

*MIDDLE VILLAGE*  
*Community Development District*

*FEBRUARY 10, 2025*

# *AGENDA*

# Middle Village Community Development District

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

---

February 3, 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, February 10, 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 January 13, 2025 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 – March 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, **January 13, 2025** at 2:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

Present and constituting a quorum were:

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

Also present were:

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

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There being no audience members present, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of Consent Agenda**

- A. Minutes of the December 9, 2024 Board of Supervisors Meeting**
- B. Financial Statements**
- C. Assessment Receipts Schedule**
- D. Check Register**

Ms. Giles stated in your agenda package are the minutes from the December 9th meeting.

Unless there's any corrections or changes, I just look for a motion to approve.

Chairman Steiner stated one change with the word bridge to Ridge in reference to Chestnut Bridge. Page 18 of the minutes.

On MOTION by Vice Chair Mifsud seconded by Chairman Steiner with all in favor the minutes of the December 9, 2024 meeting were approved as revised.

Ms. Giles stated on page 32 are your financial statements as of November 30th. Then on page 44 is your assessment receipt schedule showing the District's assessments are 100% collected. On page 46 is the check register for the month of December in the amount of \$393,853.83. The general fund is a little bit higher than normal, but I see on the check register it's for the FY25 debt service assessments that were collected into the general fund and then paid out. I see no unusual variances with the check register. Unless there's any comments or questions, I just look for a motion to approve.

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

**FOURTH ORDER OF BUSINESS                      Discussion of Assessment Methodology**

Ms. Giles stated item four is discussion of the assessment methodology that I emailed to the Board earlier today. There's a hard copy on your table there. Just as a reminder, last month we started talking about how Middle Village is assessed and you guys asked us to bring back some numbers if we changed the assessment based on product types. So, that's what you have there. Page one is a scenario if the single family was assessed as 1 ERU and the multi family were all combined as a product type assessed at a 0.75 ERU. You'll see that the bottom table shows what the reduced amount would be and then what the increase would be by product type for just the high-density multifamily aquatics. The second page is if everyone was assessed the exact same. So that yields slightly different numbers with single family being reduced more and multifamily aquatics having a greater increase. I don't think that's the scenario you were necessarily looking for. But either way, we ran the numbers both ways and we can run the numbers however you want. You can just tell me what you would like, and we can run the numbers that way. But once the board decides on how they want to see the assessments broken



out, if the board decides that, we'll schedule a public hearing in conjunction with the FY26 budget and we'll take those steps moving forward.

Chairman Steiner stated the ERUs, there's a percentage next to it. That comes from the methodology report.

Mr. Eckert stated yes, the percentage is usually included in the methodology, but the percentage is really just a reflection after you run the assessments through the ERU calculations and then it yields those percentages. But those percentages don't drive the methodology.

Chairman Steiner stated so if we would take this and drive it down to looking at minimizing the increases, making all of the multi-family units being alike. We don't have three classes, basically commercial, single family, and multi family. I'd like to see what it looks like using the current budget as an example so that we can compare that to some ideas. I'd like to get the value, or the assessment assigned so that we're impacting as few of the units as possible from the current state. I had run some numbers and got it down to where we were looking at single family being around 42% and the multifamily being around 49%. So, I think if we can get down using the current numbers as a means of validating, we can see what the impacts are on each of the groups.

Ms. Giles stated yeah, I can do that.

Chairman Steiner stated from what I'm looking at here, they're still kind of high. But there is another document that is used to develop out the numbers that are on this page. Is that methodology report online?

Ms. Giles stated I don't think it's on your website.

Chairman Steiner stated is there a possibility that we might be able to get a copy of that so we could get better understanding of where that information is coming from and how it's broke down?

Ms. Giles stated I can send it.

Mr. Eckert stated it's public record. Even if it wasn't, you're a board member so you get to see it. I'm sorry I wasn't here last meeting, but the initial decision point from the board should be to give direction to staff in which way you want to go. I think what I'm hearing from the chair is that he probably would like to see some further analysis. If we're treating all the multi-family units the same and all the single-family units the same, which they are now. But that between the two of them there would still be a distinction, which is kind of like the first page. But I think

what we need to do is we need to go back and look at some of the benefit issues in terms of how much use from things that are maybe far away from multifamily or far away from single family, you know, some of those types of analysis and then come back to the board with something that is that type of a structure. But perhaps the ERU values on the multi-family may change. So that's what I think I'm hearing. But it's obviously up to the majority of the board which direction you'd like the manager to go and the next step of the analysis.

Chairman Steiner stated I make a motion to ask staff to do two things. One, do another run and as part of that, if we can get the board access to a copy of the underlying document so we can see how that's all put together.

Ms. Giles stated do I need a motion or just direction?

Mr. Eckert stated just direction.

Ms. Giles stated any other board discussion on that?

Vice Chair Mifsud stated I don't have any. It's a lot of information.

Mr. Eckert stated we won't have to make any decisions on this till probably June. So, I think what we'll try to do is keep refining it as we get towards our budget season. I think that would be the goal.

Vice Chair Mifsud stated just for my own clarification, the multifamily aquatics, those are the units that have their own pools, their own aquatics, is that correct?

Chairman Steiner stated it's basically the units down here at the far end. In the Jennings Point area there they have a small aquatic pool.

Vice Chair Mifsud stated so those units have their own, these 740 units.

Chairman Steiner stated with that, keep in mind they had the pool, but we did not restrict them from using the District's facilities. So, they basically have a pool that we can't use and they have access to our pools. So, yes, they are paying for that, but that's a decision on their part.

Vice Chair Mifsud stated would there be a scenario where they could opt out of using our facilities if we change the methodology?

Mr. Eckert stated we could do perhaps like a different assessment area that did not include them for recreation, but they contributed to the debt side of that. So I think it'd be very hard to defend that. So, I would suggest you not go down that road.

Vice Chair Mifsud stated I wonder if they choose to.

Mr. Soriano stated the other part is figuring out what we were talking about earlier, that benefit of what they get and what they don't get. So, you mentioned a distance away from something like the playgrounds. Many of them that they wanted to use. The playgrounds that are single family areas, they're pretty far left. So, when we look at if they don't get enough benefit of that, that brings down that percentage of the 1 ERU to something else we pointed out at 0.75. There are other things besides just the pool. That was just one thing that we pointed out there. But let's say that they decided they didn't want the pool. They still benefit somehow in that they have the ability to go to those playgrounds, they have the ability to go to your gym. They have the ability to attend those community events that everybody pays for, to have parties at the pool or see Santa Claus in this room and get food and things like that for low or no cost. So, then we would really have a hard time trying to figure out what that percentage is. If we were just to strip out one section of the pool. It's a very big section. It's just still only one section of the recreation.

Chairman Steiner stated I just wanted to point out something. What we have are five different classes that are in the current configuration that we assess, so they pay different amounts towards our operations and maintenance. What we're looking to do is collapse those multifamily units to a single category. That would make everybody in multifamily equal. Those that we have given discounts to have all the rights that you have without losing anything from not paying the full amount. So, it's just trying to get things more equitable. The O&M and debt service is collected through Clay County. The part we're talking about is just the O&M part.

Ms. Giles stated I'll work on that. I'll send that out and I'll send it ahead of the next meeting. If you have any questions about it, just give me a call. I think we can run the numbers however the board wants us to.

**FIFTH ORDER OF BUSINESS**

**Discussion of Termination of Interlocal Agreement with South Village CDD**

Ms. Giles stated the Chairman met with special legal counsel and we're going to defer this item.

Mr. Eckert stated that is my understanding of what was requested, for one month. The Board will revisit it in February.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

There being nothing to report, the next item followed.

**B. District Engineer**

Ms. Giles stated I think Jay's still reviewing the changes to the annual engineer's report. He's also updating the engineer on some of the items they've corrected. He'll get that report back out to us.

Mr. Soriano stated we can send that out by email. Once I make sure everything's to the points that we said, we don't own this, that's just the first step. If you notice, it's not on this report because we were doing it the last couple weeks, but we've got a lot of sidewalk grinding that you might have seen out there. That's the next step. But getting posted that original report that had the corrections, they've already kind of sent back to me, I just have to finish review and make sure all those things are taken out. Then I'll forward it by email to you guys, but we'll post it online. That'll be the start of that report. All the new things that we're doing, I'll work with them over the next couple months to make adjustments to how this has been taken care of and they'll report this has been taken care of. And then the next quarter we get another bunch of items that will not cause things like that. But the start was just what you guys wanted to see was what we accepted as ours.

**C. District Manager**

Ms. Giles stated I just have one thing for you. Everyone completed their ethics training prior to December 31st. I thank you for that. It's a new year. It's a new calendar year, so feel free to do your ethics training for calendar year 2025. I have a spreadsheet now if you want to email me that you completed it. I can help keep track of it a little better. So, I know how many times to remind you to complete it. Jerry, you didn't have to do it in 2024. You'll have to do the ethics training now, so I'll keep reminding you guys until you tell me to stop.

Mr. Eckert stated just one thing on that is you may want to wait till after May. The only reason I say that is because the legislature will be in session and if they were to make a change mid-year and you already took it and then they come back and they say okay, now you take this specific course, you might be taking more. So, it's up to you to decide, but it's unlikely that they'll do something. But stranger things have happened.

**D. Operations Manager**

Mr. Soriano stated we have had some community events that passed since the last time I saw you. Our Cocoa with Claus event went over well and I'm going to give you guys a tentative calendar for this next year. They've asked to do it again. So, this will be the third year tennis has basically run it. It is kind of nice because we have a lot of built in volunteers with our tennis program. So, it makes it easy on me. I have less staff that have to deal with everything, and everybody really likes our Andy Claus so the kids really enjoy it. It works out pretty well. I think we ended up having a very small group this year just because of timing. We have had Santa Claus events where we would have four or five hundred people in this room. Just a little bit over 100 some people but they really enjoyed everything. It is something we keep low cost, so we only charge a couple bucks. But that goes towards cookies and the hot cocoa bar that we do and everything that we can't get a refund for. So, when people don't show up, we waste a whole bunch of cookies. So, this year actually worked out pretty well because we were prepared for a smaller group and it kind of met our needs. They've asked to do it again, so we put them back on that calendar. This is a tentative calendar for this next year. We do movies just about every month. In fact, this year I'm trying to add in a couple extra movies. That's because you guys did add a little bit to the special events line. So, I would like to make sure we use that up. The movies are one everybody seems to really enjoy, whether it's the dive-in movies at the pool or the movies we do out on the green, and that's also one that doesn't cost a lot. I don't use a lot of staff. That's usually setting the screen and the audio up. I stay there all night, and break everything down at the end. I might use one volunteer from high school or something like that, or one of the lifeguards. So, I don't really use a lot of staff. The most we have to pay for are the things like the licensing fees. Everybody forgets that it does cost quite a few hundred bucks every time we show a movie. So those things are normal costs. There's a note in the top corner there about HOA involvement. This has been something I've talked to the HOA about before past and they've been excited to say they would like to do some community events. They've just never really agreed to it and jumped in and did anything. They have a lot of money.

Chairman Steiner stated which HOA?

Mr. Soriano stated I'm talking about the master HOA. They have the biggest budget they can collect from the sub associations and it's more administrative. It really doesn't go to anything that they have ownership for. So, they had talked to me about that in the past. If you recall, one

year they donated some painting powder coating for our swim team blocks. I believe it was probably because somebody had family that was on the swim team. So, it was a little directed. But that did amount to \$800 that they paid for something for us. So, I would like for them to help out more. They talked about it. I just don't know if it'll actually work out with maybe a summertime picnic party at the pool, things like that. But I would like to see a little more involvement on their side. So that's why that note was there. I'm going to see what I can do. I would like to see a couple more of those community events this year than we had in the past. Now, this is tentative. I go through with all this the staff, and we pick out movies. Last week we were getting pricing for all the movies in May right now because the number of movies via Spy Kids theme we do this year. The last three or four years we've kind of had a running theme throughout the year. There's about six of those movies. So, it'll kind of match up to what we do and we'll get a discount on the license if we buy them together. So, once we get those finalized, we'll put this on the website so everybody can see at the beginning year what the tentative plans are for that.

Vice Chair Mifsud stated what are the asterisks on some of the items.

Mr. Soriano stated I think that was really just concern of the date. So, the polar plunge. We wanted to make sure that we weren't conflicting with anything. We do that one at the Double Branch pools. We try to coordinate with everybody. Same way with the pumpkin plunge. Because then we also get complaints that we do this event, and my kids can't attend because we have big flag football or soccer championships going on or something like that. Or every year we have a big tennis tournament. So those were a couple that we had questions about on the dates that we reached out. I think last week they got word back to just about everything we picked out. We also try to do a matchup to the movies or the food truck nights. At Double Branch, the night they actually have food trucks, we just move them from one parking lot to a parking lot next to the pool so that everybody can be right there for the dive in movies or the movie on the field. Here we actually have separate nights because when this side does their food truck night it's done at the roundabout. It's not really done here. So, we do a separate night here when we do dive ins and we bring four or five trucks who sit up here separate from what's going on at the roundabout. So we try not to compete. We want them to have their roundabout night and then a separate Friday we would do our stuff. I think she did double check last week and everything was good to go. But we'll make sure we send out an updated one once we finalize all the dates. Then moving

on for the aquatic side I did want to remind everybody our pools are closing. So, January and February we cover the pools and we don't have any lap swimming. The main reason for it is it's just too cold. It's been colder this last month than we've had in many winters. So, we've used more gas this year so far than we have in any years past. So, we were ready to kind of turn them down. I usually am lenient that first week of January. So last week we did have a couple days where we were open. As we got to the end of the week when it got really cold, nobody was out anyway, so we just kind of covered the pools. A lot of times I wait till tonight so that we can remind everybody publicly that those pools are closing for two months. We turn the heaters down to around 60 degrees just so we don't have to do such a high jump when we pull the covers back. But then we'll go back up to 74 degrees in March. We'll also have our new swim team starting practice back up in March. So, March we'll be ready to uncover the pool, get back to a little pre spring swim. I was given a couple dates for the CPR class. Although I was glad that we did not include on your calendar here if you want to write it in. We have a date, the 25th of January was for a community CPR class. We picked out three dates that we wanted to advertise to the community. Our aquatics director runs this. But the biggest problem is trying to kind of line up the dates with dates she's able to teach and dates she's got other things going on besides working or family. We don't have enough people interested on those dates. So, two of the three dates have already gone downhill. So, the 25th is the only one that I have currently that we're going to put on that schedule. But I will send that out. We did this last year out of three dates. We only had enough people signed up to make one. We had to kind of push everybody together. So, at the moment we're only advertising one. Hopefully we'll get enough people. We do these classes constantly for your staff. So, we get the young kids that go through CPR and first aid, things like that because of lifeguarding. Now this is a different level. This is not the rescuer type CPR, but it is still a certification that I want to be able to offer to the community because we did it last year and had a small turnout. So we'll do that again. We'll kind of add that into that calendar. Moving on, I got a couple of updates for you for the maintenance side. So, about a week after our last meeting, I did get a shipment in of our playground items. If you recall, we made this order and I warned everybody it's supposed to be quick ship. So, we had a real good deal because you guys were actually making a purchase at the same time your sister district was making a purchase. We're getting two of these units, which is spending a lot of money as a company we buy from pretty much every year. On the other side, this will be your first one. But

this was supposed to be a quick ship within four months, and it took about seven months to get this. But after that meeting I got a call saying, your products are ready to be shipped. They're sitting in the warehouse in Georgia. So, on the day before Christmas, we're actually unloading the truck. So, I have the unit here. We've already started doing repairs for the Double Branch side. We started that last week, taking everything down, kind of getting everything ready. We have to make sure everything is in the right areas and then they'll put that unit together and make sure everything's ready to go for the kids. Then we'll move over here to your side. So, Deer View was the first one we were going to take care of so we'll see that this next month. We'll send an email out to residents with a picture and we'll ask them to stay clear of the area. But we'll have to take down all the broken or damaged pieces, things like that, and then go through putting everything back up with the duty. I did get three companies scheduled to come out to give us quotes. If you recall, I was given a repair quote of about \$18,000 to replace a lot of our 20 year old sprinkler heads. So, we have two fire systems in this room for the whole building. There's what's called a dry system and we have a wet system. The wet system has multiple heads that need to be replaced. So, our contracting company that's here doing inspections on a quarterly basis and then our required annual inspections that go to the fire marshal gave us that hefty repair bill for those heads. We are not required to stay with them. So, I did let them know I had reached out to a couple other companies just to get competing quotes. Because of the holidays I really couldn't get a lot of people in. I had one company that came and the others gave tentative dates. But all three have promised me written quotes this month so that I can go through them. Depending on pricing I'll work with the chair to move forward because this will be kind of considered an emergency. I do have to have that repair moving forward. It's not something we can say no we can't do. We have to eventually do it. But luckily, it's not something that has to happen tomorrow or anything like that. It's not that big of an emergency that I do have to move forward. So, if we're in between meetings I will work with the chair to get approvals. But I didn't like the \$18,000 so that's why I was reaching out to somebody else. The painting just due to the weather, you notice are not working today. They were supposed to be done by contract by this week, second week of January. They gave me plenty of notice and let me know, today's been too cold. We've only worked three days of the five days this week. So, all along the way they've stayed in contact with me by email. So, we're moving up to the second week of February, we may be later than that depending on what the weather tends to do. We're using some really nice



paint. We've been out there, everything looks good. But you're talking about two-part epoxies on a lot of things. You can't paint below 50-degree weather and you can't paint when it's raining. So, depending on the weather it slows them down anymore. They are trying to move as fast as they can. They've got a good amount of building done from here up. They are starting to replace some of the rotten wood around the areas. If you've been outside, you'll see some of our roof boards are all new. So, I'm looking at February right now.

There is one update that's not on my report. It's just due to the timing. The county finally got that to me last week. I talked to the rest of our staff as far as what the process is going to look like. The county has given me a couple options. They can deal with Alpha Foundations themselves, they're not sure. It's ultimately up to the directors and the county lawyer which direction they want to go. But the public works department and the right of way coordinator had two options for me. Either they deal with Alpha Foundations themselves and then we pay back the county, or they give us a hold harmless agreement that Mike and the county lawyer would work on. They have asked for me to go through and do a right of way permit. We're doing work on their property. Once that's cleared, they don't make the decision which way they want to go. But either way, that's kind of good news for us that we'll be able to get the columns straightened out. We're still paying for it, but if you remember, it was only \$3,000. So that was the plan and that will hold. Ultimately, they're not digging that pipe up and that's still the plan for what they tell me. In fact, the right of way coordinator didn't know that that pipe has not been fixed, and the plan submitted. They've got plenty of pipes in the county. So, it's not something he was even aware of when I sent him the pictures. So that was last week. I'll keep everybody updated as far as when we get the permit approved. But then the final step, whenever the county lawyer decides the best way with Mike, we'll go from there. The only other thing I did want to give to you if you need help logging into Bamboo is the company that does our payroll system for any kind of IRS reporting, getting your W2 information, things like that this year, give me a call and I'll make sure you can log in or if I have to reset a password for you. But I wanted to give you guys these. These are your payroll dates. This is just for supervisors. Our district employees actually have an alternating pay date because you guys only get paid once a month compared to our district employees, which get paid every two weeks. So you'll see when the period starts, when it ends, and then the day you guys actually receive that through direct deposit. So that's when it goes into your bank account. Most of the time it's there that Thursday night before when you check your

bank. Outside of that, unless you guys have any questions on maintenance items around the neighborhood, that's it for me.

**SEVENTH ORDER OF BUSINESS**

**Audience Comments / Supervisor Requests**

There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Next Scheduled Meeting**

Ms. Giles stated our next meeting is scheduled for February 10th here at the same location at 2:00 p.m.

**NINTH ORDER OF BUSINESS**

**Adjournment**

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

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

\_\_\_\_\_  
Chairman/Vice Chairman

*B.*

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

***Unaudited Financial Reporting***  
***December 31, 2024***



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

	General Fund	Recreation Fund	Debt Service Fund	Capital Reserve Fund	Totals Governmental Funds
<b>Assets:</b>					
<b>Cash:</b>					
Operating Account	\$ 3,474,614	\$ 367,338	\$ -	\$ 168,481	\$ 4,010,433
Due from Other	-	141	-	-	141
Due from General Fund	-	1,737,306	1,387,314	-	3,124,620
<b>Investments:</b>					
State Board of Administration (SBA) Custody Account	5,145 7,606	459,325 -	- -	907,852 -	1,372,322 7,606
<b>Series 2022</b>					
Revenue	-	-	237,486	-	237,486
Reserve	-	-	155,901	-	155,901
Principal	-	-	160	-	160
Interest	-	-	24	-	24
Cost of Issuance	-	-	17,568	-	17,568
Prepayment	-	-	15	-	15
<b>Series 2018-2</b>					
Reserve	-	-	120,313	-	120,313
Prepayment	-	-	31,508	-	31,508
Sinking	-	-	19	-	19
Interest	-	-	6	-	6
Assessments Receivable	2,737	26,799	21,400	-	50,936
Deposits	-	13,383	-	-	13,383
<b>Total Assets</b>	<b>\$ 3,490,103</b>	<b>\$ 2,604,291</b>	<b>\$ 1,971,715</b>	<b>\$ 1,076,333</b>	<b>\$ 9,142,442</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 662	\$ 33,270	\$ -	\$ 12,498	\$ 46,430
Due to Debt Service	1,387,314	-	-	-	1,387,314
Due to Recreation Fund	1,737,306	-	-	-	1,737,306
<b>Total Liabilities</b>	<b>\$ 3,125,282</b>	<b>\$ 33,270</b>	<b>\$ -</b>	<b>\$ 12,498</b>	<b>\$ 3,171,049</b>
<b>Fund Balance:</b>					
Nonspendable:					
Deposits	\$ -	\$ 13,383	\$ -	\$ -	\$ 13,383
Restricted for:					
Debt Service - Series	-	-	1,971,715	-	1,971,715
Assigned for:					
Capital Reserve Fund	-	-	-	1,063,834	1,063,834
Unassigned	364,822	2,557,638	-	-	2,922,460
<b>Total Fund Balances</b>	<b>\$ 364,822</b>	<b>\$ 2,571,022</b>	<b>\$ 1,971,715</b>	<b>\$ 1,063,834</b>	<b>\$ 5,971,393</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 3,490,103</b>	<b>\$ 2,604,291</b>	<b>\$ 1,971,715</b>	<b>\$ 1,076,333</b>	<b>\$ 9,142,442</b>

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

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 222,749	\$ 210,570	\$ 210,570	\$ -
Interest Income	1,000	250	153	(97)
<b>Total Revenues</b>	<b>\$ 223,749</b>	<b>\$ 210,820</b>	<b>\$ 210,723</b>	<b>\$ (97)</b>
<b>Expenditures:</b>				
<b><i>General &amp; Administrative:</i></b>				
Supervisors Fees	\$ 12,000	\$ 3,000	\$ 2,600	\$ 400
FICA Expense	918	230	199	31
Travel per Diem	200	50	-	50
Engineering	7,000	1,750	2,650	(900)
Trustee Fee	15,000	3,750	-	3,750
Dissemination Agent	3,933	983	1,183	(200)
Assessment Roll Administration	8,483	8,483	8,483	0
Attorney	50,000	12,500	3,797	8,703
Arbitrage Rebate	700	-	-	-
Annual Audit	6,600	-	-	-
Management Fees	72,865	18,216	18,216	0
Information Technology	2,865	716	716	0
Telephone	300	75	88	(13)
Postage	1,500	375	131	244
Printing	2,500	625	145	480
Insurance General Liability	14,109	14,109	13,724	385
Legal Advertising	2,500	625	209	417
Other Current Charges	150	38	10	28
Office Supplies	200	50	2	48
Website Maintenance	2,528	632	632	0
Dues, Licenses & Subscriptions	175	175	175	-
Capital Reserve Funding	19,222	-	-	-
<b>Total General &amp; Administrative Expenditures</b>	<b>\$ 223,749</b>	<b>\$ 66,382</b>	<b>\$ 52,960</b>	<b>\$ 13,422</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ 144,438</b>	<b>\$ 157,764</b>	<b>\$ (13,519)</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ 144,438</b>	<b>\$ 157,764</b>	<b>\$ (13,519)</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 207,058</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 364,822</b>	



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

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 2,180,719	\$ 2,061,489	\$ 2,061,489	\$ -
Interest Income	5,000	5,000	5,675	675
Miscellaneous Revenue	1,000	250	38	(212)
Amenities Revenue	100,000	25,000	12,836	(12,164)
Cost Share Revenue-South Village	36,022	-	-	-
<b>Total Revenues</b>	<b>\$ 2,322,741</b>	<b>\$ 2,091,739</b>	<b>\$ 2,080,038</b>	<b>\$ (11,701)</b>
<b>Expenditures:</b>				
<b><i>Administrative:</i></b>				
Management Fees - On Site Staff	\$ 356,649	\$ 89,162	\$ 89,163	\$ (1)
Insurance	96,279	96,279	89,920	6,359
Other Current Charges	6,000	1,500	1,276	224
Permit Fees	1,650	413	795	(382)
<b>Subtotal Administrative</b>	<b>\$ 460,578</b>	<b>\$ 187,354</b>	<b>\$ 181,153</b>	<b>\$ 6,200</b>
<b><i>Maintenance:</i></b>				
Security	\$ 136,335	\$ 34,084	\$ 27,498	\$ 6,586
Security Clay County	47,304	11,826	10,235	1,591
Electric	20,000	5,000	4,001	999
Streetlighting	35,000	8,750	7,432	1,318
Irrigation Maintenance	5,000	1,250	-	1,250
Landscape Maintenance	557,230	139,307	135,250	4,057
Common Area Maintenance	80,000	20,000	12,234	7,766
Lake Maintenance	25,000	6,250	4,782	1,468
<b>Subtotal Maintenance</b>	<b>\$ 905,868</b>	<b>\$ 226,467</b>	<b>\$ 201,432</b>	<b>\$ 25,035</b>



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

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
<b><i>Recreation Facility:</i></b>				
Amenity Staff	\$ 190,000	\$ 47,500	\$ 31,376	\$ 16,124
Janitorial	59,500	14,875	12,375	2,500
Telephone	18,000	4,500	5,610	(1,110)
Electric	75,000	18,750	12,144	6,606
Water / Sewer	45,000	11,250	11,319	(69)
Gas/Heat (Pool)	20,000	5,000	11,144	(6,144)
Refuse Service	35,000	8,750	12,794	(4,044)
Pool Maintenance & Chemicals	43,000	10,750	12,118	(1,368)
Cable	8,000	2,000	1,888	113
Special Events	10,000	2,500	2,217	283
Office Supplies and Equipment	1,500	375	-	375
Facility Maintenance - General	65,000	16,250	9,665	6,585
Facility Maintenance - Preventive Contracts	15,950	3,988	435	3,553
Facility Maintenance - Contingency	7,500	1,875	1,416	459
Elevator Maintenance	10,000	2,500	2,875	(375)
Recreation Passes	4,000	1,000	1,318	(318)
Lighting Repairs	12,000	3,000	1,700	1,300
Tennis Court Maintenance	65,725	16,431	18,069	(1,637)
Capital Reserve	271,120	-	-	-
<b>Subtotal Recreation Facility</b>	<b>\$ 956,295</b>	<b>\$ 171,294</b>	<b>\$ 148,461</b>	<b>\$ 22,832</b>
<b>Total Expenditures</b>	<b>\$ 2,322,741</b>	<b>\$ 585,115</b>	<b>\$ 531,046</b>	<b>\$ 54,068</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ 1,506,624</b>	<b>\$ 1,548,991</b>	<b>\$ (65,769)</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ 1,506,624</b>	<b>\$ 1,548,991</b>	<b>\$ (65,769)</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 1,022,030</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 2,571,022</b>	





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

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 1,772,172	\$ 1,646,188	\$ 1,646,188	\$ -
Interest Income	10,000	2,500	5,662	3,162
<b>Total Revenues</b>	<b>\$ 1,782,172</b>	<b>\$ 1,648,688</b>	<b>\$ 1,651,851</b>	<b>\$ 3,162</b>
<b>Expenditures:</b>				
<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	-	-	-
<b>Total Expenditures</b>	<b>\$ 1,757,155</b>	<b>\$ 237,078</b>	<b>\$ 246,078</b>	<b>\$ (9,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 25,017</b>	<b>\$ 1,411,611</b>	<b>\$ 1,405,773</b>	<b>\$ (5,838)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 25,017</b>	<b>\$ 1,411,611</b>	<b>\$ 1,405,773</b>	<b>\$ (5,838)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 283,240</b>		<b>\$ 565,942</b>	
<b>Fund Balance - Ending</b>	<b>\$ 308,257</b>		<b>\$ 1,971,715</b>	

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

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
<b>Revenues</b>				
Transfer In from General Fund	\$ 19,222	\$ -	\$ -	\$ -
Transfer In from Recreation Fund	271,120	-	-	-
Interest	15,000	3,750	11,053	7,303
<b>Total Revenues</b>	<b>\$ 305,342</b>	<b>\$ 3,750</b>	<b>\$ 11,053</b>	<b>\$ 7,303</b>
<b>Expenditures:</b>				
Repairs & Replacements	\$ 250,000	\$ 62,500	\$ 85,574	\$ (23,074)
<b>Total Expenditures</b>	<b>\$ 250,000</b>	<b>\$ 62,500</b>	<b>\$ 85,574</b>	<b>\$ (23,074)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 55,342</b>		<b>\$ (74,521)</b>	
<b>Net Change in Fund Balance</b>	<b>\$ 55,342</b>		<b>\$ (74,521)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 1,193,255</b>		<b>\$ 1,138,355</b>	
<b>Fund Balance - Ending</b>	<b>\$ 1,248,596</b>		<b>\$ 1,063,834</b>	

# Middle Village

## Community Development District

### Long Term Debt Report

#### Series 2022, Special Assessment Refunding Bonds

Interest Rate:	1.355% - 3.012%
Maturity Date:	5/1/2035
Reserve Fund Definition	10% Max Annual Debt
Reserve Fund Requirement	\$ 155,901
Reserve Fund Balance	155,901

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	\$ 120,313
Reserve Fund Balance	120,313

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.*

# MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT

## FY2025 Assessments Receipts Summary

ASSESSED	# UNITS ASSESSED	SERIES 2022 DEBT SERVICE ASSESSED	GENERAL FUND O&M ASSESSED	RECREATION FUND O&M ASSESSED	TOTAL ASSESSED
NET TAX ROLL ASSESSED NET	333,047	1,741,355.40	222,743.43	2,180,664.52	4,144,763.36

SUMMARY OF TAX ROLL RECEIPTS					
CLAY COUNTY DISTRIBUTION	DATE RECEIVED	DEBT SERVICE RECEIPTS	GENERAL FUND O&M RECEIPTS	RECREATION FUND O&M RECEIPTS	TOTAL RECEIVED
1	11/07/24	5,383.92	688.68	6,742.17	12,814.77
2	11/13/24	45,363.74	5,802.65	56,808.11	107,974.50
3	11/26/24	186,726.83	23,884.94	233,834.27	444,446.04
4	12/06/24	1,344,652.51	171,999.65	1,683,881.43	3,200,533.59
5	12/19/24	42,661.48	5,456.99	53,424.13	101,542.60
6	01/27/25	21,399.94	2,737.35	26,798.71	50,936.00
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
<b>TOTAL TAX ROLL RECEIPTS</b>		<b>1,646,188.42</b>	<b>210,570.26</b>	<b>2,061,488.82</b>	<b>3,918,247.50</b>

<b>TAX ROLL DUE / RECEIVED - (DISCOUNTS NOT TAKE)</b>	<b>95,166.98</b>	<b>12,173.17</b>	<b>119,175.70</b>	<b>226,515.86</b>
---	------------------	------------------	-------------------	-------------------

PERCENT COLLECTED	DEBT	O&M	TOTAL
<b>TOTAL PERCENT COLLECTED</b>	<b>94.53%</b>	<b>94.53%</b>	<b>94.53%</b>



*D.*

# Middle Village

## Community Development District

### Check Run Summary

January 31, 2025

Fund	Date	Check No.	Amount
<b>General Fund</b>			
Accounts Payable	1/10/25	1783-1785	\$ 6,974.10
	1/28/25	1786	662.00
		<u>Sub-Total</u>	<u>\$ 7,636.10</u>
<b>Recreation Fund</b>			
Accounts Payable - HW	1/10/25	845-864	\$ 122,511.63
	1/28/25	865-870	3,547.50
		<u>Sub-Total</u>	<u>\$ 126,059.13</u>
<b>Capital Reserve Fund</b>			
Accounts Payable	1/10/25	757-764	\$ 12,988.04
		<u>Sub-Total</u>	<u>\$ 12,988.04</u>
<b>Total</b>			<b>\$ 146,683.27</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/10/25	00052	1/02/25	01022025	202501	310	51300	49000		MICHAEL STEINER-COMM FEE	*	10.00		
DEPARTMENT OF STATE												10.00	001783
1/10/25	00026	1/01/25	2414	202501	310	51300	34000		JAN MANAGEMENT FEES	*	6,072.08		
		1/01/25	2414	202501	310	51300	52000		JAN WEBSITE ADMIN	*	210.67		
		1/01/25	2414	202501	310	51300	35100		JAN INFO TECH	*	238.75		
		1/01/25	2414	202501	310	51300	31300		JAN DISSEM AGENT SRVCS	*	327.75		
		1/01/25	2414	202501	310	51300	51000		OFFICE SUPPLIES	*	.48		
		1/01/25	2414	202501	310	51300	42000		POSTAGE	*	11.04		
		1/01/25	2414	202501	310	51300	42500		COPIES	*	5.70		
		1/01/25	2414	202501	310	51300	41000		TELEPHONE	*	21.38		
GOVERNMENTAL MANAGEMENT SERVICES												6,887.85	001784
1/10/25	00117	1/02/25	25-00002	202501	310	51300	48000		NTC OF BOS MTG 1/2	*	76.25		
JACKSONVILLE DAILY RECORD												76.25	001785
1/28/25	00119	1/09/25	3511419	202412	310	51300	31500		DEC GENERAL SERVICES	*	662.00		
KUTAK ROCK LLP												662.00	001786
TOTAL FOR BANK A											7,636.10		
TOTAL FOR REGISTER											7,636.10		

**From:** Courtney Hogge [chogge@gmsnf.com](mailto:chogge@gmsnf.com)  
**Subject:** Middle Village CDD Check Request - Michael Steiner Commission Fee  
**Date:** January 2, 2025 at 2:37 PM  
**To:** Todd Polvere [tpolvere@gmsnf.com](mailto:tpolvere@gmsnf.com)



Hi Todd,

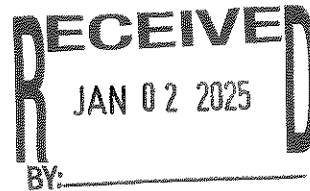
Has a check been cut to the Department of State for Michael Steiner's \$10 commission fee? If not, please do so. Please include his name and "commission fee" in the memo line of the check so they know who to apply it to. The check should be made payable to Department of State.

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](mailto:chogge@gmsnf.com)



**Pages from M. Steiner**  
**12.09.24.pdf** 

# 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

Supervisor, Middle Village Community Development District, Clay County, Seat Two

(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.]

Michael J. Steiner  
Signature

(Affix Seal Below)

Sworn to and subscribed before me by means of  physical presence

Or  online notarization this 9 day of December, 2027.

Marilee Giles  
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

785 Oakleaf Plantation Pkwy, Unit 1123

Michael J. Steiner

Street or Post Office Box

Print Name

Orange Park, FL., 32065

Michael J. Steiner  
Signature

City, State, Zip Code

**Governmental Management Services, LLC**

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

**Invoice**

**Invoice #:** 2414

**Invoice Date:** 1/1/25

**Due Date:** 1/1/25

**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 -January 2025		6,072.08	6,072.08
Website Administration - January 2025		210.67	210.67
Information Technology - January 2025		238.75	238.75
Dissemination Agent Services - January 2025		327.75	327.75
Office Supplies		0.48	0.48
Postage		11.04	11.04
Copies		5.70	5.70
Telephone		21.38	21.38

**RECEIVED**  
R JAN 04 2025 D  
BY: \_\_\_\_\_

**Total** \$6,887.85

**Payments/Credits** \$0.00

**Balance Due** \$6,887.85

# Jacksonville Daily Record

A Division of  
DAILY RECORD & OBSERVER, LLC

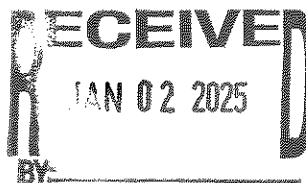
P.O. Box 1769  
Jacksonville, FL 32201  
(904) 356-2466

## INVOICE

January 2, 2025

Date

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



---

Serial # 25-00002C PO/File # \_\_\_\_\_ \$76.25  
**Payment Due**

Notice of Meeting of the Board of Supervisors

---

\_\_\_\_\_ \$76.25  
**Publication Fee**

Middle Village Community Development District

---

Case Number \_\_\_\_\_ **Amount Paid**

Publication Dates 1/2

County Clay

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

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

If your payment is being mailed, please reference Serial # 25-00002C on your check or remittance advice.

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

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

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

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

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

Notice is hereby given that the Board of Supervisors of the Middle Village Community Development District is scheduled to be meet on **Monday, January 13, 2025**, at 2:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

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

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

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

Marilee Giles  
District Manager

Jan. 2 00 (25-00002C)



**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

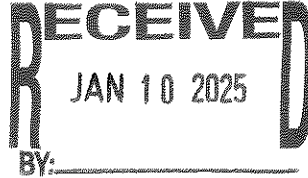
**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

January 9, 2025



Reference: Invoice No. 3511419

Client Matter No. 14323-1

Notification Email: [eftgroup@kutakrock.com](mailto: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. 3511419  
14323-1

Re: Middle Village CDD - General

For Professional Legal Services Rendered

12/01/24	M. Eckert	0.10	38.00	Prepare for board meeting
12/03/24	M. Eckert	0.30	114.00	Prepare for board meeting
12/09/24	K. Buchanan	1.50	510.00	Prepare for and attend board meeting
TOTAL HOURS		1.90		
TOTAL FOR SERVICES RENDERED				\$662.00
TOTAL CURRENT AMOUNT DUE				<u>\$662.00</u>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/10/25	00072	12/26/24	12262024	202411	320-57200-34510			DOUBLE BRANCH CDD	*	1,800.00	1,800.00	000845
1/10/25	00072	12/26/24	12262024	202411	320-57200-34510			DOUBLE BRANCH CDD	*	1,800.00	1,800.00	000846
1/10/25	00026	12/27/24	2419	202411	330-57200-34400			GOVERNMENTAL MANAGEMENT SERVICES	*	1,040.00	1,040.00	000847
1/10/25	00026	1/01/25	2415	202501	310-51300-34000			GOVERNMENTAL MANAGEMENT SERVICES	*	22,251.17	22,251.17	000848
1/10/25	00026	1/01/25	2416	202501	310-51300-34000			GOVERNMENTAL MANAGEMENT SERVICES	*	7,469.83	7,469.83	000849
1/10/25	00026	1/02/25	2420	202501	300-36900-10300			GOVERNMENTAL MANAGEMENT SERVICES	*	325.00	325.00	000850
1/10/25	00026	1/08/25	2421	202501	300-36900-10200			GOVERNMENTAL MANAGEMENT SERVICES	*	396.00	396.00	000851
1/10/25	00026	1/08/25	2422	202411	330-57200-34400			GOVERNMENTAL MANAGEMENT SERVICES	*	23.74		
		1/08/25	2422	202411	330-57200-34400				*	34.66		
		1/08/25	2422	202411	330-57200-34400				*	63.55		
		1/08/25	2422	202411	330-57200-34400				*	16.08		
		1/08/25	2422	202411	330-57200-34400				*	1,193.16		
								GOVERNMENTAL MANAGEMENT SERVICES			1,331.19	000852
1/10/25	00026	12/27/24	2418	202411	330-57200-62000				*	4,250.00		
		12/27/24	2418	202411	330-57200-62200				*	530.00		
		12/27/24	2418	202411	320-57200-46500				*	5,567.00		

MVIL MIDDLE VILLAGE OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/27/24	2418	2418	NOV LIGHTING REPAIRS	2024	11	330-57200-46630				*	700.00		
12/27/24	2418	2418	NOV TENNIS COURT MAINT	2024	11	330-57200-34400				*	5,177.00		
12/27/24	2418	2418	NOV SPECIAL EVENTS	2024	11	330-57200-49400				*	333.04		
GOVERNMENTAL MANAGEMENT SERVICES											16,557.04	000853	
1/10/25	00062	1/01/25	239784B JAN LAKE MAINTENANCE	2025	01	320-57200-46800			THE LAKE DOCTORS	*	1,594.00	1,594.00	000854
1/10/25	01168	12/20/24	12202024 DEPOSIT REFUND	2024	12	300-36900-10300			LAUREN ARAUZ	*	500.00	500.00	000855
1/10/25	01169	12/20/24	12202024 DEPOSIT REFUND	2024	12	300-36900-10300			MARTIN ABOYTES	*	500.00	500.00	000856
1/10/25	01166	1/05/25	01052025 DEPOSIT REFUND	2025	01	300-36900-10300			NICOLE WHITTIER	*	700.00	700.00	000857
1/10/25	00308	1/08/25	48499 JAN PEST CONTROL	2025	01	330-57200-62100			PAULA'S PEST CONTROL INC	*	175.00	175.00	000858
1/10/25	00139	1/01/25	13129562 JAN POOL CHEMICALS	2025	01	330-57200-46400			POOLSURE	*	4,235.86	4,235.86	000859
1/10/25	00261	1/01/25	355 JAN JANITORIAL SERVICES	2025	01	330-57200-34200			RIVERSIDE MANAGEMENT SERVICES, INC	*	4,125.00	4,125.00	000860
1/10/25	00823	1/01/25	10688 JAN SECURITY SERVICES	2025	01	320-57200-34500			SECURITY DEVELOPMENT GROUP LLC	*	8,656.74	8,656.74	000861
1/10/25	00704	1/02/25	19689 JAN LANDSCAPE MAINTENANCE	2025	01	320-57200-46200			VERDEGO LLC	*	45,083.27	45,083.27	000862
1/10/25	00130	10/03/24	78104 HARTRU 50LB BAGS	2024	10	330-57200-34400			WELCH TENNIS COURTS, INC.	*	1,626.40	1,626.40	000863

MVIL MIDDLE VILLAGE OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/10/25	00412	12/24/24	013876	202412	330	330-57200	43500		WILFORD PROPANE GAS	*	2,345.13	2,345.13	000864
1/28/25	01170	1/10/25	01102025	202501	300	300-36900	10300		BRADLEIGH JOHNSON	*	500.00	500.00	000865
1/28/25	00256	1/09/25	635	202412	320	320-57200	34510		CLAY COUNTY SHERIFF'S OFFICE	*	390.00	582.50	000866
		1/09/25	635	202412	320	320-57200	34510			*	192.50		
1/28/25	01172	1/10/25	01102025	202501	300	300-36900	10300		ERIC MIRANDA	*	700.00	700.00	000867
1/28/25	00026	1/14/25	2426	202501	300	300-36900	10300		GOVERNMENTAL MANAGEMENT SERVICES	*	225.00	225.00	000868
1/28/25	00026	1/13/25	2423	202412	330	330-57200	34400		GOVERNMENTAL MANAGEMENT SERVICES	*	1,040.00	1,040.00	000869
1/28/25	01171	1/14/25	01142025	202501	300	300-36900	10300		HANNA JACOBS	*	500.00	500.00	000870
TOTAL FOR BANK E											126,059.13		
TOTAL FOR REGISTER											126,059.13		



**Middle Village**  
COMMUNITY DEVELOPMENT DISTRICT

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

**Rec Fund**

**Check Request**

Date	Amount	Authorized By
December 26, 2024	\$1,800.00	Oksana Kuzmuk

Payable to:

Double Branch CDD #72

Date Check Needed:

Budget Category:

ASAP | 002-320-57200-34510

Intended Use of Funds Requested:

11/08/24-11/21/24 Reimb for Security Services

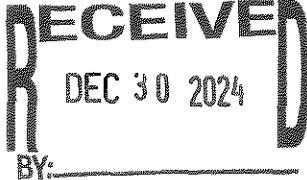
(Attach supporting documentation for request.)

Governmental Management Services, LLC  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

# Invoice

Invoice #: 2419  
Invoice Date: 12/27/24  
Due Date: 12/27/24  
Case:  
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance November 1 - November 30, 2024 (Tennis) <i>Tennis Ct. Maint 2.330.572.3440</i>		1,040.00	1,040.00
			
<i>Alison Moring 12-30-24</i>			

<b>Total</b>	<b>\$1,040.00</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$1,040.00</b>

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

---

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
11/1/24	2	J.M.	Clean and sweep tennis courts.
11/4/24	2	J.M.	Clean and sweep tennis courts.
11/6/24	2	J.M.	Clean and sweep tennis courts.
11/8/24	2	J.M.	Clean and sweep tennis courts.
11/11/24	2	J.M.	Clean and sweep tennis courts.
11/13/24	2	J.M.	Clean and sweep tennis courts.
11/15/24	2	J.M.	Clean and sweep tennis courts.
11/18/24	2	J.M.	Clean and sweep tennis courts.
11/20/24	2	J.M.	Clean and sweep tennis courts.
11/22/24	2	J.S.	Clean and sweep tennis courts.
11/25/24	2	J.S.	Clean and sweep tennis courts.
11/27/24	2	J.S.	Clean and sweep tennis courts.
11/29/24	2	J.S.	Clean and sweep tennis courts.

<b>TOTAL</b>	<u>26</u>		
--------------	-----------	--	--



Governmental Management Services, LLC  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

# Invoice

Invoice #: 2415  
Invoice Date: 1/1/25  
Due Date: 1/1/25  
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 -January 2025		22,251.17	22,251.17

**RECEIVED**  
JAN 07 2025  
BY: \_\_\_\_\_

*Alison Mossing*  
1-6-25

<b>Total</b>	<b>\$22,251.17</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$22,251.17</b>

**Governmental Management Services, LLC**  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

# Invoice

Invoice #: 2416  
Invoice Date: 1/1/25  
Due Date: 1/1/25  
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 -January 2025		7,469.83	7,469.83

**RECEIVED**  
JAN 07 2025  
BY: \_\_\_\_\_

*Alison Mossing*  
1-6-25

<b>Total</b>	<b>\$7,469.83</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$7,469.83</b>

Governmental Management Services, LLC  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

# Invoice

Invoice #: 2420  
Invoice Date: 1/2/25  
Due Date: 1/2/25  
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 28, 2024 2.300.369.103	13	25.00	325.00

**RECEIVED**  
JAN 02 2025  
BY: \_\_\_\_\_

<b>Total</b>	\$325.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$325.00

1/2/25  
GAW

**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: December 28, 2024

Amenities Revenue # 2.300.369.103

**Governmental Management Services, LLC**

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

**Invoice**

Invoice #: 2421

Invoice Date: 1/8/25

Due Date: 1/8/25

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 1/8/25		396.00	396.00
		<b>Total</b>	<b>\$396.00</b>
		<b>Payments/Credits</b>	<b>\$0.00</b>
		<b>Balance Due</b>	<b>\$396.00</b>

**RECEIVED**  
JAN 08 2025  
BY: \_\_\_\_\_

# *Middle Village CDD*

## Breakdown of Revenues 1.8.25

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

1.8.25	\$ 440.00	\$ 396.00	\$ 44.00
<b>Subtotal</b>	<b>\$ 440.00</b>	<b>\$ 396.00</b>	<b>\$ 44.00</b>

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

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

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

1.8.25		\$ -	\$ -
<b>Subtotal</b>		<b>\$ -</b>	<b>\$ -</b>

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

1.8.25			\$ -
<b>Subtotal</b>	<b>\$0</b>	<b>\$0</b>	<b>\$ -</b>

<b>Total Revenues</b>	<b>\$ 440.00</b>	<b>\$ 396.00</b>	<b>\$ 44.00</b>
-----------------------	------------------	------------------	-----------------

**Governmental Management Services, LLC**

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

**Invoice**

**Invoice #:** 2422

**Invoice Date:** 1/8/25

**Due Date:** 1/8/25

**Case:**

**P.O. Number:**

**Bill To:**

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

Description	Hours/Qty	Rate	Amount
2.330.572.34300- Walmart 11/29/24		23.74	23.74
2.330.572.34300- Walmart 12/21/24		34.66	34.66
2.330.572.34300- Home Depot 12/21/24		63.55	63.55
2.330.572.34300- Winning Concepts 1/4/25		16.08	16.08
2.330.572.34300- Winning Concepts 1/7/25		1,193.16	1,193.16

**RECEIVED**  
JAN 08 2025  
BY: \_\_\_\_\_

**Total** \$1,331.19

**Payments/Credits** \$0.00

**Balance Due** \$1,331.19

# PERSONAL REIMBURSEMENT

Out-of-Pocket

**NAME:** Andy Fletcher

**MONTH:**

1.8.25

DATE	DESCRIPTION	DISTRICT	AMOUNT	
11.29.24	Kphls	MV	\$23.74	2.330.572.34300
12.21.24	Walmart	MV	\$34.66	2.330.572.34300
12.21.24	Panera	MV	\$63.55	2.330.572.34300
1.4.24	Walmart	MV	\$16.08	2.330.572.34300
1.7.25	Winning Concepts	MV	\$1,193.16	2.330.572.34300
		MV		2.330.572.34300
		MV		2.330.572.34300
		MV		
		<b>TOTAL</b>	<b>\$ 1,331.19</b>	



# KOHL'S

Fleming Island  
Fleming Island, FL 32003

11-29-24 08:53A 0788/0001/5055/3 3736XXX  
ID : 999-8870-7591-4666-9211-9849-4442

MNS BRANDED SPOR 400379952113 \* 11.04 Y1  
ITEM PRICE 24.99  
SALE PRICE 12.99  
TOTAL OFF OFFER 15% 1.95-  
MNS BRANDED SPOR 400379952083 \* 11.04 T1  
ITEM PRICE 24.99  
SALE PRICE 12.99  
TOTAL OFF OFFER 15% 1.95-

ITEMS: 2 SUBTOTAL 22.08  
T1= 22.08 @ 7.5% TAX 1.66  
TOTAL \$23.74

CASH 24.00  
CHANGE 0.26-  
TOTAL OFF OFFER 15% 3.90-

REWARDS ID: xxxxxxxx6756

TOTAL SAVED \$27.90

ANDREW, THANKS FOR BEING A KOHL'S CARD  
HOLDER AND KOHL'S REWARDS MEMBER

## KOHL'S Rewards

YOU EARNED \$1.10 REWARDS  
ON THIS PURCHASE

\$4.08 UPDATED BALANCE  
\$2.98 PREVIOUS BALANCE

FOR PROGRAM DETAILS OR TO VIEW  
YOUR REWARDS ACTIVITY VISIT  
KOHL'S.COM/KOHL'SREWARDS

KOHL'S CASH IS NOT LEGAL TENDER.  
NO CASH BACK. RETURNS OF ITEMS PURCHASED  
IN THIS TRANSACTION WILL REDUCE THE VALUE  
OF TRACKED REWARDS, KOHL'S CASH ISSUED  
AND/OR MERCHANDISE REFUND AMOUNT  
ADDITIONAL TERMS APPLY.  
SEE KOHL'S CASH COUPON OR  
ASK AN ASSOCIATE FOR DETAILS.



Looking for a career or extra cash?  
We're hiring + Bonus opportunity available  
Text "APPLY" to 24508 or  
THIS PURCHASE IS SUBJECT TO THE  
TERMS/CONDITIONS FOUND IN LEGAL NOTICES  
AT KOHL'S.COM.

Did win a \$1000 GiftCard!  
survey.walmart.com#7VMV2510MB25  
For details, see back of receipt.

## Walmart

WM Supercenter  
904-278-1836 Mgr. NATHANIEL  
1505 COUNTY ROAD 220  
ORANGE PARK FL 32003  
02920 OP# 009035 TE# 35 TR# 04857

# ITEMS SOLD 2  
TC# 6914 3704 0950 7430 8382



WMS 10P 094733085670 7.48  
#MRS 7P 094733100190 7.48

SUBTOTAL 14.96  
TAX1 7.5000 % 1.12  
TOTAL 16.08  
DEBIT TEND 16.08  
CHANGE DUE 0.00

DEBIT PAY FROM PRIMARY  
6.08 TOTAL PURCHASE  
EBIT- 6578 I 1 REF # 5004723690  
ORK ID. 000L APPR. CODE 906039  
A0000000980840  
INAL # 25253027  
Verified  
01/04/25 07:50:17



Get free delivery  
from this store  
with Walmart+

Scan for 30-day free trial.

Low prices You Can Trust. Every  
01/04/25 07:50:24

You could win a \$1000 GiftCard!  
Visit survey.walmart.com#7TP4LK10M61Z  
For more details, see back of receipt.

## Walmart

WM Supercenter  
904-278-1836 Mgr. NATHANIEL  
1505 COUNTY ROAD 220  
ORANGE PARK FL 32003  
ST# 02920 OP# 009012 TE# 12 TR# 01007

# ITEMS SOLD 2  
TC# 4655 5181 9331 7656 5570



MS W TBLCLTH 028332786240 12.96 X  
TABLECLOTHS 848405091770 9.98 X

SUBTOTAL 22.94  
TAX1 7.5000 % 1.72  
TOTAL 24.66  
VISA TEND 24.66  
CHANGE DUE 0.00

VISA CREDIT- 6346 I 2 APPR#021769  
24.66 TOTAL PURCHASE  
REF # 435680936238  
TRANS ID - 384356412631528  
VALIDATION - WQSN  
PAYMENT SERVICE - E  
AID A0000000031010  
TERMINAL # 20956993  
\*No Signature Required  
12/21/24 06:27:42



Get free delivery  
from this store  
with Walmart+

Scan for 30-day free trial.

Low prices You Can Trust. Every Day.  
12/21/24 06:27:49

Winning Concepts  
 950 Blanding Blvd #19  
 Orange Park FL 32065  
 (904)272-9784

01/07/2025 16:4

# INVOICE

Oakleaf Tennis

Invoice Date  
 Oct 15, 2024

Sale

Invoice Number  
 43586

Trans #: 2 Batch #: 45

Reference  
 Oakleaf Tennis Stripper  
 Sleeve Shirts

CREDIT CARD  
 VISA CHIP REA  
 Entry Type: CONTAC  
 \*\*\*\*\*6346 \*\*/\*

AMOUNT: \$1152.8

Delivery Address  
 950 Blanding Blvd  
 ORANGE PARK FL 320  
 US

Surcharge Fee: \$40.3  
 SUB TOTAL: \$1193.1  
 TOTAL AMT: USD \$1193.1

Resp: APPROVAL 00794  
 Code: 00794  
 Ref #: 50072083245  
 TransID: 38500774572917

App Name: VISA CREDI  
 AID: A000000003101  
 IUR: 808000800  
 ISI: 680  
 AIC: 017  
 IC: C775759D806E0AF  
 IAD: 06011283A0A00

We impose a surcharge of  
 3.500% plus \$0.00 on the  
 total purchase transac-  
 tion amount on credit  
 card products, which is  
 not more than our cost  
 of acceptance.

Thank You For Your Busi  
 All Sales Are Final.  
 No Refunds Or Exchanges

CUSTOMER COPY

Description	Quantity	Unit Price		
Screen print full front one color imprint white	58.00	12.89		
Screen print right sleeve one color imprint white				
On n3165 A4 Men's Cooling Performance Long Sleeve T-Shirt				
Coral- 4 sm, 6 med, 4 Lg, 2 XL				
Electric blue- 4 sm, 4 med, 6 Lg, 4 XL, 2 XXL, 1 3XL				
Teal- 4 sm, 4 med, 6 Lg, 4 XL, 2 XXL, 1 3XL				
Ink change	1.00	10.00		
Screen print full front one color imprint black	21.00	12.89		
Screen print right sleeve one color imprint black				
On n3165 A4 Men's Cooling Performance Long Sleeve T-Shirt				
White- 4 sm, 4 med, 6 Lg, 4 XL, 2 XXL, 1 3XL				
Add for XXL per unit	6.00	3.50	7.5%	21.00
Add for 3XL per unit	3.00	4.50	7.5%	13.50
Screen Charge reorder fee	2.00	15.00	7.5%	30.00
			Subtotal	1,092.81
			TOTAL TAX	0.00
			TOTAL USD	1,092.81

Due Date: Oct 29, 2024

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

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

12/21/24, 6:00 AM



Cafe Operations  
Panera Bread Ordering Detail  
**Customer Copy**

**Modified Order 12/21/2024@5:59 AM**

**Thanks for  
your order!**

**Customer Information**

**Order Number**  
138190

**Ordered By**  
Andy Fletcher

**Phone Number**  
904-333-6380

**Business**  
Catering

**MyPanera #**  
803858244061

**Order Type**  
Rapid Pickup

**Order Summary**

**Fulfillment Time**  
12/21/2024@5:45 AM

**Pickup/Delivery**  
Rapid Pickup

**Pickup Address**  
1510 County Road 220  
Fleming Island, FL 32003

**Date Received**  
Dec.20@8:31 AM

**People Served**  
13

**Cafe Phone**  
(904)215-9056

*If you need assistance with your  
order, please contact:*

**Contact Name**  
Andy Fletcher

**Fleming Island - County Rd 220  
west of Hwy 17  
Cafe #601182  
1510 County Road 220  
Fleming Island, FL 32003  
(904)215-9056**

**Special Instructions:**

hand slice put in catering box everything bagels in bakery box include all setups 13 plates 1 tong  
coffee setup for 20 people cups sugars creamers

**Payment Information**

Color Tag/Dot: LIME

Bag/Box Count

Sandwich Production  
Time

Salad Production Time

Order Out of Cooler

Cafe Into Cooler

**Subtotal** \$60.37

**Discount** \$0.00

**Tax** \$3.18

**Tip** \$0.00

**Total** **\$63.55**

**Price Per Person** \$4.64

<b>Type</b>	<b>Card Number</b>	<b>Name</b>	<b>Amount</b>
VISA	xxx-xxx-xxx-6346	andy fletcher	\$63.55

**Tip** \_\_\_\_\_

**Signature** \_\_\_\_\_ **Total** \_\_\_\_\_

**Please consume, or refrigerate promptly**

**Order Checked By** \_\_\_\_\_ **Bag** \_\_\_\_\_ **Of** \_\_\_\_\_

**Order Details**

Qty	Description	Price
<input type="checkbox"/> 1	Dark Rst Coffee Tote	\$21.19
<input type="checkbox"/> 1	Dark Rst Coffee Tote	\$21.19
<input type="checkbox"/> 1	Bagel Pack	\$17.99
<input type="checkbox"/> 4	Blueberry Bagel	

**Governmental Management Services, LLC**  
 475 West Town Place, Suite 114  
 St. Augustine, FL 32092

# Invoice

Invoice #: 2418  
 Invoice Date: 12/27/24  
 Due Date: 12/27/24  
 Case:  
 P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance November 1 - November 30, 2024		17,405.04	17,405.04
Code to:			
Middle Village Facility Maintenance			
2.320.572.466 - (\$4,250.00)			
Middle Village Facility Maint. Contingency			
2.330.572.622 - (\$530.00)			
Middle Village Common Area Maint			
2.320.572.46500 - (\$5,567.00)			
Middle Village Lighting repairs			
2.320.572.46630- (\$700.00)			
Middle Village Tennis Court Maint.			
2.330.572.344 - (\$5,177.00)			
Middle Village Special Events			
2.330.572.49400 (\$333.04)			
<del>    Middle Village Repair and Replacements</del>			
<del>    34.600.538.64000 - (\$1,148.00)</del>			
<b>Total</b>			<b>\$17,405.04</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$17,405.04</b>

**RECEIVED**  
 JAN 03 2025  
 BY: \_\_\_\_\_

*\$16,557.04*

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
11/1/24	6	T.C.	Formed and poured concrete pad for trash receptacles, put up garage sale signs
11/1/24	6	B.G.	Put in concrete base for trash can near boardwalk, take out trash from shop, put up garage sale signs
11/1/24	6	J.K.	Put in concrete base for trash can near boardwalk, take out trash from shop, put up garage sale signs
11/1/24	7.23	C.W.	Removed debris from all common areas and roadways
11/1/24	7.75	E.W.	Removed debris from all common areas
11/1/24	3.03	J.S.	Use jigsaw to cut PVC board for six signs, removed two back tires from rims to install new tires on tennis cart
11/2/24	5.08	J.M.	Additional court maintenance
11/3/24	2.63	J.M.	Additional court maintenance
11/4/24	6	T.C.	Pulled form boards and reset trash can holders, worked on sign backers, cleaned and organized shop, picked up supplies
11/4/24	8	B.G.	Removed cement from and reinstalled garage can by the boardwalk, cut a piece of PVC board for a dusk to dawn sign and installed it, cleaned inside and outside of the shop
11/4/24	3.63	J.K.	Pick up yard sale signs, put up trash can on concrete and cleaned around it, took out trash from shop
11/4/24	7.63	C.W.	Park inspection and removed graffiti from park, removed debris from common area, removed deer from road
11/4/24	3.12	J.S.	Additional court maintenance
11/5/24	1	B.G.	Jacked up the golf cart to remove flat tire, found leak and plugged it
11/5/24	7.73	C.W.	Removed debris from all common areas, washed golf cart, park inspections, removed debris from lake, removed debris from medians by round about
11/5/24	5.08	J.S.	Additional court maintenance
11/5/24	2.5	J.M.	Additional court maintenance
11/6/24	4	T.C.	Fixed vinyl fence around community
11/6/24	3	B.G.	Vinyl fence inspection, replaced picket boards
11/6/24	2.55	J.K.	Vinyl fence inspection, fixed and replaced pickets
11/6/24	7.53	C.W.	Removed debris from all common areas, tree line by schools and lakes, removed graffiti on park across from Publix
11/6/24	3.05	J.S.	Additional court maintenance
11/7/24	4	T.C.	Light inspection of all entrance signs and replaced as needed
11/7/24	4	B.G.	Light inspection at neighborhood entry signs and brick columns
11/7/24	3.57	J.K.	Light inspection at neighborhood entry signs
11/7/24	7.12	C.W.	Removed debris from all common areas, park inspections, graffiti removal
11/7/24	5	J.S.	Additional court maintenance
11/7/24	2.52	J.M.	Additional court maintenance
11/8/24	4	T.C.	Changed back tires on tennis golf cart
11/8/24	5	B.G.	Use jigsaw to cut PVC board for six signs, removed two back tires from rims to install new tires on tennis cart
11/8/24	2	J.K.	Change back two tires on tennis golf cart, get and load up movie screen poles
11/8/24	3.13	J.S.	Additional court maintenance
11/9/24	2.52	J.M.	Additional court maintenance
11/10/24	2.65	J.M.	Additional court maintenance
11/11/24	2	T.C.	Worked on amenity center gate
11/11/24	3.87	J.S.	Additional court maintenance
11/11/24	2.55	J.M.	Additional court maintenance
11/12/24	7.18	C.W.	Removed debris from all common areas and lakes, park inspections
11/12/24	5.33	J.S.	Additional court maintenance
11/12/24	2.5	J.M.	Additional court maintenance
11/13/24	8	T.C.	Put up Christmas lights
11/13/24	6	B.G.	Installed bush lights at front grand banquet entry and tree lights, installed one sign at parking lot, moved shutters
11/13/24	7.37	C.W.	Removed debris from all common areas, grabbed signs on roadways
11/13/24	3.1	J.S.	Additional court maintenance
11/14/24	8	T.C.	Fixed cabinet door ladies restroom in grand banquet, set up for CDD meeting, changed entrance light, put up Christmas lights
11/14/24	2	B.G.	Testing and hanging lights for Christmas
11/14/24	7.25	J.K.	Set up for meeting, take shutters from grand banquet to shop, take out all buckets of lights to shop, test and hung up lights in round about entrance at grand banquet
11/14/24	5.07	J.S.	Additional court maintenance
11/14/24	2.68	J.M.	Additional court maintenance
11/15/24	6	T.C.	Worked on Christmas lights, worked on installing new gate locks around pool deck
11/15/24	8	B.G.	Installing Christmas lights at Plantation entrance, removing vinyl door lock and installing new one with key lock, installed more lights at banquet hall driveway
11/15/24	6.88	J.K.	Test bush tree lights and put out median entrance, replaced locks on pool deck vinyl gates
11/15/24	3.07	J.S.	Additional court maintenance
11/16/24	4.68	J.M.	Additional court maintenance

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
11/17/24	3.18	J.M.	Additional court maintenance
11/18/24	8	T.C.	Changed lock on back pool gate, put up Christmas lights at amenity center, picked up supplies
11/18/24	6	B.G.	Took trash out of shop to dumpster, putting up Christmas lights on trees at entry
11/18/24	7.75	C.W.	Removed debris from all common areas
11/18/24	3.4	J.S.	Additional court maintenance
11/19/24	8	T.C.	Set up for CDD meeting, put up Christmas lights at amenity center
11/19/24	7.52	C.W.	Removed debris from all common areas
11/19/24	5.13	J.S.	Additional court maintenance
11/19/24	2.53	J.M.	Additional court maintenance
11/20/24	8	T.C.	Put up Christmas lights at entrance, picked up supplies
11/20/24	8	B.G.	Changing old lock to a key lock to the vinyl fence, putting up Christmas lights
11/20/24	2.4	C.W.	Removed debris from all common areas
11/20/24	3	J.S.	Additional court maintenance
11/21/24	2	B.G.	Hanging tree lights
11/21/24	1.18	J.K.	Put up Christmas lights on trees
11/21/24	7.27	C.W.	Removed debris from all common areas
11/21/24	5.03	J.S.	Additional court maintenance
11/21/24	2.9	J.M.	Additional court maintenance
11/22/24	7.02	C.W.	Removed debris from all common areas
11/22/24	3.08	J.S.	Additional court maintenance
11/23/24	2.48	J.M.	Additional court maintenance
11/24/24	2.53	J.M.	Additional court maintenance
11/25/24	4	T.C.	Put up Christmas lights
11/25/24	5.63	C.W.	Removed debris from all common areas
11/25/24	3.32	J.S.	Additional court maintenance
11/26/24	7.57	C.W.	Removed debris from all common areas
11/26/24	5.1	J.S.	Additional court maintenance
11/26/24	2.93	J.M.	Additional court maintenance
11/27/24	4	T.C.	Put up Christmas lights
11/27/24	4	B.G.	Hanging Christmas lights and running cords
11/27/24	4	J.K.	Finished Christmas lights at entrance, ran extension cords
11/27/24	6.75	C.W.	Removed debris from all common areas
11/27/24	3.02	J.S.	Additional court maintenance
11/27/24	2.62	J.M.	Additional court maintenance
11/28/24	5.07	J.S.	Additional court maintenance
11/28/24	3.48	J.M.	Additional court maintenance
11/29/24	3.13	J.S.	Additional court maintenance
11/29/24	2.7	J.M.	Additional court maintenance
11/30/24	4.68	J.M.	Additional court maintenance

TOTAL 433.98

MILES 103

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

MAKE CHECK PAYABLE TO:



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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER                      EXP. DATE  
SIGNATURE                              AMOUNT PAID

ADDRESSEE

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

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

ACCOUNT NUMBER	DATE	BALANCE
711194	1/2/2025	\$1,594.00

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

00000000027159001000000023978400000015940092

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

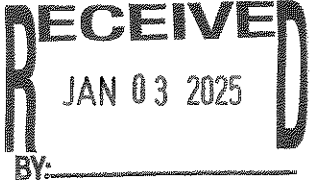
**MIDDLE VILLAGE CDD**  
Invoice Due Date 1/11/2025

**PLANTATION OAKS BLVD, ORANGE PARK, FL 32065**  
Invoice 239784B PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
1/1/2025	Water Management - Monthly		\$1594.00	\$0.00	\$1594.00

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

Please remit payment for this month's invoice.



**Middle Village Lake Maintenance**

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

**Total Account Balance including this invoice:**

\$1594.00

**This Invoice Total:**

\$1594.00

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

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

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

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

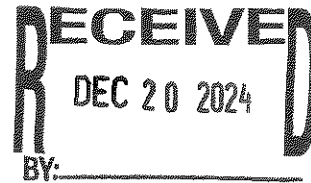
**From:** Oakleaf Venues [venuerentals@oakleafresidents.com](mailto:venuerentals@oakleafresidents.com)  
**Subject:** MVCDD refund of deposit request - LAUREN ARAUZ  
**Date:** December 20, 2024 at 4:15 PM  
**To:** Todd Polvere [tpolvere@gmsnf.com](mailto:tpolvere@gmsnf.com), Oksana Kuzmuk [okuzmuk@gmsnf.com](mailto:okuzmuk@gmsnf.com)  
**Cc:** Marilee Giles [mgiles@gmsnf.com](mailto:mgiles@gmsnf.com), Alison Mossing [amosing@gmstnn.com](mailto:amosing@gmstnn.com)



Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
  - LOCATION – GRAND BANQUET (SATURDAY) 12:00 P.M. to 12:00 A.M. (ET 5:00 - 7:00 P.M.)
  - DATE OF VENUE – DECEMBER 14, 2024
  - RESIDENT – LAUREN ARAUZ
  - ADDRESS – 785 OAKLEAF PLANTATION PARKWAY #1831, ORANGE PARK, FL 32065
  - AMOUNT OF REFUND - \$500.00
  - BOOKING FEE/DEPOSIT was via VISA (0652):
    - **GRAND BANQUET:**
    - DATED: 11/1/24
    - SEQ#: 2
    - BATCH#: 1133
    - INVOICE#: 2
    - APPROVAL CODE: 031042
    - AMOUNT: \$500.00



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

Thank you.

I will be out of the office 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](mailto:venuerentals@oakleafresidents.com)  
(904) 770-4661 voice email  
(904) 375-9285 ext. 3  
[www.oakleafresidents.com](http://www.oakleafresidents.com)

Governmental Management Services

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

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



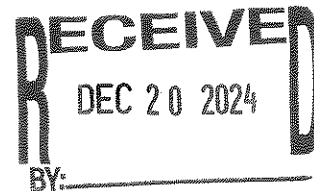
**From:** Oakleaf Venues [venuere rentals@oakleafresidents.com](mailto:venuere rentals@oakleafresidents.com)  
**Subject:** MVCDD refund of deposit request - MARTIN ABOYTES  
**Date:** December 20, 2024 at 5:52 PM  
**To:** Todd Polvere [tpolvere@gmsnf.com](mailto:tpolvere@gmsnf.com), Oksana Kuzmuk [okuzmuk@gmsnf.com](mailto:okuzmuk@gmsnf.com)  
**Cc:** Marilee Giles [mgiles@gmsnf.com](mailto:mgiles@gmsnf.com), Alison Mossing [amossing@gmstnn.com](mailto:amossing@gmstnn.com)



Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
  - LOCATION – GRAND BANQUET (FRIDAY) 12:00 P.M. to 12:00 A.M. (ET 3:00 - 10:00 P.M.)
  - DATE OF VENUE – DECEMBER 13, 2024
  - RESIDENT – MARTIN ABOYTES
  - ADDRESS – 701 SKIPPING STONE WAY, ORANGE PARK, FL 32065
  - AMOUNT OF REFUND - \$500.00
  - BOOKING FEE/DEPOSIT was via VISA (1477):
    - **GRAND BANQUET:**
    - DATED: 11/22/24
    - SEQ#: 2
    - BATCH#: 1145
    - INVOICE#: 4
    - APPROVAL CODE: 062615
    - AMOUNT: \$500.00



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

Thank you.

I will be out of the office 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](mailto:venuere rentals@oakleafresidents.com)  
(904) 770-4661 voice email  
(904) 375-9285 ext. 3  
[www.oakleafresidents.com](http://www.oakleafresidents.com)

Governmental Management Services

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

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

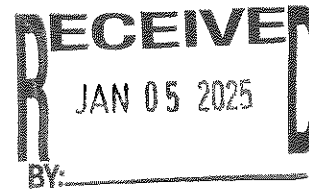
**From:** Oakleaf Venues [venuere rentals@oakleafresidents.com](mailto:venuere rentals@oakleafresidents.com)  
**Subject:** MVCDD refund of deposit request - NICOLE WHITTIER  
**Date:** January 5, 2025 at 9:37 PM  
**To:** Todd Polvere [tpolv ere@gmsnf.com](mailto:tpolv ere@gmsnf.com), Oksana Kuzmuk [okuzmuk@gmsnf.com](mailto:okuzmuk@gmsnf.com)  
**Cc:** Marilee Giles [mgiles@gmsnf.com](mailto:mgiles@gmsnf.com), Allison Mossing [amossing@gmstrn.com](mailto:amossing@gmstrn.com)



Good evening, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
  - LOCATION – 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, **ORANGE PARK, FL 32065**
  - 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 23 - January 3, 2024.

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

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

Governmental Management Services

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

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

I N V O I C E

PAULA'S PEST CONTROL  
1548 Glendale St,  
Jacksonville, FL 32205  
904-476-3866

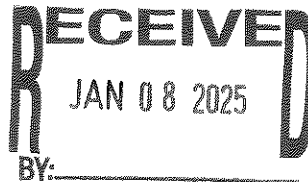
INVOICE: 48499 QT  
DATE: 01/08/25 11:00a  
ACCOUNT: 1032 Oakleaf  
ROUTE: 0  
LAST: 10/5/24 Paula  
Paula Douglas

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

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

904-375-9625 Lisa 904-708-1134

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



PLEASE KEEP FULL INVOICE FOR YOUR RECORDS

EFFECTIVE NOVEMBER 1, 2011  
Make Checks payable to:

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

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

THANK YOU FOR YOUR BUSINESS!  
HAVE A WONDERFUL DAY!

Serviced By:

PAULA DOUGLAS  
Ph# 904-476-3866



# Invoice

Date  
Invoice#

1/1/2025  
131295626447

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

Terms	Net 20
Due Date	1/21/2025
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
	Water Management Flat Billing Rate	1	ea	\$4,127.68
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	\$108.18

Subtotal \$4,235.86  
Tax \$0.00  
**Total \$4,235.86**

Amount Paid/Credit Applied \$0.00  
**Balance Due \$4,235.86**

**RECEIVED**  
DEC 23 2024  
BY: \_\_\_\_\_



131295626447

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

# Invoice

Invoice #: 355  
Invoice Date: 1/1/2025  
Due Date: 1/1/2025  
Case:  
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
2.330.572.3420 - Janitorial Services - January 2025		4,125.00	4,125.00

**RECEIVED**  
JAN 07 2025  
BY: \_\_\_\_\_

*Alison Moring*  
1-6-25

<b>Total</b>	<b>\$4,125.00</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$4,125.00</b>



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

# INVOICE

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

**INVOICE #** 10688  
**DATE** 01/01/2025  
**DUE DATE** 01/31/2025  
**TERMS** End of the month

**SERVICE MONTH**  
 January

ACTIVITY	QTY	RATE	AMOUNT
Dedicated Officer I	326	28.29	9,222.54T
	-20	28.29	-565.80T
<b>SUBTOTAL</b>			8,656.74
<b>TAX</b>			0.00
<b>TOTAL</b>			8,656.74
<b>BALANCE DUE</b>			<b>\$8,656.74</b>

**APPROVED**

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



**RECEIVED**  
 JAN 03 2025  
 BY: \_\_\_\_\_



# Invoice

Invoice #: 19689

Date: 01/02/25

Customer PO:

DUE DATE: 02/01/2025

### 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

#19623 - Standard Maintenance Contract 2025 January 2025  
Work order #1846 Zach

### AMOUNT

\$45,083.27

### Invoice Notes:

Thank you for your business!

### AMOUNT DUE THIS INVOICE

\$45,083.27

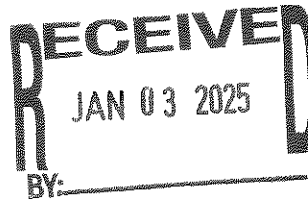
Please See Our  
Updated Remittance  
Information

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

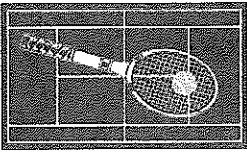
ACH Account Information:  
Bank Name: Wells Fargo Bank N.A.  
Routing Number: 121000248  
Account Number: 4945950657  
Remittance Information:  
AR@verdego.com

Code to:

2-320-572-462



Middle Village Landscape Maintenance



# Invoice

Welch Tennis Courts, Inc.  
 Welch Sport Surfaces  
 P.O. Box 7770  
 Sun City, FL 33586  
 Phone: 813-641-7787

Date	Invoice #
10/3/2024	78104

Bill To
Jay Soriano OakLeaf Plantation 370 Oak Leaf Village Pkwy Orange Park FL 32065

Ship To
Tennis (Jay or Andy) OakLeaf Plantation 845 Oak Leaf Plantation Pkwy Orange Park FL 32065

Terms	PO #	Due Date
Net 30	Andy	11/2/2024
Sales Rep	Ship Via	Ship Date
Shannon Wilder		10/3/2024

**Notes**

Quantity	Units	Description	Options	Unit Price	Amount
2.8		HarTru in 50# bags. Each pallet is 1.4 tons or 56 bags. 2.8 tons = 2 pallets	Size: 50lb	463.00	1,296.40
1		Delivery for East Coast		330.00	330.00

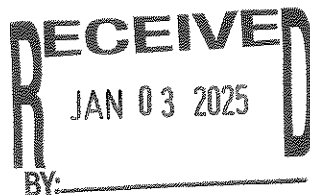
Thank you for your business.	<b>Total</b>	<b>\$1,626.40</b>
------------------------------	--------------	-------------------

ALL PAST DUE ACCOUNTS ARE SUBJECT TO AN ANNUAL INTEREST CHARGE OF 1-1/2% PER MONTH THIS REPRESENTS AN ANNUAL INTEREST RATE OF 18%. MATERIALS AND EQUIPMENT SHALL REMAIN THE PROPERTY OF WELCH TENNIS COURTS, INC. UNTIL PAID IN FULL. ALL RETURNS ARE SUBJECT TO A RESTOCKING FEE.

**Code to:**

**Middle Village Tennis Court Maintenance**

**2-330-572-344**







**GAS CHECK**

THIS IS YOUR INVOICE  
DUE AND PAYABLE TO DATE

\* \* \* \* \*

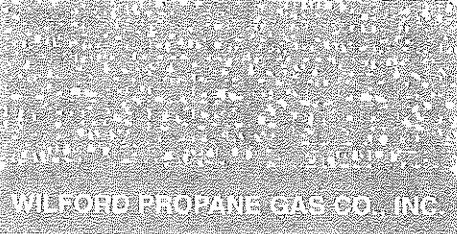
THIRTY DAYS AFTER DELIVERY ANY  
UNPAID BALANCE OF CHARGE SALES  
ARE SUBJECT TO A FINANCE CHARGE of  
ONE PERCENT PER ANNUM ANNUAL RATE 18%

\* \* \* \* \*

PLEASE DELIVER PROMPTLY TO PAY ALL  
DUES AND FINANCE CHARGES AND ALL OTHER  
DUES TO THE COMPANY TO AVOID DISCONTINUED SERVICE

ACCOUNT NO.	REFERENCE NO.	TEMPERATURE COMPENSATED VOLUME CORRECTED TO 60°F

WILFOIRD PROPANE GAS CO., INC.  
706 KINGSLEY AVE.  
ORANGE PARK, FL 32073  
(904) 264-2311



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

DELIVERY DATE	P.O. NUMBER
PAY FULL	SALESMAN

QUANTITY	SALE PRICE	AMOUNT
		SALES TAX
		EXCISE TAX
		SPECIAL TRP CHG.
		SHORT DEL CHG.
AMOUNT DUE		\$

X  
RECEIVED BY

FLAMMABLE GAS - SAFETY MESSAGES ON BACK

Code to:

02-330-572-4350

Middle Village Lap Pool Gas/Heat

\$2,345.13

**RECEIVED**  
JAN 03 2025  
BY: \_\_\_\_\_

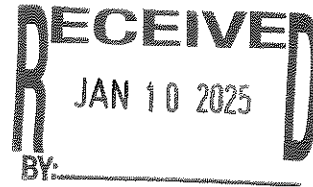
**From:** Oakleaf Venues [venuereals@oakleafresidents.com](mailto:venuereals@oakleafresidents.com)  
**Subject:** MVCDD refund of deposit request - BRADLEIGH JOHNSON  
**Date:** January 10, 2025 at 5:32 PM  
**To:** Todd Polvere [tpolvere@gmsnf.com](mailto:tpolvere@gmsnf.com), Oksana Kuzmuk [okuzmuk@gmsnf.com](mailto:okuzmuk@gmsnf.com)  
**Cc:** Marilee Giles [mgiles@gmsnf.com](mailto:mgiles@gmsnf.com), Allison Mossing [amossing@gmstnn.com](mailto:amossing@gmstnn.com)



Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
  - LOCATION – GRAND BANQUET (SUNDAY) 9:00 A.M. to 5:00 P.M. (ET 12:00 - 3:00 P.M.)
  - DATE OF VENUE – DECEMBER 29, 2024
  - RESIDENT – BRADLEIGH JOHNSON
  - ADDRESS – 10883 BIRCHARD LANE, JACKSONVILLE, FL 32257
  - AMOUNT OF REFUND - \$500.00
  - BOOKING FEE/DEPOSIT was via VISA (3550):
    - **GRAND BANQUET:**
    - DATED: 12/12/24
    - SEQ#: 2
    - BATCH#: 1153
    - INVOICE#: 2
    - APPROVAL CODE: 846235
    - AMOUNT: \$500.00



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

Thank you.

I will be out of the office January 29 - 30, 2025.

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

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

Governmental Management Services

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

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



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	01/09/2025	635	\$0.00	01/24/2025	\$1,165.00

LAST PAYMENT DATE	LAST PAYMENT AMOUNT	PAST DUE AMOUNT	ACCOUNT BALANCE
01/03/2025	\$612.50	\$0.00	\$300.00

DESCRIPTION	QUANTITY	PRICE	UOM	ORIGINAL BILL	ADJUSTED	PAID	AMOUNT DUE
OFF DUTY ADMIN DECEMBER 2024	156.00	\$5.000000	EACH	\$780.00	\$0.00	\$0.00	\$780.00
OFF DUTY SCHEDULING FEE	1.00	\$385.000000	EACH	\$385.00	\$0.00	\$0.00	\$385.00
<b>Invoice Total:</b>							<b>\$1,165.00</b>

*\$390.00 + \$192.50 = \$582.50*

**RECEIVED**  
 JAN 14 2025  
 BY: \_\_\_\_\_

✂ 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	01/09/2025
Invoice Number	635
Customer Number	30
Amount Paid	
Due Date	01/24/2025
Invoice Total Due	\$1,165.00

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

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

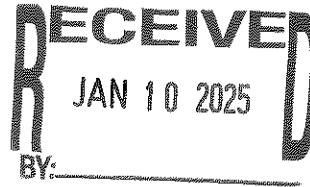
**From:** Oakleaf Venues [venuereals@oakleafresidents.com](mailto:venuereals@oakleafresidents.com)  
**Subject:** MVCDD refund of deposit request - ERIC MIRANDA  
**Date:** January 10, 2025 at 5:28 PM  
**To:** Todd Polvere [tpolvere@gmsnf.com](mailto:tpolvere@gmsnf.com), Oksana Kuzmuk [okuzmuk@gmsnf.com](mailto:okuzmuk@gmsnf.com)  
**Cc:** Marilee Giles [mgiles@gmsnf.com](mailto:mgiles@gmsnf.com), Alison Mossing [amosing@gmstnn.com](mailto:amosing@gmstnn.com)



Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
  - LOCATION – GRAND BANQUET (SUNDAY) 12:00 P.M. to 12:00 A.M. (ET 4:00 - 10:00 P.M.)
  - DATE OF VENUE – DECEMBER 22, 2024
  - RESIDENT – ERIC MIRANDA
  - ADDRESS – 3771 PLANTATION OAKS BLVD., **ORANGE PARK, FL 32065**
  - AMOUNT OF REFUND - \$700.00 = GRAND BANQUET DEPOSIT OF \$500.00 PLUS GRAND LAWN DEPOSIT OF \$200.00
  - BOOKING FEE/DEPOSIT was via VISA (8900):
    - **GRAND BANQUET:**
    - DATED: 9/5/24
    - SEQ#: 4
    - BATCH#: 1098
    - INVOICE#: 5
    - APPROVAL CODE: 062978
    - AMOUNT: \$500.00
    - **GRAND LAWN:**
    - DATED: 9/5/24
    - SEQ#: 6
    - BATCH#: 1098
    - INVOICE#: 7
    - APPROVAL CODE: 012712
    - 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 January 29 - 30, 2025.

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

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

Governmental Management Services

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

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

Governmental Management Services, LLC  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

# Invoice

Invoice #: 2426  
Invoice Date: 1/14/25  
Due Date: 1/14/25  
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 January 11, 2025 2.300-369.103	9	25.00	225.00

**RECEIVED**  
JAN 14 2025  
BY: \_\_\_\_\_

Total	\$225.00
Payments/Credits	\$0.00
Balance Due	\$225.00

1/14/25  
[Signature]

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

**Middle Village CDD**

**Facility Event Staff Service Hours**

<b><u>Quantity</u></b>	<b><u>Description</u></b>	<b><u>Rate</u></b>	<b><u>Amount</u></b>
9	Facility Event Staff	\$ 25.00	\$ 225.00

Covers Period End: January 11, 2025

Amenities Revenue # 2.300.369.103

Governmental Management Services, LLC  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

# Invoice

Invoice #: 2423  
Invoice Date: 1/13/25  
Due Date: 1/13/25  
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 December 1 - December 31, 2024 (Tennis) Tennis Ct Maint. 2,330.572.3440		1,040.00	1,040.00

**RECEIVED**  
JAN 17 2025  
BY: \_\_\_\_\_

*Alison Mossing*  
1-16-25

<b>Total</b>	<b>\$1,040.00</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$1,040.00</b>

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

---

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
12/2/24	2	J.S.	Clean and sweep tennis courts.
12/4/24	2	J.S.	Clean and sweep tennis courts.
12/6/24	2	J.S.	Clean and sweep tennis courts.
12/9/24	2	J.S.	Clean and sweep tennis courts.
12/11/24	2	J.S.	Clean and sweep tennis courts.
12/13/24	2	J.S.	Clean and sweep tennis courts.
12/16/24	2	J.S.	Clean and sweep tennis courts.
12/18/24	2	J.S.	Clean and sweep tennis courts.
12/20/24	2	J.M.	Clean and sweep tennis courts.
12/23/24	2	J.M.	Clean and sweep tennis courts.
12/24/24	2	J.M.	Clean and sweep tennis courts.
12/27/24	2	J.M.	Clean and sweep tennis courts.
12/30/24	2	J.S.	Clean and sweep tennis courts.
<b>TOTAL</b>	<u>26</u>		



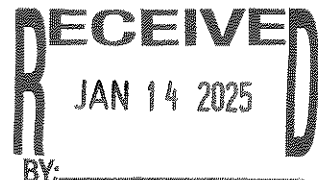
**From:** Oakleaf Venues [venue rentals@oakleafresidents.com](mailto:venue rentals@oakleafresidents.com)  
**Subject:** MVCDD refund of deposit request - HANNA JACOBS  
**Date:** January 14, 2025 at 3:40 PM  
**To:** Todd Polvere [tpolvere@gmsnf.com](mailto:tpolvere@gmsnf.com), Oksana Kuzmuk [okuzmuk@gmsnf.com](mailto:okuzmuk@gmsnf.com)  
**Cc:** Marilee Giles [mgiles@gmsnf.com](mailto:mgiles@gmsnf.com), Alison Mossing [amossing@gmstnn.com](mailto:amossing@gmstnn.com)



Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
  - LOCATION – GRAND BANQUET (SATURDAY) 2:00 P.M. to 10:00 P.M.
  - DATE OF VENUE – JANUARY 11, 2025
  - RESIDENT – HANNA JACOBS
  - ADDRESS – 3212 HERSCHEL STREET APT 8, JACKSONVILLE, FL 32205
  - AMOUNT OF REFUND - \$500.00
  - BOOKING FEE/DEPOSIT was via VISA (7005):
    - **GRAND BANQUET:**
    - DATED: 9/23/24
    - SEQ#: 4
    - BATCH#: 1109
    - INVOICE#: 4
    - APPROVAL CODE: 052279
    - AMOUNT: \$500.00



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

Thank you.

I will be out of the office January 29 - 30, 2025.

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

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

Governmental Management Services

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

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

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/10/25	00104	10/17/24	3024	202410	600-53800	64000			CLEAR PUMP DEBRIS REPRIME BLUE SOLUTIONS INC	*	920.00	920.00	000757
1/10/25	00104	11/05/24	3036	202411	600-53800	64000			POOL CLEANINGS BLUE SOLUTIONS INC	*	3,675.00	3,675.00	000758
1/10/25	00104	1/02/25	3070	202501	600-53800	64000			INSTALL CHLORINE FEEDERS BLUE SOLUTIONS INC	*	490.00	490.00	000759
1/10/25	00009	12/27/24	2418	202411	600-53800	64000			NOV REPAIR & REPLACEMENTS GOVERNMENTAL MANAGEMENT SERVICES	*	1,148.00	1,148.00	000760
1/10/25	00009	12/27/24	2417	202412	600-53800	64000			MAINTENANCE SUPPLIES GOVERNMENTAL MANAGEMENT SERVICES	*	1,839.72	1,839.72	000761
1/10/25	00006	12/27/24	356	202412	600-53800	64000			PRESS WASH TRAFF CLK TWR RIVERSIDE MANAGEMENT SERVICES, INC	*	620.00	620.00	000762
1/10/25	00054	12/16/24	84099627	202412	600-53800	64000			JANITORIAL SUPPLIES THE HOME DEPOT PRO	*	909.07	909.07	000763
1/10/25	00059	10/21/24	33980	202410	600-53800	64000			DISCONNECT POOL HEATERS WILFORD PROPANE GAS	*	3,386.25	3,386.25	000764
TOTAL FOR BANK C											12,988.04		
TOTAL FOR REGISTER											12,988.04		

Blue Solutions Inc  
1015 Idlewild Ave  
Green Cove Springs, FL 32043  
US  
+1 9045802210  
Blue\_Solutions@comcast.net  
www.bluesolutionspools.com

# Invoice

BILL TO  
javier soriano  
Middle Village CDD  
845 Oakleaf Plantation  
Oakleaf, FL 32065

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
3024	10/17/2024	\$920.00	11/01/2024	Due on receipt	

DESCRIPTION	QTY	RATE	AMOUNT
Labor Clear Pump of debris reprime	1	500.00	500.00
Pool Filter Cleanig Drain Clean filters	1	75.00	75.00
Valve Handel Gate Way 6" handle	1	345.00	345.00

BALANCE DUE **\$920.00**



**Code To:**

**Middle Village Repair and Replacements**

**34-600-538-64000**

**RECEIVED**  
JAN 03 2025  
BY: \_\_\_\_\_

Blue Solutions Inc  
1015 Idlewild Ave  
Green Cove Springs, FL 32043  
US  
+1 9045802210  
Blue\_Solutions@comcast.net  
www.bluesolutionspools.com

# Invoice

BILL TO  
javier soriano  
Middle Vilage CDD  
845 Oakleaf Plantation  
Oakleaf, FL 32065

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
3036	11/05/2024	\$3,675.00	11/05/2024	Due on receipt	

DESCRIPTION	QTY	RATE	AMOUNT
Pool Cleanings Pool cleaning labor Pool Chemicals Deck filter rentals Custom piping work for pump project			3,675.00
BALANCE DUE			<b>\$3,675.00</b>

**Code To:**

**Middle Village Repair and Replacements**

**34-600-538-64000**

**RECEIVED**  
JAN 03 2025  
BY: \_\_\_\_\_

Blue Solutions Inc  
1015 Idlewild Ave  
Green Cove Springs, FL 32043  
US  
+1 9045802210  
Blue\_Solutions@comcast.net  
www.bluesolutionspools.com

# Invoice

BILL TO  
javier soriano  
Middle Village CDD  
845 Oakleaf Plantation  
Oakleaf, FL 32065

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
3070	01/02/2025	\$490.00	02/01/2025	Due on receipt	

DESCRIPTION	QTY	RATE	AMOUNT
Labor Installation of Chlorine Feeders	1	395.00	395.00
misc Pipe, Fittings and valves	1	95.00	95.00

BALANCE DUE

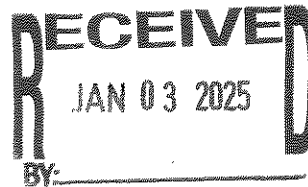
**\$490.00**



**Code To:**

**Middle Village Repair and Replacements**

**34-600-538-64000**



**Governmental Management Services, LLC**  
 475 West Town Place, Suite 114  
 St. Augustine, FL 32092

# Invoice

Invoice #: 2418  
 Invoice Date: 12/27/24  
 Due Date: 12/27/24  
 Case:  
 P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance November 1 - November 30, 2024		17,405.04	17,405.04
Code to:			
<del>Middle Village Facility Maintenance</del>			
<del>2.320.572.466 - (\$4,250.00)</del>			
<del>Middle Village Facility Maint. Contingency</del>			
<del>2.330.572.622 - (\$530.00)</del>			
<del>Middle Village Common Area Maint</del>			
<del>2.320.572.46500 - (\$5,567.00)</del>			
<del>Middle Village Lighting repairs</del>			
<del>2.320.572.46630 - (\$700.00)</del>			
<del>Middle Village Tennis Court Maint.</del>			
<del>2.330.572.344 - (\$5,177.00)</del>			
<del>Middle Village Special Events</del>			
<del>2.330.572.49400 (\$333.04)</del>			
Middle Village Repair and Replacements			
34.600.538.64000 - (\$1,148.00)			
<b>Total</b>			<b>\$17,405.04</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$17,405.04</b>

**RECEIVED**  
 JAN 03 2025  
 BY: \_\_\_\_\_

**\$1,148.00**

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
11/1/24	6	T.C.	Formed and poured concrete pad for trash receptacles, put up garage sale signs
11/1/24	6	B.G.	Put in concrete base for trash can near boardwalk, take out trash from shop, put up garage sale signs
11/1/24	6	J.K.	Put in concrete base for trash can near boardwalk, take out trash from shop, put up garage sale signs
11/1/24	7.23	C.W.	Removed debris from all common areas and roadways
11/1/24	7.75	E.W.	Removed debris from all common areas
11/1/24	3.03	J.S.	Use jigsaw to cut PVC board for six signs, removed two back tires from rims to install new tires on tennis cart
11/2/24	5.08	J.M.	Additional court maintenance
11/3/24	2.63	J.M.	Additional court maintenance
11/4/24	6	T.C.	Pulled form boards and reset trash can holders, worked on sign backers, cleaned and organized shop, picked up supplies
11/4/24	8	B.G.	Removed cement from and reinstalled garage can by the boardwalk, cut a piece of PVC board for a dusk to dawn sign and installed it, cleaned inside and outside of the shop
11/4/24	3.63	J.K.	Pick up yard sale signs, put up trash can on concrete and cleaned around it, took out trash from shop
11/4/24	7.63	C.W.	Park inspection and removed graffiti from park, removed debris from common area, removed deer from road
11/4/24	3.12	J.S.	Additional court maintenance
11/5/24	1	B.G.	Jacked up the golf cart to remove flat tire, found leak and plugged it
11/5/24	7.73	C.W.	Removed debris from all common areas, washed golf cart, park inspections, removed debris from lake, removed debris from medians by round about
11/5/24	5.08	J.S.	Additional court maintenance
11/5/24	2.5	J.M.	Additional court maintenance
11/6/24	4	T.C.	Fixed vinyl fence around community
11/6/24	3	B.G.	Vinyl fence inspection, replaced picket boards
11/6/24	2.55	J.K.	Vinyl fence inspection, fixed and replaced pickets
11/6/24	7.53	C.W.	Removed debris from all common areas, tree line by schools and lakes, removed graffiti on park across from Publix
11/6/24	3.05	J.S.	Additional court maintenance
11/7/24	4	T.C.	Light inspection of all entrance signs and replaced as needed
11/7/24	4	B.G.	Light inspection at neighborhood entry signs and brick columns
11/7/24	3.57	J.K.	Light inspection at neighborhood entry signs
11/7/24	7.12	C.W.	Removed debris from all common areas, park inspections, graffiti removal
11/7/24	5	J.S.	Additional court maintenance
11/7/24	2.52	J.M.	Additional court maintenance
11/8/24	4	T.C.	Changed back tires on tennis golf cart
11/8/24	5	B.G.	Use jigsaw to cut PVC board for six signs, removed two back tires from rims to install new tires on tennis cart
11/8/24	2	J.K.	Change back two tires on tennis golf cart, get and load up movie screen poles
11/8/24	3.13	J.S.	Additional court maintenance
11/9/24	2.52	J.M.	Additional court maintenance
11/10/24	2.65	J.M.	Additional court maintenance
11/11/24	2	T.C.	Worked on amenity center gate
11/11/24	3.87	J.S.	Additional court maintenance
11/11/24	2.55	J.M.	Additional court maintenance
11/12/24	7.18	C.W.	Removed debris from all common areas and lakes, park inspections
11/12/24	5.33	J.S.	Additional court maintenance
11/12/24	2.5	J.M.	Additional court maintenance
11/13/24	8	T.C.	Put up Christmas lights
11/13/24	6	B.G.	Installed bush lights at front grand banquet entry and tree lights, installed one sign at parking lot, moved shutters
11/13/24	7.37	C.W.	Removed debris from all common areas, grabbed signs on roadways
11/13/24	3.1	J.S.	Additional court maintenance
11/14/24	8	T.C.	Fixed cabinet door ladies restroom in grand banquet, set up for CDD meeting, changed entrance light, put up Christmas lights
11/14/24	2	B.G.	Testing and hanging lights for Christmas
11/14/24	7.25	J.K.	Set up for meeting, take shutters from grand banquet to shop, take out all buckets of lights to shop, test and hung up lights in round about entrance at grand banquet
11/14/24	5.07	J.S.	Additional court maintenance
11/14/24	2.68	J.M.	Additional court maintenance
11/15/24	6	T.C.	Worked on Christmas lights, worked on installing new gate locks around pool deck
11/15/24	8	B.G.	Installing Christmas lights at Plantation entrance, removing vinyl door lock and installing new one with key lock, installed more lights at banquet hall driveway
11/15/24	6.88	J.K.	Test bush tree lights and put out median entrance, replaced locks on pool deck vinyl gates
11/15/24	3.07	J.S.	Additional court maintenance
11/16/24	4.68	J.M.	Additional court maintenance

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
11/17/24	3.18	J.M.	Additional court maintenance
11/18/24	8	T.C.	Changed lock on back pool gate, put up Christmas lights at amenity center, picked up supplies
11/18/24	6	B.G.	Took trash out of shop to dumpster, putting up Christmas lights on trees at entry
11/18/24	7.75	C.W.	Removed debris from all common areas
11/18/24	3.4	J.S.	Additional court maintenance
11/19/24	8	T.C.	Set up for CDD meeting, put up Christmas lights at amenity center
11/19/24	7.52	C.W.	Removed debris from all common areas
11/19/24	5.13	J.S.	Additional court maintenance
11/19/24	2.53	J.M.	Additional court maintenance
11/20/24	8	T.C.	Put up Christmas lights at entrance, picked up supplies
11/20/24	8	B.G.	Changing old lock to a key lock to the vinyl fence, putting up Christmas lights
11/20/24	2.4	C.W.	Removed debris from all common areas
11/20/24	3	J.S.	Additional court maintenance
11/21/24	2	B.G.	Hanging tree lights
11/21/24	1.18	J.K.	Put up Christmas lights on trees
11/21/24	7.27	C.W.	Removed debris from all common areas
11/21/24	5.03	J.S.	Additional court maintenance
11/21/24	2.9	J.M.	Additional court maintenance
11/22/24	7.02	C.W.	Removed debris from all common areas
11/22/24	3.08	J.S.	Additional court maintenance
11/23/24	2.48	J.M.	Additional court maintenance
11/24/24	2.53	J.M.	Additional court maintenance
11/25/24	4	T.C.	Put up Christmas lights
11/25/24	5.63	C.W.	Removed debris from all common areas
11/25/24	3.32	J.S.	Additional court maintenance
11/26/24	7.57	C.W.	Removed debris from all common areas
11/26/24	5.1	J.S.	Additional court maintenance
11/26/24	2.93	J.M.	Additional court maintenance
11/27/24	4	T.C.	Put up Christmas lights
11/27/24	4	B.G.	Hanging Christmas lights and running cords
11/27/24	4	J.K.	Finished Christmas lights at entrance, ran extension cords
11/27/24	6.75	C.W.	Removed debris from all common areas
11/27/24	3.02	J.S.	Additional court maintenance
11/27/24	2.62	J.M.	Additional court maintenance
11/28/24	5.07	J.S.	Additional court maintenance
11/28/24	3.48	J.M.	Additional court maintenance
11/29/24	3.13	J.S.	Additional court maintenance
11/29/24	2.7	J.M.	Additional court maintenance
11/30/24	4.68	J.M.	Additional court maintenance

**TOTAL**      433.98

**MILES**      103

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



**Governmental Management Services, LLC**  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

# Invoice

Invoice #: 2417  
Invoice Date: 12/27/24  
Due Date: 12/27/24  
Case:  
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Maintenance Supplies		1,839.72	1,839.72

**Code To:**

**Middle Village Repair and Replacements**

**34-600-538-64000**

**RECEIVED**  
JAN 03 2025  
BY: \_\_\_\_\_

<b>Total</b>	<b>\$1,839.72</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$1,839.72</b>

**MAINTENANCE BILLABLE PURCHASES**

Period Ending 12/05/24

<b><u>DISTRICT</u></b>	<b><u>DATE</u></b>	<b><u>SUPPLIES</u></b>	<b><u>PRICE</u></b>	<b><u>EMPLOYEE</u></b>
MV				
MIDDLE VILLAGE				
OAKLEAF	11/5/24	90W DIM	9.19	T.C.
	11/5/24	AA Batteries 12pk	11.43	T.C.
	11/5/24	Trufuel 50:1	13.79	T.C.
	11/5/24	5 Gallon Gas Can	14.36	T.C.
	11/5/24	Winged Wir Connector Asst 15pk	3.44	T.C.
	11/7/24	Firm Grip 12 Pair Dipped Gloves	5.68	T.C.
	11/7/24	BLK Nitrile Gloves	5.11	T.C.
	11/7/24	90W 2pk DIM	36.75	T.C.
	11/12/24	22x64 Windowblinds (4)	628.00	J.S.
	11/20/24	Warm White Net Lights (6)	137.86	T.C.
	11/21/24	3" Screws	5.74	T.C.
	11/27/24	50' Multi Lights (12)	82.52	T.C.
	11/27/24	Gas for Equipment	75.00	T.C.
	12/2/24	22x64 Windowblinds (5)	785.00	J.S.
	12/4/24	Pine Sol	25.84	T.C.
		<b>TOTAL</b>	<b><u><u>\$1,839.72</u></u></b>	

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

# Invoice

Invoice #: 356  
Invoice Date: 12/27/2024  
Due Date: 12/27/2024  
Case:  
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Pressure washed traffic circle clock tower		620.00	620.00

**Code To:**

**Middle Village Repair and Replacements**

**34-600-538-64000**

**RECEIVED**  
JAN 03 2025  
BY: \_\_\_\_\_

**Total** \$620.00

**Payments/Credits** \$0.00

**Balance Due** \$620.00

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

Service Detail

Bill To: Middle Village CDD

Invoice Date: 12/23/24

Due Date: Upon Receipt

Amount Due: \$ 620.00

---

<u>Description</u>	<u>Amount</u>
Pressure washed traffic circle clock tower	\$ 620.00

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

TOTAL AMOUNT DUE: \$ 620.00

Should you have any questions, please contact Jerry Lambert @ (904) 288-7667  
or [jlambert@rmsnf.com](mailto:jlambert@rmsnf.com)

Remit Payment



9000 Southside Blvd.  
Bldg. 100 Suite 1102  
Jacksonville FL 32256

**INVOICE**

Page 1 of 1

INVOICE DATE	12/16/2024
INVOICE NUMBER	840996276
ACCOUNT NUMBER	645245
ORDER NO.	60087241

**RECEIVED**  
JAN 06 2025

FOR INQUIRIES CALL: (866) 412-6726  
FAX: (877) 712-6726  
www.HomeDepotPro.com/Institutional  
customer@supplyworks.com

Please mail payments to the remit address at the bottom of this bill

**SOLD TO:**

1869 1 MB 0.822 E0392X I0556 D13761257023 S2 P10608867 0001:0001

<b>ENROLLMENT ACCOUNT #:</b>	<b>ENROLLMENT TOKEN</b>
AMS645245	HRW QPH FVP

**SHIPPED TO:**

DOUBLE BRANCH  
370 OAKLEAF VILLAGE PARKWAY  
ORANGE PARK FL 32065

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

ORDER NO.	CONTROL NO.	CUSTOMER P.O.	SHIPPED VIA				TERMS	CASH DISCOUNT AMT				
60087241		LNC121324	JX20N - JACKSONVI				NET 30 DAYS	0.00				
LN	ITEM NO.	CAT	DESCRIPTION	ORDER	SHIP	B/O	UOM	LIST PRICE	PRICE	EXT. AMT.	TAX	CODE
1	REN06003-WB	8	RENOWN GS MULTI-FOLD TOWEL NATURAL	4	4	0	CA		41.59	166.36	*	
2	REN03121	8	RENOWN WAVE3D URNAL SCRNM MAN - MANG	2	2	0	CA		186.54	373.08		
3	REN08125-WB	8	RENOWN SINGLE ROLL BATH TISSUE 2PLY	10	10	0	CA		68.04	680.40		
4	REN14512-CA	8	RENOWN LNR 40X48 12MIC NAT - NATURA	8	8	0	CA		61.07	366.42	*	
5	REN24512-CA	8	RENOWN LNR 40X46 .74MIL WHT - 25/RO	6	6	0	CA		37.32	223.92	*	
				HANDLING		7.95						
\$7.95 Handling Charge Delivery information for this invoice may be found at: www.HomeDepotPro.com/Institutional												
<i>Please split between both districts 50/50</i> <i>Repair &amp; Replacement DB - 2,320.572, 63100</i> <i>Repair &amp; Replacement MV - 34,600.538, 64000 \$909.07</i>												
<b>NET MERCHANDISE TOTAL</b>			<b>TAX TOTAL</b>			<b>SPECIAL CHARGES</b>			<b>INVOICE TOTAL</b>			
1810.18			0.00			7.95			1818.13			

TERMS AND CONDITIONS FROM CURRENT CATALOG & ONLINE APPLY. CLAIMS FOR SHORTAGES OR DAMAGED GOODS MUST BE MADE IMMEDIATELY UPON RECEIPT OF SHIPMENT IN ACCORDANCE WITH CURRENT RETURN GOODS POLICY. NO RETURNS ACCEPTED WITHOUT PRIOR AUTHORIZATION.

RETAIN THIS PORTION OF THE INVOICE FOR YOUR RECORDS

RETURN THIS PORTION WITH YOUR REMITTANCE TO THE REMIT ADDRESS BELOW



ACCOUNT NUMBER	INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT DUE
645245	840996276	12/16/2024	1818.13
			NET DUE DATE 01/15/25
			NET AMOUNT PAID

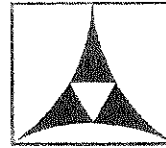
**SOLD TO:**

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

**REMIT TO:**

HD SUPPLY FORMERLY HOME DEPOT PRO  
PO Box 404468  
Atlanta GA 30384-4468

MATERIALS USED			
QUAN	DESCRIPTION	UNIT PRICE	TOTAL PRICE
(2)	Roots B42 R 1/43 38 office 6-16-24		
	P/H info		
	all units PIN 460776		
	HTR 400LP ASME installation		
3IN	11182772400032		
3IN	11182772400040		
3IN	11182772400096		
4IN	11182772400019		
5IN	11182772400110		
5IN	11182772400125		
LEAK TEST:			
START	W.C.		
STOP	W.C.		
TIME	MIN.		
DATE	10-22-24 / 11-1-24 / 11-18-24		
ARRIVED	9:45 / 10:56	1.15	
FINISHED	9:57 / 9:35	TOTAL 2.30	



# WILFORD PROPANE GAS

706 Kingsley Ave.  
Orange Park, FL 32073  
Phone (904) 264-2311

33980

13295

Name: Middle Village  
Address: 253 Oakleaf Plantation Place  
City: O.P. Zip: 32065 Phone: 904-562-0249  
Date: 10/31/24  
Gas Used For: Pool  
Order Written By: [Signature]

ALL GAS CONTAINERS REMAIN THE PROPERTY OF  
WILFORD PROPANE GAS

QUAN	DESCRIPTION	AMOUNT
-	Disconnect pool heaters per proposal	
10/22	Disconnected 6x pool heaters & capped line @ each Reg outlet. Turned Tanks off.	
11/1	Removed all low press Regs & Gas lines after 1" ball valves Installed 2x High Volume 2 <sup>nd</sup> stage Regs set to 12" w.c. Installed 2x Manifolds & connected 6x new Pool Heaters with 3/4 CSST. Leak tested each low press system Tests Passed - All OK - Did Not Cycle WPG to return to vent Regs & Type CSST	
12/18	Topped all CSST connections & Vental Regs ALL OK	

Code to:

Middle Village Repair and Replacements

34-600-538-64000

\$3,386.25

**RECEIVED**  
JAN 03 2025

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

TERMS OF SALE: PROPOSAL

MECHANIC		HRS.	RATE	HELPER		HRS.	RATE
Kyle				Tanner			

I HEREBY ACKNOWLEDGE THAT THIS JOB HAS BEEN COMPLETED AND IS SATISFACTORY

SIGNED: [Signature]

TOTAL LABOR	
TOTAL MATERIALS	
TOTAL AMOUNT	3386.25

*SIXTH ORDER OF BUSINESS*

*D.*



*1.*

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

845 Plantation Oaks Parkway, Orange Park, FL 32065

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

**Memorandum**

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

**Community:**

**Special Events**

- Report – Polar Plunge – slide pool at Double Branch
- Upcoming – Spring Break at Pools
- Annual Calendar – additional events, tentative first quarter calendar posted
- Coordination of dates for resident run spring event

**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
- pool hours/operation

**Amenity Usage**

- *Total Facilities Usage – 5143*
- *Average daily usage – 166*

*Card counts:*

MV Owners	34
MV Renters	33
MV Replacements	11
MV Updated	6

*Total cards printed: 173 (both districts)*

**Rentals**

- 12 of 31 days rented in Jan , 2 of 4 weekends rented
- 14 Grand Ballroom rentals, 1 Grand Lawn rental, 4 Bridal Suite rentals, 0 patio rentals
- 16 tours (approx. 68 hours)/ 82 hours used for scheduling, administrative, etc.

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

845 Plantation Oaks Parkway, Orange Park, FL 32065

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

### **Memorandum**

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

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

#### **MAINTENANCE**

- Pool Equipment walkthrough and inspection after hard freezes
- Coordinate inspection of Golf Cart – blown engine, awaiting quote for rebuild
- Coordinated repair of elevator door , and elevator company contracts
- Replace door controllers and multiple door [arts for elevator repair
- Removal of all Holiday lighting and decorations
- Test, inventory, and pack away holiday items for all buildings and neighborhoods
- Paver repair at pool deck – large sinkhole due to older buried irrigation line
- Multiple locations – Sidewalk grinding/repairs
- Golf cart – starter repair, tack welding for top ( roof ) frame
- Test, inventory, and pack away holiday items for all buildings and neighborhoods
- Coordinate Bridal room flooring repair/replacement
- Purchase of new area carpeting for Bridal room flooring
- Install of VFD at spray ground motor
- Coordinate heater repair at Grand banquet room
- Coordinate inspection of heater/fire alarm system – heater power cutting from smoke detectors
- Re-design of up lighting at columns – to allow for removal of old column light fixtures
- Preventative Maintenance for equipment at Fitness Center
- Touch up painting on decorative street poles in neighborhood (ongoing)
- 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 1/09 Forest Brook, Creekview, Oakpoint, and Timberlake completed 1/23

#### **Landscaping**

- Monthly report for Jan submitted and filed at Operations office

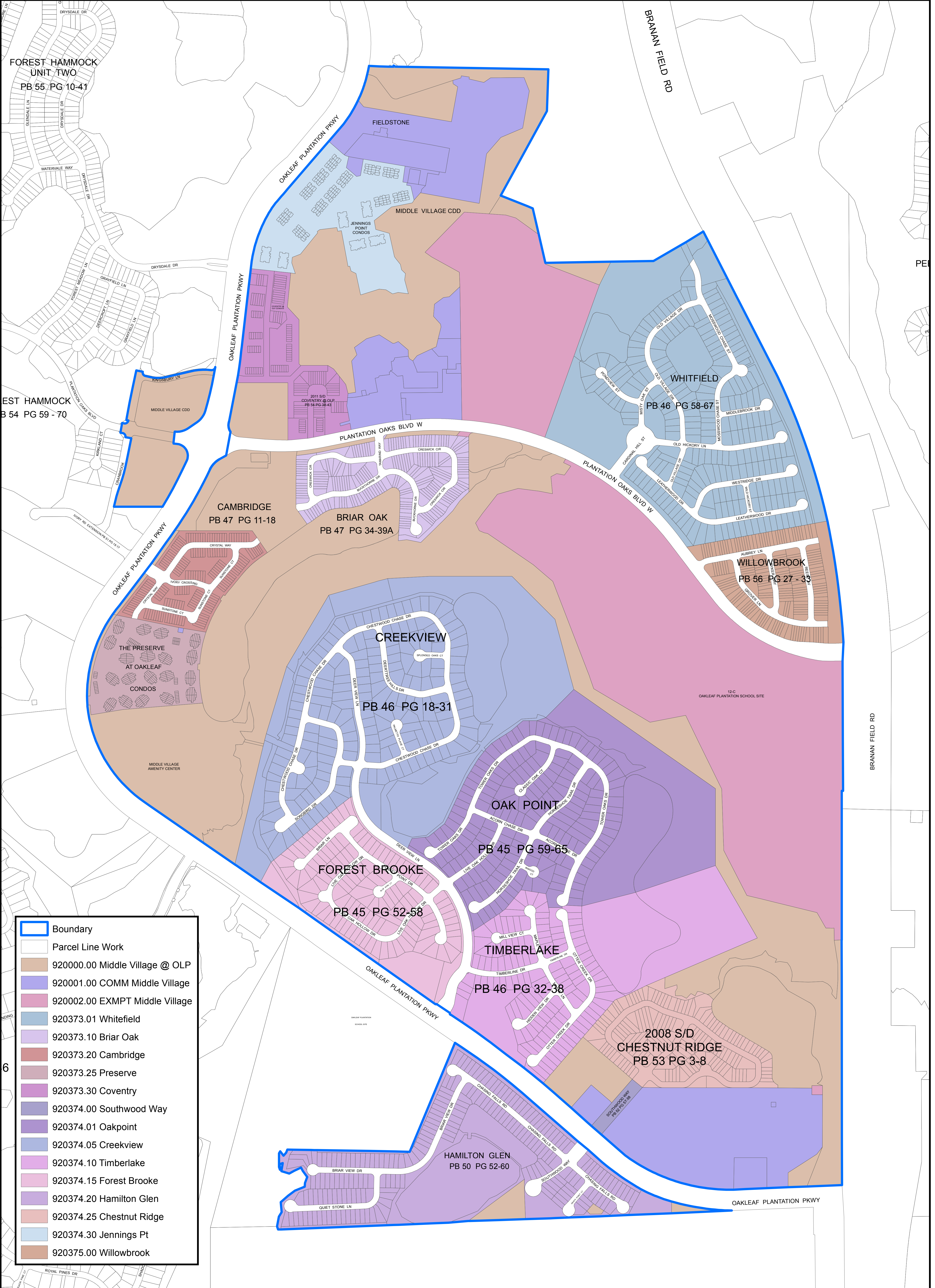
For questions, comments, or clarification, please contact:

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

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



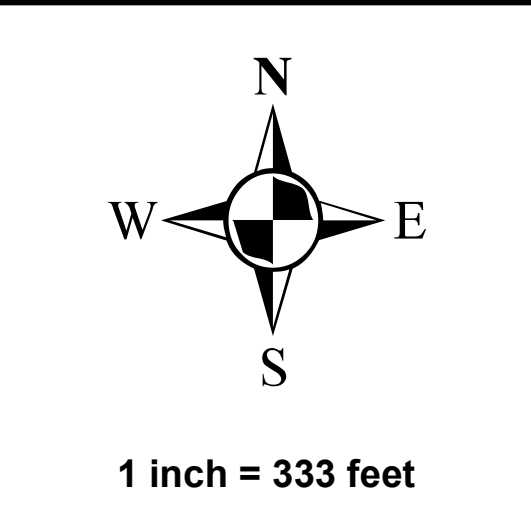




FOREST HAMMOCK  
UNIT TWO  
PB 55 PG 10-41

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.