special Assessments - Tax Roll | \$ 1,772,172 | \$ 1,772,172 | \$ 1,852,594 | \$ 80,422 |
| Interest Income | 10,000 | 1,667 | 4,467 | 2,801 |
| Total Revenues | \$ 1,782,172 | \$ 1,773,839 | \$ 1,857,061 | \$ 83,222 |
| Expenditures: | | | | |
| <i>Series 2022</i> | | | | |
| Interest 11/1 | \$ 189,828 | \$ 189,828 | \$ 189,828 | \$ - |
| Principal Prepayment 11/1 | - | - | 4,000 | (4,000) |
| Interest 5/1 | 189,828 | - | - | - |
| Principal 5/1 | 1,153,000 | - | - | - |
| <i>Series 2018-2</i> | | | | |
| Interest 11/1 | 47,250 | 47,250 | 47,250 | - |
| Principal Prepayment 11/1 | - | - | 5,000 | (5,000) |
| Interest 5/1 | 47,250 | - | - | - |
| Principal 5/1 | 130,000 | - | - | - |
| Total Expenditures | \$ 1,757,155 | \$ 237,078 | \$ 246,078 | \$ (9,000) |
| Excess (Deficiency) of Revenues over Expenditures | \$ 25,017 | \$ 1,536,761 | \$ 1,610,984 | \$ 74,222 |
| Net Change in Fund Balance | \$ 25,017 | \$ 1,536,761 | \$ 1,610,984 | \$ 74,222 |
| Fund Balance - Beginning | \$ 283,240 | | \$ 565,942 | |
| Fund Balance - Ending | \$ 308,257 | | \$ 2,176,926 | |

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

| | Adopted Budget | Prorated Budget Thru 11/30/24 | Actual Thru 11/30/24 | Variance |
|--|---------------------|----------------------------------|-------------------------|--------------------|
| Revenues | | | | |
| Transfer In from General Fund | \$ 19,222 | \$ - | \$ - | \$ - |
| Transfer In from Recreation Fund | 271,120 | - | - | - |
| Interest | 15,000 | 2,500 | 7,442 | 4,942 |
| Total Revenues | \$ 305,342 | \$ 2,500 | \$ 7,442 | \$ 4,942 |
| Expenditures: | | | | |
| Repairs & Replacements | \$ 250,000 | \$ 41,667 | \$ 71,476 | \$ (29,809) |
| Total Expenditures | \$ 250,000 | \$ 41,667 | \$ 71,476 | \$ (29,809) |
| Excess (Deficiency) of Revenues over Expenditures | \$ 55,342 | | \$ (64,034) | |
| Net Change in Fund Balance | \$ 55,342 | | \$ (64,034) | |
| Fund Balance - Beginning | \$ 1,193,255 | | \$ 1,138,355 | |
| Fund Balance - Ending | \$ 1,248,596 | | \$ 1,074,322 | |

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 | \$ 155,343 |
| Reserve Fund Balance | 155,343 |

| | | |
|-----------------------------------|--|---------------|
| 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) |
| Less: November 1, 2024 (Optional) | | (4,000) |

| | | |
|----------------------------------|--|----------------------|
| Current Bonds Outstanding | | \$ 14,384,000 |
|----------------------------------|--|----------------------|

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 | \$ 119,858 |
| Reserve Fund Balance | 119,858 |

| | | |
|-----------------------------------|--|--------------|
| 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) |
| Less: November 1, 2024 (Optional) | | (5,000) |

| | | |
|----------------------------------|--|---------------------|
| Current Bonds Outstanding | | \$ 1,885,000 |
|----------------------------------|--|---------------------|

C.

D.

Middle Village

Community Development District

Check Run Summary

December 31, 2024

| Fund | Date | Check No. | Amount |
|-----------------------------|----------|------------------|----------------------|
| General Fund | | | |
| Accounts Payable | 12/13/24 | 1776-1778 | \$ 7,198.77 |
| | 12/19/24 | 1779-1782 | 239,602.30 |
| | | <u>Sub-Total</u> | <u>\$ 246,801.07</u> |
| Recreation Fund | | | |
| Accounts Payable - HW | 12/13/24 | 820-838 | \$ 126,604.02 |
| | 12/19/24 | 839-844 | 9,811.87 |
| | | <u>Sub-Total</u> | <u>\$ 136,415.89</u> |
| Capital Reserve Fund | | | |
| Accounts Payable | 12/13/24 | 749-754 | \$ 8,331.87 |
| | 12/19/24 | 755-756 | 2,305.00 |
| | | <u>Sub-Total</u> | <u>\$ 10,636.87</u> |
| Total | | | \$ 393,853.83 |

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|----------------------------------|-------|-----------------------------------|--|-------------|--------|------------|----------------------------|
| 12/13/24 | 00113 | 12/06/24 14 | 202412 310-51300-31300 | | * | 100.00 | |
| | | AMRT SCHD SE2008-2 | | | | | |
| 12/06/24 | 14 | 202412 310-51300-31300 | | | * | 100.00 | |
| | | AMRT SCHD SE2022 | | | | | |
| DISCLOSURE SERVICES LLC | | | | | | | 200.00 001776 |
| ----- | | | | | | | |
| 12/13/24 | 00026 | 12/01/24 2408 | 202412 310-51300-34000 | | * | 6,072.08 | |
| | | DEC MANAGEMENT FEES | | | | | |
| 12/01/24 | 2408 | 202412 310-51300-52000 | | | * | 210.67 | |
| | | DEC WEBSITE ADMIN | | | | | |
| 12/01/24 | 2408 | 202412 310-51300-35100 | | | * | 238.75 | |
| | | DEC INFO TECH | | | | | |
| 12/01/24 | 2408 | 202412 310-51300-31300 | | | * | 327.75 | |
| | | DEC DISSEM AGENT SRVCS | | | | | |
| 12/01/24 | 2408 | 202412 310-51300-51000 | | | * | .57 | |
| | | OFFICE SUPPLIES | | | | | |
| 12/01/24 | 2408 | 202412 310-51300-42000 | | | * | 20.41 | |
| | | POSTAGE | | | | | |
| 12/01/24 | 2408 | 202412 310-51300-42500 | | | * | 36.15 | |
| | | COPIES | | | | | |
| 12/01/24 | 2408 | 202412 310-51300-41000 | | | * | 22.89 | |
| | | TELEPHONE | | | | | |
| GOVERNMENTAL MANAGEMENT SERVICES | | | | | | | 6,929.27 001777 |
| ----- | | | | | | | |
| 12/13/24 | 00117 | 11/29/24 24-00409 | 202411 310-51300-48000 | | * | 69.50 | |
| | | 11/29 NTC OF BOS MTG | | | | | |
| JACKSONVILLE DAILY RECORD | | | | | | | 69.50 001778 |
| ----- | | | | | | | |
| 12/19/24 | 00052 | 12/16/24 12162024 | 202412 310-51300-49000 | | * | 10.00 | |
| | | GERALD BOWEN-COMM FEE | | | | | |
| DEPARTMENT OF STATE | | | | | | | 10.00 001779 |
| ----- | | | | | | | |
| 12/19/24 | 00124 | 12/18/24 12182024 | 202412 300-20700-10300 | | * | 237,474.49 | |
| | | FY25 DEBT SRVC ASSESS | | | | | |
| HANCOCK WHITNEY BANK | | | | | | | 237,474.49 001780 |
| ----- | | | | | | | |
| 12/19/24 | 00119 | 12/10/24 3497529 | 202411 310-51300-31500 | | * | 1,697.81 | |
| | | NOV GENERAL SERVICES | | | | | |
| KUTAK ROCK LLP | | | | | | | 1,697.81 001781 |
| ----- | | | | | | | |
| 12/19/24 | 00125 | 12/10/24 192385 | 202411 310-51300-31100 | | * | 420.00 | |
| | | NOV ENGINEERING SERVICES | | | | | |
| MATTHEWS DESIGN GROUP LLC | | | | | | | 420.00 001782 |
| ----- | | | | | | | |
| TOTAL FOR BANK A | | | | | | 246,801.07 | |

MVIL MIDDLE VILLAGE OKUZMUK

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|--------------------|-------|-----------------------------------|--|-------------|--------|------------|----------------------------|
| TOTAL FOR REGISTER | | | | | | 246,801.07 | |

MVIL MIDDLE VILLAGE OKUZMUK

Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

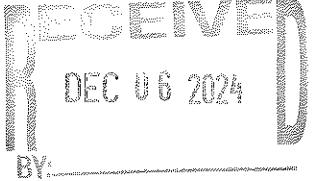
Invoice

| Date | Invoice # |
|-----------|-----------|
| 12/6/2024 | 14 |

| |
|-------------------------------|
| Bill To |
| Middle Village CDD C/O GMS |

| Terms | Due Date |
|--------|----------|
| Net 30 | 1/5/2025 |

| Description | Amount |
|---|--------|
| Amortization Schedule Series 2008-2 11-1-24 Prepay \$5,000 | 100.00 |
| Amortization Schedule Series 2022 11-1-24 Prepay \$4,000 | 100.00 |



| | |
|-------------------------|----------|
| Total | \$200.00 |
| Payments/Credits | \$0.00 |
| Balance Due | \$200.00 |

| |
|--------------|
| Phone # |
| 865-717-0976 |

| |
|---------------------------------|
| E-mail |
| tcarter@disclosureservices.info |

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

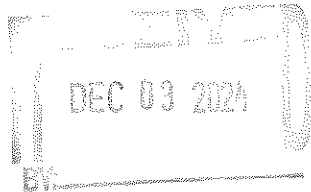
Invoice

Invoice #: 2408
Invoice Date: 12/1/24
Due Date: 12/1/24
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 -December 2024 | | 6,072.08 | 6,072.08 |
| Website Administration - December 2024 | | 210.67 | 210.67 |
| Information Technology - December 2024 | | 238.75 | 238.75 |
| Dissemination Agent Services - December 2024 | | 327.75 | 327.75 |
| Office Supplies | | 0.57 | 0.57 |
| Postage | | 20.41 | 20.41 |
| Copies | | 36.15 | 36.15 |
| Telephone | | 22.89 | 22.89 |



| | |
|-------------------------|-------------------|
| Total | \$6,929.27 |
| Payments/Credits | \$0.00 |
| Balance Due | \$6,929.27 |

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

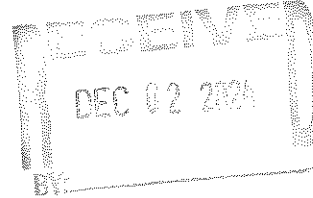
P.O. Box 1769
Jacksonville, FL 32201
(904) 356-2466

INVOICE

November 29, 2024

Date

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



| | | | | |
|---|-----------|-----------|--|------------------------|
| Serial # | 24-00409C | PO/File # | | \$69.50 |
| | | | | Payment Due |
| Notice of Meeting of the Board of Supervisors | | | | |
| _____ | | | | \$69.50 |
| Middle Village Community Development District | | | | Publication Fee |
| _____ | | | | |
| Case Number | _____ | | | Amount Paid |
| Publication Dates | 11/29 | _____ | | |
| County | Clay | _____ | | |

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

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

If your payment is being
mailed, please reference
Serial # 24-00409C on your
check or remittance advice.

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

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

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

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

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

Notice is hereby given that the Board of Supervisors of the Middle Village Community Development District is scheduled to be meet on **Monday, December 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. 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
Nov. 29 00 (24-00409C)

From: Courtney Hogge chogge@gmsnf.com
Subject: Middle Village CDD Check Request - Gerald Bowen Commission Fee
Date: December 16, 2024 at 9:19 AM
To: Todd Polvere tpolvere@gmsnf.com



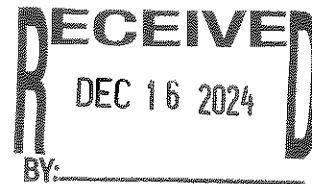
Good morning Todd,
Please process a check in the amount of \$10 for Gerald Bowen's Florida Department of State commission fee. Please include his name and "commission fee" in the memo line of the check so they know who to apply it to. The check should be made payable to Department of State.

I think it would also help to include a copy of this email in the envelope, as well as a copy of the attached oath of office in the envelope with the check, as the original oath of office is being sent to the State separately.

Please mail the check to the following address:

Division of Elections
R.A. Gray Building, Room 316
500 South Bronough Street
Tallahassee, FL 32399

Thank you!
Courtney Hogge
Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092
P: (865) 238-2622
chogge@gmsnf.com



Pages from G. Bowen
12.09.24.pdf
199 KB



OATH OF OFFICE

(Art. II, § 5(b), Fla. Const.)

STATE OF FLORIDA

County of Clay

I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State, and that I will well and faithfully perform the duties of

Middle Village Community Development District Board Supervisor

(Full Name of Office – Abbreviations Not Accepted)

on which I am now about to enter, so help me God.

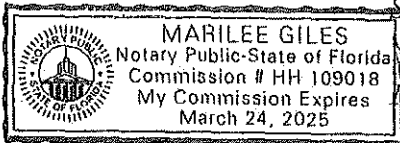
[NOTE: If you affirm, you may omit the words "so help me God." See § 92.52, Fla. Stat.]

[Signature]
Signature

(Affix Seal Below)

Sworn to and subscribed before me by means of physical presence
Or online notarization this 9 day of December, 2024.

[Signature]
Signature of Officer Administering Oath or of Notary Public



Marilee Giles
Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known or Produced Identification

Type of Identification Produced _____

ACCEPTANCE

I accept the office listed in the above Oath of Office.

Mailing Address: Home Office

684 Chestwood Chase Dr

Street or Post Office Box

Gerald Bowen

Print Name

Orange Park, FL 32065

City, State, Zip Code

[Signature]
Signature

KUTAK ROCK LLP

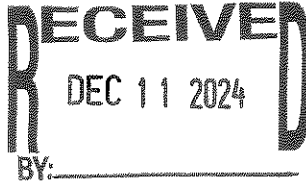
TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 10, 2024



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

Reference: Invoice No. 3497529
Client Matter No. 14323-1
Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3497529
14323-1

Re: Middle Village CDD - General

For Professional Legal Services Rendered

| | | | | |
|-------------|-----------|------|----------|---|
| 11/01/24 | K. Haber | 0.40 | 102.00 | Prepare November board meeting agenda memorandum |
| 11/04/24 | M. Eckert | 2.90 | 1,102.00 | Prepare for, travel to and attend board meeting; return travel; meeting follow up |
| 11/04/24 | K. Haber | 0.50 | 127.50 | Prepare painting services agreement; correspond with Soriano regarding same |
| 11/05/24 | M. Eckert | 0.20 | 76.00 | Follow up from board meeting; confer with Eldred |
| 11/11/24 | M. Eckert | 0.10 | 38.00 | Confer with Eldred and Giles |
| 11/13/24 | M. Eckert | 0.30 | 114.00 | Review draft minutes and provide comments |
| 11/18/24 | M. Eckert | 0.30 | 114.00 | Prepare for and attend agenda call |
| TOTAL HOURS | | 4.70 | | |

KUTAK ROCK LLP

Middle Village CDD
December 10, 2024
Client Matter No. 14323-1
Invoice No. 3497529
Page 2

TOTAL FOR SERVICES RENDERED \$1,673.50

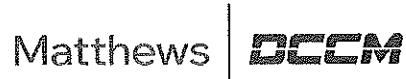
DISBURSEMENTS

Meals 7.84
Travel Expenses 16.47

TOTAL DISBURSEMENTS 24.31

TOTAL CURRENT AMOUNT DUE \$1,697.81

Project Manager Alex Acree



Engineering - Architecture - Planning - Surveying

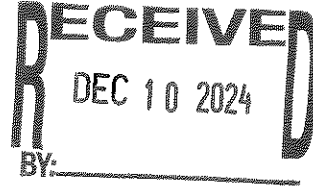
Governmental Management Services
Marilee Giles
475 West Town Place
St. Augustine, FL 32092

December 10, 2024
Invoice # 192385

Project 0000021874.0000 Middle Village CDD

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

- CDD Conference Call
- Updates to 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 November 30, 2024

Phase 0001 Engineering Services

| | Hours | Rate | Amount | |
|-----------------------|--------------|-------------|-------------------|---------------|
| CAD Designer 1 | 3.00 | 130.00 | 390.00 | |
| Project Administrator | .25 | 120.00 | 30.00 | |
| Total Labor | | | | 420.00 |
| | | | Total Due: | 420.00 |

Billed to Date

| | Current Due | Prior Billed | Billed to Date |
|---------------|--------------------|---------------------|-----------------------|
| Labor | 420.00 | 11,627.50 | 12,047.50 |
| Unit | 0.00 | 11.78 | 11.78 |
| Interest | 0.00 | 23.93 | 23.93 |
| Totals | 420.00 | 11,663.21 | 12,083.21 |

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | DPT ACCT# | SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|------------|-------|--------------|----------|------------------|-----------------|---------------------------|----------------------------------|--------|----------|--------------|---------|
| 12/13/24 | 00072 | 11/28/24 | 11282024 | 202410 | 320-57200-34510 | 10/11-10/24 REIMB SEC SRV | DOUBLE BRANCH CDD | * | 1,500.00 | 1,500.00 | 000820 |
| 12/13/24 | 00072 | 11/28/24 | 11282024 | 202410 | 320-57200-34510 | 9/13-9/26 REIMB SEC SRVCS | DOUBLE BRANCH CDD | * | 1,800.00 | 1,800.00 | 000821 |
| 12/13/24 | 00072 | 11/28/24 | 11282024 | 202410 | 320-57200-34510 | 9/27-10/10 REIMB SEC SRVC | DOUBLE BRANCH CDD | * | 1,650.00 | 1,650.00 | 000822 |
| 12/13/24 | 01165 | 11/18/24 | 33568 | 202411 | 330-57200-62100 | NOV PREVENTATIVE MAINT | ALLWAYS IMPROVING LLC DBA | * | 260.00 | 260.00 | 000823 |
| 12/13/24 | 00026 | 11/25/24 | 2402 | 202410 | 330-57200-34400 | OCT FACILITY MAINTENANCE | GOVERNMENTAL MANAGEMENT SERVICES | * | 1,040.00 | 1,040.00 | 000824 |
| 12/13/24 | 00026 | 11/25/24 | 2403 | 202410 | 320-57200-46600 | OCT FACILITY MAINTENANCE | | * | 5,415.00 | | |
| | | 11/25/24 | 2403 | 202410 | 330-57200-62200 | OCT FAC MAINT CONTINGENCY | | * | 886.01 | | |
| | | 11/25/24 | 2403 | 202410 | 320-57200-46500 | OCT COMMON AREA MAINT | | * | 6,667.00 | | |
| | | 11/25/24 | 2403 | 202410 | 330-57200-46630 | OCT LIGHTING REPAIRS | | * | 1,000.00 | | |
| | | 11/25/24 | 2403 | 202410 | 330-57200-34400 | OCT TENNIS COURT MAINT | | * | 5,477.00 | | |
| | | 11/25/24 | 2403 | 202410 | 330-57200-49400 | OCT SPECIAL EVENTS | | * | 833.25 | | |
| | | | | | | | GOVERNMENTAL MANAGEMENT SERVICES | | | 20,278.26 | 000825 |
| 12/13/24 | 00026 | 11/30/24 | 2411 | 202410 | 330-57200-41000 | OCT PHONES | | * | 88.21 | | |
| | | 11/30/24 | 2411 | 202410 | 310-51300-49300 | OCT OFFICE SUPPLIES | | * | 13.20 | | |
| | | 11/30/24 | 2411 | 202410 | 330-57200-49400 | OCT SPECIAL EVENTS | | * | 331.18 | | |
| | | | | | | | GOVERNMENTAL MANAGEMENT SERVICES | | | 432.59 | 000826 |
| 12/13/24 | 00026 | 11/27/24 | 2405 | 202411 | 300-36900-10200 | 11/26 TENNIS REVENUE | | * | 1,598.56 | | |
| | | | | | | | GOVERNMENTAL MANAGEMENT SERVICES | | | 1,598.56 | 000827 |

MVIL MIDDLE VILLAGE OKUZMUK

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|------------|-------|--------------|----------|------------------|-----|-------|-------|----------|------------------------------------|--------|-----------|--------------|---------|
| 12/13/24 | 00026 | 12/02/24 | 2409 | 202411 | 300 | 36900 | 10300 | | NOV FACILITY EVENT STAFF | * | 325.00 | | |
| | | | | | | | | | GOVERNMENTAL MANAGEMENT SERVICES | | | 325.00 | 000828 |
| 12/13/24 | 00026 | 12/01/24 | 2406 | 202412 | 310 | 51300 | 34000 | | DEC TENNIS FAC MANAGEMENT | * | 7,469.83 | | |
| | | | | | | | | | GOVERNMENTAL MANAGEMENT SERVICES | | | 7,469.83 | 000829 |
| 12/13/24 | 00026 | 12/01/24 | 2407 | 202412 | 310 | 51300 | 34000 | | DEC FACILITY MANAGEMENT | * | 22,251.17 | | |
| | | | | | | | | | GOVERNMENTAL MANAGEMENT SERVICES | | | 22,251.17 | 000830 |
| 12/13/24 | 00026 | 11/30/24 | 2410 | 202410 | 330 | 57200 | 41000 | | SEP PHONES | * | 1,328.33 | | |
| | | 11/30/24 | 2410 | 202410 | 310 | 51300 | 49300 | | SEP OFFICE SUPPLIES | * | 301.54 | | |
| | | 11/30/24 | 2410 | 202410 | 310 | 51300 | 49300 | | SEP PERMITS/LICENSES | * | 479.82 | | |
| | | 11/30/24 | 2410 | 202410 | 330 | 57200 | 49300 | | SEP REC PASSES | * | 368.17 | | |
| | | | | | | | | | GOVERNMENTAL MANAGEMENT SERVICES | | | 2,477.86 | 000831 |
| 12/13/24 | 00062 | 12/02/24 | 232544B | 202412 | 320 | 57200 | 46800 | | DEC LAKE MAINTENANCE | * | 1,594.00 | | |
| | | | | | | | | | THE LAKE DOCTORS | | | 1,594.00 | 000832 |
| 12/13/24 | 01166 | 11/27/24 | 11272024 | 202411 | 300 | 36900 | 10300 | | DEPOSIT REFUND | * | 700.00 | | |
| | | | | | | | | | NICOLE WHITTIER | | | 700.00 | 000833 |
| 12/13/24 | 01167 | 12/10/24 | 12102024 | 202412 | 300 | 36900 | 10300 | | DEPOSIT REFUND | * | 700.00 | | |
| | | | | | | | | | PATSY LHERISSON | | | 700.00 | 000834 |
| 12/13/24 | 00139 | 12/01/24 | 13129562 | 202412 | 330 | 57200 | 46400 | | DEC POOL CHEMICALS | * | 4,039.30 | | |
| | | | | | | | | | POOLSURE | | | 4,039.30 | 000835 |
| 12/13/24 | 00261 | 12/01/24 | 354 | 202412 | 330 | 57200 | 34200 | | DEC JANITORIAL SERVICES | * | 4,125.00 | | |
| | | | | | | | | | RIVERSIDE MANAGEMENT SERVICES, INC | | | 4,125.00 | 000836 |
| 12/13/24 | 00823 | 12/01/24 | 10604 | 202412 | 320 | 57200 | 34500 | | DEC SECURITY SERVICES | * | 9,279.12 | | |
| | | | | | | | | | SECURITY DEVELOPMENT GROUP LLC | | | 9,279.12 | 000837 |

MVIL MIDDLE VILLAGE OKUZMUK

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | YRMO | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|------------|-------|--------------|---------|------|-----|-----------|-------|----------|----------------------------------|--------|--------------------|--------------|---------|
| 12/13/24 | 00704 | 12/02/24 | 19204 | 2024 | 12 | 320-57200 | 46200 | | VERDEGO LLC | * | 45,083.33 | 45,083.33 | 000838 |
| ----- | | | | | | | | | | | | | |
| 12/19/24 | 00509 | 12/07/24 | 19940 | 2024 | 12 | 330-57200 | 49300 | | CARDS AND KEYFOBS | * | 949.50 | 949.50 | 000839 |
| ----- | | | | | | | | | | | | | |
| 12/19/24 | 00256 | 12/06/24 | 607 | 2024 | 11 | 320-57200 | 34510 | | NOV ADMIN FEE | * | 420.00 | | |
| | | 12/06/24 | 607 | 2024 | 11 | 320-57200 | 34510 | | NOV ADMIN SCHED | * | 192.50 | | |
| ----- | | | | | | | | | | | | | |
| | | | | | | | | | CLAY COUNTY SHERIFF'S OFFICE | | | 612.50 | 000840 |
| ----- | | | | | | | | | | | | | |
| 12/19/24 | 00026 | 12/16/24 | 2412 | 2024 | 12 | 300-36900 | 10300 | | GOVERNMENTAL MANAGEMENT SERVICES | * | 968.75 | 968.75 | 000841 |
| ----- | | | | | | | | | | | | | |
| 12/19/24 | 00026 | 12/18/24 | 2413 | 2024 | 12 | 300-36900 | 10200 | | GOVERNMENTAL MANAGEMENT SERVICES | * | 409.50 | 409.50 | 000842 |
| ----- | | | | | | | | | | | | | |
| 12/19/24 | 00412 | 11/20/24 | 013708 | 2024 | 11 | 330-57200 | 43500 | | WILFORD PROPANE GAS | * | 2,873.80 | 2,873.80 | 000843 |
| ----- | | | | | | | | | | | | | |
| 12/19/24 | 00412 | 12/09/24 | 013602 | 2024 | 12 | 330-57200 | 43500 | | WILFORD PROPANE GAS | * | 3,997.82 | 3,997.82 | 000844 |
| ----- | | | | | | | | | | | | | |
| | | | | | | | | | | | TOTAL FOR BANK E | 136,415.89 | |
| | | | | | | | | | | | TOTAL FOR REGISTER | 136,415.89 | |

MVIL MIDDLE VILLAGE OKUZMUK

INVOICE

Allways Improving LLC dba
Fitness Pro
1400 Village Square Blvd #3-293
Tallahassee, FL 32312

tracy@wearefitnesspro.com
+1 (850) 523-8882
www.wearefitnesspro.com



1400 Village Square #3-293
Tallahassee, FL 32312
850-523-8882

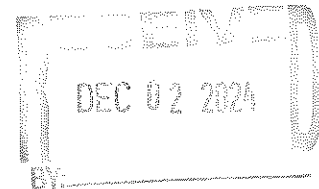
Bill to
Middle Village
845 Oakleaf Plantation Parkway
Orange Park, FL 32065

Ship to
Middle Village
845 Oakleaf Plantation Parkway
Orange Park, FL 32065

Invoice details

Invoice no.: 33568
Terms: Net 15
Invoice date: 11/18/2024
Due date: 12/03/2024

| # | Product or service | SKU | Description | Qty | Rate | Amount |
|----|--------------------|-----|---|-----|----------|----------|
| 1. | | | SERVICE REQUEST 41543 - NOVEMBER PREVENTATIVE MAINTENANCE | | | |
| 2. | PM | | Preventative Maintenance: Cleaned, Lubed, Calibrated, Inspected and Tested. - Middle Village PM | 1 | \$260.00 | \$260.00 |
| | | | <p>SERVICES PERFORMED</p> <ol style="list-style-type: none"> 1. Tech checked/updated all equipment in BF. 2. Lubed and dusted all guide rods, weight stacks, and adjustment knobs. 3. Inspected 8x Strength Units and 4x Benches(includes VKR) Inspected all pulleys, cables, attachments, connections, pads, adjustments, and weight stacks. SEE BELOW 4. Inspected 3x Arc Trainer, 1x Recumbent, 1x Upright, 2x Rowers. Checked all pedals, sensors, cup holders, fans, handles, adjustments, buttons and general function. SEE BELOW 5. Inspected 3x Treadmills Checked belt and deck tightness and wear, checked strength and function of motor, checked incline functions, HR sensors, controls, general function. Vacuumed/Dusted for debris around belt and under hoods around motor and electrical components. SEE | | | |



BELOW

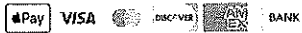
ISSUES FOUND

1. Hoist Adjustable Sit up/Decline Bench needs back pad.
2. Cybex Seated Row 20030 sn: M092120030635 plastic shroud/position indicator under seat is broken. Should replace plastic cover/position indicator
3. Hoist VKR sn: 15-09-A05-001631 needs back pad
4. Cybex Cyclone Recumbent needs pedal and straps
5. Same as above, wheels in seat carriage are broken. Should replace seat carriage
6. True Treadmill TCS650A sn: 15-TCS650138C incline motor is very loud. (Sound coming from inside mechanism not threads) Should replace incline motor.

Total

\$260.00

Ways to pay



Pay invoice

Code to:

2-330-572-621

Middle Village Preventative contract

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

Invoice

Invoice #: 2402
Invoice Date: 11/25/24
Due Date: 11/25/24
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 October 1 - October 31, 2024 (Tennis) Tennis Ct. Maint. 2.330.572.3440 | | 1,040.00 | 1,040.00 |

RECEIVED
NOV 29 2024
BY: _____

Jerry Lambert
11-27-24

| | |
|------------------|------------|
| Total | \$1,040.00 |
| Payments/Credits | \$0.00 |
| Balance Due | \$1,040.00 |

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

| <u>Date</u> | <u>Hours</u> | <u>Employee</u> | <u>Description</u> |
|--------------|--------------|-----------------|--------------------------------|
| 10/2/24 | 2 | J.M. | Clean and sweep tennis courts. |
| 10/4/24 | 2 | J.M. | Clean and sweep tennis courts. |
| 10/7/24 | 2 | J.M. | Clean and sweep tennis courts. |
| 10/9/24 | 2 | J.M. | Clean and sweep tennis courts. |
| 10/11/24 | 2 | J.M. | Clean and sweep tennis courts. |
| 10/14/24 | 2 | J.M. | Clean and sweep tennis courts. |
| 10/16/24 | 2 | J.M. | Clean and sweep tennis courts. |
| 10/18/24 | 2 | J.M. | Clean and sweep tennis courts. |
| 10/21/24 | 2 | J.M. | Clean and sweep tennis courts. |
| 10/23/24 | 2 | J.S. | Clean and sweep tennis courts. |
| 10/25/24 | 2 | J.S. | Clean and sweep tennis courts. |
| 10/28/24 | 2 | J.S. | Clean and sweep tennis courts. |
| 10/30/24 | 2 | J.S. | Clean and sweep tennis courts. |
| TOTAL | <u>26</u> | | |

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

Invoice

Invoice #: 2403
 Invoice Date: 11/25/24
 Due Date: 11/25/24
 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 October 1 - October 31, 2024 | | 21,278.26 | 21,278.26 |
| Code to: | | | |
| Middle Village Facility Maintenance | | | |
| 2.320.572.466 - (\$5,415.00) | | | |
| Middle Village Facility Maint. Contingency | | | |
| 2.330.572.622 - (\$886.01) | | | |
| Middle Village Common Area Maint | | | |
| 2.320.572.46500 - (\$6,667.00) | | | |
| Middle Village Lighting repairs | | | |
| 2.320.572.46630- (\$1,000.00) | | | |
| Middle Village Tennis Court Maint. | | | |
| 2.330.572.344 - (\$5,477.00) | | | |
| Middle Village Special Events | | | |
| 2.330.572.49400 (\$833.25) | | | |
| | Total | | \$21,278.26 |
| Middle Village Repair and Replacements | | Payments/Credits | \$0.00 |
| 2.300.538.64000 - (\$1,000.00) | | Balance Due | \$21,278.26 |
| | | | \$20,278.26 |

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

| <u>Date</u> | <u>Hours</u> | <u>Employee</u> | <u>Description</u> |
|-------------|--------------|-----------------|--|
| 10/1/24 | 8 | T.C. | Spread out mulch, picked up supplies |
| 10/1/24 | 8 | B.G. | Shoveling and laying down wood chips on muddy ground |
| 10/1/24 | 7.73 | A.J. | Spread mulch along back driving area |
| 10/1/24 | 6.27 | C.W. | Moving and raking mulch |
| 10/1/24 | 4 | E.W. | Removed debris from all common areas |
| 10/1/24 | 5.12 | J.S. | Additional court maintenance |
| 10/1/24 | 2.62 | J.M. | Additional court maintenance |
| 10/2/24 | 8 | T.C. | Spread out mulch |
| 10/2/24 | 8 | B.G. | Shoveling and laying down wood chips |
| 10/2/24 | 7.37 | J.K. | Moved and spread mulch |
| 10/2/24 | 6.3 | C.W. | Moved and spread mulch |
| 10/2/24 | 4.01 | E.W. | Removed debris from all common areas |
| 10/2/24 | 3.18 | J.S. | Additional court maintenance |
| 10/3/24 | 6 | T.C. | Spread out mulch |
| 10/3/24 | 8 | B.G. | Shoveling and laying down wood chips |
| 10/3/24 | 7.4 | J.K. | Moved and spread mulch |
| 10/3/24 | 3.7 | A.J. | Spread the mulch |
| 10/3/24 | 7.35 | C.W. | Moved and spread mulch |
| 10/3/24 | 4 | E.W. | Removed debris from all common areas |
| 10/3/24 | 5.08 | J.S. | Additional court maintenance |
| 10/3/24 | 2.73 | J.M. | Additional court maintenance |
| 10/4/24 | 4 | T.C. | Spread out mulch |
| 10/4/24 | 4 | B.G. | Laying down wood chips |
| 10/4/24 | 4 | J.K. | Moved and spread mulch |
| 10/4/24 | 4 | C.W. | Moved mulch and raked it |
| 10/4/24 | 2 | E.W. | Removed debris from all common areas |
| 10/4/24 | 3.12 | J.S. | Additional court maintenance |
| 10/5/24 | 2.45 | J.M. | Additional court maintenance |
| 10/6/24 | 2.5 | J.M. | Additional court maintenance |
| 10/7/24 | 2 | T.C. | Storm preparation |
| 10/7/24 | 4.5 | J.K. | Set up storm prep grand banquet and pool deck |
| 10/7/24 | 4 | C.W. | Storm prep pool deck |
| 10/7/24 | 4 | E.W. | Removed debris from all common areas |
| 10/7/24 | 3.05 | J.S. | Additional court maintenance |
| 10/8/24 | 4 | T.C. | Storm preparation |
| 10/8/24 | 4 | E.W. | Removed debris from all common areas |
| 10/8/24 | 5.12 | J.S. | Additional court maintenance |
| 10/8/24 | 2.5 | J.M. | Additional court maintenance |
| 10/9/24 | 4 | T.C. | Storm preparation |
| 10/9/24 | 7.15 | J.K. | Finished tying down pool deck chairs, removed debris by basketball court, clean out and organize tools in shop |
| 10/9/24 | 3 | J.S. | Additional court maintenance |
| 10/10/24 | 2 | T.C. | Storm assessment of community |
| 10/10/24 | 5.2 | J.S. | Additional court maintenance |
| 10/11/24 | 5 | T.C. | Installed deadbolt back shop, put up windscreens |
| 10/11/24 | 1.92 | B.G. | Positioning tables and chairs back to pool area |
| 10/11/24 | 4 | J.K. | Put all equipment and plants back out on pool deck and grand banquet |
| 10/11/24 | 3.93 | C.W. | Set up after storm |
| 10/11/24 | 4 | E.W. | Removed debris from all common areas |
| 10/11/24 | 3.03 | J.S. | Additional court maintenance |
| 10/11/24 | 2.77 | J.M. | Additional court maintenance |
| 10/12/24 | 2.32 | C.W. | Tying down windscreens, pumped driveway and moved grit on driveway |
| 10/12/24 | 2.65 | J.M. | Additional court maintenance |
| 10/13/24 | 2.45 | J.M. | Additional court maintenance |
| 10/14/24 | 2 | B.G. | Dug out metal pipes stored at landscaping yard to be installed at tennis courts |
| 10/14/24 | 3 | J.K. | Set up for meeting, finished up windscreens, blew leaves and debris off boardwalk |
| 10/14/24 | 3.35 | C.W. | Moved poles, hung up windscreens, cleaned up boardwalk |
| 10/14/24 | 8 | E.W. | Removed debris from all common areas |
| 10/14/24 | 3.87 | J.S. | Additional court maintenance |
| 10/15/24 | 2 | C.W. | Removed debris from all common areas |
| 10/15/24 | 6.05 | J.S. | Additional court maintenance |

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

| <u>Date</u> | <u>Hours</u> | <u>Employee</u> | <u>Description</u> |
|-------------|--------------|-----------------|---|
| 10/15/24 | 2.52 | J.M. | Additional court maintenance |
| 10/16/24 | 2 | J.K. | Unload elliptical from trailer to shop, fix gate to properly close by adult pool and bathrooms |
| 10/16/24 | 8.07 | E.W. | Removed debris from all common areas |
| 10/16/24 | 3 | J.S. | Additional court maintenance |
| 10/17/24 | 2 | B.G. | Fixed broken swing with new bolts |
| 10/17/24 | 5.08 | J.S. | Additional court maintenance |
| 10/17/24 | 2.65 | J.M. | Additional court maintenance |
| 10/18/24 | 2 | B.G. | Hanging windscreens |
| 10/18/24 | 4.02 | E.W. | Removed debris from all common areas |
| 10/18/24 | 3.07 | J.S. | Additional court maintenance |
| 10/19/24 | 3.42 | J.M. | Additional court maintenance |
| 10/20/24 | 3.95 | J.M. | Additional court maintenance |
| 10/21/24 | 4.11 | T.C. | Put windscreens back up on basketball courts and tennis courts |
| 10/21/24 | 4 | J.K. | Hung up tennis windscreens |
| 10/21/24 | 7.98 | E.W. | Removed debris from all common areas |
| 10/21/24 | 3 | J.S. | Additional court maintenance |
| 10/22/24 | 8.02 | T.C. | Finished putting up windscreens around tennis courts and pool deck, moved tennis clay from shop to tennis shop, picked up supplies |
| 10/22/24 | 4 | B.G. | Removing old wood from signs, cutting and painting PVC to fit signs |
| 10/22/24 | 7.4 | J.K. | Finished windscreens on tennis and pool, move tennis clay back to shop, removed debris from shop |
| 10/22/24 | 7.42 | C.W. | Finished tennis windscreens, pumped driveway |
| 10/22/24 | 8 | E.W. | Removed debris from all common areas |
| 10/22/24 | 5 | J.S. | Additional court maintenance |
| 10/22/24 | 2.7 | J.M. | Additional court maintenance |
| 10/23/24 | 3 | B.G. | Use jigsaw to cut PVC board to restore signs and removed bad wood, spray painted signs, moved trailer by hand back to shop |
| 10/23/24 | 8.02 | E.W. | Removed debris from all common areas |
| 10/23/24 | 3.1 | J.S. | Additional court maintenance |
| 10/24/24 | 8 | E.W. | Removed debris from all common areas |
| 10/24/24 | 5 | J.S. | Additional court maintenance |
| 10/24/24 | 2.48 | J.M. | Additional court maintenance |
| 10/25/24 | 7.8 | C.W. | Moved hay to courts, hung up ziplines and plastic, hung up decorations for Halloween |
| 10/25/24 | 7.48 | E.W. | Removed debris from all common areas |
| 10/25/24 | 2.9 | J.S. | Additional court maintenance |
| 10/26/24 | 3.22 | J.M. | Additional court maintenance |
| 10/27/24 | 2.62 | J.M. | Additional court maintenance |
| 10/28/24 | 4 | T.C. | Cleaned up and cleared dumpster area, cut up mattress |
| 10/28/24 | 8 | E.W. | Removed debris from all common areas |
| 10/28/24 | 3.58 | J.S. | Additional court maintenance |
| 10/29/24 | 4 | T.C. | Worked on sign backers, reattached windscreen, picked up supplies |
| 10/29/24 | 4 | B.G. | Cutting PVC board with jigsaw and spray painted the board for the signs |
| 10/29/24 | 6 | J.K. | Removed debris around summer kitchen, pull off scraps from pool heaters, took out trash from shop, pumped out driveway |
| 10/29/24 | 5.42 | C.W. | Took pipes and boards off heaters, moved trash from shop, moved park pieces to back, cut pipe in summer kitchen, pumped out driveway |
| 10/29/24 | 8 | E.W. | Removed debris from all common areas |
| 10/29/24 | 5 | J.S. | Additional court maintenance |
| 10/29/24 | 2.6 | J.M. | Additional court maintenance |
| 10/30/24 | 8 | T.C. | Pulled weeds and cleaned up pool pack area, took trash from shop to dumpster, worked on pool pack shade |
| 10/30/24 | 4 | B.G. | Spray painting and cutting to size the PVC board with jigsaw for the signs |
| 10/30/24 | 7.62 | J.K. | Pulled weeds around pool motors and pool heaters, take out rest of trash from shop, move and fix carport by pool filters, cleaned up driveway to shop |
| 10/30/24 | 7.38 | E.W. | Removed debris from all common areas |
| 10/30/24 | 3.05 | J.S. | Additional court maintenance |
| 10/31/24 | 4 | B.G. | Restoring more signs at the shop |
| 10/31/24 | 6.12 | J.K. | Change out pool covers, unload old pool heaters from trailer, blew leaves and debris off pool deck, fix and make sure gates close properly |
| 10/31/24 | 4 | C.W. | New pool gutters in and out side of pool and pool inspection, tested doors and rebuilt car port, unloaded trailer, blew leaves and debris off pool deck, took out all shop trash, removed debris in parking lot |
| 10/31/24 | 8 | E.W. | Removed debris from all common areas |
| 10/31/24 | 5.08 | J.S. | Additional court maintenance |

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

| <u>Date</u> | <u>Hours</u> | <u>Employee</u> | <u>Description</u> |
|-------------|--------------|-----------------|------------------------------|
| 10/31/24 | 2.63 | J.M. | Additional court maintenance |

TOTAL 531.3

MILES 59

*Milaage 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 #: 2411
Invoice Date: 11/30/24
Due Date: 11/30/24
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 10/20/24 | | 88.21 | 88.21 |
| 34.600.538.64000 (MV Repair & Replacements) -Statement Closing Date 10/20/24 | | 1,094.16 | 1,094.16 |
| 2.310.513.49300 (MV Office Supplies) - Statement Closing Date 10/20/24 | | 13.20 | 13.20 |
| 2.330.572.49400 (MV Special Events) - Statement Closing Date 10/20/24 | | 331.18 | 331.18 |

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 DEC 03 2024
 BY: _____

Total \$1,526.75

Payments/Credits \$0.00

Balance Due ~~\$1,526.75~~

\$432.59

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

Totals by GL

Double Branch: \$1,108.60

2.320.572.4100 (DB Phones) – \$88.20

2.320.572.5100 (DB Office Supplies) – \$13.20

34.600.538.6200 (DB Repair and Replacements) - \$676.02

2.320.572.49400 (DB Special Events) – \$331.18

Middle Village: \$1,526.75

2.330.572.4100 (MV Phones) – \$88.21

2.310.513.49300 (MV Office Supplies) – \$13.20

34.600.538.64000 (MV repair & replacements) – \$1,094.16

2.330.572.49400 (MV Special Events) – \$331.18

Final Details for Order #112-5136340-7223400

Print this page for your records.

Order Placed: September 18, 2024
Amazon.com order number: 112-5136340-7223400
Order Total: \$604.79

Shipped on September 19, 2024

Items Ordered **Price**
4 of: *iLiving 20" Outdoor Oscillating High Velocity Wall Fan with 4750 CFM Heavy Duty Weatherproof Motor, Variable Speed Adjustment for Workshop, Garage, Patios, Commercial and industrial, 20 inch,Black* \$129.99
Sold by: Amazon.com Services, Inc
Supplied by: Other

Condition: New

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

Shipping Speed:
FREE Shipping

Shipped on September 23, 2024

Items Ordered **Price**
1 of: *TZE-231 Compatible Label Tape Replacement for Brother TZe-231 TZ-231 Laminated P-Touch Label Maker Tape, Black on White, for PT-D200 PT-D210 PTH100 PT-D400, 0.47" x 26.2'(12mm x 8m), 6 Packs* \$16.99
Sold by: MNMGTH-US (seller profile)
Supplied by: MNMGTH-US (seller profile)

Condition: New

1 of: *Amazon Basics Acrylonitrile Butadiene Styrene LED Emergency Exit Sign, UL Certified, 1-Pack, Double Face Exit with Battery Backup, Red (Previously AmazonCommercial brand),Red* \$25.65
Sold by: Amazon.com Services, Inc
Supplied by: Other

Condition: New

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

Shipping Speed:
FREE Shipping

Payment information

Payment Method:
American Express ending in 3053

Item(s) Subtotal: \$562.60
Shipping & Handling: \$6.99
Free Shipping: -\$6.99

Billing address

Award Gallery, Inc.
 175-6 Blanding Boulevard
 Orange Park, FL 32073

Invoice

| | |
|-----------|-----------|
| Date | Invoice # |
| 8/16/2024 | 14642 |

Bill To

oakleaf orcas swim team
 jack powers-young
 505-7731

PAID
 09/25/2024

*Manager @
 oakleaf
 residents.com*

| | | |
|----------|-------|---------|
| P.O. No. | Terms | Project |
| | | |

| Description | Qty | Rate | Amount |
|---------------------------|-----|-------|--------|
| medals | 24 | 3.50 | 84.00 |
| plaques 6 x 8 | 5 | 21.00 | 105.00 |
| trophics high point | 12 | 6.00 | 72.00 |
| trophics - special awards | 2 | 8.50 | 17.00 |
| champs chenille pins | 100 | 1.25 | 125.00 |

Award Gallery
 175 6 Blanding Blvd
 Orange Park, FL 32073
 904-568-5450

09/25/2024 11:06
 Sale

Trans #: 1 Batch #: 149
 CREDIT CARD
 AMEX *****3053
 MANUAL
 Card Price / Cash Price

 \$418.11 \$403.00

Cash Discount \$0.00
 SUB TOTAL: \$418.11
 TOTAL AMT: USD \$418.11

Resp: Transaction approved
 Code: 219324
 Ref #: 604497166
 CID Resp: The Card
 AUG Security Code matched
 Resp: All 11 digits
 match (5-digit Zip Code)

If paid with cash
 you could've saved
 \$15.11

Thank You!
 CUSTOMER COPY

THANK YOU FOR YOUR BUSINESS

| | |
|-------------------------|-----------|
| Subtotal | \$403.00 |
| Sales Tax (7.5%) | \$0.00 |
| Total | \$403.00 |
| Payments/Credits | \$-403.00 |
| Balance Due | \$0.00 |

MASTERBILT GOLF CARTS

192-B INDUSTRIAL LOOP DR S, ORANGE PARK, FL
32073, FL 32073

| | |
|--------------------|--------------------|
| Transaction # | 10823752-8314 |
| Date | 10/16/2024 1:28 PM |
| Result | Approved |
| Auth Code | 264624 |
| Transaction Method | Keyed |
| Transaction Type | Sale |
| Cardholder Name | J Soriano |
| Card | XXXX-XXXXXX-X3053 |
| Card Type | Amex |

| | |
|----------------|---------|
| 1 x Quick Item | \$95.00 |
| Subtotal | \$95.00 |

| | |
|--------------|----------------|
| Total | \$95.00 |
|--------------|----------------|

| | |
|--------|--------------|
| method | Key Entered |
| mid | XXXXXXXX3421 |
| tid | 002 |

Receipt sent via SwipeSimple, powered by CardFlight

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Masterbilt Golf Carts, Inc.
 192 Industrial Loop Drive South, Suite B
 Orange Park, FL 32073-6288
 +19046448790
 info@masterbiltcarts.com

Invoice

BILL TO
 Jay Soriano
 Middle Village Community District
 845 Oakleaf Plantation Blvd.
 904-562-0249
 Orange Park, FL 32065

| | | | | |
|-----------|------------|-----------|----------------|-----------|
| INVOICE # | DATE | TOTAL DUE | TERMS | ENCLOSURE |
| 5803 | 10/02/2024 | \$0.00 | Due on receipt | |

| DATE | ACTIVITY | DESCRIPTION | QTY | RATE | AMOUNT |
|------|----------------------------------|---|-----|-------|--------|
| | CASH DISCOUNT DECLARATION | Effective July 01, 2022, this business has a Cash Discount Incentive of 3.5%. All goods and services are priced for CASH payment. This includes Personal Checks, Business Checks, or Money Orders. | 1 | 0.00 | 0.00 |
| | DOWN PAYMENT POLICY | Effective 11/01/2022, Payment of 50% is required for work estimated at \$1,000.00 or greater upon Approval of the estimate by the Customer. The balance will be due upon delivery. | 1 | 0.00 | 0.00 |
| | LIFT KIT Disclaimer | SAFETY HAZARD CAUTION: Golf Carts with Lift Kits are more vulnerable to "Rolling Over" at higher speeds when attempting a turn without slowing down adequately. Impaired or inexperienced Drivers should not operate this vehicle without proper supervision. | 1 | 0.00 | 0.00 |
| | Pickup/delivery | Pickup 2012 EZGO RXV Gas Golf Cart | 0 | 95.00 | 0.00 |
| | INITIAL 1 | Date/Time:09/24/24, 0905-0915 Dropped off by Tim Cart Serial Number: 5166389 F0712 Also Picked Up - Keys (#_0_);Other Steel cargo clay basket at front brush guard_ Body White / Seat Colors Tan / Roof Tan (Factory): | 1 | 0.00 | 0.00 |
| | INITIAL 2 | BATTERY DATA BRAND: Diehard_ MODEL: 26-3_ DATED: N/A_ SIZE: 525 CCA_ - Electrolyte Levels: Normal - Corrosion: Terminals / Connectors / Cables / Wires / Hold-Down Rods / Tray | 1 | 0.00 | 0.00 |



Resident Assistant <residentassistant@oakleafresidents.com>

Receipt from MASTERBILT GOLF CARTS (Transaction #10247048-2591)

1 message

MASTERBILT GOLF CARTS <noreply@swipesimple.com>
Reply-To: MASTERBILT GOLF CARTS <info@masterbiltcarts.com>
To: residentassistant@oakleafresidents.com

Wed, Oct 2, 2024 at 12:31 PM

**MASTERBILT GOLF
CARTS**

192-B INDUSTRIAL LOOP DR S, ORANGE PARK, FL
32073, FL 32073

| | |
|--------------------|---------------------|
| TRANSACTION # | 10247048-2591 |
| DATE | 10/02/2024 12:29 PM |
| RESULT | APPROVED |
| AUTH CODE | 206624 |
| TRANSACTION METHOD | KEYED |
| TRANSACTION TYPE | SALE |
| CARDHOLDER NAME | JAY SORIANO |
| CARD | XXXX-XXXXXX-X3053 |
| CARD TYPE | AMEX |

| | |
|----------------|----------|
| 1 x Quick Item | \$345.95 |
| Subtotal | \$345.95 |

TOTAL \$345.95

| | |
|--------|--------------|
| METHOD | KEY ENTERED |
| MID | XXXXXXXX3421 |
| TID | 002 |

Receipt sent via SwipeSimple, powered by CardFlight
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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 Sorlano
370 Oakleaf Village Pkwy
Orange Park, FL 32065-4259
UNITED STATES

Invoice: 202051543596
Invoice Date: 09/26/2024
Customer ID: 270980442
Contract ID: 48060001

Help Center: ionos.com/help
My IONOS: my.ionos.com/invoices

Your IONOS Personal Consultant:

Tiffany Masters
 2673666050

Invoice

Billing period starting: 09/25/2024

| Item | Service | Charges | Usage | Taxable Portion | Total |
|--|--|----------------|-------|-----------------|---------------|
| Contract: 48060001 - IONOS Expert | | | | | |
| 1 | IONOS Website Builder 09/25/2024-10/25/2024 | \$4.00 a month | 1 mo. | \$0.00 | \$4.00 |
| Net Total | | | | | \$4.00 |
| Net (non-taxable portion) | | | | | \$4.00 |
| Net (taxable portion) | | | | | \$0.00 |
| Tax | | | | | \$0.00 |
| Total amount due | | | | | \$4.00 |

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 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: 202051695934
Invoice Date: 10/07/2024
Customer ID: 270980442
Contract ID: 85644648

Help Center: ionos.com/help
My IONOS: my.ionos.com/invoices

Your IONOS Personal Consultant:

Tiffany Masters
 2673666050

Invoice

Billing period starting: 10/06/2024

| Item | Service | Charges | Usage | Taxable Portion | Total |
|--|---|-----------------|-------|-----------------|----------------|
| Contract: 85644648 - IONOS MyWebsite Creator+ | | | | | |
| 1 | Basic Fee 10/06/2024-11/06/2024 | \$28.00 a month | 1 mo. | \$0.00 | \$28.00 |
| 2 | Special Offer Discount for line-item 1 | Special Offer | | \$0.00 | \$-5.60 |
| Net Total | | | | | \$22.40 |
| Net (non-taxable portion) | | | | | \$22.40 |
| Net (taxable portion) | | | | | \$0.00 |
| Tax | | | | | \$0.00 |
| Total amount due | | | | | \$22.40 |
| 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 for further information.



Recurring Statement

Account Information

Account Number: (904) 770-4650
Statement Date: 10/02/2024
Subscription Name: RingEX Standard™
Document #: 14346906002

Bill To:
Jay Soriano
Oakleaf Plantation
475 west town place ste 114
St Augustine, FL 32092 . USA

Statement Summary

Total Current Charges **\$176.41**

Your credit card ending in [8052] was charged \$176.41.
This charge will appear as "RINGCENTRAL, INC" on your credit card statement.

Charges and credits

| Period | Description | Unit Price | Quantity | Amount |
|-------------------------|---|------------|----------|----------|
| 10/02/2024 - 11/01/2024 | RingEX Standard™ - Monthly Subscription Fee | \$0.00 | 1 | \$0.00 |
| 10/02/2024 - 11/01/2024 | DigitalLine Unlimited - (904) 342-1441 | \$34.99 | 1 | \$34.99 |
| 10/02/2024 - 11/01/2024 | DigitalLine Unlimited - Discount \$8.01 off | (\$8.01) | 1 | (\$8.01) |
| 10/02/2024 - 11/01/2024 | DigitalLine Unlimited - (904) 770-4648 | \$34.99 | 1 | \$34.99 |
| 10/02/2024 - 11/01/2024 | DigitalLine Unlimited - Discount \$8.01 off | (\$8.01) | 1 | (\$8.01) |
| 10/02/2024 - 11/01/2024 | DigitalLine Unlimited - (904) 770-4649 | \$34.99 | 1 | \$34.99 |
| 10/02/2024 - 11/01/2024 | DigitalLine Unlimited - Discount \$8.01 off | (\$8.01) | 1 | (\$8.01) |
| 10/02/2024 - 11/01/2024 | DigitalLine Unlimited - (904) 770-4661 | \$34.99 | 1 | \$34.99 |
| 10/02/2024 - 11/01/2024 | DigitalLine Unlimited - Discount \$8.01 off | (\$8.01) | 1 | (\$8.01) |
| 10/02/2024 - 11/01/2024 | DigitalLine Unlimited - (904) 770-4667 | \$34.99 | 1 | \$34.99 |
| 10/02/2024 - 11/01/2024 | DigitalLine Unlimited - Discount \$8.01 off | (\$8.01) | 1 | (\$8.01) |

Charges after Discounts and Prorates:

Total Charges:
Total Taxes and Fees: \$41.51
Total Charged to Credit Card: \$176.41

SPIRIT

Orange Park FL #60137
Orange Park Mall
Orange Park, FL 32073
(866) 580-5819

Date: 10/12/24 10:53 AM Store: 60137
Register: 3 Trans: 4150
Cashier: 3302381
Trans Type: SALE

MACK STRAW 144.99 TX
01673938 1 @ 179.99
Promo Price 144.99: -35.00
SITTING SCARECR 99.99 TX
01296656 1 @ 169.99
Promo Price 99.99: -70.00
GHOST BARREL 19.99 TX
01728294 1 @ 19.99
PUMPKIN BARREL 19.99 TX
01728286 1 @ 19.99

TODAY YOU SAVED \$105.00

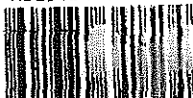
Subtotal: 284.96
TX Taxable Amount: 284.96
TX (7.500%) Tax: 21.37
Total: 306.33
AMEX 306.33

*****3053 I
SORIANO/JAY

AUTH# 821381

Bank Receipt Section

AID: A000000025010801
TVR: 000008000
TC: 3FOFA292E355D17A
Application Label: AMERICAN EXPRESS
Entry Mode: CHIP
Authorization Mode: ISSUER



601370 341504
Transaction Code

\$1000
Visit survey.walmart.com#7TNGCHFB4S
For more details, see back of receipt.



WM Supercenter
904-272-0036 Mgr. JULIAN
899 BLANDING BLVD
ORANGE PARK FL 32065
ST# 01225 OP# 005292 TE# 24 TR# 03859

ITEMS SOLD 64
TC# 3760 3417 9424 1034 2064 4



| | | |
|-----------------------------|--------|---|
| HP 936 CMYK 196548697580 | 146.00 | N |
| HP 936 CMYK 196548697580 | 146.00 | N |
| OUTDOORDECOR 071765220170 | 15.73 | 0 |
| OUTDOORDECOR 071765220170 | 15.73 | 0 |
| GLOWSTICKS 489415212675 | | |
| 10 AT 1 FOR 5.22 | 52.20 | 0 |
| OUTDOORDECOR 190788625420 | | |
| 10 AT 1 FOR 2.23 | 22.30 | 0 |
| DUMDUMS200 030800253000 F | | |
| 5 AT 1 FOR 9.94 | 49.70 | 0 |
| MEGA BRANDS 041376222740 F | | |
| 5 AT 1 FOR 9.94 | 49.70 | 0 |
| HWN KM 100CT 041420077310 F | | |
| 5 AT 1 FOR 9.94 | 49.70 | 0 |
| CHILD 41.56 071720274150 F | | |
| 5 AT 1 FOR 9.94 | 49.70 | 0 |
| SP HWN LDB 041354881490 F | | |
| 5 AT 1 FOR 3.28 | 16.40 | 0 |
| DDFALL10.20Z 030800268000 F | | |
| 5 AT 1 FOR 3.28 | 16.40 | 0 |
| GUMMI CUB 1B 634418524450 F | | |
| 5 AT 1 FOR 3.28 | 16.40 | 0 |
| INFUSION7.1 030800376000 F | | |
| 5 AT 1 FOR 3.28 | 16.40 | 0 |

SUBTOTAL 662.36
TOTAL 662.36

AMEX TEND 662.36
CHANGE DUE 0.00

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 2405

Invoice Date: 11/27/24

Due Date: 11/27/24

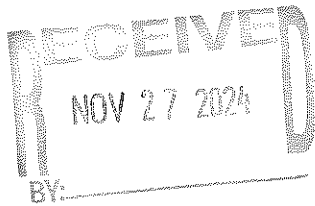
Case:

P.O. Number:

Bill To:

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

| Description | Hours/Qty | Rate | Amount |
|---|-----------|----------|-------------------|
| Tennis Revenue / Funds deposited 11/26/24 | | 1,598.56 | 1,598.56 |
| Total | | | \$1,598.56 |
| Payments/Credits | | | \$0.00 |
| Balance Due | | | \$1,598.56 |



Middle Village CDD

Breakdown of Revenues

11.26.24

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

| | | | |
|----------|-------------|-------------|-----------|
| 11.26.24 | \$ 1,776.18 | \$ 1,598.56 | \$ 177.62 |
|----------|-------------|-------------|-----------|

| | | | |
|-----------------|-------------|-------------|-----------|
| Subtotal | \$ 1,776.18 | \$ 1,598.56 | \$ 177.62 |
|-----------------|-------------|-------------|-----------|

| Date | League Fees | GMS 20% | Middle Village CDD 80% |
|------|-------------|---------|------------------------|
|------|-------------|---------|------------------------|

| | | | |
|--|--|------|------|
| | | \$ - | \$ - |
|--|--|------|------|

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

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

| | | | |
|----------|--|------|------|
| 11.26.24 | | \$ - | \$ - |
|----------|--|------|------|

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

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

| | | | |
|----------|--|--|------|
| 11.26.24 | | | \$ - |
|----------|--|--|------|

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

| | | | |
|-----------------------|--------------------|--------------------|------------------|
| Total Revenues | <u>\$ 1,776.18</u> | <u>\$ 1,598.56</u> | <u>\$ 177.62</u> |
|-----------------------|--------------------|--------------------|------------------|

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

Invoice

Invoice #: 2409
Invoice Date: 12/2/24
Due Date: 12/2/24
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 November 30, 2024 2.300.369.103 | 13 | 25.00 | 325.00 |

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DEC 06 2024
BY: _____

| | |
|------------------|----------|
| Total | \$325.00 |
| Payments/Credits | \$0.00 |
| Balance Due | \$325.00 |

12/2/24
gma

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> |
|-----------------|----------------------|-------------|---------------|
| 13 | Facility Event Staff | \$ 25.00 | \$ 325.00 |

Covers Period End: November 30, 2024

Amenities Revenue # 2.300.369.103

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

Invoice

Invoice #: 2406
Invoice Date: 12/1/24
Due Date: 12/1/24
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 -December 2024 | | 7,469.83 | 7,469.83 |

RECEIVED
DEC 10 2024
BY: _____

Jerry Lambert
12-10-24

| | |
|-------------------------|-------------------|
| Total | \$7,469.83 |
| Payments/Credits | \$0.00 |
| Balance Due | \$7,469.83 |

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

Invoice

Invoice #: 2407
Invoice Date: 12/1/24
Due Date: 12/1/24
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 -December 2024 | | 22,251.17 | 22,251.17 |

RECEIVED
DEC 10 2024
BY: _____

Jerry Lambert
12-10-24

| | |
|-------------------------|-------------|
| Total | \$22,251.17 |
| Payments/Credits | \$0.00 |
| Balance Due | \$22,251.17 |

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

Invoice

Invoice #: 2410
 Invoice Date: 11/30/24
 Due Date: 11/30/24
 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 9/20/24 | | 1,328.33 | 1,328.33 |
| 34.600.538.64000 (MV Repair & Replacements) -Statement Closing Date 9/20/24 | | 1,240.16 | 1,240.16 |
| 2.310.513.49300 (MV Office Supplies) - Statement Closing Date 9/20/24 | | 301.54 | 301.54 |
| 2.310.513.49300 (MV Permits/Licenses) - Statement Closing Date 9/20/24 | | 479.82 | 479.82 |
| 2.330.572.49300 (MV Rec. Passes) - Statement Closing Date 9/20/24 | | 368.17 | 368.17 |

RECEIVED
 DEC 03 2024
 BY: _____

Total \$3,718.02

Payments/Credits \$0.00

Balance Due ~~\$3,718.02~~

\$2,477.86

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

Totals by GL

Double Branch: \$3,682.65

2.320.572.4100 (DB Phones) – \$1,126.60
2.320.572.5100 (DB Office Supplies) – \$301.54
2.320.572.49300 (DB Permits/Licenses) - \$479.81
34.600.538.62100 (DB Repair and Replacements) - \$1,406.54
2.320.572.62000 (DB Rec. Passes) = \$368.16

Middle Village: \$3,718.02

2.330.572.4100 (MV Phones) – \$1,328.33
2.310.513.49300 (MV Office Supplies) – \$301.54
34.600.538.64000 (MV repair & replacements) – \$1,240.16
2.310.513.49300 (MV Permits/Licenses) – \$479.82
2.330.572.49300 (MV Rec. Passes) - \$368.17

Final Details for Order #112-7198879-7258637

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

Order Placed: September 6, 2024
Amazon.com order number: 112-7198879-7258637
Order Total: \$377.75

Shipped on September 7, 2024

Items Ordered **Price**
4 of: *Upgraded Ultrasonic Animal Repeller Outdoor Solar Animal Repeller with Motion Sensor and Deterrent Light to Scare Raccoon Cat Squirrel Skunk Rabbit Dog Deer Repellent Devices for Yard Protection* \$29.99
Sold by: ZZ Technology (seller profile)
Supplied by: ZZ Technology (seller profile)

Condition: New
5 of: *Bird-X Balcony Gard, Ultrasonic Bird Preventer, Outdoor Bird Decoy with Motion-Sensor, Easy to Install, Covers up to 900 sq. ft., 15 to 25 kHz Frequency, 6.75" x 5.5" x 3.5"* \$44.99
Sold by: Amazon.com Services, Inc
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

Credit Card transactions

| | |
|--------------------------------|-----------------|
| Item(s) Subtotal: | \$344.91 |
| Shipping & Handling: | \$6.99 |
| | ----- |
| Total before tax: | \$351.90 |
| Estimated tax to be collected: | \$25.85 |
| | ----- |
| Grand Total: | \$377.75 |

AmericanExpress ending In 3053: September 7, 2024: \$377.75

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

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[Back to top](#)



Final Details for Order #112-0459697-7997054

Print this page for your records.

Order Placed: August 17, 2024
Amazon.com order number: 112-0459697-7997054
Order Total: \$309.57

Shipped on August 21, 2024

Items Ordered Price
2 of: WALI Folding Ceiling TV Mount, Swivel and Flip Down TV Bracket for 17-42 inch Flat Screens, Height Adjustable TV Mount Saving Space, Max Mounting Holes 200x200mm(FCM202), Black \$43.99
Sold by: Wali Electric (seller profile) | Product question? Ask Seller
Supplied by: Wali Electric (seller profile)

Condition: New

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

Shipping Speed:
FREE Shipping

Shipped on August 20, 2024

Items Ordered Price
1 of: Greenworks 60V 610 CFM Cordless Leaf Blower, 2.5 Ah Battery and Rapid Charger \$199.99
Sold by: Amazon.com Services, Inc
Supplied by: Other

Condition: New

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

Shipping Speed:
FREE 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

Credit Card transactions

Item(s) Subtotal: \$287.97
Shipping & Handling: \$15.35
Free Shipping: -\$15.35
Total before tax: \$287.97
Estimated tax to be collected: \$21.60
Grand Total: \$309.57
AmericanExpress ending in 3053: August 21, 2024: \$309.57

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

Final Details for Order #112-4108840-2521808

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

Order Placed: September 13, 2024
Amazon.com order number: 112-4108840-2521808
Order Total: \$416.95

Shipped on September 14, 2024

| Items Ordered | Price |
|--|--------------|
| 2 of: <i>DC 12V 5A Power Supply Adapter, US Plug, 4.6FT Power Cord, AC 100-240V to DC 12V 5A Switching Transformer Jack 5.5mm x 2.5mm for LED Strip, Light, Cameras CCTV</i> | \$11.99 |
| Sold by: TOBWOLF (seller profile) | |
| Supplied by: TOBWOLF (seller profile) | |

Condition: New

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

Shipping Speed:
Standard Shipping

Shipped on September 15, 2024

| Items Ordered | Price |
|---|--------------|
| 10 of: <i>36 Pack Plastic File Folders Colored with Sticky Labels, Sooez Heavy Duty Letter Size Colored File Folders with Erasable 1/3-Cut Tab, Stronger Than Manila File Folder, Perfect for File Organization</i> | \$18.99 |
| Sold by: Sooez Official (seller profile) | |
| Supplied by: Sooez Official (seller profile) | |

Condition: New

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

Shipping Speed:
Standard Shipping

Shipped on September 15, 2024

| Items Ordered | Price |
|--|--------------|
| 1 of: <i>Little Giant 6-CIA 115 Volt, 1/3 HP, 2760 GPH Cast Iron Submersible Sump Pump with Integral Diaphragm Switch, 10-Ft. Cord, Blue, 506158</i> | \$167.52 |
| Sold by: Amazon.com Services, Inc | |
| Supplied by: Other | |

Condition: New

Shipping Address:

Jay Sorlano
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 Sorlano
475 W TOWN PL
SAINT AUGUSTINE, FL 32092-3648
United States

Credit Card transactions

| | |
|--------------------------------|-----------------|
| Item(s) Subtotal: | \$381.40 |
| Shipping & Handling: | \$6.99 |
| | ----- |
| Total before tax: | \$388.39 |
| Estimated tax to be collected: | \$28.56 |
| | ----- |
| Grand Total: | \$416.95 |

AmericanExpress ending in 3053: September 15, 2024: \$416.95

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

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amazon

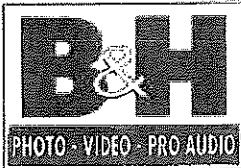
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420 Ninth Avenue, New York, NY 10001 • Fax: 212.239.7770

| | | | |
|---|---|---|---|
| PHOTO 1-212 444-6600 1-800 947-9950 | DIGITAL PHOTO 1-212 444-6700 1-800 947-9978 | VIDEO 1-212 444-5000 1-800 947-9910 | PRO AUDIO 1-212 444-5070 1-800 947-1183 |
|---|---|---|---|

To Inquire About Your Order Tel: 212.239.7765 - 800.221.5743 • Fax: 212.239.7549 - 800.947.2215

The Professional's Source

www.bhphotovideo.com



Order No.: 907379141
Reference No.: 1108984150

Bill To: JAY SORIANO
JAY SORIANO
475 W. TOWN PL., SUITE 114
SUITE 114
ST AUGUSTINE, FL 32068
USA

Ship To: JAY SORIANO
370 OAKLEAF VILLAGE PKWY
ORANGE PARK, FL 32065

Bill Phone: (904)342-1441

Ship Phone: (904)342-1441

| Invoice Date | Terms | Order No. | Order Date | PO NUMBER | Customer Code | Ship Via | | | | |
|------------------|-------|-----------|------------|-----------|---|---|--------------------|----------------|------------|----------|
| 08/15/24 | | 907379141 | 08/15/24 | | CARTRIDGE | EXPEDITED DELIVERY | | | | |
| Qty | Ord | Qty | Ship | Alt | Desc | Item Description | SKU#/MFR# | Item Price | Amount | |
| 4 | | 4 | | | FARGO YMCKK:FULL-CLR RBN/2-RESIN BLK PNL/50 | FARGO YMCKK:FULL-CLR RBN/2-RESIN BLK PNL/50 | FA84052 (84052) | \$148.49 | \$593.96 | |
| | | | | | Salesperson Code: WB | | | | | |
| 1 | | 1 | | | FARGO HDP FILM - APPROXIMATELY 1500 IMAGES | FARGO HDP FILM - APPROXIMATELY 1500 IMAGES | FA84053 (84053) | \$91.00 | \$91.00 | |
| | | | | | Salesperson Code: WB | | | | | |
| Payment Type | | | | | | | Card/Check Number | Amount | Sub-Total: | \$684.96 |
| AMERICAN EXPRESS | | | | | | | *****3053 | 736.33 | Tax: | \$51.37 |
| | | | | | | | | Total Order: | \$736.33 | |
| | | | | | | | | Total Payment: | \$736.33 | |
| | | | | | | | | Balance: | USD \$0.00 | |

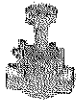
BNI_Invoice-REPRODT



ORDER BFS20100687

Thank you for your purchase!

Order summary



Toro - 250 Series 1 Inch Pin Type Hydraulic Valve × 4
Pin Type Hydraulic

\$154.84

Subtotal

\$154.84

Shipping

\$0.00

Taxes

\$11.61

Total

\$166.45 USD

Customer information

Shipping address

Jay Soriano
GMS llc
370 Oakleaf Village Parkway
Orange Park FL 32065

Billing address

Jay Soriano
GMS llc
475 west town place
St. Augustine FL 32092

Payment

ending with 3053

Shipping method

Standard

If you have any questions, reply to this email or contact us at info@bigfrogsupply.com



BMI Payment Receipt

Total Payment Amount: \$959.63

Payment Information

Date of Payment: 09/13/2024 04:59:02 PM
Transaction ID: 108481659028563
Payment Method: Credit Card

Thank you for your payment.
Please keep this receipt for your records.




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

Invoice: 202051199435
Invoice Date: 09/07/2024
Customer ID: 270980442
Contract ID: 85644648

Help Center: ionos.com/help
My IONOS: my.ionos.com/invoices

Your IONOS Personal Consultant:
Tiffany Masters
 2673666050

Invoice

Billing period starting: 09/06/2024

| Item | Service | Charges | Usage | Taxable Portion | Total |
|--|---|-----------------|-------|-----------------|----------------|
| Contract: 85644648 - IONOS MyWebsite Creator+ | | | | | |
| 1 | Basic Fee 09/06/2024-10/06/2024 | \$28.00 a month | 1 mo. | \$0.00 | \$28.00 |
| 2 | Special Offer Discount for line-item 1 | Special Offer | | \$0.00 | \$-5.60 |
| Net Total | | | | | \$22.40 |
| Net (non-taxable portion) | | | | | \$22.40 |
| Net (taxable portion) | | | | | \$0.00 |
| Tax | | | | | \$0.00 |
| Total amount due | | | | | \$22.40 |
| 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 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: 202051034669
Invoice Date: 08/26/2024
Customer ID: 270980442
Contract ID: 48060001

Help Center: ionos.com/help
My IONOS: my.ionos.com/invoices

Your IONOS Personal Consultant:
 Tiffany Masters
 ☎ 2673666050

Invoice

Billing period starting: 08/25/2024

| Item | Service | Charges | Usage | Taxable Portion | Total |
|--|--|----------------|-------|-----------------|---------------|
| Contract: 48060001 - IONOS Expert | | | | | |
| 1 | IONOS Website Builder 08/25/2024-09/25/2024 | \$4.00 a month | 1 mo. | \$0.00 | \$4.00 |
| Net Total | | | | | \$4.00 |
| Net (non-taxable portion) | | | | | \$4.00 |
| Net (taxable portion) | | | | | \$0.00 |
| Tax | | | | | \$0.00 |
| Total amount due | | | | | \$4.00 |
| 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 for further information.

Order Information

Description: Goods or Services

Invoice Number INV001435249

Customer ID 265527

Billing Information

Oakleaf Plantation

jsoriano@qmsnf.com

Shipping Information

Total: \$70.00 (USD)

Payment Information

Date/Time: 13-Sep-2024 14:48:14 MDT

Transaction ID: 120646676282

Payment Method: American Express xxxx3053

Transaction Type: Purchase, shipping and handling fees

Auth Code: 294234

Merchant Contact Information

The Lifeguard Store, Inc.

Bloomington, IL 61701

US

ar@thelifeguardstore.com

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 08/01/24

orange park fl 32065

Client Code 1461

Billing Group: A-Due Upon
 Receipt

| Date | INV | Transaction | Description | Amount |
|-----------|-------|---------------------|---|-----------|
| 8/1/2024 | | Previous Balance | | \$453.95 |
| 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 |
| 8/24/2024 | 10077 | Invoice | Cheswick GAL SODIUM HYPOCHLORITE Qty: 23 \$110.40 | \$110.40 |
| 9/6/2024 | 10249 | Invoice | Double Branch Chems ALGAE EATER PLUS 1 GAL. Qty: 3 \$44.97 GAL SODIUM HYPOCHLORITE Qty: 40 \$108.80 | \$153.77 |
| 9/6/2024 | | Credit Card Payment | 80613791139 | -\$264.17 |

| 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
 3212 Bradley Creek Pkwy
 Green Cove Spring fl 32043

Billing Date 09/06/24
 Client Code 1461
 Amount Due \$0.00

Amount Paid

Check #

| | |
|--|--|
| | |
|--|--|

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



Thank You! We Greatly Appreciate Your Business!!



CUSTOMER 321001760000
 DOUBLE BRANCH
 COMMUNITY
 DEVELOPMENT DISTRICT
 475 W TOWN PL
 ST. AUGUSTINE, FL 32092
 904-562-0249

SHIP INFO

STORE #8180
 445 PARK STREET,
 JACKSONVILLE, FL 32204

EMAIL PAF8180@ppg.com

PHONE 904-353-4446

HOURS
 Sun: Closed
 Mon: 7:00 AM - 5:00
 Fri: PM
 Sat: 8:00 AM - 12:00
 PM

INVOICE # 818020004136

DATE 11 Sep 2024

TIME 3:08 PM

STORE REP Daniel L.

SALES REP OPB-SALES
 JACKSONVILLE (8180)

METHOD Now

| Item # / SAP # | Description | Qty | Unit Price | Amount |
|------------------------|---|-----|------------|------------|
| 95-3300/1U 00349560 | DURETHANE DTM NEUTRAL BASE • DURETHANE DTM NEUTRAL BASE COMP A • DURETHANE DTM COMP B | 4 | \$100.00 | \$400.00 * |
| 95-339/04 00338134 | DURETHANE DTM COMP B | 1 | \$30.00 | \$30.00 * |

TERMS:

Items marked with an asterisk (*) are exempt from sales tax. Freight will be charged on orders, blinds, and wall covering books. Special merchandise in good condition is eligible for 75% refund w/ original invoice within 60 days. Tinted merchandise cannot be returned. Non-tinted merchandise in good condition may be returned w/ original invoice w/in 60 days. Qualifying returns will be made in the same form of payment as original purchase. PPG reserves the right to make large cash returns by check w/in 10 business days. A service fee will be charged on returned checks. PPG understands, and Buyer represents that the products sold will be used for commercial or home painting, and will not be used for Nuclear, Chemical or Biological weapons facilities or activities including painting any such items or facilities. Buyer agrees to notify PPG immediately if Buyer becomes aware of any change in the end use of the products. Browse global employment opportunities at na.careers.ppg.com. Let us know how we're doing - visit ppgpaintsurvey.com to give your feedback!

| | |
|------------------------------|----------|
| Item Subtotal | \$430.00 |
| Discount/Fee Subtotal | \$430.00 |
| Sales Tax | \$0.00 |
| Total | \$430.00 |
| Credit Card | \$430.00 |
| Total Tendered | \$430.00 |
| Pending Amount | \$0.00 |

BCard *****3053

AMEX AUTH#: 819886

Insert Tran Amt: \$430.00

Thank you for shopping at PPG!



Recurring Statement

Account Information

Account Number: (904) 770-4650
Statement Date: 09/02/2024
Subscription Name: RingEX Standard™
Document #: 14129658002

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

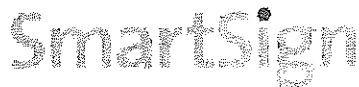
Statement Summary
Total Current Charges

\$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 |
|---------------------------------------|---|------------|----------|-----------------|
| 09/02/2024 - 10/01/2024 | RingEX Standard™ - Monthly Subscription Fee | \$0.00 | 1 | \$0.00 |
| 09/02/2024 - 10/01/2024 | DigitalLine Unlimited - (904) 342-1441 | \$34.99 | 1 | \$34.99 |
| 09/02/2024 - 10/01/2024 | DigitalLine Unlimited - Discount \$8.01 off | (\$8.01) | 1 | (\$8.01) |
| 09/02/2024 - 10/01/2024 | DigitalLine Unlimited - (904) 770-4648 | \$34.99 | 1 | \$34.99 |
| 09/02/2024 - 10/01/2024 | DigitalLine Unlimited - Discount \$8.01 off | (\$8.01) | 1 | (\$8.01) |
| 09/02/2024 - 10/01/2024 | DigitalLine Unlimited - (904) 770-4649 | \$34.99 | 1 | \$34.99 |
| 09/02/2024 - 10/01/2024 | DigitalLine Unlimited - Discount \$8.01 off | (\$8.01) | 1 | (\$8.01) |
| 09/02/2024 - 10/01/2024 | DigitalLine Unlimited - (904) 770-4661 | \$34.99 | 1 | \$34.99 |
| 09/02/2024 - 10/01/2024 | DigitalLine Unlimited - Discount \$8.01 off | (\$8.01) | 1 | (\$8.01) |
| 09/02/2024 - 10/01/2024 | DigitalLine Unlimited - (904) 770-4667 | \$34.99 | 1 | \$34.99 |
| 09/02/2024 - 10/01/2024 | 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 |
| Total Charged to Credit Card: | | | | \$176.18 |



A SmartSign Store

300 Cadman Plaza West, Suite 1303
Brooklyn, NY 11201

Order Received

Thank you Jay Soriano!

Your order number is SMT-759545.

| Order Number | Order Date | Shipping Method | Est. Ship Date | Est. Arrival Date |
|--------------|------------|-----------------|----------------|---------------------|
| SMT-759545 | 06 Sep '24 | Two-Day | 09 Sep '24 | 11 Sep - 12 Sep '24 |

| No. | Description | Qty. | Price | Total |
|-----|--|------|---------|---------|
| 1. |  Dogs Must Be Leashed At All Times. Clean Up After Your Pet (with Graphic) (Part No: K-8421-AL-10) | 4 | \$11.54 | \$46.16 |
| | + 3M SmartShield POF Laminate – Superior protection against Fading and Graffiti. (Part No: POF-7x10) | 4 | \$10.95 | \$43.80 |
| 2. |  Reflective Aluminum Sign (Part No: K-3428-ALL) | 2 | \$39.05 | \$78.10 |
| | + 3M SmartShield POF Laminate – Superior protection against Fading and Graffiti. (Part No: POF-12x18) | 2 | \$12.95 | \$25.90 |
| 3. | Emergency Exit Only Door Must Remain Closed At All Times | 1 | \$17.74 | \$17.74 |

(Part No: S-1502-RA-10)

+ 3M SmartShield POF Laminate 1 \$10.95 \$10.95

- Superior protection against
Fading and Graffiti.

(Part No: POF-7x10)

Sub Total: \$222.65

Shipping: Free

Sales Tax: \$16.70

**GRAND
TOTAL \$239.35**

SHIPPING ADDRESS

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

**WE HAVE BILLED THE
FOLLOWING ACCOUNT:**

American Express Card: \$239.35
Jay Soriano
Middle Village CDD
475 W TOWN PL
SAINT AUGUSTINE, FL - 32092

DO NOT REPLY

SmartSign.com | 300 Cadman Plaza West, Suite 1303 | Brooklyn, NY 11201
(USA)



Invoice information

Order#:6943209248
Date Ordered:Friday, August 23,
2024
Invoice#:352513118
Date Charged:Friday, August 23,
2024
Purchase Order#:6943209248

Payment information

Sub Total: \$19.99
Discounts: -\$0.00
Shipping/Fees: \$0.00
Tax: \$1.50
Total: \$21.49

Method of Payment

AMEX Ending in 3053 - \$21.49

ITEM

| Item | Price | Qty | Discounts | You paid |
|---|---------|-----|-----------|----------|
| Blue Executive 3.5x2. Item: 24550356 | \$19.99 | 1 | -\$0.00 | \$19.99 |



Have a question about your order? Try our Help Center for quick and easy order modifications, returns, tracking and more.



Stay connected

Staples, Inc., 500 Staples Drive, Framingham, MA 01702

Give us feedback @ survey.walmart.com
Thank you! ID #:77MTRH14TKQR



904-214-9411 Mgr: SARA
1580 BRANAN FIELD RD
MIDDLEBURG FL 32068
ST# 03308 DP# 003534 TE# 68 TR# 05052
ITEMS SOLD 2
TC# 0241 9231 6235 7166 6703 0



PRODUCT SERIAL # TH466F716F
DJ 9122E 019678689685 229.00 0
HP 936 CHYK 019664869758 146.00 0
SUBTOTAL 375.00
TOTAL 375.00
ANEX TEND 375.00

AMERICAN EXPRESS *** **3 053 I 0
APPROVAL # 840034
REF # 424100791114
TRANS ID - 012942994780061
AID A000000025010801
ARC 477280F2CBA0F14B
TERMINAL # SCD11100
*NO SIGNATURE REQUIRED

08/28/24 12:44:39
CHANGE DUE 0.00
08/28/24 12:44:48

CUSTOMER COPY
***** RETURN & EXCHANGE POLICY *****
Electronics may be returned
for refund or exchange with receipt
WITHIN 30 days



Get free delivery
from this store
with Walmart+

Scan for 30-day free trial.

Give us feedback @ survey.walmart.com
Thank you! ID #:7TN3FY2FK89J



WM Supercenter
904-365-2555 Mgr. BRIAN
7075 COLLINS RD
JACKSONVILLE FL 32244
ST# 0697B OP# 000272 TE# 17 TR# 00427

ITEMS SOLD 7

TC# 7027 5774 6759 1610 2029 3



OUTDOORDECOR 724994935410 68.00 N
OUTDOORDECOR 724994935410 68.00 N
MOVIES 191329258490 14.96 N
PG 25CT HFF 078973502960
4 AT 1 FOR 12.68 50.72 0

SUBTOTAL 201.68
TOTAL 201.68

AMEX TEND 201.68
CHANGE DUE 0.00

AMERICAN EXPRESS- 3053 I 0 APPR#882345
201.68 TOTAL PURCHASE
REF # 425600889588
TRANS ID - 008732691360325
AID A000000025010801
TERMINAL # 54727480
*No Signature Required
09/12/24 17:48:32



Get free delivery
from this store
with Walmart+

Scan for 30-day free trial.

Low prices You Can Trust. Every Day.
09/12/24 17:48:39

Give us feedback @ survey.walmart.com
Thank you! ID #:7TN37914TMW3



904-214-9411 Mar: SARA
1680 BRANNAN FIELD RD
MIDDLEBURG FL 32068
ST# 03308 OP# 000423 TE# 11 TR# 07109
ITEMS SOLD 5
TC# 1632 9045 2072 8384 9218 1



PG 2.26 IN 005403133821 12.26 0
ENR MX 24AAA 003980010389 17.97 0
ENR ALK AA16 003980010803 14.97 0
P-TOUCH TZE 001250266347 28.48 0
PX CHAINSAW3 019652612928 295.00 0
SUBTOTAL 368.68
TOTAL 368.68
AMEX TEND 368.68

AMERICAN EXPRESS *** **** ***3 053 I 0
APPROVAL # 860924
REF # 425400874313
TRANS ID - 008677170280322
AID A000000025010801
AAC D807789BE1330D5E
TERMINAL # SC010203
*NO SIGNATURE REQUIRED

09/10/24 13:32:44
CHANGE DUE 0.00

09/10/24 13:32:52
CUSTOMER COPY

*****RETURN POLICY*****
Items with rechargeable batteries must
include original rechargeable battery
in order to be returned.
*****Save your receipts*****



Get free delivery
from this store
with Walmart+

Scan for 30-day free trial.

Give us feedback @ survey.walmart.com
Thank you! ID #:7TN3VQ14TFQK




904-214-9411 Mgr: SARA
1580 BRANAN FIELD RD
MIDDLEBURG FL 32068
ST# 03308 OP# 002266 TE# 13 TR# 01202
ITEMS SOLD 12
TC# 7637 7627 7991 6352 8878

| ITEM | QTY | PRICE | TOTAL |
|------------|--------------|-------|-------|
| NET | 693813492206 | 4.97 | 0 |
| NET | 693813492206 | 4.97 | 0 |
| NET | 693813492206 | 4.97 | 0 |
| NET | 693813492206 | 4.97 | 0 |
| DUR ALK C4 | 004133341001 | 8.97 | 0 |
| BATTERIES | 004133388401 | 16.98 | 0 |
| BATTERIES | 004133388401 | 16.98 | 0 |
| HD STAPLER | 084204803666 | 10.00 | 0 |
| BBALLNETS | 088577792022 | 4.97 | 0 |
| BBALLNETS | 088577792022 | 4.97 | 0 |
| BBALLNETS | 088577792022 | 4.97 | 0 |
| BBALLNETS | 088577792022 | 4.97 | 0 |

SUBTOTAL 92.69
TOTAL 92.69
AMEX TEND 92.69

AMERICAN EXPRESS *** *****3 083 I 0
APPROVAL # 854326
REF # 426000174744
TRANS ID - 008808716097323
AID A000000025010801
AAC 746E551516FE64F6
TERMINAL # SC010869

*NO SIGNATURE REQUIRED
09/16/24 17:45:54
CHANGE DUE 0.00
09/16/24 17:46:02

CUSTOMER COPY
 Get free delivery
from this store
with Walmart+

Scan for 30-day free trial.

MAKE CHECK PAYABLE TO:

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



Post Office Box 20122
Tampa, FL 33622-0122
(904) 262-5500



CARD NUMBER EXP. DATE
SIGNATURE AMOUNT PAID

ADDRESSEE

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

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

| ACCOUNT NUMBER | DATE | BALANCE |
|----------------|-----------|------------|
| 711194 | 12/2/2024 | \$1,594.00 |

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

00000000027159001000000023254400000015940098

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

MIDDLE VILLAGE CDD

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

Invoice Due Date 12/12/2024

Invoice 232544B

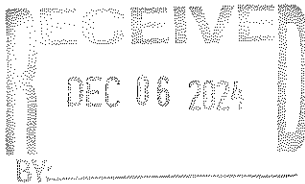
PO #

| Invoice Date | Description | Quantity | Amount | Tax | Total |
|--------------|----------------------------|----------|-----------|--------|-----------|
| 12/2/2024 | Water Management - Monthly | | \$1594.00 | \$0.00 | \$1594.00 |

Code to:

Please remit payment for this month's invoice.

2-320-572-4680



Middle Village Lake Maintenance

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

| | |
|------------|--------|
| Credits | \$0.00 |
| Adjustment | \$0.00 |

AMOUNT DUE

Total Account Balance including this invoice:

\$1594.00

This Invoice Total:

\$1594.00

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

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

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

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

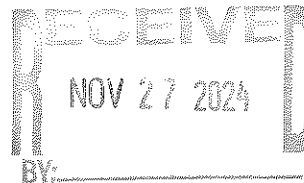
From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - NICOLE WHITTIER
Date: November 27, 2024 at 10:56 AM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com



Good morning, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – GRAND BANQUET (SATURDAY) 10:00 A.M. to 10:00 P.M. (ET 2:30 - 8:00 P.M.)
 - DATE OF VENUE – NOVEMBER 23, 2024
 - RESIDENT – NICOLE WHITTIER
 - ADDRESS – 543 LONGMILL LANE, JACKSONVILLE, FL 32207
 - AMOUNT OF REFUND - \$700.00 = GRAND BANQUET DEPOSIT OF \$500.00 PLUS GRAND LAWN DEPOSIT OF \$200.00
 - BOOKING FEE/DEPOSIT was via VISA (7782):
 - **GRAND BANQUET:**
 - DATED: 10/21/24
 - SEQ#: 3
 - BATCH#: 1129
 - INVOICE#: 3
 - APPROVAL CODE: 050102
 - AMOUNT: \$500.00
 - **GRAND LAWN:**
 - DATED: 10/21/24
 - SEQ#: 4
 - BATCH#: 1129
 - INVOICE#: 4
 - APPROVAL CODE: 092798
 - AMOUNT: \$200.00



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

Thank you.

I will be out of the office December 13 - 16, 2024.

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

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

Governmental Management Services

www.OakLeafResidents.com

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

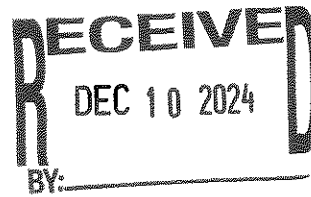
From: Oakleaf Venues venuere rentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - PATSY LHERISSON
Date: December 10, 2024 at 2:19 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amosing@gmstnn.com



Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – GRAND BANQUET (SATURDAY) 12:00 P.M. to 12:00 A.M. (ET 4:00 - 10:00 P.M.)
 - DATE OF VENUE – DECEMBER 7, 2024
 - RESIDENT – PATSY LHERISSON
 - ADDRESS – 9911 CRESSWELL LANE N, JACKSONVILLE, FL 32221
 - AMOUNT OF REFUND - \$700.00 = GRAND BANQUET DEPOSIT OF \$500.00 PLUS GRAND LAWN DEPOSIT OF \$200.00
 - BOOKING FEE/DEPOSIT was via VYSTAR certified check & VISA (8081):
 - **GRAND BANQUET (CERTIFIED CHECK):**
 - DATED: 1/24/24
 - CHECK#: 5646324
 - AMOUNT: \$500.00
 - **GRAND LAWN (VISA):**
 - DATED: 1/24/24
 - SEQ#: 2
 - BATCH#: 921
 - INVOICE#: 2
 - APPROVAL CODE: 09259B
 - AMOUNT: \$200.00



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

Thank you.

I will be out of the office December 13 - 16, 2024.

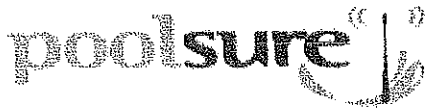
Please email me or leave a detailed message at 904-770-4661 with the following information: NAME, CONTACT NUMBER, ADDRESS, TYPE OF EVENT, NUMBER OF PARTICIPANTS EXPECTED, DATE OF PREFERENCE and EMAIL ADDRESS. I will respond at my earliest opportunity. Any messages left on the office phone will not be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

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

Governmental Management Services

www.OakLeafResidents.com

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



Invoice

Date
Invoice#

12/1/2024
131295626070

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

| | |
|----------|------------|
| Terms | Net 20 |
| Due Date | 12/21/2024 |
| PO # | |

| |
|--|
| Bill To |
| Oakleaf Plantation Middle Village 475 West Town Place Ste 114 St Augustine FL 32092 |

| |
|---|
| Ship To |
| Oakleaf Plantation/Middle Vlg 845 Oakleaf Plantation Way Orange Park FL 32065 |

Save in 2025 by prepaying your annual amount. Customers who prepay for 2025 by 12/31/2024 will receive a 5% discount on their annual rate. Contact ar@poolsure.com and request your 2025 annual invoice.

LATE FEE: This constitutes notice under the truth in lending act that any accounts remaining unpaid after the due date are subject to 1 1/2% per month late charge and attorney fees

| 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 |

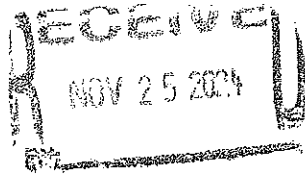
Subtotal \$4,039.30

Tax \$0.00

Total \$4,039.30

Amount Paid/Credit Applied \$0.00

Balance Due \$4,039.30



131295626070

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

Invoice

Invoice #: 354
Invoice Date: 12/1/2024
Due Date: 12/1/2024
Case:
P.O. Number:

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

| Description | Hours/Qty | Rate | Amount |
|--|-----------|----------|----------|
| 2.930.572.3420 - Janitorial Services - December 2024 | | 4,125.00 | 4,125.00 |

RECEIVED
DEC 10 2024
BY: _____

Jerry Lambert
12-10-24

| | |
|------------------|------------|
| Total | \$4,125.00 |
| Payments/Credits | \$0.00 |
| Balance Due | \$4,125.00 |



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

INVOICE

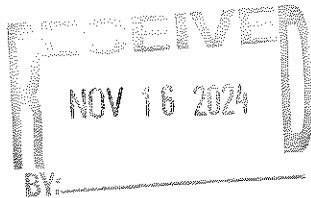
BILL TO
 Oakleaf Middle Village CDD
 475 West Town Place
 Suite 114
 St Augustine, FL 32092

INVOICE # 10604
DATE 12/01/2024
DUE DATE 12/31/2024
TERMS End of the month

SERVICE MONTH
 December

APPROVED

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



| QTY | RATE | AMOUNT |
|-------------|-------|-------------------|
| 328 | 28.29 | 9,279.12T |
| SUBTOTAL | | 9,279.12 |
| TAX | | 0.00 |
| TOTAL | | 9,279.12 |
| BALANCE DUE | | \$9,279.12 |



Invoice

Invoice #: 19204

Date: 12/02/24

Customer PO:

DUE DATE: 01/01/2025

BILL TO

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

FROM

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

DESCRIPTION

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

AMOUNT

\$45,083.33

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$45,083.33

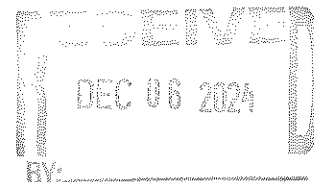
Please See Our
Updated Remittance
Information

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

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

Code to:

2-320-572-462



Middle Village Landscape Maintenance

Invoice / Order Detail

Thank you for ordering at CardsAndKeyfobs.com

Order Detail

Order ID: #19940
Invoice: #CAK-19940
Date Added: 12/07/2024

Payment Method: Purchase Order (#JSO120724)
Shipping Method: FEDEX OVERNIGHT-CALL TO CONFIRM! (Weight: 20.00lb)

Bill To

Jay Soriano
Jay Soriano
475 W Town Pl
St Augustine, Florida 32092
United States

Ship To (if different address)

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

| <input type="checkbox"/> Product Name | Model | Quantity | Price | Total |
|--|---------|----------|--------|------------|
| <input type="checkbox"/> Printable Proximity Card - Kantech® | PrtPrx- | 1000 | \$1.79 | \$1,790.00 |
| <input type="checkbox"/> ioProx® XSF/26bit P20DYE Compatible - Slot Punch: None | Kan26 | | | |

Sub-Total: \$1,790.00

FEDEX OVERNIGHT-CALL TO CONFIRM! (Weight: 20.00lb): \$109.00

Total: ~~\$1,899.00~~

\$949.50

For NET30 and check orders:
Mail payment to:
CardsAndKeyfobs.com
PO BOX 205
SAINT ANTHONY, ID 83445

Order Comments

Will send PO to match order by email. PO Number: JSO120724

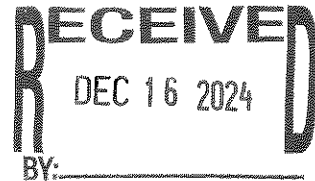
Code to: 50/50 split

2-330-572-49300

Middle Village Rec Passes

2-330-572-6200

Double Branch Rec. Passes





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 | 12/06/2024 | 607 | \$0.00 | 12/21/2024 | \$1,225.00 |

| LAST PAYMENT DATE | LAST PAYMENT AMOUNT | PAST DUE AMOUNT | ACCOUNT BALANCE |
|-------------------|---------------------|-----------------|-----------------|
| 11/06/2024 | \$505.00 | \$980.00 | \$1,340.00 |

| DESCRIPTION | QUANTITY | PRICE | UOM | ORIGINAL BILL | ADJUSTED | PAID | AMOUNT DUE |
|---------------------------------|----------|--------------|------|---------------|----------|--------|-------------------|
| OFF DUTY ADMIN NOVEMBER 2024 | 168.00 | \$5.000000 | EACH | \$840.00 | \$0.00 | \$0.00 | \$840.00 |
| OFF DUTY SCHEDULING FEE | 1.00 | \$385.000000 | EACH | \$385.00 | \$0.00 | \$0.00 | \$385.00 |
| Invoice Total: | | | | | | | \$1,225.00 |

$\$420.00 + \$192.50 = \$612.50$

✂ 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 | 12/06/2024 |
| Invoice Number | 607 |
| Customer Number | 30 |
| Amount Paid | |
| Due Date | 12/21/2024 |
| Invoice Total Due | \$1,225.00 |

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

Governmental Management Services, LLC

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

Invoice

Invoice #: 2412

Invoice Date: 12/16/24

Due Date: 12/16/24

Case:

P.O. Number:

Bill To:

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

| Description | Hours/Qty | Rate | Amount |
|---|-----------|-------|--------|
| Facility Event Staff through December 14, 2024 2.300.369.103 | 38.75 | 25.00 | 968.75 |

RECEIVED
DEC 17 2024
BY: _____

| | |
|-------------------------|----------|
| Total | \$968.75 |
| Payments/Credits | \$0.00 |
| Balance Due | \$968.75 |

12/16/24
CDD

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

Middle Village CDD

Facility Event Staff Service Hours

| Quantity | Description | Rate | Amount |
|-----------------|----------------------|-------------|---------------|
| 38.75 | Facility Event Staff | \$ 25.00 | \$ 968.75 |

Covers Period End: December 14, 2024

Amenities Revenue # 2.300.369.103

Middle Village CDD

Breakdown of Revenues

12.14.24

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

| | | | |
|----------|-----------|-----------|----------|
| 12.14.24 | \$ 455.00 | \$ 409.50 | \$ 45.50 |
|----------|-----------|-----------|----------|

| | | | |
|----------|-----------|-----------|----------|
| Subtotal | \$ 455.00 | \$ 409.50 | \$ 45.50 |
|----------|-----------|-----------|----------|

| Date | League Fees | GMS 20% | Middle Village CDD 80% |
|------|-------------|---------|------------------------|
|------|-------------|---------|------------------------|

| | | | |
|--|------|------|------|
| | \$ - | \$ - | \$ - |
|--|------|------|------|

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

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

| | | | |
|----------|------|------|------|
| 12.14.24 | \$ - | \$ - | \$ - |
|----------|------|------|------|

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

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

| | | | |
|----------|--|--|------|
| 12.14.24 | | | \$ - |
|----------|--|--|------|

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

| | | | |
|-----------------------|------------------|------------------|-----------------|
| Total Revenues | \$ 455.00 | \$ 409.50 | \$ 45.50 |
|-----------------------|------------------|------------------|-----------------|



GAS CHECK

THIS IS YOUR INVOICE
DUE AND PAYABLE 10 DAYS

WITHIN 10 DAYS AFTER DELIVERY ANY
ORDER SUBJECT TO "CHARGES" SALES
AND SERVICE TO A FINANCE CHARGE IS
NOT APPLICABLE - ARRIVAL DATE ONLY

In case of defect, purchaser agrees to pay all
transport costs of collector and attorney
fees and to exceed 10% of the unpaid debt

| | | |
|--------------------------------------|--------------|---|
| ACCOUNT NO | REFERENCE NO | TEMPERATURE COMPENSATED VOLUME CORRECTED TO 60°F |
| <p>WILFORD PROPANE GAS CO., INC.</p> | | |

| | |
|---------------|-------------|
| DELIVERY DATE | R.O. NUMBER |
| PGT. FULL | SALESMAN |

| QUANTITY-GALS | PRICE | AMOUNT |
|---------------------------------|-------|------------------|
| CASH <input type="checkbox"/> | | SALES TAX |
| CHARGE <input type="checkbox"/> | | EXCISE TAX |
| | | SPECIAL TRIP CHG |
| | | SHORT DR. CRG |
| AMOUNT DUE | | 5 |

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

X
RECEIVED BY

ALL INFORMATION SUBJECT TO PAGES ON BACK

WILFORD PROPANE GAS CO., INC
706 KINGSLEY AVENUE
ORANGE PARK, FLORIDA 32073
(904) 264 2311

FIRST CLASS MAIL
PRESORT
U.S. POSTAGE PAID
PERMIT NO.
32073

| DATE | QUANTITY | PRICE | DESCRIPTION | AMOUNT |
|----------------------------|--------------------|-------------------|--|------------|
| 11/04/24 | 130.04 | 535.3 | RESIDENTIAL GALLONS | 1927.08 |
| 11/25/24 | 0.14 | | ROA/PAYMENT *THANK YOU* | 1927.08CR |
| 11/27/24 | 137.02 | 800.5 | RESIDENTIAL GALLONS | 2873.50 |
| STATEMENT DATE 11/30/24 | REFERENCE 00000 | ACCOUNT 113295 | PLEASE PAY TOTAL AMOUNT DUE (RETURN THIS STUB WITH PAYMENT) | \$2,873.80 |

Middle Village Comm Dist 113295
Bring Bill to Wpg Office
370 Oakleaf Village Plwy
Orange Park FL 32065

Code to:
02-330-572-4350
Middle Village Lap Pool Gas/Heat
\$2,873.80

RECEIVED
DEC 16 2024
BY: _____

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|--------------------|-------|--------------|----------|------------------|-----|-------|-------|----------|----------------------------------|--------|-----------|--------------|---------|
| 12/13/24 | 00009 | 11/25/24 | 2403 | 202410 | 600 | 53800 | 64000 | | OCT REPAIR & REPLACEMENTS | * | 1,000.00 | | |
| | | | | | | | | | GOVERNMENTAL MANAGEMENT SERVICES | | | 1,000.00 | 000749 |
| 12/13/24 | 00009 | 11/30/24 | 2411 | 202410 | 600 | 53800 | 64000 | | OCT REPAIR & REPLACEMENTS | * | 1,094.16 | | |
| | | | | | | | | | GOVERNMENTAL MANAGEMENT SERVICES | | | 1,094.16 | 000750 |
| 12/13/24 | 00009 | 11/25/24 | 2404 | 202411 | 600 | 53800 | 64000 | | MAINTENANCE SUPPLIES | * | 3,222.55 | | |
| | | | | | | | | | GOVERNMENTAL MANAGEMENT SERVICES | | | 3,222.55 | 000751 |
| 12/13/24 | 00009 | 11/30/24 | 2410 | 202410 | 600 | 53800 | 64000 | | SEP REPAIR & REPLACEMENTS | * | 1,240.16 | | |
| | | | | | | | | | GOVERNMENTAL MANAGEMENT SERVICES | | | 1,240.16 | 000752 |
| 12/13/24 | 00055 | 11/15/24 | 11152024 | 202411 | 600 | 53800 | 64000 | | SPRINKLER REPAIRS | * | 510.00 | | |
| | | | | | | | | | JSC SYSTEMS INC | | | 510.00 | 000753 |
| 12/13/24 | 00055 | 11/15/24 | 11152024 | 202411 | 600 | 53800 | 64000 | | SPRINKLER REPAIRS | * | 1,265.00 | | |
| | | | | | | | | | JSC SYSTEMS INC | | | 1,265.00 | 000754 |
| 12/19/24 | 00073 | 11/18/24 | 962140 | 202411 | 600 | 53800 | 64000 | | MAX ROLL - SHIPPING | * | 705.00 | | |
| | | | | | | | | | ERC WIPING PRODUCTS | | | 705.00 | 000755 |
| 12/19/24 | 00024 | 12/12/24 | 1724089 | 202412 | 600 | 53800 | 64000 | | BUDGETED TGC | * | 1,600.00 | | |
| | | | | | | | | | THE LAKE DOCTORS INC | | | 1,600.00 | 000756 |
| TOTAL FOR BANK C | | | | | | | | | | | 10,636.87 | | |
| TOTAL FOR REGISTER | | | | | | | | | | | 10,636.87 | | |

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

Invoice

Invoice #: 2403
 Invoice Date: 11/25/24
 Due Date: 11/25/24
 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 October 1 - October 31, 2024 | | 21,278.26 | 21,278.26 |
| Code to: | | | |
| Middle Village Facility Maintenance | | | |
| 2.320.572.466 - (\$5,415.00) | | | |
| Middle Village Facility Maint. Contingency | | | |
| 2.330.572.622 - (\$886.01) | | | |
| Middle Village Common Area Maint | | | |
| 2.320.572.46500 - (\$6,667.00) | | | |
| Middle Village Lighting repairs | | | |
| 2.320.572.46630 - (\$1,000.00) | | | |
| Middle Village Tennis Court Maint. | | | |
| 2.330.572.344 - (\$5,477.00) | | | |
| Middle Village Special Events | | | |
| 2.330.572.49400 - (\$833.25) | | | |
| Middle Village Repair and Replacements | | | |
| 34.600.538.64000 - (\$1,000.00) | | | |
| Total | | | \$21,278.26 |
| Payments/Credits | | | \$0.00 |
| Balance Due | | | \$21,278.26 |

\$1,000.00

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

Invoice

Invoice #: 2411
Invoice Date: 11/30/24
Due Date: 11/30/24
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 10/20/24 | | 88.21 | 88.21 |
| 34.600.538.64000 (MV Repair & Replacements) -Statement Closing Date 10/20/24 | | 1,094.16 | 1,094.16 |
| 2.310.513.49300 (MV Office Supplies) - Statement Closing Date 10/20/24 | | 13.20 | 13.20 |
| 2.330.572.49400 (MV Special Events) - Statement Closing Date 10/20/24 | | 331.18 | 331.18 |

RECEIVED
 DEC 03 2024
 BY: _____

Total \$1,526.75

Payments/Credits \$0.00

Balance Due ~~\$1,526.75~~

\$1094.16

MAINTENANCE BILLABLE PURCHASES

Period Ending 11/05/24

| DISTRICT | DATE | SUPPLIES | PRICE | EMPLOYEE |
|---------------------------------|----------|------------------------------------|--------|----------|
| MV MIDDLE VILLAGE OAKLEAF | 10/11/24 | 22x64 ODL Window Blinds (4) | 628.00 | J.S. |
| | 10/11/24 | Outdoor Outlet Adepter | 2.25 | J.S. |
| | 10/12/24 | 5ft Pose n Stay Skeletons | 20.11 | J.S. |
| | 10/12/24 | 3ft LED Skeleton | 22.99 | J.S. |
| | 10/12/24 | 3 ft Inferno Pumpkin Skeleton | 22.99 | J.S. |
| | 10/12/24 | 5 ft Pose n Stay at Skeleton | 22.99 | J.S. |
| | 10/12/24 | 22x64 ODL Window Blinds (4) | 628.00 | J.S. |
| | 10/14/24 | Post Hole Diggers | 34.49 | T.C. |
| | 10/14/24 | Steel Tire Leaf Rake | 11.49 | T.C. |
| | 10/15/24 | 7ft Skelly Dog Skeleton | 114.43 | J.S. |
| | 10/15/24 | 6.5ft LED Jack of Spades | 65.66 | J.S. |
| | 10/15/24 | Key Copy | 4.67 | J.S. |
| | 10/16/24 | Bleach | 8.80 | T.C. |
| | 10/16/24 | Lockwasher 50pc | 9.51 | T.C. |
| | 10/16/24 | BLK Nitrile Gloves 20pk | 7.48 | T.C. |
| | 10/16/24 | Flat Washer 1/4 Package | 2.00 | T.C. |
| | 10/16/24 | Hex Nut Package | 1.39 | T.C. |
| | 10/16/24 | Hex Bolt Package | 10.10 | T.C. |
| | 10/17/24 | Microfiber Towel 12pk | 7.48 | T.C. |
| | 10/17/24 | Auto Headlight Renewal Kit | 14.08 | T.C. |
| | 10/17/24 | Acetone | 6.31 | T.C. |
| | 10/17/24 | Lock Nut 5/16-18 | 0.79 | T.C. |
| | 10/17/24 | Flat Washer 5/16 Package | 2.28 | T.C. |
| | 10/22/24 | Buffing/Polishing Drill Set | 8.61 | T.C. |
| | 10/22/24 | 1/8" Brass Plug | 3.65 | J.S. |
| | 10/22/24 | 1/4" Brass Plug | 4.57 | J.S. |
| | 10/22/24 | Digital Distance Measure | 62.88 | J.S. |
| | 10/22/24 | 6 mil Black Poly Sheeting 100' (2) | 136.82 | J.S. |
| | 10/24/24 | 11" Molded Jack O Lantern | 11.48 | J.S. |
| | 10/24/24 | 19" Molded Jack O Lantern | 22.98 | J.S. |
| | 10/24/24 | 14/3 Yellow Ext Cord | 40.08 | T.C. |
| | 10/24/24 | 12/3 100' Ext Cord | 114.98 | T.C. |
| | 10/24/24 | Set Your Own Combo Lock | 21.15 | T.C. |
| | 10/24/24 | Pliers Set 2pc | 16.07 | T.C. |
| | 10/24/24 | Cable Tie 500pk | 20.09 | T.C. |
| | 10/26/24 | A19 LED Lightbulbs | 6.74 | J.S. |
| | 10/26/24 | 50" Yellow Ext. Cord | 68.95 | J.S. |
| | 10/26/24 | 3 Outlet Extenders | 11.48 | J.S. |
| | 10/26/24 | Clamp Light (2) | 24.58 | J.S. |
| | 10/26/24 | Fire Ant Killer | 29.87 | J.S. |
| | 10/26/24 | 15' Extension Cord | 18.07 | T.C. |
| | 10/26/24 | 15' Ext Cord | 8.04 | T.C. |
| | 10/26/24 | 10 Outlet Adapter | 12.84 | T.C. |
| | 10/26/24 | 25' Ext Cord | 40.17 | T.C. |
| | 10/26/24 | 3 Outlt Adapter (2) | 9.13 | T.C. |
| | 10/26/24 | 8' Ext Cord | 6.49 | T.C. |
| | 10/26/24 | 25' Ext Cord | 40.17 | T.C. |
| | 10/26/24 | 3 Outlet Adapter | 11.42 | T.C. |
| | 10/26/24 | 100' Ext Cord | 40.08 | T.C. |
| | 10/26/24 | 2" Plastic Drain Channels (22) | 418.44 | J.S. |
| | 10/28/24 | Bleach | 10.90 | T.C. |
| | 10/28/24 | PineSol | 25.84 | T.C. |
| | 10/28/24 | BLK Nitrile Gloves 20pk | 5.11 | T.C. |
| | 10/29/24 | Wingetwate 75pk | 8.33 | T.C. |
| | 10/29/24 | 1/2x48-8" Veranda PVC Sheet | 67.49 | T.C. |
| | 10/29/24 | 4x8 3/8 Plywood | 56.83 | T.C. |
| | 10/29/24 | Toggle Bolt 3/16x2 Set | 4.59 | T.C. |
| | 10/29/24 | Toggle Bolt 1/4x2 5pc | 3.67 | T.C. |
| | 10/29/24 | Blk Spray Paint (2) | 22.95 | T.C. |
| | 10/31/24 | Gas for Equipment | 75.00 | T.C. |
| | 11/4/24 | Mop Head Refill | 21.52 | T.C. |
| | 11/4/24 | Tony Towels 10pk | 7.48 | T.C. |
| | 11/4/24 | Microfiber Towels 12pk | 7.46 | T.C. |
| | 11/4/24 | BLK Nitrile Gloves 20pk | 5.11 | T.C. |
| | 11/4/24 | Graffiti Remover | 14.92 | T.C. |
| | 11/4/24 | Fire Ant Killer | 22.97 | T.C. |

TOTAL \$3,222.55

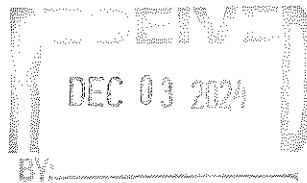
Governmental Management Services, LLC
 1001 Bradford Way
 Kingston, TN 37763

Invoice

Invoice #: 2410
 Invoice Date: 11/30/24
 Due Date: 11/30/24
 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 9/20/24 | | 1,328.33 | 1,328.33 |
| 34.600.538.64000 (MV Repair & Replacements) -Statement Closing Date 9/20/24 | | 1,240.16 | 1,240.16 |
| 2.310.513.49300 (MV Office Supplies) - Statement Closing Date 9/20/24 | | 301.54 | 301.54 |
| 2.310.513.49300 (MV Permits/Licenses) - Statement Closing Date 9/20/24 | | 479.82 | 479.82 |
| 2.330.572.49300 (MV Rec. Passes) - Statement Closing Date 9/20/24 | | 368.17 | 368.17 |



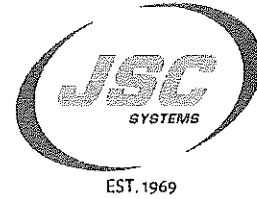
Total \$3,718.02

Payments/Credits \$0.00

Balance Due ~~\$3,718.02~~

\$1,240.16

1.800.515.5613
www.jscsystems.net
info@jscsystems.net



November 15, 2024

Plantation Oaks - Middle Village amenity Center
845 Oakleaf Plantation Parkway
Orange Park, FL 32065

Re: Sprinkler Repairs

JSC Systems, Inc. is pleased to furnish pricing for the following scope of work on the above referenced project:

Scope of work: Cox Fire Protection will swap out (2) 10lb fire extinguishers in need of 6-year maintenance and (1) 5lb fire extinguisher due for hydro testing

Price to Repair: \$510.00

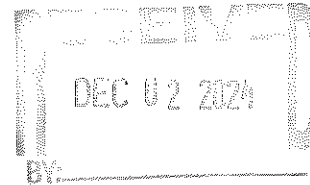
Code to:

Terms and Exclusions:

1. Painting of pipe.
2. Electrical wiring of any kind.
3. Painting or patching of ceilings.
4. Ceiling removal or repair.
5. Cutting access holes.
6. Moving furniture.
7. Raising of mains or branch lines.
8. Hydraulic calculations
9. Material escalation over 30 days
10. Any other wet or dry type fire protection work not specifically listed above
11. Repairs required due to unforeseen internal damage
12. After hours work
13. Fire watch
14. Temporary fire protection

Middle Village Repair and Replacement

34.600.538.64000



We appreciate the opportunity to work with your firm on this project.

Sincerely,

David Colson
Operations Coordinator
Jacksonville Branch

11.26.24

Accepted By Date

Jay Soriano

Print Name

1.800.515.5613

www.jscsystems.net

info@jscsystems.net



November 15, 2024

Oakleaf Plantation - Double Branch Amenity Center
370 Oakleaf Village Parkway
Orange Park, FL 32065

Re: Sprinkler Repairs

JSC Systems, Inc. is pleased to furnish pricing for the following scope of work on the above referenced project:

Scope of work: Cox Fire Protection will replace (1) 4" water flow switch that has gone bad and causing false alarms

Price to Repair: \$1265.00

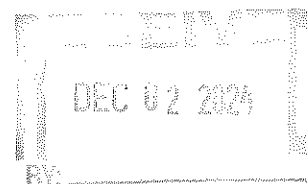
Code to:

Terms and Exclusions:

1. Painting of pipe.
2. Electrical wiring of any kind.
3. Painting or patching of ceilings.
4. Ceiling removal or repair.
5. Cutting access holes.
6. Moving furniture.
7. Raising of mains or branch lines.
8. Hydraulic calculations
9. Material escalation over 30 days
10. Any other wet or dry type fire protection work not specifically listed above
11. Repairs required due to unforeseen internal damage
12. After hours work
13. Fire watch
14. Temporary fire protection

Middle Village Repair and Replacement

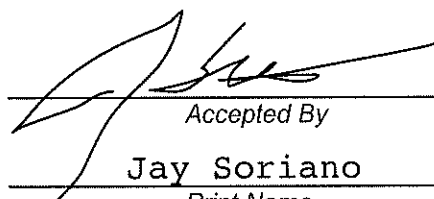
34.600.538.64000



We appreciate the opportunity to work with your firm on this project.

Sincerely,

David Colson
Operations Coordinator
Jacksonville Branch


Accepted By _____ Date 11.26.24
Jay Soriano
Print Name



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

| | |
|----------------|------|
| Invoice Number | Page |
| 962140 | 1 |
| 11/18/2024 | |

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

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

| Order No. | Customer B/D | Ship Via | Terms | Sales Rep |
|-----------|--------------------|-------------|--------|---------------|
| 890118 | WINDLE VILLAGE CDD | MISC W/ EXC | NET 30 | SHOPPING CART |

| Item | Description | D/M | Order | Ship | B/D | Net Price | Extended |
|---|--|-----|-------|------|-----|-----------|----------|
| EW3000MAX | MAX BOLT. Tracking/Prod #:4972668 | CSE | 10 | 10 | | 57.5000 | 575.00 |
| <p>***** * **PLEASE PAY WITHIN TERMS** * * WE ACCEPT ALL MAJOR CREDIT CARDS * * VISA - MASTERCARD - DISCOVER * * AMERICAN EXPRESS * * PLEASE CALL 781-593-4000 TO PAY * * -WE ALSO ACCEPT ACH/ WIRE PAYMENTS * * NEW REMIT/AMTR TRANS. ADDRESSES EFFECTIVE 6/2024 * * ACCOUNTSRECEIVABLE@EROWIPE.COM * *****</p> | | | | | | | |
| <p>RECEIVED DEC 13 2024 BY: _____</p> <p>MV Repair & Replacement 34.600 = \$38.64000</p> | | | | | | | |
| <p>RAGS • TOWELS • PAPER WIPERS</p> <p><i>Thank You For Your Business</i></p> | | | | | | | |

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

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

| | | |
|---------------------------------|------------|--------|
| AT | Sub Total: | 575.00 |
| | Sales Tax: | .00 |
| DATE DATE: | Shipping: | 130.00 |
| 12/18/2024 | Depositor: | .00 |
| Please Remit To: | Balance: | 705.00 |
| 19 Bennett St. Lynn MA 01905 | | |



SIXTH ORDER OF BUSINESS

D.

Middle Village Community Development District (CDD)

845 Plantation Oaks Parkway, Orange Park, FL 32065

904-375-9285; manager@oakleafresidents.com

Memorandum

Date: January 2025
To: Board of Supervisors
From: GMS – OakLeaf Operations Manager

Community:

Special Events

- Report – cocoa with Andy Clause
- Upcoming – Polar Plunge – slide pool
- Annual Calendar – additional events?

Aquatics

- Pools closed for off-season , lap pool is swim at own risk for adults only
- Heaters turned down – covers stay on, pools open in March
- Year round swim program to resume March
- CPR, first- aid, community class schedule

Amenity Usage

- *Total Facilities Usage – 5198*
- *Average daily usage – 168*

Card counts:

| | |
|-----------------|----|
| MV Owners | 25 |
| MV Renters | 23 |
| MV Replacements | 7 |
| MV Updated | 6 |

Total cards printed: 99 (both districts)

Rentals

- *14 of 31 days rented in December , 4 of 5 weekends rented*
- *19 Grand Ballroom rentals, 3 Grand Lawn rental, 5 Bridal Suite rentals, 0 patio rentals*
- *9 tours (approx. 52 hours)/ 68 hours used for scheduling, administrative, etc.*

Middle Village Community Development District (CDD)

845 Plantation Oaks Parkway, Orange Park, FL 32065

904-375-9285; manager@oakleafresidents.com

Memorandum

Operations: Open Items

- Update of playground repairs
- Update on Fire system repairs and planning
- Update of building painting timeline / project completion

MAINTENANCE

- Install decorations at Amenity Center
- Install decorations at neighborhood entries and bell tower
- Decorate Amenity Grand banquet room for Holiday
- Replace multiple lights at lap pool (LED retrofits), replace 3 niche fixtures for new fixtures
- Coordinate repairs for VFD at spray ground motor
- Install tab chlorinator on slide/family pool
- Inspect multiple column lights at Deerview for possible underground short
- Re-design of up lighting at columns – to allow for removal of old column light fixtures
- Preventative Maintenance for equipment at Fitness Center
- Begin removal, reorganization and” inventory” of holiday decorations
- Work completed on battery powered cart- testing and removal of old “red top Trojan” batteries.
- Purchase and coordinate install of new lithium style battery for golf cart to be used by security
- Preventative maintenance perform on golf carts (oil change, inspect air and fuel filters)
- Coordinate return and warranty work for new strapped chairs at pools and tennis
- Vendor walkthrough for basketball court re-surfacing
- Touch up painting on decorative street poles in neighborhood (ongoing)
- Coordinate testing and cleaning (re-testing) heaters at lap pool
- Preventative maintenance completed on equipment at Fitness Center
- Dispose of multiple large electronics equipment (hazardous waste refuse)
- Multiple drop off trips for refuse removal (rosemary hill)
- Audit of access cards – ongoing (to include audit of adult family members in household)
- Data collection for Florida Department of Labor
- Continual Lake Inspections – all lakes inspected monthly – reports kept on file in Ops. Manager office.
- Continual Park inspections and cleaning – reports kept on file.
- Light Inspections completed – Whitfield, Boulevard, Parkway, and Hamilton Glenn completed 12/09 Forest Brook, Creekview, Oakpoint, and Timberlake completed 12 /21

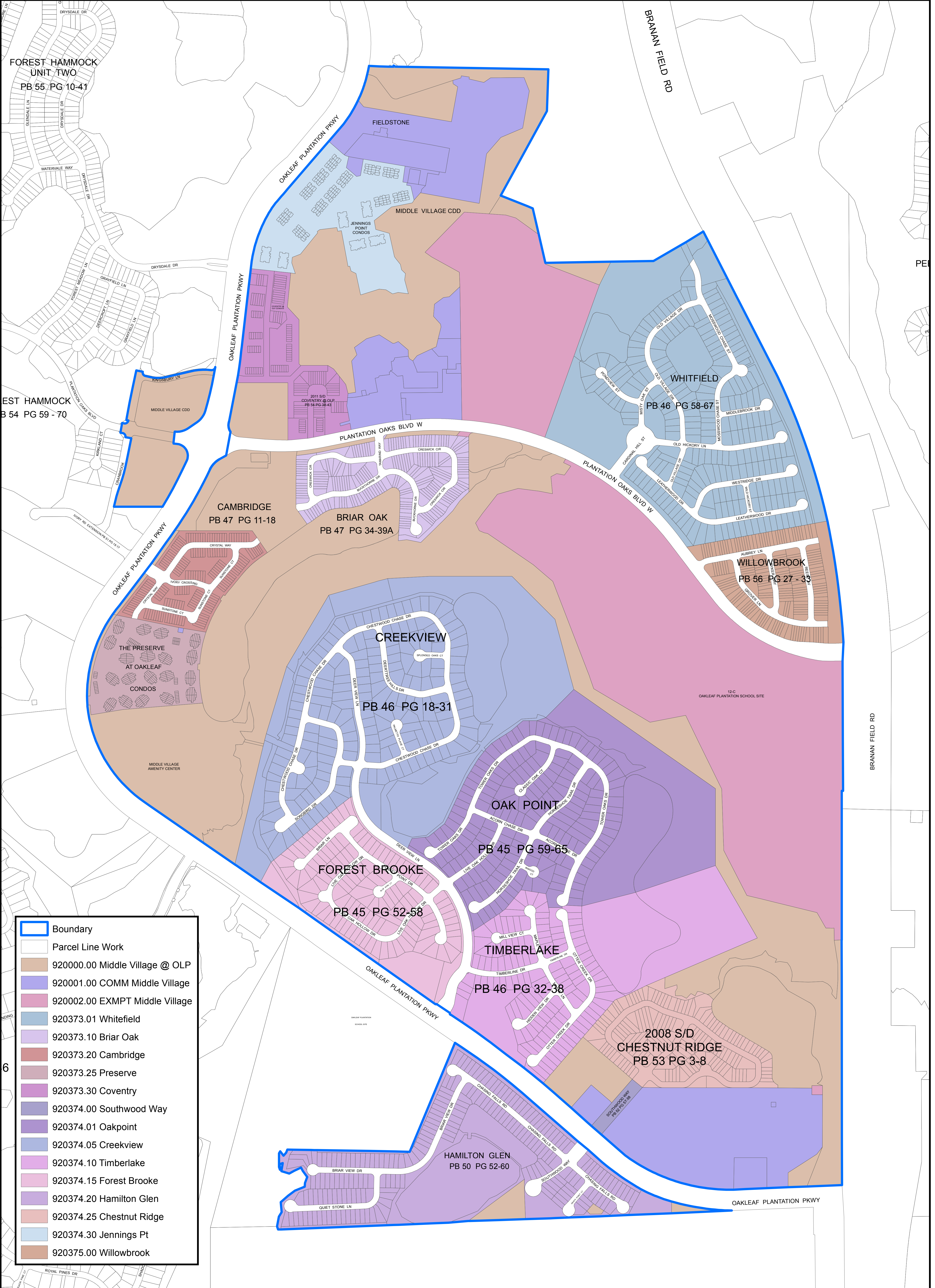
Landscaping

- Monthly report for Dec submitted and filed at Operations office

For questions, comments, or clarification, please contact:

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

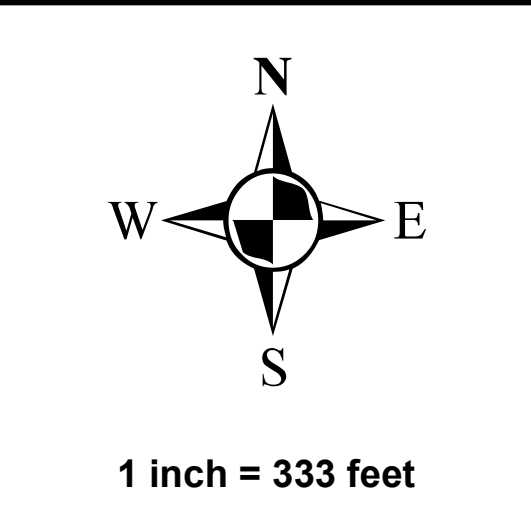
jsoriano@gmsnf.com



FOREST HAMMOCK
UNIT TWO
PB 55 PG 10-41

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.