

MIDDLE VILLAGE
Community Development District

MARCH 10, 2025

AGENDA

Middle Village Community Development District

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

March 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, March 10, 2025 at 6:00 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. Organizational Matters
 - A. Acceptance of Resignation of Shawn Bland
 - B. Consideration of Appointing a New Supervisor to Fill the Vacancy (11/2026)
 - C. Oath of Office for Newly Appointed Supervisor
 - D. Consideration of Resolution 2025-02, Designating Officers
- IV. Approval of Consent Agenda
 - A. Approval of the Minutes of the February 10, 2025 Meeting
 - B. Financial Statements
 - C. Assessment Receipts Schedule
 - D. Check Register
- V. Discussion of Draft Assessment Methodology
- VI. Discussion of Termination of Interlocal Agreement with South Village CDD

- VII. Consideration of Amended and Restated Maintenance License Agreement with Trinity Baptist Church of Jacksonville, Inc.
- VIII. Consideration of Request to Encroach on a Drainage Easement for Pool Construction
- IX. 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)
- X. Audience Comments (limited to three minutes) / Supervisor Requests
- XI. Next Scheduled Meeting – April 14, 2025 @ 2:00 p.m. at the Plantation Oaks Amenity Center
- XII. 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.

From: Courtney Hogge chogge@gmsnf.com
Subject: Fwd: Middle Village CDD Fwd: RESIGNATION
Date: February 17, 2025 at 9:26 AM
To:



Begin forwarded message:

From: Shawn Bland <shawnblandcdd@gmail.com>
Subject: RESIGNATION
Date: February 17, 2025 at 9:06:30 AM EST
To: Marilee Giles <Mgiles@gmsnf.com>

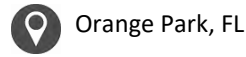
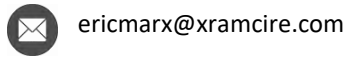
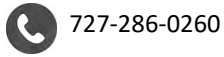
Good morning Mrs. Giles,

I am informing you that I have purchased a house that is an upside of our district and is going to be my primary residence. Therefore as required, I am resigning my position of Board Supervisor. If this email is not sufficient to make my resignation official please advise what steps I need to complete.

Thank you for all of your support during my time on the board I truly appreciate it.

Respectfully,
Shawn Bland

B.



HARD SKILLS

- Azure
- Azure AD
- Azure API Mgmt.
- Azure App Service
- Azure B2C
- Azure Cosmos DB
- Azure Mongo DB
- Azure DNS
- Azure DevOps
- Azure Front Door
- Azure Key Vault
- Azure OpenAI
- Azure Service Bus
- Azure Redis
- Cloudflare
- RabbitMQ
- GitHub
- Visual Studio
- .NET / C#
- SQL / SQL Server
- Blazor
- TypeScript
- Hangfire
- Open AI
- AI Integration
- SendGrid

SOFT SKILLS

- Team Coordination
- Team Leadership
- Team Mentoring
- Change Coordination
- Deployment Coordination
- Incident Management
- Requirement Gathering

PROFILE

I have spent the majority of my career as a full stack software engineer, with my greatest strengths being in backend services, infrastructure management, and automation. The projects I have worked on boast a proven track record of longevity, achieved by delivering high-quality, performant, and scalable solutions. I thrive when I can be deeply embedded in my projects and teams, favoring small teams and organizations where I can make a substantial impact. My approach ensures not just the successful delivery of solutions but also their seamless integration and sustainability within the tech ecosystem. Additionally, my dedication to continuous learning and adaptation has enabled me to stay at the forefront of technological advancements, further enhancing the value I bring to every project I undertake.

PROFESSIONAL EXPERIENCE

Principal Software Engineer, Zenzio · Tampa, FL · Remote | 2023 – 2025

At Zenzio, I was responsible for improving the stability, scalability, and manageability of their AI chat product as well as designing and implementing new products and features. Mentoring junior engineers to foster their skill development and career growth was an important part of my daily life.

- Transformed a simplistic architecture into a set of focused libraries, enhancing code reusability.
- Established and automated industry-standard DevOps practices to streamline deployments.
- Decoupled web services from the interactive web application to boost scalability and reliability.
- Migrated data persistence from SQL Server to Azure MongoDB, reducing costs and enhancing scalability.
- Developed a flexible, organization-level, and role-based security model.
- Implemented an AI model failover system to ensure all user requests to AI models are successfully handled.
- Designed and automated an AI internet lead responder.
- Created and launched an API for third parties to access internal services.
- Built multiple management interfaces, simplifying the management of previously complex systems.
- Integrated and instrumented systems with Azure Application Insights to monitor systems in near real-time.
- Continuously monitored systems for scalability and cost issues, proactively implementing corrective changes.

Principal Software Engineer, SVT Robotics · Norfolk, VA · Remote | 2022 – 2023

Hired as the first engineer on the “Portal Team”. I was tasked with building internal and external user web applications. Without any hard requirements from the business, the applications, features, and domain were inferred by observing the business until the applications eventually became central to daily operations.

- Built internal and external user web applications without predefined requirements, making them central to daily operations.
- Consulted with engineering teams and implemented identity services using Azure AD B2C.
- Created an administration portal with Blazor WASM, .Net core web services, and Cosmos DB.
- Implemented authentication with Azure AD for internal users and ADB2C for external users.
- Set up continuous integration pipelines using Azure DevOps and GitHub.
- Automated resource creation for hosting a proprietary business application with Azure.
- Architected a data ingestion feature to process millions of records daily, using Azure App Services, Azure Service Bus, and Cosmos DB.
- Hired and trained a junior engineer, teaching them C# and Blazor.
- Developed a data aggregation algorithm to summarize millions of objects into a readable format using Hangfire and Cosmos DB.

Senior Software Engineer, Free Market Music · Nashville, TN · Remote | 2021 – 2021

Member of a small team of engineers tasked with using the latest tools from Microsoft and Azure to bring upcoming artists and brands together.

- Implemented Azure Key Vault and designed automation to secure privileged information and reduce deployment errors.
- Implemented automation to streamline pull request and deployment pipeline configuration and reduce development time and errors.
- Migrated the company Azure subscription from GoDaddy to Microsoft decreasing costs and increasing system reliability.
- Implemented mass communication service to deliver email and mobile push notifications utilizing Azure Notification Hub, Spark post, Google Firebase, and Apple Push Notification Service.
- Optimized Ocelot route generation to decrease merge conflicts and highlight route changes in code reviews.
- Split services by environment resulting in increased security, code simplicity, and easier troubleshooting.

Director, Site Reliability Engineering, Affinitiv (AutoLoop) · Chicago, IL · Remote | 2019 – 2021

Leader of a small team of senior software engineers tasked with understanding, managing, and improving the observability, reliability, and deployment of the AutoLoop SaaS product.

- Leveraging infrastructure as code and automation we apply standardization on our underlying virtual platform. This normalized performance and deployments while increasing reliability.
- Perform pre- and post-deployment analysis on our software and coordinate remediation as required with architecture and feature development teams.
- Collaborate new feature design to ensure adequate resources are available and add necessary resources if required.
- Designed and implemented new C# file system abstraction library simplifying development and management of file resources. The ability to easily manage file resources enabled more reliable and cost effect hosting solutions.

Director, Special Projects, Autoloop · Clearwater, FL · Remote | 2013 – 2019

Hired as a principal software engineer and promoted to engineering manager then to director. This time allowed me to show my adaptability to changing and ever-increasing project sizes.

- Designed and implemented a web service, Windows service, message queue, database, and supporting CI/CD pipeline for a high-volume JSON and SOAP integration service utilizing ASP.Net C#, Web API, and SQL.
- Took over development lead of an alpha stage CRM SPA product utilizing ASP.Net C#, Web API, AngularJS, and SQL. Built the team using on and offshore people and managed the project.
- Managed iOS and Android development teams of the CRM client. Coordinating design and deployment efforts with the server and client engineering.
- Architected and implemented a new configuration module encapsulating parsing and retrieval. The project converted 100's of machine specific configuration files into two database tables. This reduced development time, development errors and deployment times.
- Coordinated and expedited the build out of a new physical data center and the migration of our SaaS solution to the new data center. This involved budgeting, purchasing, vendor management, and team coordination. Project completed on time and on budget with no unexpected downtime.

Senior Software Architect, AmeriLife · Clearwater, FL · Onsite | 2012 – 2013

- Formed a team to replace a PHP CRM solution with an ASP.Net C# / SQL-based CRM solution, integrating with Active Directory and Microsoft Dynamics.
- Coordinated with a remote engineering team to gather requirements.
- Collaborated with the DBA team to determine best practices.
- Mentored junior engineering staff.

Lead Software Engineer, GSP · Clearwater, FL · Onsite | 2011 – 2012

- Reassembled source code for a mobile application project after losing the .Net development team.
- Documented and engineered ASP.Net C#, XML, and SQL-based web services for multi-platform mobile applications.
- Consolidated PostgreSQL and SQL Server databases into a single SQL Server database with the Java engineering team.
- Merged disparate ASP.Net C# SaaS solutions into a single platform.
- Increased configurability of GSP Surveyor SaaS to reduce development time and time to market.
- Unified and implemented development patterns and practices.
- Hired and mentored a team of 3 junior engineers.

Software Engineer, ComCept Solutions · Clearwater, FL · Remote | 2004 – 2010

ComCept.Net is a complex ERP SaaS solution written with many technologies. It was a great company and a great project to begin my engineering career.

- Developed and maintained ASP.Net C#, JavaScript, SQL, ERP SaaS solution.
- Designed and engineered a major expansion to the ComCept.Net customer portal.
- Redesigned and consolidated multiple Windows Mobile apps into a single app to ease usability and installation.

Aviation Warfare Systems Operator - PO2, US Navy · Jacksonville, FL · Onsite | 1995 – 2000

During my tenure with the United States Navy, I served as an Aviation Warfare Systems Operator (PO2), playing a critical role in both anti-submarine and anti-trafficking operations. Despite the absence of designated network and system administrators, I took on collateral duties in network and system administration, setting the foundation for my future career in IT.

- Conducted anti-submarine warfare operations.
- Conducted anti-trafficking operations.
- Managed network, Exchange Server, and Windows Server systems.
- Trained and mentored subordinates.
- Acquired fundamental skills in system and network administration within the "communications shack."

This experience not only honed my technical skills but also instilled in me a strong sense of discipline, teamwork, and leadership.

D.

RESOLUTION 2025-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
MIDDLE VILLAGE COMMUNITY DEVELOPMENT
DISTRICT DESIGNATING THE OFFICERS OF THE
DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, Middle Village Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the Clay County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

NOW, THEREFORE, be it resolved by the Board of Supervisors of Middle Village Community Development District:

SECTION 1. _____ is appointed Chairman.

SECTION 2. _____ is appointed Vice Chairman.

SECTION 3. _____ is appointed Secretary and Treasurer.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Treasurer.

_____ is appointed Assistant Secretary.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 10TH DAY OF MARCH, 2025.

ATTEST

**MIDDLE VILLAGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH 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, **February 10, 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

Also present were:

Marilee Giles	District Manager
Mike Eckert	District Counsel
Jay Soriano	Field Operations Manager
Chalon Suchsland	VerdeGo
Triston Cottrell	S3 Security

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 January 13, 2025 Board of Supervisors Meeting**
- B. Financial Statements**
- C. Assessment Receipts Schedule**
- D. Check Register**

Ms. Giles stated on page seven are the minutes from the January 13th meeting. Unless there's any corrections or changes, I just look for a motion to approve.

On MOTION by Vice Chair Mifsud seconded by Ms. Arnau with all in favor the minutes of the January 13, 2025 meeting were approved as presented.

Ms. Giles stated the financial statements start on page 20, and they're as of December 31, 2024, and the assessment receipt schedule showing the assessments are 94% collected is on page 32. On page 34 is the check register in the amount of \$146,683.27. I see no unusual variances with the check register or any of the financials. Unless there's any comments or questions, I'd just look for a motion to approve.

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

FOURTH ORDER OF BUSINESS Discussion of Assessment Methodology

Mr. Eckert stated I'll give you an overview of the law and special assessments first, and then I can go into the report that's from 2012. In order for a special assessment to be valid in Florida, it has to meet two tests. One is the property must receive a special benefit; and two, the benefit and the costs to pay have to be fairly allocated among the benefited properties. Basically what that means is your property has to have a special benefit and you have to be treated fairly compared to your neighbor and other people who are also paying that assessment. In this particular case, we have a methodology that includes both residential and commercial properties within the boundaries of the CDD. What you have in front of you from September 4, 2012 is an operations and maintenance assessment methodology that was adopted by this board almost 13 years ago. It's a little bit old but essentially what you see is the operation and maintenance assessment methodology tracks with the debt assessment methodology. The debt assessment methodology is developed when we sell bonds, we must repay those bonds. The way that we repay those bonds is by levying special assessments on the properties within the community. We collect that money from the community, then we send it to a trustee who sends it to the bondholders. So, the debt special assessment methodology determines how the debt portion is allocated among all the properties within the community. Most districts just follow the debt assessment methodology for the operation and maintenance assessment methodology. They do that just simply because usually we validate our debt assessment methodology as fair and

reasonable in meeting the criteria set forth in Florida law. If you just follow the same methodology for O&M, you can make the argument that the court's already seen this, and they've approved us going with this methodology. However, one of the things in Florida is you as a board have a lot of discretion. You don't have to follow that methodology. You can change it if you think that the benefit is different based on a maintenance cost versus a construction cost. In this particular case, in 2012, the board made the decision, we're just going to follow the debt assessment methodology.

So maybe what we can do is I can walk you through this methodology a little bit and answer any questions I can on that. Let's go ahead and just flip to the tables. Table 1 just lists the number of units within the community at that point in time. There were 3,161 residential units and 330,000 square feet of commercial space. I think over time those numbers have been adjusted, and your district manager has been adjusting them on an annual basis as needed to reflect what's actually included within the district. So, I think when you see a revised methodology probably in April or May of this year, you'll have the updated numbers in there. They're the ones they've been using. So, we don't have a problem that we're going back and trying to fix. But I want you all to understand these unit counts, I think, have changed slightly over the years, and that's not uncommon. The second table is table two. That's basically just the general fund percentages allocable to each of the different product types. But that's not really the methodology. That's just talking about how many units are there and what percentage under the general fund they are responsible for. If you could also look each one of these tables, it references the engineers report. So, let's flip to Table 3, which is on transportation. The district used bond money to fund roads within the community, and those are within transportation. If you look at note three, it says total roadway entry features construction cost from England Thims & Miller, Supplemental Engineer's Report number five, dated August 28, 2012. That's the \$9,819,075 number you see there. If you look up in the chart, that's the total construction costs that were allocated among all the different types of units within the community. So again, this \$9 million number is not an operations and maintenance number. It's based on what we issued the bonds for and how much we thought transportation cost were at that point in time. So, when we get to table three, which is on transportation, Table 4, which is on water and sewer, and Table 5, which is on stormwater, those are all rolled up into Table 6. Again, when you look at Table 6, we're still talking about your debt assessments and the construction costs that are allocated to

debt assessments. The reason that we're still talking about that is we're trying to come up with the percentage to allocate to each one of the different product types. You'll see that all the way in the far right on Table 6, that's the percentage that each one of those product types gets from the O&M budget that's allocable to water, sewer, stormwater, and transportation. Then finally, you get to Table 7, which was dealing with parks and aquatic facilities. There were two reasons that it appears that they were broken out differently than transportation and utilities. Number one is that commercial properties don't pay any assessments for the amenities because they also don't get recreation passes to use the amenities because they're not a residential product type, so therefore they are not allocated any portion of the operations and maintenance expenses for the parks and recreation facilities. That was a decision that was made back then. This board has the discretion. If you ever wanted to change that, you could change it. But it'd have to be a program that was somewhat fair, and it would add more load to your amenity facilities as well. So, I don't think anybody's recommending that at this point in time. But just understanding Table 7, one of the reasons it was necessary to treat it differently is because commercial doesn't get any benefit from the parks directly. The second thing that's different on Table 7 versus some of the others is we have single family residential get one ERU or one benefit per unit, multifamily townhomes, one benefit per unit, multifamily high density, one benefit per unit, and then multifamily high density with aquatics gets 0.7 units of benefit. That's the issue we've been talking about over the last few months on whether or not that actually is something that we should continue or if it's something that should be adjusted. So that's the reason why you see Table 7 and it's different than the rest of them. When you get into Table 8, that really is going to get into how that's all split out between the product types. So, table nine is really dealing with the budget at that point in time and then what percentages each one of those product types would pay.

I think the bottom line that I want the board to understand today is just the general test is that it has to have a benefit, and the responsibility to pay has to be fairly allocated. You have a lot of discretion how that's accomplished. Some people would argue that including the percentages from the bonds funded for water and sewer, which has since been dedicated to the county, so maybe we shouldn't take that into account anymore. Maybe that shouldn't be part of the process. Or maybe it should, because if you look at the entire program, what it took to create the district and to maintain the district, if you stay with the debt method, you can justify it that way too. So, I think either one of those is defensible. But I think really what we're trying to look

at is if we use this same methodology and didn't change it, except for changing the ERU factor for the multifamily with aquatic to one to match everybody else's. That's the chart that I think that Marilee has provided to you to look at. Obviously, there's other changes that the board could make in this. I have some districts where every unit is the same across the board, period. In this particular case, you could probably revise the methodology to just take into account the benefit from stormwater, which is different for product type. Disregard transportation, disregard utilities, and then look at landscape and parks and amenities and come up with a methodology that was just based on those if you wanted to. But the only change that has been made in the chart that was provided to you, the last chart, was just changing everybody to have the same benefit from the amenities and parks. I think that at this point, I'll turn it back over to Marilee, but happy to answer any board member questions either now or after she goes that chart.

Mr. Bowen stated the daycare centers, is that part of the commercial?

Mr. Eckert stated if it's within the boundaries of the district, it would be considered commercial and it would be paying based on how many square feet are in any area.

Mr. Bowen stated are they getting any passes to come and use the facilities.

Mr. Eckert stated not that I'm aware of.

Mr. Soriano stated they have in the past. I wasn't here when we did this part, and we actually zeroed them out. So, I've been approached by commercial over the years. You're talking about maybe a total of four that have private owners. Not a bigger business, an investment company. I've been approached by four between both districts that we've given passes to just the owner, and it was set up the same way. It was for the owner and the family. The owner and the household. So, it wasn't for the whole business. We were pretty strict on that. The one I've gotten beat up the most, they were tough on staff about it saying we pay our fees too, is the churches. The churches actually allow a lot of the pastors or priests to be able to use the facilities. So, we have done that for about 4 or 5 over all the years that I've been here.

Mr. Bowen stated but it's not something that's continuing?

Mr. Soriano stated no. So, you don't get them for businesses like Publix, the car wash or anything like that. Most of the daycares on your side I don't think any of the daycares have them. It's actually the daycare on the other side, your sister district that has access. She was a homeowner for many years when she first opened up that business. So, it's a little different argument.

Ms. Giles stated you have a table on your desk there and I highlighted Table 7. If we change the ERU factor to 1, currently it's a 0.7. So, if we change that to a 1 on Table 7 for aquatics, on the last page of that I highlighted the changes that it would have been for this year's budget. It reduces single family, multifamily, and multifamily high density by \$23. It would increase the multifamily high density with aquatics by \$77.

Mr. Eckert stated that's per year, not per month.

Chairman Steiner stated the key thing that I think the intent to look at this was that the units that have aquatics are getting a discount to the amount of money that they pay for the parks and our pool. The rationale at that time I believe was that if they had their own pools, they're not going to be using this one and through our high-level viewing of that, it doesn't come to effect, and they don't lose anything. In other words, if they had the aquatics, we didn't take away pool access to the main pool that everybody else is using. That was the intent to try and focus in on that product types to make it more equitable across all the board. That was the original intent which the recommendation or the suggestion that you presented here puts us where we would like to be and not impact any other product types than the ones that we had identified as not fitting into the methodology that is being applied to everybody else. To make this kind of a change, does that require a public hearing?

Mr. Eckert stated it does, but what we would do is we would notice it at the same time as your budget public hearing, which is going to be a public hearing anyway and the one that most people would be likely to attend. So, we would have to do a mailed notice, which we may have to do if we were going to increase assessments anyway to let people know we're making this change. That would go to everybody in the community. That notice would go out in the May, June time frame and then we would have the hearing in probably July, August time frame.

Chairman Steiner stated so if the board was to approve this change, our next action would be to direct staff to generate a new methodology or simply change the existing?

Mr. Eckert stated yes. Unless the board wants us to do something differently, what we'll do is we'll start preparing the documents. You will then see them in April or May. You'll approve them in April or May for purposes of having a public hearing. That's when we mail the notices and publish notices, and then we'll have our public hearings sometime in the summer. So, there's really no action you need to take today other than board direction to staff to go ahead and start preparing the documents for the board to consider at your April meeting.

Mr. Soriano stated just one thing to point out, since we're doing it with the budget or the plan was to do it together so we don't have to do a lot of different notices and public hearings for the different things. This amount is for just the methodology. So, when we go through and actually make our budget recommendations, that may change the total and what we have to let people know based on what's needed in the budget, whether you guys decide if you need to go up or go down, that still may change the total that we're looking for as part of next year's assessments. Because it's two things. This is a recommendation just based on the methodology.

Chairman Steiner stated and it's based on how the O&M budget will be collected from each unit type.

Mr. Soriano stated yeah and if you did that right now, that's what you would see based on the budget as you see it right now.

Chairman Steiner stated right, the dollars. Not the percentages.

Mr. Soriano stated yes, that's the plan for the methodology. Those percentages would be based on what you want to do.

Mr. Bowen stated are we discussing just the methodology for the Table 7?

Mr. Eckert stated the board can discuss whatever you want to. We were just highlighting what the change would be to Table 7. We weren't highlighting any other changes or recommending any other changes based on what the board said they wanted to do before. But by all means, this is an open discussion. We can have that discussion if there's something else.

Mr. Soriano stated we also have people here listening now and then you're going to have to do that public meeting. It may not be \$23, based on what you do with your budget. The idea was we would do these together so that you would get your notices for both of them.

Chairman Steiner stated if you apply it to the 2026 budget.

Mr. Soriano then that way the total can go out, too, with any recommendations of, say, an increase or we don't have to send it out if it was a decrease, but that total can be advertised after that. What we know is going to be the annual factor per unit.

Ms. Giles stated I think what I would do is run two budget scenarios. One with this change, anticipating that the board may approve it after the public hearing and then a second scenario, if the board doesn't approve it, what it would be like without the change. Because I have to prepare the budget.

Mr. Eckert stated it wouldn't be on the budget. You still have the same revenues, but one of the components of the budget is the methodology at the end saying which unit pays which amount. So, I think that's what she's saying is she'd run two scenarios there.

Chairman Steiner stated this only applies to O&M.

Mr. Eckert stated that's correct.

Mr. Eckert stated there's nothing on the debt assessment. I would strongly encourage you not to change that.

Ms. Giles stated I think what staff needs is guidance. If you want us to prepare a draft methodology and notice a public hearing, that's just the guidance we would need.

Ms. Arnau stated I agree. I like this one better than last time.

Chairman Steiner stated are you in favor of having them go work this?

Mr. Bowen stated yes.

Mr. Eckert stated I think we understand what our direction is, and we'll bring back something when we approve our budget. That's the point at which we'll have a resolution that will approve the new preliminary methodology, the changes in the ERU factor, and we'll just set those for the same public hearing date.

FIFTH ORDER OF BUSINESS

Discussion of Termination of Interlocal Agreement with South Village CDD

Ms. Giles stated the one update that I can give the board is every year around late January, the beginning of February, South Village reimburses Middle Village for that cost share. I have seen email transactions between the two accountants where that's been initiated, and I'll let the board know when Middle Village receives those funds.

Chairman Steiner stated I would like to table once again any discussion on that letter. Until we get all the issues resolved to understand what our actions could be. I'd also like to open a discussion seeing as we are aware of the potential of that \$36,000 deficit. Again, this applies to the 2026 budget, not our current budget. I'd like to have the board discuss some contingencies that might be done such that we can cover that shortfall if necessary. When I suggested the issue of turning the Oakleaf Plantation Parkway or really all of the Clay County owned property enhancement for landscaping, there was concerns from several folks, and probably would come from residents as well, that there may be a negative impact on property values. So, with that in mind, I'd like to propose some additional items that the board can think about, can we take

landscaping enhancements and turn them over to the communities? In other words, Middle Village will cover the clock tower traffic circle. Those are things that enhance the entrance coming into the amenities center. The areas that some of the communities are already paying for such as their entrance ways landscaping enhancement. Some of the communities are already paying for this enhanced landscaping. This where they would enhance your property values. If they want to do it, fine. If they choose not to do it, then they are in control of that enhancement. We would restrict the CDD's enhancement to the entrance way where we have planting out in the median to enhance the appeal of this building and area. So, from that standpoint, recommend that the CDD funded enhancements of Clay County deeded areas to Middle Village entrance ways such as the clock tower, bell tower, and amenity center. This limitation also would apply to the residential and school properties along Plantation Oaks because right now we're doing that and while it's not Clay County roads or highways, it is Clay County schools. The other thing with doing this was there was concerns about the slow storm cleanup issue. Is there any reason we couldn't maintain the current clause that's in the landscaping contract such that they would go ahead and still do the removal when needed at our request?

Mr. Soriano stated yeah, we can still do that. Basically, if you're looking to get rid of what the county calls enhanced landscape services is it's our choice to do that extra work because they're only going to cut the grass once or twice a year. It doesn't mean they're going to have any problem stopping us from picking up trees. We're helping them out. We may have to go through and do some kind of agreement, which they've asked us to do before. This has been newer, I've been asking for almost 15 years now to have some kind of agreement for the work we do on their property. But they may ask for that agreement for that. They actually lose out on FEMA dollars and we've talked about that before. So right now, we pick up trees and we do storm work through our landscapers, and we pay extra for that. They lose out on it because they get FEMA dollars. But it has to be done on their time, which means it may sit there when we have a hurricane or anything like that for two, three months for FEMA to inspect first, we have to do all the paperwork and then approve them. We've told them before that we don't want to do it that way, that we'd rather have it picked up quickly. But that means we have to pay for it. So as long as we're the ones paying for it, I doubt they're going to have any problem. It just may be we have to have some kind of agreement to continue to do that.

Chairman Steiner stated this was a suggestion to offset that concern. The other question I have is I know the groups or the communities that are doing the landscaping now and for those that aren't, there's a cost factor involved. Is there any way that we could do like we do with fenced panels, that with our economy of scale to go do the landscaping work that these other communities or HOAs could contact Middle Village and say could you help us out doing that tip planting and we will reimburse you.

Mr. Eckert stated we can do cost share agreements and things of that nature. I'm a little confused and I just had a couple follow up questions. Number one, people who are already maintaining the entrances that you mentioned, are those CDD owned lands?

Mr. Soriano stated no.

Mr. Eckert stated so those are HOA owned lands. I'm going to put those aside for a second. So now we're talking about having CDD owned lands be maintained.

Chairman Steiner stated no, the property is not CDD owned. But we are doing it.

Mr. Eckert stated this is the county owned property? Because it should not be HOA property.

Mr. Soriano stated no. The entries we do are the ones where they're the single-family homes. When it comes to the multifamily homes like Briar Oaks or Cambridge, they do all the landscaping. We don't own that. Some will be owned directly by the HOA. Some the median is just part of the county right away. But they may own the sides. They have sidewalks going into their gates, things like that. They have landscaping there. So, they want to match it all together. Our cutting basically stops right as we get up to the entry and all their landscaping, we just cut the grass in front of their fence lines. Cambridge and Preserves, we don't even cut grass. They've asked since they're doing their entry, they want to cut their grass. We handle Hamilton Glen, which is the one that looks a little different. Deerview is a big section. We've always done that. Whitfield is a big section, has multiple neighborhoods. Hamilton Glen is about the only one that looks like this little self-contained neighborhood, and we handle the entry. That whole area is a regular single-family-owned CDD property. It's not a like a sub association like the others are.

Chairman Steiner stated what about Deerview?

Mr. Soriano stated Deerview is all ours.

Vice Chair Mifsud stated didn't the HOA years ago try to have an agreement with the CDD about assisting in at least the entrance landscape.

Mr. Soriano stated not Deer View, not the master association. The one that we worked with was Chestnut Ridge. That's because that got kind of carved out in a weird deal with the county when the first developer went through foreclosure. Originally that developer Chestnut Ridge owned that whole entryway next to Publix. It was not ours. Even though we were maintaining the flower beds, things like that and dealing with irrigation which we found out later is actually hooked to our controller on the inside. But when that developer went through foreclosure and picked up the property inside the fence, the front got carved out. It is now county right away and county owned road. So, they don't have to maintain anything that would fall more like to us like Hamilton Glen's. It's a county owned road but we maintain it. So, it got looked at more like we had to do it. So that's why we've had that discussion. That's the only one that's different.

Chairman Steiner stated on Deerview, is that Clay County?

Mr. Soriano stated Clay County owns the median.

Chairman Steiner stated okay so it's not Middle Village.

Mr. Soriano stated we own the sides of the roads we own outside the right of way, not the median. We don't have medians anywhere. Whether it's your sister district here. The ones in the middle of the road, those are all county right of land. It's completely from asphalt to asphalt. Actually, it's sidewalk to sidewalk. It's all our property. In some places, not everywhere, we own from the outside of the sidewalk to that tree line.

Vice Chair Mifsud stated so at the entrance to Deerview, where the side sign is that lists the different communities who owns that?

Mr. Soriano stated it's county right of way. So, all the landscaping we've done there, that whole median is actually theirs. We maintain it. We've planted all the landscaping there for years. We deal with the sign. It's kind of like how that's falling and sits completely in the right way. We, I'm sure, did an easement to build that sign. But they own the median itself.

Mr. Eckert stated Mr. Chairman, the only reason for my question was if we were going to be turning over CDD owned property, which it sounds like we're not, to somebody else to maintain, if somebody was going to be on our property, I just want some sort of license agreement or something like that.

Chairman Steiner stated the main focus I'm trying to get to is we have for a long time paying electricity, paying water, doing landscaping on property that we don't own, and from

everything I've been able to find out, talking with parties here and external legal, is there is nothing anywhere stating that Middle Village has that requirement. The only thing we have a requirement for is maintaining facilities such as this. The pools, the promenade, the fields, the various parks that remain within CDD ownership are the things that we should be covering. All these other things are the responsibility of either the individual communities or Clay County. Now, I have no problem with the fact that it becomes more shared, but some folks are paying double to cover property and it has no effect on their property value because they're doing that. Such as down here with South Village where they're doing the elaborate entryways. We're doing some out here. We could spend more time and money to enhance the entrance to this place. So that's the intent to get people thinking. I'm not looking for an answer today, or I don't think we are at a point to answer, but we are aware that there is a potential loss of that funding source.

Vice Chair Mifsud stated we haven't run any numbers, though. Do we know that if we turn over the landscaping enhancements to the communities, if that would help?

Chairman Steiner stated no. At this point in time, I'm just putting out things that we could go explore, and I wasn't sure whether we could do a lot of it. It's just a matter that these are things that we found which, when we dug into it, found out that right now, we're paying for all the Parkway lighting. I don't think Clay County will pick that bill up if we're going to drop it in their lap. So, some things may have to continue, but not everything. The other thing is the fact that the enhancement of Oakleaf Plantation Parkway crosses multiple counties. You get down towards the Arbor Mist, that's Duval and they're maintaining it. So, you're going to go and get to that one area where you enter Clay County, and that's where you're going to see the enhanced. But we've got so much of this stuff interwoven that I'm trying to break it out a little bit to do a little bit further watch on what funding we have. The other option is if everybody really can't deal with it, then we're going to have to crank that \$36,000 into the budget, and guess what, that means assessments go up. So, at this point in time, we've got plenty of time to worry about this, because this is all referencing the 2026 budget. But I just wanted to get everybody to think about this.

Mr. Bowen stated do we have, or can we get any type of offsetting credit, for lack of a better word, from Clay County for what we're doing?

Mr. Soriano stated we tried that. We've mentioned those things. I even asked for, let's say they were to cut it quarterly? Reimburse us for four cuts a year based on what we're doing. But

they look at it like, no, either you guys either choose to do enhanced landscaping on your area or you don't, and we take care of it. The problem is there's not really a requirement for them. Their requirement is to maintain. There's not anything that says they have to cut the grass to 2 inches, 3 inches, or anything like that. So that's why you see even Duval, as Mike was mentioning, during the summer we go out there and we'll see they cut every three months or something like that. That grass gets high. Now, the nice part is it's Bahia, so it seeds and it gets nice and thick and it looks good after they cut it, but until then it's a little jungle and that's what can happen in areas here. They're, not going to help pay us. I wish they would even a small amount to offset that. So it sounds like it may be important to bring that map. It was asked as part of the South Village issue. We keep tabling that. But even just this discussion, I think it would be helpful. Next month I can bring that map so you guys will see the size of the roads where we actually own, because that's also going to be the hard part because a little odd if you're going down the parkway and we decide, we're going to cut this section of the side of the road because we actually own it, but we don't cut this side or the median. So, it'll just look out and you'll have to see the map that we use now and we'll actually carve out those sections that aren't owned by the CDD. You'll be looking at more like a 40 or even 50% that we do right now that is not owned by the district. All that can come out of that map.

Chairman Steiner stated the other thing, as far as with landscaping and just the environment, we're having an explosion again in development. We've got WalMart going in. We've got Baptist Health going in. We've got Double Branch across the way, the community of Double Branch, not the CDD. We've got speculation of another apartment or multifamily area going in that is not on or in Middle Village and are not contributing to that. But they're also adding stress on Oakleaf Plantation Parkway. For those of you who have been here a while, every time we have this kind of growth, these big trucks come through and the next thing you're going to see the road get potholes. So that's something to consider in the methodology that we go with to try and do landscaping. Mr. Bowen stated I have one more question. Does Clay County still come out though, even though we have the enhanced landscaping?

Mr. Soriano stated no. They don't do any cutting whatsoever. About the only time they come out now, and it's actually thanks to that last agreement that we did do, is if there's tree issues. If you notice when they were putting in the light out here at the end of Eagle Landing Parkway, they had to trim some of those trees. Those were big trees. That would have cost us a

good amount to bring the cherry picker out. That agreement had already carved those big trees out. We don't handle big trees anymore. We handle the little trees. So that's all on them so public works came out and cut them. They did a pretty good job. They didn't hack away too bad, but they did the work. So that's about the only time they come out. They don't come out to cut grass or anything like that or new flowers.

Chairman Steiner stated that tree cutting was the result of the light that they put in.

Mr. Soriano stated right. They had to come out. They didn't just come out and see some trees. They thought, well, these are a little low. We've got to cut those. I could report those to them. A lot of times we just take care of it. But it is in that agreement now where we can get them to do those kinds of things.

Mr. Bowen stated when you say you contact the county about getting maybe some type of reimbursement and you're getting nowhere with them, can that be stepped up to commissioners?

Mr. Soriano stated yeah, I mean, I'm not sure what direction that would go. We are not the only CDD that does this.

Mr. Bowen stated they're definitely saving some money by not having to come out here.

Mr. Soriano stated I think that would be the hard part, but we definitely can. I would prefer that go through more residential requests than me because I have to work with these guys a lot. So, it makes it hard if they think we're attacking them. I need help from them on other aspects. They could come out and do a lot of sidewalk or things like that. It's just helpful to work with them as much as possible. But those type of requests should be taken to your county commissioner. I pay CDD fees here. I look at it like, we're paying county taxes and we're paying CDD fees so you should get some help someplace. What's the justification for not getting help with those type of things. So, I think that should get to the commissioners.

Vice Chair Mifsud stated is there a scenario where we're going to hand that responsibility for those county owned properties, the entrance to Oakleaf back over to the county where we supplement their work?

Mr. Soriano stated yeah, I'm sure they would be happy. We would like to just have to have, some agreement. They would ask for something to say, you guys are going to be claiming we got to do all the work, but you still want to come on here and do some work here and there, how is it done, when is it done, things like that. So, they may ask us for some kind of written

agreement, but they're not going to do much more than quarterly maintenance. So, if we were to go out and say, we'll do it two more times a month over the summer to make sure that gets done, we would just put that in the agreement.

Chairman Steiner stated another part of the rat's nest is our irrigation wells and irrigation systems.

Mr. Soriano stated there's probably no way of getting around that.

Chairman Steiner stated they will not accept that. So that's something that probably no matter which way we go with it, whether they do the landscaping, or we do it, we're going to still have the irrigation part of it that's going to be needed. If we come in and continue to use the irrigation, which we will have to do if we put any kind of enhancement vegetation, is going to also increase the growth rate of their assigned area. So, I just don't want to throw up my hands and say it's too messy. But it's something that I'd least like to board to begin to think about before we come up on budget. This is one place I see. I don't know if there's any other areas that potentially could be trimmed. From that standpoint, I'd look a little bit to staff to let me know if there's any other things that we did a different way might reduce the cost. But there's no guarantee that it's going to happen and there's no guarantee that it won't happen. It's just something I don't want to wait till the last minute and then find out.

Ms. Giles stated so, it sounds like the four board members here have a pretty good idea of what you're describing. I think if Jay brings that map that that'll provide a good visual aid just to make sure everyone's tracking the areas that belong to the county that we're talking about and we can make that an agenda item, or we Jay can bring it up under his report next month, however you want to do that. Probably around April, staff is going to have on the agenda discussion of the FY26 budget. It'll be on the agenda for discussions like this, including guidance from the board to the staff. As we start preparing that budget.

Chairman Steiner stated it would be good if we could get the mapping for the next meeting just so that we have time to look at the mapping.

Ms. Suchsland stated if it helps, I can take that off Jay's plate because I have a mapping book that we use, and it's scheduled down to, for my guys, how we route Monday through Friday and how we do the routing and everything that we take care of so everything gets hit once a week. So, I can bring that to the table next month.

Mr. Soriano stated they keep an eye on areas. We've always had that map for them that we do as part of our contract. I work with them pretty good to keep an eye on private areas and things like that. Certain things happen, especially if it's something that we shouldn't be taking care of. We say general maintenance, but there are a lot of times, especially in the past, where the county has come to us and wanted to do something more. We can't spend that kind of money. It's beyond general maintenance, or at least my understanding of general maintenance. So, they do a good job of looking at the property appraiser's map. So Chalon will go through and do the same thing I would do is carve those sections out and put that to the map. The good part is she's got an idea of the percentage of work, too. If we were to change that contract, that's an adjustment to our contract.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Eckert stated the legislative session starts March 4th. Sovereign immunity is still an issue, and you may see something happen on that this year. I think the last version of a bill I saw was raising it from \$200,000 per person, \$300,000 per incident to, I think the last one I saw was a million and \$3 million. So, we'll have to keep an eye on that because that could have an impact on your insurance rates if the legislature decides to increase the limits of liability that the district has, because that's the biggest deciding factor on what you pay for insurance is that cap on liability that the legislature has adopted.

B. District Engineer

Ms. Giles stated Mike Silverstein is with us. He's the senior construction inspector with Matthews Design Group. Alex Acree was the engineer working with us, but Mike's with us now and he's on the line. Unless the board needs the engineer at the meeting, we'll probably just ask him to not attend. But if we need him, he's there. He wanted to meet the board today and introduce himself.

Mr. Silverstein stated I'm the senior construction inspector for Matthews Design. Alex didn't go anywhere. He still works with the company. I'm just trying to help lighten his load a little. If you guys need anything, I'm happy to address it. If I need to pull him in, it's very easy for me to get in touch with him.

Chairman Steiner stated appreciate it, Mike. We discussed the planning of that one area down where Towering Oaks is. You said that that never showed a four high going in.

Mr. Soriano stated no, that was me. We had multiple renderings. I still have a couple pictures of that area was supposed to look like even with a common area park in the middle of that. I think that was to get the actual count. I was going to go out there. I haven't been able to do it yet. To sit there and physically count up how many are in there and match up to our roll to make sure all of our numbers are correct. That was for this methodology.

C. District Manager

There being nothing to report, the next item followed.

D. Operations Manager

Mr. Soriano stated we did recently have a community event, the Polar Plunge. I was worried. When I talked to you last time, we started out advertising for registrations, but we were in 30 degree weather. As we neared our end of registration, we had to make the decision to extend registration because I had a total of 5 people signed up in the cold weather. In the last couple weeks as it's gotten a little warmer, we were able to get some more families. I had about 30 plus people there. It ended up being a small one, but I was just happy to be able to have the event. We've never had a cancel event because of low turnout or anything. That was surprising to us that there was only four or five people signed up. They were serious about their polar plunge, but that was a little worrisome for me. The nice part was we didn't spend a lot of money because we were prepared for it. We knew it was going to be a small group this year, but everybody had fun. We emailed out with some pictures because we did the jump at your sister district. We do it every year, we kind of line up, we do a countdown. Those that do the plunge, they get completely wet and swim around, they get a little metal. I have one family that shows up that has been here for 18 years, and they come with every medal from the first year they were here. The best part was that they have a child who a baby when they did the first one and she's got all of her medals too. So, it's something we enjoy doing. Like I said, I was a little worried that people were scared it was going to be cold for once. But it worked out. Our next event will be in March. We do have spring break coming up. So, at spring break we open the pools like it's summertime. Even if it's cold, we are full blast. We bring the lifeguards on. Sometimes you look

out there and you think, well, it might be a little bit of a waste because it's cold and rainy in March every once in a while. But then again, sometimes we have some nice 80-degree days. So, we have to be prepared for it. But it's also a great start to get the lifeguards ready for the summer. So that week, it's actually a weekend to the following weekend that they're out of school, the slides are open, and everything's run full day from 10:00 to 8:00 at night. We also will do our first movie with spring break. I do have some updated calendars. I gave these to you last time just because I talked about doing some extra events. Staff and I worked together to try to work some of these in. Then I had a request from your sister district to try to work in a 5K. The front is a tentative pool schedule. This is the same schedule we've had year after year where we start off with spring break, it's full, and in April we do just weekends where there's lifeguards. Now for adults, it's still swim at your own risk so they can go out at any time. It's just the kids. Unless we have lifeguards there, they can't be on the pool deck. So, for April it's just weekends. Once we get into May before school is out, we have that alternating set up to where one day you're open here and then the next day you're closed, but Double Branch is open. That way we alternate back and forth. Then Friday, Saturday and Sunday, both pools are open. Once we get to more of the weekend, it's full blast until the kids go back to school and then we wean ourselves back down in hours. Like I said, this has been the last probably five years has been the same. About five years ago is when we did that alternating schedule and I cut down some hours because we have seven lifeguards here. Some days you might have one family since kids are still at school and it's just not worth it. If I could find ways to cut it down even more, I would because at the beginning of summer and end of summer when the kids are in school, it is really slow here. Especially if you have flag football, tackle football, soccer, all those things going on. It is not something that we have high usage. Once we get into those times where the lifeguards are required especially for the slide, that's a little different. You guys will have 3,400 different people coming through on the weekend to use the facilities. But outside of those hours it's a little tough. But I know if I take too much away, I hear from people that want to go on the slide at that time. Our heaters will turn back on in March. I do expect the year-round swim team to start back up the beginning of March. Especially if weather stays like this, I think the kids will come out so we will go back to working with them to prepare for using the facilities along with our adults and then and trying to share it, make sure everybody has their own space and then they will start their normal summer team in May. I have the aquatics director working on a summer schedule. We did start off with the CPR

first aid classes and this was for everybody. We only had a few people so far that came out to inquire about registrations. As far as residents, our young kids are already calling because they're preparing for lifeguard classes. That's because they need those certifications to go through the lifeguard job. But as far as our residents, this was open to everybody. We've only had a couple of inquiries. So right now, our first community class, and hopefully she'll have enough to do it, is the 23rd and then she'll start filling out with lifeguard classes, which will mostly be our young kids. Also last year we started the babysitting classes and same thing, we had a small group. But that one I think is important because there's always families during the summer that are in need of babysitters and it's nice to have local options and have kids that are actually certified Red Cross for safety reasons. So even though it might be a small class, last year she only had four or five attend class, it's something I think it is important for us to do.

We do have a couple maintenance items I wanted to update you on. We will start pulling the playground next week. I wanted to have that done already, but the weather this last month slowed down the maintenance crew. They're working right now on the playground in your sister district, but because of some of those real cold days, they can't do a lot of the concrete work. So, they came off of that. That kind of pushes you guys back too. But your playground is sitting there waiting. So as soon as we get that out, we can start making plans to rebuild, repair. Also did get a visit finally from one of our other two fire companies. So, I mentioned our contracted fire company, Cox, came to us with an extremely high quote to repair the heads on the outside of this floor. These heads got paint on them years ago before I was here, and we have to replace them all. Some of them work, some of them may not work. It's hard to tell without setting them off. So, they do want to replace them at all. They gave me an outrageously high quote. So that's where I told you I wanted to go out and get some more quotes. I would think normally our contracted company should be the lowest. I just was not happy with that quote. So, I did reach out to quite a few other companies. I've only had one, because of the holidays, come out this last month. If you're familiar with Jacksonville, it's W. W. Gay. They do a lot of that work. They came out and right now they've only given me a verbal. They haven't given me the written, but they did walk with me and go through, count all the heads and climbed in the attic. They are less than half of what Cox quoted us. So now that's verbal. At their amount they're quoting me is actually under my amount, so I can move forward with them without any kind of approval. I do expect it to go up a little higher. They're going to start adding things up and probably put other

little fees and might get another thousand or two dollars on there. But that's still way under what I got from Cox Fire. I am hoping to get at least one more, if not two more to be able to present to you. But if they do come in lower and they're in my amount, that's who I'll move forward with. Next, the timeline for painting. Hopefully these guys will be done in the next week or two. They're now doing a lot of the detail work. So, they're up on your chimneys and replacing wood on all your dormers. The other thing they have to do is make sure they go around all the detailed black faux iron items. They started that a long time ago. As I walk through, there's little spots where they may have done this section a month ago, but they kind of missed one section. So, I have to go through and make sure they get all of the black faux iron. Hopefully they'll be done in the next couple weeks. With that, the weather is much better, so there's not really an issue compared to last month or month before. I have them using heavy duty two-part epoxy paint. You can't use it in wet weather, but when it's under 50 degrees, you can't use it anyway. It won't cure right. So they are able to pretty much finish everything up now. If you notice, they also removed our two terracotta pots that were left on our chimneys. So, they removed those last week. There used to be four up there and the two that you had were cracked anyway. But before you were missing two from lightning strikes. Those were ones that exploded years ago. So, I had them remove the last two. We don't have a fireplace in here, so I don't think we really need them. There's one last item that didn't make it to me and I apologize, I don't have it printed up for you. They just sent it to me this last week. It didn't make it for your agenda packet. I am working on the basketball court. So, you know before last month we finished fencing work out there. We retied a lot of fencing. We added bars, things like that. But there's a lot more work to do out there. I did get a quote for surfacing, and we went to one company specifically because they did work for us in another district and ended up being the cheapest out of about five different companies and actually much cheaper than what I got seven years ago. When we resurfaced the Double Branch courts. I was given a quote, a written quote of \$17,280, to resurface your basketball courts. That is pretty cheap right now. The market is more like \$11,000 and higher for one court and you have two. So, the \$17K is pretty low. This is comparable to what we did in another district. They were right around \$9,000. They did a great job. We have been doing patching here and there and touch up paint. But we're not keeping up or able to do a full resurface. For us to do a full resurface, it could take three or four months to do it in house. These guys are done in about a week. That's the difference that I'm looking at. I am bringing it to you

because it is something that was in our capital plan. In fiscal year 2022 we had set aside \$8,400 and that was based on how we do everything. We just touch up here and there. So Charlie set aside a smaller amount. Then fiscal year 27 he set aside \$10,315. He also set aside fiscal year 22, \$7,200 for replacing the backboards. We have replaced a couple of backboards that were damaged due to vandalism. They are about \$500. I don't need \$7,200 for it, but the total adds up to \$25,915 that basically we should have spent up to by fiscal year 27 to redo your courts and we haven't spent anywhere near that. We've spent maybe a total of two or three thousand dollars doing touch ups and replacing the backboards. So, I do think that is important to go ahead and spend that money and get your surface redone. If you've been out there, you will notice there are some bare areas and that's my concern. Nobody should be out there when it rains. But we know we watch them go out there, they play basketball when it rains. Those bare areas where you're not seeing paint, you also don't have real good slip resistance. So, when it rains, that creates more of a concern. When they redo the surface, they're going to put down sand with all that paint and that helps with slip and grip. That's probably the biggest problem you have out there. It will also fill in things like cracks along the edge of the courts where we planted all our nice trees. The roots that grow underneath and it creates cracks when they come out. They will fill those cracks in and cut the roots at the edge. They're not going to remove the tree, so it doesn't stop from future growth or anything like that. But they will take care of what's there now so they can flatten the surface out and then paint over top of that. And that is the work that they do. So that is something I would like to bring to you guys for consideration. If it's not something you guys want to load up now, it's fine. This is the time of year that I would start looking at doing those things. We're coming up on warm weather. We are able to close now before we get too busy and kids want to be out on that court because we will have to take a week to shut down, possibly even two.

Chairman Steiner stated is this totally covered by the contractor or is it going to impact your work for doing the course?

Mr. Soriano stated yeah, we're not going to do any of the service work if I do this. Right now, I do have four 55-gallon cans of paint that were planned for touch up. I'll save those and it lasts a few years. I don't know they will last 10 years, but they will last a few years. But that was left over from the work we did do surfacing over at your sister district. If you remember the discussion a couple years ago with pickleball. Last year we built pickleball courts. A lot of that

paint I bought in big bulk so that I could have a couple extra tanks to go to touching up here. I'm just going to put that aside, so we won't do any work out of that \$17,280. That's completely on there.

Mr. Bowen stated is that a complete strip down?

Mr. Soriano stated they're going to come out and you'll see them sand. They'll even bring out small hand grinders on those cracks. They do all the sanding. They make the surface smooth and fill in cracks. They're going to lay out a layer of resurface just to level everything out and then they're going to start layering layers of sand and then paint after that.

Chairman Steiner stated what do you need?

Mr. Soriano stated I would do it not to exceed \$17,280. I'll give Marilee and Courtney the quote to keep on record so everybody can see it won't go beyond that. Anything beyond that I would deal with in house. I do want to spend money on replacing two of the backboards. That \$17,280 is not part of that. They're just dealing with the surfacing. I would do that as part of my amount.

Chairman Steiner stated this all comes out of reserves?

Mr. Soriano stated I can do it to repair and replacement. I'd rather put it towards reserve. It's a little bigger.

Chairman Steiner stated so I guess need a motion not to exceed.

Mr. Soriano stated \$17,280 for Nidy to resurface the basketball courts.

Chairman Steiner stated do we want to tie that close?

Mr. Soriano stated you can make it \$17,500. I made sure they didn't put in anything like taxes or anything like that.

On MOTION by Chairman Steiner seconded by Vice Chair Mifsud with all in favor resurfacing the basketball courts with Nidy at an amount not to exceed \$17,500 was approved.

Ms. Giles stated we'll do an agreement with that. Anything else for Jay?

Chairman Steiner stated just for clarity, Jay, the playground, which one were you talking about?

Mr. Soriano stated we're doing Deerview first. You have three. Double Branch is on number five over there. So, I believe they still have four left that they have to do. You will have

two left, this was your first one. We're going through that plan. We will do Deerview, then you'll have Hamilton Glen and Whitfield. They're all 20-years-old.

SEVENTH ORDER OF BUSINESS Audience Comments / Supervisor Requests

Mark Holler stated we have a real serious safety issue that's along the pathway and sidewalks along the lake over here and a sidewalk that goes past this amenity center. Tons and tons of electric scooters are whizzing by and now motorcycles. They get up to 50, 60 miles an hour, and there's going to be a serious, serious accident. Yesterday, one guy went by five times with 15 minutes, really noisy motorbike. So, I went out and took a video of him when he came by, and he stopped and threatened me. I called the Clay County Sheriff's Office. They sent a deputy out, told me, do not have a confrontation with them. Next time, just give them a call and they will come out to stop. But something's got to be done there. We walk a lot. We've almost been hit several times, and our dog came close to being killed. I mean, didn't get hit, but just really close. These electric scooters that the kids use, they don't back down and you can't hear them and then one second, shoot right by. You can almost feel the wind go by. So, something's got to be done. This can't keep going. Have you guys talked about that at all?

Chairman Steiner stated we have had several conversations over a long period of time. The problem that comes in is ideally we could close off the entrance. But the ADA requirements prevent us from doing that. If you close it down to motorized scooters, that affects the bicycle riders. It affects the few people that use motorized wheelchairs and motorized scooters for health reasons. I know Jay and I have talked about, can we put columns in. It was hoped when I saw Towering Oaks come in, that would be another entrance way that went away, that they used to come through there when the woods were there, and they'd come through that to get to school. Now they just go through the community. When they built that community, they didn't put the wall. Their landscape comes all the way down to the sidewalk. So, unless we could get them to close that off from their end of it, it may slow down because it makes it difficult to come off that wall or down the stairs with the bikes. They're coming down and they're going around here back by the soccer field and out that way. If we station a Clay County officer down there, their rates are \$50 an hour.

Mr. Soriano stated we're above 50 now.

Chairman Steiner stated they're not on a good schedule. Yes, they're very frequent, but I kept trying to narrow it down to a timeframe where they would come through and some of them are coming down and going out to the nature walk to the other communities back behind us, because you can hear them running up and down behind the trees. I can't say we've exhausted every avenue, but we have tried to come up with some way to do this. I don't know of any way and regretfully, I'm afraid that it may be very difficult to close. They don't live in this area. Some of them are coming from South Village or Eagle Landing. I wasn't aware that they were doing it out here on these walkways out here, because the hope was that they would go out on those walkways. The walkways are more into Clay County. So, the Sheriff's department is reluctant to do anything over here because it's private property. The best we could do is trespass, which does a whole lot of good if they don't live in our area. Out here, if you were to approach the sheriff or their staff and say, out here there's a problem. What could they do about it that's going to be more responsive than trying to do it on private property? Now, I'll ask Jay if he can possibly get in touch with his contacts with the sheriff's department and get them to maybe increase patrols out here to try and catch them while they're doing this. Because to my knowledge, it's not legal to drive those devices on the sidewalks. I know you've been here before. You've heard us talk about it a while back. It is something that you and I both sit and overlook and you're sitting there and all of a sudden, they're gone. There's no way to go catch them or do anything. Like you said, they can become very aggressive and it's not safe for anybody to approach them. I don't know. Jay, could touch base with CCSO?

Mr. Soriano stated I can. It's actually nice that they told you that they'll come out.

Mark Holler they said don't engage with them, call and they'll come out.

Mr. Soriano stated we've had a couple in the past that have just brushed it off and said it's your property; we're not doing anything. But we have had some that have come out and met with residents. So, it's nice that they informed you that way because that's what they should be doing whether it's private property or not, they're creating that problem and it's still a danger issue. They can come out here. This is not completely private property. So, they still have that ability and I always say CCSO will kind of split like that. If they're off duty, they're getting paid extra, it's no problem. But then I get the ones that argue and we're not your off-duty agents. We can't do that. No, you have the same codes that you can follow to do that. So, I can call them again and remind them we're seeing that problem as it's getting warmer. This last weekend I got calls out at

your sister district for our soccer field and we have caught lots of them over there. You guys remember last year I caught a big group, and we ended up trespassing all the kids and some of them were actually running from the police when they were driving down the road on these things trying to evade the police. Police run full lights and sirens going through the neighborhood to catch those kids. So, we did catch a couple last year on our soccer fields. Then I heard this weekend we had some back. I'm sure it's because of weather. They've been bored through the winter. So now they're out and trying to find a place to ride their new Christmas toys. But yeah, we need the support from Clay County Sheriff's Office because even when it comes to our staff, our staff doesn't have the ability to do anything other than try to get a picture. Yeah, we get a name and a picture, that's about the most that we can do. I've gotten pictures from some of you guys if I can ever identify them. But we do have, for the people that are our residents, almost 7,000 homes in Oakleaf. So, it's a lot of pictures for us to go through. So, unless it's somebody I'm actually familiar with, there's no way to say, yeah, I know that this is little Johnny Smith and we know his parents to go to. We don't have that ability right now.

Mark Holler the only thing I would think of is to have the concrete pillars similar to what's blocking off our parking lot here into the Preserve, where you would have room on the side to maybe have paved something for the wheelchairs that they could go around it. I think that would be a possible solution.

Ms. Suchsland stated it's not going to help anyway with that subdivision that was built. They'll just come down through there and the motorcycles speed through those pillars. They do all the time.

Chairman Steiner stated there's an actual walkway that comes down because next to the rural condos that are down there and merges right into the promenade.

Ms. Suchsland stated we've seen them run this over the grass, too. I mean, we see them all the time when we're down there. They don't care whether it's a sidewalk or grass.

Ms. Arnau stated is there any way to put a blockage down there behind that subdivision or that those townhouses. I mean, is there anybody we can talk to? I mean, it's not just motorcycles. There are golf carts.

Robin Stover stated I'm from the Preserve. I've lived here for over five years. My first dog was hit and nobody did anything. I called out the police. I had a very different reaction with the police department. My second dog. Here they come around the circle again, and I have to

dive into the bushes. My dog bites me. I have a scar from that from these people on golf carts and scooters. Recently, somebody from the preserve let her child go back and forth and I had a stick and had to throw the stick to keep the kid from coming after me. Then the mother and I were going to have a fight. One of your guards stopped and called the police for me. It was two years ago on Christmas Day, and it's been horrible. I live by myself now. I have two dogs. I walk them. I don't use any of these amenities except for to walk around down there. I paid cash for my condo. I pay over a terrible amount for CDD fees. You're worried about planting and all kinds of stuff and that's great. I love it because this is a beautiful community. But unless I'm safe down there, I'm moving out. Right now, nobody can afford my condo. So, I'm going to get renters and what's going to happen with renters? You're going to have the same kind of issue, and it's going to keep getting bigger. I'm just telling you from my point of view. I'm supposed to be retired, and I had to go back to work because of all these bills. I know you're all going through at the same time, but safety is a major precaution right now. You're worried about people slipping on your basketball court? I'm sorry, Jay, but we still have to walk around down there. You can close that basketball court if you have to. I don't care. When I get out there and something happens to me or one of my dogs, I'm just telling you, I pay a lot of money to live here, and it's almost not worth it anymore. I'm sorry, but I feel real strongly about this.

Ms. Giles stated you got pictures, but did you get a name that we could send a suspension letter to?

Mark Holler stated no, he was threatening me. I turned around and walked off.

Ms. Giles stated I think that's the challenge. The board has the ability to send suspension letters to the folks that are violating the rules in your policies here. I mean, it's in your policy that these things are not allowed. So, the challenge that security faces and that the staff faces is we agree with you, but until we can catch them and put a name to the person, it's hard to deal with them other than catching them.

Mark Holler stated I sent a video to Julie.

Ms. Arnau stated I observed it because you were behind my condo.

Robin Stover stated I have a lot of ring cameras now. I got them just for these reasons to protect. Because they're going up and down and they're crazy, and I live right on the corner, so I catch them going back and forth. I'll go ahead and set up these ring cameras if that will help.

Ms. Giles stated do you have the names to go with them?

Robin Stover stated I do not, but I'm just saying that's a start. We've got to start someplace. I know it's a lot for security. I understand. I used to be a regional security manager for a lot of big companies. But we've got to do something. Maybe we start with, we've got all these things about put your dog on a leash and pick up after your dog. Maybe the start is don't ride your motorcycle. It's not lawful here. Then once you post it, then maybe on a weekend, you get people out there and you give a few tickets. It's just like the broken window theory. If you got a broken window, they're going to come in. If you go out there and you give a couple tickets. I know it might be costly, but instead of repaving the court.

Mr. Soriano stated we don't have the ability to give tickets.

Robin Stover stated I know, but I'm just saying if you did pay officers to come down here and patrol, maybe that would help. I don't know what the answer is. I just know I feel unsafe here, and it's not fair for me. I pay a lot of money to live here and to feel unsafe where I can't walk my dog. I mean, you've already put the big iron fence out there that makes us look like we're in a cemetery. Nobody asked me about that at all. I'm not going to complain about that now, but I'm just saying you spend the money in so many different ways. Safety and security is a priority.

Chairman Steiner stated I understand.

Susan Holler stated I live in the Preserve. I would just like to echo what everyone else has said. This sidewalk that runs along the lake here is not a sidewalk anymore. It's now a roadway because vehicles are going 20 to 35 miles an hour along there. My only addition to this would be to say that I think the majority of the problem is junior high and high school students. Would it be possible to approach it from the extreme other end? Go to the high school and junior high administration and say, can we do some education here about appropriate ways to use those vehicles? It's just an idea. I don't know. I mean, they should be made aware that it is illegal. It is possible for the police to come down here and ticket them. I think if there was a little bit more cooperation between everybody, if they would slow down, if they would go around people, that it might eliminate the problem without having to be so punitive. I wish they would not ride those vehicles at all, but I could deal with the vehicles if they would be respectful to the people that are walking. That's just my comment.

Chairman Steiner stated I will have to agree with you from the standpoint that we approach this issue before the scooters with the bike riders, because getting them to be respectful

and share their walkways, so to speak, because there was a big push at that time to even get rid of the bike riders because of the fact that they were riding up on people and not letting them know. At that time Clay County had regulations on the books for bikes on sidewalks. We actually did some signage. I think now it's only gotten worse in the fact that they've started out with a couple little dirt bikes, and it seems like every kid for Christmas this year got some kind of electronic device. What I can't get over is the fact that they're on these scooters, these stand-up scooters, flying along, no helmets, nothing. I live in the preserve as well and been here a long time. I do understand it. I have had discussions with Jay. We talked about blocking off down here by the nature walk, putting poles in such a way that you basically have to do this to come through. But then you get into the situation that they come down, they come through this way. If you're not able to handle the access at all locations, and we don't own the property down there, we have the promenade, but it ends at the wall. I think the biggest thing is to convince as many people as possible and that goes to myself to notify CCSO that there's a problem out here and if enough folks voice it, they draw a little bit more attention to it before somebody gets hurt. I've gone several times when we had some groups coming through that were vandalizing along the promenade and I've approached a couple of them and the reception you get and in today's environment you don't know what it's going to be. So, I decided that it was better for me just to try and tolerate it. But that's not a solution.

Ms. Giles stated any other public comments? Triston?

Mr. Cottrell stated I've got a few talking points, not only to the points that have been made about the electric scooters and the bikes that are going across, but just a couple clarifying questions for me and my guards. That way we can make sure that we're doing everything to the utmost for everybody that comes through here. The first thing is, Jay, you had briefly touched on this earlier and I wanted to verify if this was a legitimate posted rule or not. People on the basketball courts during rain, is that something we should be looking for and putting people off?

Mr. Soriano stated we don't have it spelled out that we're going to shut it down. But it does say, following manufacturer recommendations, people that make these courts say that you shouldn't be playing. But we don't have it spelled out in ours not to play basketball in the rain.

Mr. Cottrell stated so maybe what we can do is just, if we do witness it, we can give people a PSA. Hey, just so y'all know, it's not safe to be on here during the rain. Be careful if you choose to stay. Just from a liability standpoint. The second thing is on the 27th of January, over

towards the back of the property where the gates were, there was an area that somebody had tried digging under. I wanted to make sure that everybody was aware of that.

Mr. Soriano stated they're not aware, but I got that. It's kind of like our gates. They've ripped our gates off before. Everybody was aware of that because that costs a lot of money. We are going to have to enhance some areas I think with landscaping. Much of the area we were able to do a good job of running through current landscaping so they can't dig under. It's tall enough they don't climb over. But we have some areas that's what the kids are doing. When everybody keeps the gates closed and does what they're supposed to do and checks in and out we have the group that wants to get in, so they dig under. One of them will try to climb under and then go up to the gate and let their friends in, things like that. So that is the new access point. So just keep an eye on it. Your guards should be walking that gate the entire time.

Mr. Cottrell stated that was what I was going to say was our solution was to double up, make sure that they were aware it's happened before. It's absolutely going to be tried to happen again. To make sure that they're watching that. Now to the lovely electric bikes. Somebody had mentioned it earlier. We've done the same thing. We try to stop them and everything, but they just blow right past us. You all have a significantly higher chance of knowing who that person is and where they come from versus us. We try not putting ourselves in front of them, but anything short of that, and they just don't listen to us. If anybody has an alternative for what we could possibly do, I am all ears and I will absolutely implement to the best of my ability. But as of right now, the best thing we can say is hey, you stop. After that, it's pretty much all said and done.

Mr. Eckert stated is your protocol to call the sheriff every time you see that? Because if it isn't, that's something you could do differently.

Mr. Cottrell stated we absolutely can. Like Jay said earlier, I'm super happy that they gave you the info that they did. I will say for other properties, if we start calling too much about the same thing, they put you on this little list that they have of we'll get there when we get there, if we get there at all. I don't want the community to get on that unsaid list. So, I am more than happy to put that in a post order. I'm more than happy to make them call every single time they witness it, even if they're not able to get the person to stop.

Mr. Soriano stated I would recommend that if they're here for an extended period of time. If they go through, it's not going to help you much. As far as the commercial side, we don't call every single time we see somebody because yeah, that is correct. That's what they're going to do.

They've actually been out riding with Wanda before that they'll get out there when they have a free person and it might be two hours later. It does mean a lot more when it comes from residents. I've noticed that they get to a point where they don't listen to me. I might be a resident too, but they look at me like the management company's complaining again. So, when it comes from you, it actually does carry a lot more weight.

Susan Holler stated just another comment about that. There are times where the traffic is much heavier. It's to and from school. So, they're going to and from school. That's when a lot of this goes on. So, if they're going to be called to come out at any certain time, those would be the best times to come out.

Mr. Cottrell stated I can make sure that my guards are aware of that so they can start focusing on those areas.

Chairman Steiner stated the fact that it does appear it is school traffic. I can't say it's so much in the mornings as it is in the late afternoon when there's band practice and football practice and what have you. But somewhere around the 2 o'clock time frame, two or three, would it be possible budget wise for us to see about midweek having a CCSO come down here and be on the promenade? In other words, don't be sitting up here.

Mr. Soriano stated let me go through a couple things really quick. Budget wise, you guys were based on the hours that you've asked them to do now. But there are times where we go over budget a little bit. I know that somebody might be sick one night and we lose hours. So, I make up for it. But spring break is always a problem at the pool. There's always somebody that wants to act a little out of control because they haven't been here since last year and they know the rules but they go a little out of control. So, I usually have extra off-duty officers at those times. So as long as you guys want to direct me to continue to work with our off-duty officers to rearrange some hours to address problems. I don't want to go into exact time or anything like that. We shouldn't be doing that.

Ms. Arnau stated that would be a good week.

Chairman Steiner stated it would be a short duration, and it would be infrequent where they're at. But with social media the way it is, the first one goes by that sees them, it's going to pass, and they'll head it underway, and it can't be up here. It's got to be down on the promenade. I'll welcome them to bring a bottle of water and set up a chair. But the main thing is the fact that is it's like traffic stops. Your phones light up the minute somebody they get put a traffic stop in.

So, what happens is everybody is aware of it, nobody's speeding and it's defeating it. Unless you make it random and we're most important place and location somewhere along that promenade.

Mr. Bowen stated do you get a response back from your off-duty officers telling you during this time period I made this many stops and what the progression was; did they get arrested? Did they give up just a slap on the hand or just said don't do that anymore.

Mr. Soriano stated they only report to me when there's large issues. When they do have somebody they've got removed for trespassing or something like that. When they're here they're not able to see much or catch much back there. Now most of the time they do stay up here with our security guard. But during the summer you'll see the off-duty officers, they do walk, back there quite a bit towards the promenade. We didn't have a problem, but maybe because it's a different time of day kind of like Mike said. So that's the biggest thing. We can't really go over what hours in here.

Mr. Bowen stated how do we know how successful they are at doing what they're supposed to be doing if we don't get some feedback?

Mr. Soriano stated if we don't have a problem, I consider that kind of successful. So, they only report when they have those problems with people they have to remove. Same way with S3. They'll give me a general report that it was quiet for the night. If not they send me individual reports like, we had a family that we had to remove because a parent was not following the rules. That's a little different. It's about the problem.

Chairman Steiner stated correct me if I'm wrong. We even went so far as CCSO brought in bicycle patrol.

Mr. Soriano stated that wasn't our off-duty officers, that was the beat officers.

Chairman Steiner stated to control the promenade they came in with bicycles.

Mark Holler they need to bring the horses.

Chairman Steiner stated I understand the residents' concerns.

Ms. Arnau stated could we put a sign down there behind the town houses as you hit the walkway that says no bicycles, no golf carts, whatever, beyond this point? Something to that effect with the law stated on it.

Mr. Soriano stated the law part would be a little different. It doesn't include bicycles.

Mr. Eckert stated it's already in our rules. So, what we'd be doing is plucking out that portion of our rules.

Mr. Soriano stated right now what we have on the nature walk. Well, they've already been ripped down once or twice, but it says no motorized vehicles on district property. That hasn't stopped anybody.

Vice Chair Mifsud stated just like the no feeding the alligator.

Mr. Soriano stated that was the reason why this is the only pond out of 40 some ponds that we put it on there. We get a lot of complaints about the alligators here where there's alligators in all of our ponds. But we put the three signs out there for the alligators and to get people to understand not to feed them, but they still do. But we can add them out there. The signs are \$30 or \$40 a piece.

Ms. Arnau stated I think they would cut down a lot just because that is a main entrance for them to come in.

Mr. Soriano stated it may deter one or two. It's the people that they're dealing with. If somebody's being belligerent, threatening something, they're definitely not the type of person that cares about signs. Like I said, they're not a high dollar thing. Just a lot of times extra maintenance, people feel like tearing them down or something. But we can add one, the same way we did with the alligator sign. You put them right where you come down from the stairs at each one of those neighborhoods.

Vice Chair Mifsud stated those neighborhoods don't have security cameras out back?

Mr. Eckert stated we can't talk about where we do or don't have cameras. My only point bringing up the issue of the sign, I think Jay's covered it. There may be something we can do that's a little bit more frightening to them in terms of the fact that this is our policy, and we will immediately call the sheriff's department to issue a trespass warrant or something along those lines. We could add to it. Again, I don't think it's going to change the attitude of the gentleman you dealt with, but it may change some people. That's the only other thing we could do.

Vice Chair Mifsud stated we've got a couple couples that like to ride their golf cart down there. I bet you they'd stop because they're like, my age. They're not going to do it anymore.

Mr. Cottrell stated to counsel's point there, does S3 currently have, or would the board be willing to give S3 trespass authority for these instances?

Mr. Soriano stated S3 currently has it now.

Mr. Cottrell stated is everything fully up to date and everything? Because I have nothing. No paperwork.

Mr. Soriano stated yes. You guys have the ability to trespass in those situations just like any other. All our staff actually has that ability and we've even done paperwork with CCSO in the past that we had to do extra to make sure they understood that people can be trespassed from here. Public property is a little different. We do have certain rules that they have to follow while on our property. What happens is the biggest thing is we ask them to leave. Even if it's not about that specific rule that CCSO must enforce. We ask them to vacate our property. That's where the county code comes in. If you could work with me on some of those items for clarification after this meeting that would be helpful.

Mr. Cottrell stated that was my last question.

Ms. Giles stated thank you. Supervisor's requests?

Chairman Steiner stated the only thing I would mention is to prepare the board. Not to give another excuse, but the next thing that'll happen is we will have several people in here complaining about the sheer number of signs. No disrespect, people who view this fence as a negative. Trust me, it was a big place to control what goes on with the basketball courts. It was not somebody that was playing. It was people that were coming into the community that didn't live here. It was to shut a lot of that down and make the whole community a little bit safer. It also cut down on a lot of the vandalism that we were having to take care of in here. So, everything we've done, and we're willing to do a little more of it, just understand there are limitations of what the board can do other than document the fact that it is not allowed on this property. That's the only thing that's going to give anybody any control over making any trespass. Again, the trespass doesn't do a whole lot of good if they don't live in the community.

Robin Stover stated well, just understand people like me, a 63-year-old woman by herself. I carry a small bat that has a lead pipe in it. I'm just saying that's where I'm at.

EIGHTH ORDER OF BUSINESS

Next Scheduled Meeting

Ms. Giles stated our next meeting is scheduled for March 10th here at the same location at 6:00 p.m.

NINTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Middle Village
Community Development District

Unaudited Financial Reporting
January 31, 2025



Middle Village
Community Development District
Combined Balance Sheet
January 31, 2025

	General Fund	Recreation Fund	Debt Service Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 3,516,623	\$ 235,692	\$ -	\$ 155,493	\$ 3,907,807
Due from Other	-	141	-	-	141
Due from General Fund	-	1,764,104	1,408,714	-	3,172,818
Investments:					
State Board of Administration (SBA)	5,165	461,107	-	911,375	1,377,647
Custody Account	7,635	-	-	-	7,635
Series 2022					
Revenue	-	-	237,649	-	237,649
Reserve	-	-	156,461	-	156,461
Principal	-	-	161	-	161
Interest	-	-	24	-	24
Cost of Issuance	-	-	17,631	-	17,631
Prepayment	-	-	15	-	15
Series 2018-2					
Reserve	-	-	120,770	-	120,770
Prepayment	-	-	31,627	-	31,627
Sinking	-	-	19	-	19
Interest	-	-	6	-	6
Assessments Receivable	3,152	30,859	24,642	-	58,653
Deposits	-	13,383	-	-	13,383
Total Assets	\$ 3,532,575	\$ 2,505,287	\$ 1,997,721	\$ 1,066,868	\$ 9,102,450
Liabilities:					
Accounts Payable	\$ 76	\$ 33,254	\$ -	\$ 7,170	\$ 40,499
Due to Debt Service	1,408,714	-	-	-	1,408,714
Due to Recreation Fund	1,764,104	-	-	-	1,764,104
Total Liabilities	\$ 3,172,894	\$ 33,254	\$ -	\$ 7,170	\$ 3,213,318
Fund Balance:					
Nonspendable:					
Deposits	\$ -	\$ 13,383	\$ -	\$ -	\$ 13,383
Restricted for:					
Debt Service - Series	-	-	1,997,721	-	1,997,721
Assigned for:					
Capital Reserve Fund	-	-	-	1,059,698	1,059,698
Unassigned	359,680	2,458,650	-	-	2,818,331
Total Fund Balances	\$ 359,680	\$ 2,472,033	\$ 1,997,721	\$ 1,059,698	\$ 5,889,133
Total Liabilities & Fund Balance	\$ 3,532,575	\$ 2,505,287	\$ 1,997,721	\$ 1,066,868	\$ 9,102,450

Middle Village
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 222,749	\$ 213,722	\$ 213,722	\$ -
Interest Income	1,000	333	202	(131)
Total Revenues	\$ 223,749	\$ 214,056	\$ 213,924	\$ (131)
Expenditures:				
General & Administrative:				
Supervisors Fees	\$ 12,000	\$ 4,000	\$ 3,800	\$ 200
FICA Expense	918	306	291	15
Travel per Diem	200	67	-	67
Engineering	7,000	2,333	2,650	(317)
Trustee Fee	15,000	5,000	-	5,000
Dissemination Agent	3,933	1,311	1,511	(200)
Assessment Roll Administration	8,483	8,483	8,483	0
Attorney	50,000	16,667	3,797	12,869
Arbitrage Rebate	700	-	-	-
Annual Audit	6,600	-	-	-
Management Fees	72,865	24,288	24,288	0
Information Technology	2,865	955	955	0
Telephone	300	100	109	(9)
Postage	1,500	500	142	358
Printing	2,500	833	150	683
Insurance General Liability	14,109	14,109	13,724	385
Legal Advertising	2,500	833	361	472
Other Current Charges	150	50	20	30
Office Supplies	200	67	3	64
Website Maintenance	2,528	843	843	0
Dues, Licenses & Subscriptions	175	175	175	-
Capital Reserve Funding	19,222	-	-	-
Total General & Administrative Expenditures	\$ 223,749	\$ 80,920	\$ 61,302	\$ 19,618
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 133,135	\$ 152,623	\$ (19,750)
Net Change in Fund Balance	\$ -	\$ 133,135	\$ 152,623	\$ (19,750)
Fund Balance - Beginning	\$ -		\$ 207,058	
Fund Balance - Ending	\$ -		\$ 359,680	

Middle Village
Community Development District
Recreation Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 2,180,719	\$ 2,092,348	\$ 2,092,348	\$ -
Interest Income	5,000	5,000	7,457	2,457
Miscellaneous Revenue	1,000	333	84	(249)
Amenities Revenue	100,000	33,333	25,294	(8,039)
Cost Share Revenue-South Village	36,022	-	-	-
Total Revenues	\$ 2,322,741	\$ 2,131,015	\$ 2,125,183	\$ (5,832)
Expenditures:				
<i>Administrative:</i>				
Management Fees - On Site Staff	\$ 356,649	\$ 118,883	\$ 118,884	\$ (1)
Insurance	96,279	96,279	89,920	6,359
Other Current Charges	6,000	2,000	1,595	405
Permit Fees	1,650	550	1,017	(467)
Subtotal Administrative	\$ 460,578	\$ 217,712	\$ 211,416	\$ 6,296
<i>Maintenance:</i>				
Security	\$ 136,335	\$ 45,445	\$ 36,155	\$ 9,290
Security Clay County	47,304	15,768	13,835	1,933
Electric	20,000	6,667	5,339	1,328
Streetlighting	35,000	11,667	9,895	1,772
Irrigation Maintenance	5,000	1,667	-	1,667
Landscape Maintenance	557,230	185,743	180,333	5,410
Common Area Maintenance	80,000	26,667	17,801	8,866
Lake Maintenance	25,000	8,333	6,376	1,957
Subtotal Maintenance	\$ 905,868	\$ 301,956	\$ 269,734	\$ 32,222

Middle Village
Community Development District
Recreation Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
<i>Recreation Facility:</i>				
Amenity Staff	\$ 190,000	\$ 63,333	\$ 36,394	\$ 26,939
Janitorial	59,500	19,833	16,614	3,219
Telephone	18,000	6,000	7,272	(1,272)
Electric	75,000	25,000	15,980	9,020
Water / Sewer	45,000	15,000	14,835	165
Gas/Heat (Pool)	20,000	6,667	11,144	(4,477)
Refuse Service	35,000	11,667	16,919	(5,252)
Pool Maintenance & Chemicals	43,000	14,333	16,354	(2,020)
Cable	8,000	2,667	2,549	118
Special Events	10,000	3,333	5,482	(2,148)
Office Supplies and Equipment	1,500	500	-	500
Facility Maintenance - General	65,000	21,667	15,165	6,502
Facility Maintenance - Preventive Contracts	15,950	5,317	610	4,707
Facility Maintenance - Contingency	7,500	2,500	1,766	734
Elevator Maintenance	10,000	3,333	3,354	(21)
Recreation Passes	4,000	1,333	1,356	(23)
Lighting Repairs	12,000	4,000	2,477	1,523
Tennis Court Maintenance	65,725	21,908	25,759	(3,851)
Capital Reserve	271,120	-	-	-
Subtotal Recreation Facility	\$ 956,295	\$ 228,392	\$ 194,030	\$ 34,362
Total Expenditures	\$ 2,322,741	\$ 748,060	\$ 675,180	\$ 72,880
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 1,382,955	\$ 1,450,003	\$ (78,712)
Net Change in Fund Balance	\$ -	\$ 1,382,955	\$ 1,450,003	\$ (78,712)
Fund Balance - Beginning	\$ -		\$ 1,022,030	
Fund Balance - Ending	\$ -		\$ 2,472,033	

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 January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,772,172	\$ 1,670,831	\$ 1,670,831	\$ -
Interest Income	10,000	3,333	7,026	3,692
Total Revenues	\$ 1,782,172	\$ 1,674,164	\$ 1,677,856	\$ 3,692
Expenditures:				
<i>Series 2022</i>				
Interest 11/1	\$ 189,828	\$ 189,828	\$ 189,828	\$ -
Principal Prepayment 11/1	-	-	4,000	(4,000)
Interest 5/1	189,828	-	-	-
Principal 5/1	1,153,000	-	-	-
<i>Series 2018-2</i>				
Interest 11/1	47,250	47,250	47,250	-
Principal Prepayment 11/1	-	-	5,000	(5,000)
Interest 5/1	47,250	-	-	-
Principal 5/1	130,000	-	-	-
Total Expenditures	\$ 1,757,155	\$ 237,078	\$ 246,078	\$ (9,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 25,017	\$ 1,437,086	\$ 1,431,779	\$ (5,308)
Net Change in Fund Balance	\$ 25,017	\$ 1,437,086	\$ 1,431,779	\$ (5,308)
Fund Balance - Beginning	\$ 283,240		\$ 565,942	
Fund Balance - Ending	\$ 308,257		\$ 1,997,721	

Middle Village
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues				
Transfer In from General Fund	\$ 19,222	\$ -	\$ -	\$ -
Transfer In from Recreation Fund	271,120	-	-	-
Interest	15,000	5,000	14,576	9,576
Total Revenues	\$ 305,342	\$ 5,000	\$ 14,576	\$ 9,576
Expenditures:				
Repairs & Replacements	\$ 250,000	\$ 83,333	\$ 93,234	\$ (9,900)
Total Expenditures	\$ 250,000	\$ 83,333	\$ 93,234	\$ (9,900)
Excess (Deficiency) of Revenues over Expenditures	\$ 55,342		\$ (78,657)	
Net Change in Fund Balance	\$ 55,342		\$ (78,657)	
Fund Balance - Beginning	\$ 1,193,255		\$ 1,138,355	
Fund Balance - Ending	\$ 1,248,596		\$ 1,059,698	

Middle Village

Community Development District

Long Term Debt Report

Series 2022, Special Assessment Refunding Bonds

Interest Rate:	1.355% - 3.012%
Maturity Date:	5/1/2035
Reserve Fund Definition	10% Max Annual Debt
Reserve Fund Requirement	\$ 156,461
Reserve Fund Balance	156,461

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
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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	\$ 120,770
Reserve Fund Balance	120,770

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
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C.

MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT

FY2025 Assessments Receipts Summary

	# 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
7	02/06/25	24,642.29	3,152.09	30,859.05	58,653.43
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
TOTAL TAX ROLL RECEIPTS		1,670,830.71	213,722.35	2,092,347.87	3,976,900.93

TAX ROLL DUE / RECEIVED - (DISCOUNTS NOT TAKE)	70,524.69	9,021.08	88,316.65	167,862.43
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PERCENT COLLECTED	DEBT	O&M	TOTAL
TOTAL PERCENT COLLECTED	95.95%	95.95%	95.95%

D.

Middle Village

Community Development District

Check Run Summary

February 28, 2025

Fund	Date	Check No.	Amount
General Fund			
Accounts Payable	2/11/25	1787-1789	\$ 1,394,384.08
	2/28/25	1790-1791	3,967.15
		<u>Sub-Total</u>	<u>\$ 1,398,351.23</u>
Recreation Fund			
Accounts Payable - HW	2/11/25	871-889	\$ 123,136.52
	2/28/25	890-896	7,252.15
		<u>Sub-Total</u>	<u>\$ 130,388.67</u>
Capital Reserve Fund			
Accounts Payable	2/11/25	765-770	\$ 7,169.51
	2/28/25	771-773	17,472.46
		<u>Sub-Total</u>	<u>\$ 24,641.97</u>
Total			\$ 1,553,381.87

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/11/25	00026	2/01/25	2428	202502	310-51300		34000	FEB MANAGEMENT FEES	*	6,072.08		
2/01/25		2428		202502	310-51300		52000	FEB WEBSITE ADMIN	*	210.67		
2/01/25		2428		202502	310-51300		35100	FEB INFO TECH	*	238.75		
2/01/25		2428		202502	310-51300		31300	FEB DISSEM AGENT SRVCS	*	327.75		
2/01/25		2428		202502	310-51300		51000	OFFICE SUPPLIES	*	.57		
2/01/25		2428		202502	310-51300		42000	POSTAGE	*	89.52		
2/01/25		2428		202502	310-51300		42500	COPIES	*	35.40		
2/01/25		2428		202502	310-51300		41000	TELEPHONE	*	19.10		
GOVERNMENTAL MANAGEMENT SERVICES										6,993.84	001787	
2/11/25	00124	2/03/25	02032025	202502	300-20700		10300	FY25 DEBT SRVC ASSESSMENT	*	1,387,313.99		
HANCOCK WHITNEY BANK										1,387,313.99	001788	
2/11/25	00117	1/30/25	25-00024	202501	310-51300		48000	1/30 NTC OF BOS MTG	*	76.25		
JACKSONVILLE DAILY RECORD										76.25	001789	
2/28/25	00119	2/19/25	3525941	202501	310-51300		31500	JAN GENERAL SERVICES	*	3,529.65		
KUTAK ROCK LLP										3,529.65	001790	
2/28/25	00125	2/07/25	192687	202501	310-51300		31100	JAN ENGINEERING SERVICES	*	437.50		
MATTHEWS DESIGN GROUP LLC										437.50	001791	
TOTAL FOR BANK A										1,398,351.23		
TOTAL FOR REGISTER										1,398,351.23		

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

Invoice

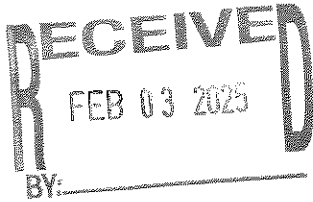
Invoice #: 2428
Invoice Date: 2/1/25
Due Date: 2/1/25
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
General Fund- Management Fees - February 2025		6,072.08	6,072.08
Website Administration - February 2025		210.67	210.67
Information Technology - February 2025		238.75	238.75
Dissemination Agent Services - February 2025		327.75	327.75
Office Supplies		0.57	0.57
Postage		89.52	89.52
Copies		35.40	35.40
Telephone		19.10	19.10

RECEIVED
 FEB 07 2025
 BY: _____

Total	\$6,993.84
Payments/Credits	\$0.00
Balance Due	\$6,993.84



**Middle Village
COMMUNITY DEVELOPMENT DISTRICT**

General Fund

Check Request

Date	Amount	Authorized By
February 3, 2025	\$1,387,313.99	Oksana Kuzmuk

Payable to:

Hancock Whitney Bank #124

Date Check Needed:

Budget Category:

ASAP	001.300.20700.10300
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Intended Use of Funds Requested:

FY25 Debt Service Assessment (Distribution 4 and 5)

(Attach supporting documentation for request.)

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

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

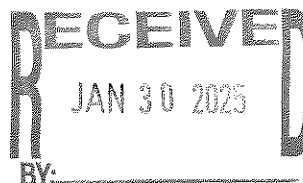
P.O. Box 1769
Jacksonville, FL 32201
(904) 356-2466

INVOICE

January 30, 2025

Date

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



Serial #	25-00024C	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
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Publication Dates 1/30

Payment Due Upon Receipt

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

County Clay

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

If your payment is being mailed, please reference Serial # 25-00024C on your check or remittance advice.

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

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

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

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

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

Notice is hereby given that the Board of Supervisors of the Middle Village Community Development District is scheduled to be met on **Monday, February 10, 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. 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. 30 00 (25-00024C)

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

February 19, 2025

Check Remit To:

Kutak Rock LLP

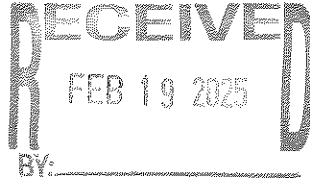
PO Box 30057

Omaha, NE 68103-1157

Reference: Invoice No. 3525941

Client Matter No. 14323-1

Notification Email: eftgroup@kutakrock.com



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

Invoice No. 3525941

14323-1

Re: Middle Village CDD - General

For Professional Legal Services Rendered

01/02/25	M. Eckert	0.90	351.00	Research HOA created by developer per chair request; confer with Steiner
01/06/25	M. Eckert	0.50	195.00	Prepare for and attend agenda call
01/06/25	K. Haber	1.70	459.00	Prepare memorandum regarding applicability of restrictive covenants to government bodies
01/08/25	M. Eckert	0.20	78.00	Confer with Eldred regarding county history on right of way maintenance
01/10/25	K. Haber	0.40	108.00	Prepare January board meeting agenda memorandum
01/11/25	L. Whelan	0.30	115.50	Monitor legislative process relating to matters impacting special districts
01/12/25	M. Eckert	0.30	117.00	Review O&M assessment scenarios; confer with Giles; prepare for board meeting
01/13/25	M. Eckert	3.40	1,326.00	Prepare for, travel to and attend board meeting; return travel; follow up

KUTAK ROCK LLP

Middle Village CDD
February 19, 2025
Client Matter No. 14323-1
Invoice No. 3525941
Page 2

01/16/25	M. Eckert	0.60	234.00	Review draft minutes and provide comments; follow up from board meeting; review O&M methodology
01/29/25	M. Eckert	0.50	195.00	Prepare for and attend agenda call
01/30/25	M. Eckert	0.80	312.00	Review operations and maintenance methodology and related issues; confer with Giles

TOTAL HOURS 9.60

TOTAL FOR SERVICES RENDERED \$3,490.50

DISBURSEMENTS

Computer Research 20.32
Travel Expenses 18.83

TOTAL DISBURSEMENTS 39.15

TOTAL CURRENT AMOUNT DUE \$3,529.65

Project Manager Alex Acree



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

February 07, 2025
Invoice # 192687

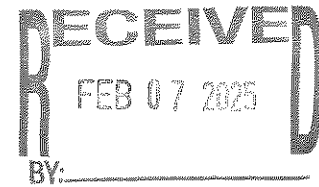
Project 0000021874.0000 Middle Village CDD

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

- CDD Conference Call
- Updates to Engineer's Report

Please call Alex Acree if you have any questions or concerns regarding your project.

For billing inquiries, please contact our Accounting Department.



Professional Services through January 31, 2025

Phase 0001 Engineering Services

	Hours	Rate	Amount
Vice President of Production	.50	290.00	145.00
Sr. Construction Inspector	1.25	210.00	262.50
Project Administrator	.25	120.00	30.00
Total Labor			437.50
		Total Due:	437.50

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	437.50	12,047.50	12,485.00
Unit	0.00	11.78	11.78
Interest	0.00	23.93	23.93
Totals	437.50	12,083.21	12,520.71

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/11/25	00063	12/16/24	10040179	202412	330-57200	49500	ELEVATOR MAINT 1/1-3/31 COASTAL ELEVATOR SERVICE CORP	*	479.19	479.19	000871
2/11/25	00072	2/03/25	02032025	202411	320-57200	34510	11/22-12/5 REIMB SEC SRVC DOUBLE BRANCH CDD	*	1,800.00	1,800.00	000872
2/11/25	00072	2/03/25	02032025	202412	320-57200	34510	12/6-12/19 REIMB SEC SRVC DOUBLE BRANCH CDD	*	1,800.00	1,800.00	000873
2/11/25	00234	2/05/25	26933	202502	310-51300	45000	FY25 WC RENEW PREM AUDIT EGIS INSURANCE ADVISORS LLC	*	155.00	155.00	000874
2/11/25	00026	12/31/24	2430	202411	330-57200	41000	NOV PHONES	*	88.21		
		12/31/24	2430	202411	330-57200	49300	NOV OFFICE SUPPLIES	*	13.20		
		12/31/24	2430	202411	330-57200	49400	NOV SPECIAL EVENTS	*	1,703.55		
		12/31/24	2430	202411	330-57200	34400	NOV TENNIS MAINTENANCE	*	697.63		
							GOVERNMENTAL MANAGEMENT SERVICES			2,502.59	000875
2/11/25	00026	1/28/25	2433	202501	300-36900	10300	JAN FACILITY EVENT STAFF GOVERNMENTAL MANAGEMENT SERVICES	*	781.25	781.25	000876
2/11/25	00026	2/28/25	2435	202501	330-57200	41000	JAN PHONES	*	88.16		
		2/28/25	2435	202501	310-51300	49300	JAN OFFICE SUPPLIES	*	9.55		
		2/28/25	2435	202501	330-57200	49400	JAN SPECIAL EVENTS	*	215.38		
							GOVERNMENTAL MANAGEMENT SERVICES			313.09	000877
2/11/25	00026	1/13/25	2424	202412	330-57200	62000	DEC FACILITY MAINTENANCE	*	5,500.00		
		1/13/25	2424	202412	330-57200	62200	DEC FAC MAINT CONTINGENCY	*	350.08		
		1/13/25	2424	202412	320-57200	46500	DEC COMMON AREA	*	5,567.00		
		1/13/25	2424	202412	330-57200	46630	DEC LIGHTING REPAIRS	*	777.00		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
1/13/25		2424	202412	330	57200	34400			*	5,900.00		
			DEC					TENNIS COURT MAINT				
1/13/25		2424	202412	330	57200	49400			*	886.00		
			DEC					SPECIAL EVENTS				
GOVERNMENTAL MANAGEMENT SERVICES											18,980.08	000878
2/11/25	00026	1/31/25	2434	202412	330	57200	41000		*	88.21		
			DEC					PHONES				
1/31/25		2434	202412	310	51300	49300			*	212.48		
			DEC					OFFICE SUPPLIES				
1/31/25		2434	202412	330	57200	49400			*	459.86		
			DEC					SPECIAL EVENTS				
1/31/25		2434	202412	330	57200	34200			*	113.99		
			DEC					JANITORIAL SUPPLIES				
1/31/25		2434	202412	330	57200	49300			*	25.00		
			DEC					RE PASSES				
GOVERNMENTAL MANAGEMENT SERVICES											899.54	000879
2/11/25	00026	2/01/25	2431	202502	320	57200	34000		*	7,469.83		
			FEB					TENNIS FAC MANAGEMENT				
GOVERNMENTAL MANAGEMENT SERVICES											7,469.83	000880
2/11/25	00026	2/01/25	2432	202502	320	57200	34000		*	22,251.17		
			FEB					FACILITY MANAGEMENT				
GOVERNMENTAL MANAGEMENT SERVICES											22,251.17	000881
2/11/25	00603	2/03/25	02032025	202502	300	36900	10300		*	500.00		
								DEPOSIT REFUND				
JOHN VILLANUEVA											500.00	000882
2/11/25	00062	2/01/25	247031B	202502	320	57200	46800		*	1,594.00		
			FEB					LAKE MAINTENANCE				
THE LAKE DOCTORS											1,594.00	000883
2/11/25	01173	1/28/25	01282025	202501	300	36900	10300		*	700.00		
								DEPOSIT REFUND				
LINDA WOITAS											700.00	000884
2/11/25	00139	2/01/25	13129562	202502	330	57200	46400		*	4,235.86		
			FEB					POOL CHEMICALS				
POOLSURE											4,235.86	000885
2/11/25	00261	2/01/25	357	202502	330	57200	34200		*	4,125.00		
			FEB					JANITORIAL SERVICES				
RIVERSIDE MANAGEMENT SERVICES INC											4,125.00	000886

MVIL MIDDLE VILLAGE OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/11/25	00823	2/01/25	10749	202502	320	57200	34500		FEB SECURITY SERVICES SECURITY DEVELOPMENT GROUP LLC	*	8,373.84	8,373.84	000887
2/11/25	00704	2/03/25	20222	202502	320	57200	46200		FEB LANDSCAPE MAINTENANCE VERDEGO LLC	*	45,083.27	45,083.27	000888
2/11/25	00786	10/15/24	43586	202410	330	57200	34400		SCREEN PRINT FRONT/SIDE WINNING CONCEPTS USA INC	*	1,092.81	1,092.81	000889
2/28/25	00256	2/13/25	696	202501	320	57200	34510		JAN ADMIN FEE 2/13/25 696 JAN ADMIN SCHED CLAY COUNTY SHERIFF'S OFFICE	*	385.00 192.50	577.50	000890
2/28/25	01006	2/17/25	02172025	202502	300	36900	10300		DEPOSIT REFUND ERMINE BULLS	*	500.00	500.00	000891
2/28/25	01165	1/28/25	34045	202501	330	57200	62100		JAN PREVENTATIVE MAINT ALLWAYS IMPROVING LLC	*	260.00	260.00	000892
2/28/25	00026	2/17/25	2440	202501	330	57200	34400		JAN FACILITY MAINTENANCE GOVERNMENTAL MANAGEMENT SERVICES	*	1,120.00	1,120.00	000893
2/28/25	00026	2/11/25	2437	202502	300	36900	10300		FEB FACILITY EVENT STAFF GOVERNMENTAL MANAGEMENT SERVICES	*	450.00	450.00	000894
2/28/25	01174	2/17/25	02172025	202502	300	36900	10300		DEPOSIT REFUND SHIRENA HOBBS-MCFADDEN	*	500.00	500.00	000895
2/28/25	00412	1/31/25	014055	202501	330	57200	43500		PROPANE GAS 01/31/25 WILFORD PROPANE GAS	*	3,844.65	3,844.65	000896

TOTAL FOR BANK E 130,388.67
 TOTAL FOR REGISTER 130,388.67

MVIL MIDDLE VILLAGE OKUZMUK

CUSTOMER NO.: 601535
DATE: 12/16/2024
INVOICE NO.: 100401793306

OAKLEAF PLANTATION
DUE DATE: 1/1/2025

ACCOUNT SUMMARY

BUILDING ADDRESS

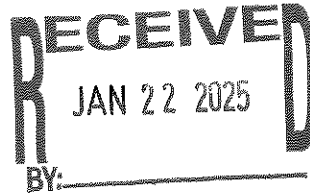
OAKLEAF PLANTATION 845 OAKLEAF PLANTATION PK ORANGE PARK FL 32065
CONTRACT: 108362 | TCE05011

Maintenance Service from 1/1/2025 to 3/31/2025 **\$479.19**

Code to:
02-330-572-630

Middle Village Elevator Maintenance

NET SERVICE CONTRACT AMOUNT	\$479.19
Sales Tax	\$0.00
TOTAL SERVICE CONTRACT AMOUNT DUE	\$479.19



IMPORTANT MESSAGES

To automate your payment, opt in to paperless billing, or to change your billing address, please visit <https://otis.payinvoicedirect.com> or scan the QR code below.



ACH Payment Information:

Bank Name: JP Morgan Chase
Acct Name: Otis Elevator Company
Acct #: 55-20622
Routing #: 071000013

QUESTIONS?

AR Rep's Email:
Aishwarya.AdhiP@otls.com

AR Rep's Phone#: 1-860-676-6901
Customer Care: 1-855-249-6847

010

WE CERTIFY THAT GOODS WERE PRODUCED IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF SECTIONS 6, 7 AND 12 OF THE FAIR LABOR STANDARDS ACT, AS AMENDED, AND OF REGULATIONS AND ORDERS OF THE UNITED STATES DEPARTMENT OF LABOR ISSUED UNDER SECTION 14 HEREOF.

PAYMENTS NOT RECEIVED BY THE DUE DATE OF THE INVOICE SHALL INCUR AN INTEREST CHARGE OF THE OVERDUE AMOUNT CALCULATED FROM THE PAYMENT DUE DATE OF THE INVOICE AT THE RATE OF ONE AND ONE HALF PERCENT (1.5%) PER MONTH (18% PER ANNUM) OR THE MAXIMUM RATE ALLOWED BY APPLICABLE LAW, WHICHEVER IS LESS. A PROCESSING FEE WILL BE APPLIED TO CREDIT CARD PAYMENTS.

DETACH DOCUMENT ALONG PERFORATION, ENCLOSE AND RETURN THIS COUPON WITH YOUR PAYMENT.

COASTAL ELEVATOR SERVICE CORP.
RELIABLE RESPONSIVE RESPECTED

11760 US Hwy 1 Suite W600 Palm Beach Gardens FL 33408

OAKLEAF PLANTATION
370 OAKLEAF VILLAGE PARKWAY
ORANGE PARK FL 320654259

CUSTOMER NO.: 601535
DUE DATE: 1/1/2025
INVOICE NO.: 100401793306
TOTAL SERVICE CONTRACT AMOUNT: \$ 479.19

MAKE CHECK PAYABLE TO:

Coastal Elevator Company
PO Box 730400
Dallas TX 75373-0400

100401793306 0000047919 0

INVOICE



Customer	Middle Village Community Development District
Acct #	288
Date	02/05/2025
Customer Service	Kristina Rudez
Page	1 of 1

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

Payment Information	
Invoice Summary	\$ 155.00
Payment Amount	
Payment for:	Invoice#26933
WC100123519	

Thank You

Please detach and return with payment



Customer: Middle Village Community Development District

Invoice	Effective	Transaction	Description	Amount
26933	10/01/2023	Premium audit	Policy #WC100123519 10/01/2023-10/01/2024 FIA WC Workers Compensation - Premium audit TRIA & Expense Constant - Premium audit Due Date: 2/5/2025 <div style="text-align: center;"> BY: _____ </div>	153.25 1.75
Code to: Middle Village Repair and Replacements 34 600 538-64000 - 2,310,513.450				
				Total
				\$ 155.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
 Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors P.O. Box 748555 Atlanta, GA 30374-8555	(321)233-9939 sclimer@egisadvisors.com	Date
		02/05/2025

Governmental Management Services, LLC

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

Invoice

Invoice #: 2430

Invoice Date: 12/31/24

Due Date: 12/31/24

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
2.330.572.4100 (MV Phones) - Statement Closing Date 11/20/24		88.21	88.21
2.310.513.49300 (MV Office Supplies) - Statement Closing Date 11/20/24		13.20	13.20
34.600.538.64000 (MV Repair & Replacements) - Statement Closing Date 11/20/24		657.33	657.33
2.330.572.49400 (MV Special Events) - Statement Closing Date 11/20/24		1,703.55	1,703.55
2.330.572.34400 (MV Tennis Maintenance) - Statement Closing Date 11/20/24		697.63	697.63
Total			\$3,159.92
Payments/Credits			\$0.00
Balance Due			\$3,159.92

RECEIVED
JAN 24 2025
BY: _____

\$2,502.59

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

Totals by GL

Double Branch: \$3,909.66

2.320.572.4100 (DB Phones) – \$88.21

2.320.572.5100 (DB Office Supplies) – \$13.20

34.600.538.6200 (DB Repair and Replacements) - \$2,104.73

2.320.572.49400 (DB Special Events) – \$1,703.52

Middle Village: \$3,159.92

2.330.572.4100 (MV Phones) – \$88.21

2.310.513.49300 (MV Office Supplies) – \$13.20

34.600.538.64000 (MV repair & replacements) – \$657.33

2.330.572.49400 (MV Special Events) – \$1,703.55

2.330.572.34400 (MV Tennis Maintenance) - \$697.63

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

Purchase Date	Vender	Amount	Description	GL Account	Middle Village	GL	Double Branch	Total
10/22/2024	Dollar Tree	37.63	Special Event	2.330.572.49400	18.82	2.320.572.49400	18.81	37.63
10/22/2024	Walmart	433.2	Special Event	2.330.572.49400	216.6	2.320.572.49400	216.6	433.2
10/22/2024	Party City	190.73	Special Event	2.330.572.49400	95.37	2.320.572.49400	95.36	190.73
10/22/2024	Full Circle Padding	835.55	Repair and Replacement			034.600.538.621	835.55	835.55
10/23/2024	Walmart	180	Special Event	2.330.572.49400	90	2.320.572.49400	90	180
10/23/2024	Pet and Feed	179	Special Event	2.330.572.49400	89.5	2.320.572.49400	89.5	179
10/23/2024	Pet and Feed	8.95	Special Event	2.330.572.49400	4.47	2.320.572.49400	4.48	8.95
10/24/2024	Walmart	140.79	Special Event	2.330.572.49400	70.4	2.320.572.49400	70.39	140.79
10/24/2024	Publix	271.81	Special Event	2.330.572.49400	135.91	2.320.572.49400	135.9	271.81
10/24/2024	Russells Feed	230	Special Event	2.330.572.49400	115	2.320.572.49400	115	230
10/25/2024	Walmart	541.14	Special Event	2.330.572.49400	270.57	2.320.572.49400	270.57	541.14
10/25/2024	Pizza hut	673.58	Special Event	2.330.572.49400	336.79	2.320.572.49400	336.79	673.58
10/25/2024	Publix	121.44	Special Event	2.330.572.49400	60.72	2.320.572.49400	60.72	121.44
10/25/2024	Target	236.49	Repair and Replacement	34.600.538.64000	118.25	034.600.538.621	118.24	236.49
10/27/2024	Ionos	4	Office Supplies	2.330.572.51000	2	2.320.572.5100	2	4
10/27/2024	Sp Fittings	325.19	Repair and Replacement	34.600.538.64000	162.6	034.600.538.621	162.59	325.19
11/1/2024	Bobcat of jacksonville	611.89	Repair and Replacement			034.600.538.621	611.89	611.89
11/2/2024	Ring Central	176.42	Phones	2.330.572.4100	88.21	2.320.572.4100	88.21	176.42
11/3/2024	Priority tire	355.77	Repair and Replacement	34.600.538.64000	177.89	034.600.538.621	177.88	355.77
11/5/2024	union	96.05	Repair and Replacement	34.600.538.64000	48.03	034.600.538.621	48.02	96.05
11/8/2024	Walmart	398.8	Special Event	2.330.572.49400	199.4	2.320.572.49400	199.4	398.8
11/8/2024	Ionos	22.4	Office Supplies	2.330.572.51000	11.2	2.320.572.5100	11.2	22.4
11/14/2024	Head Penn	697.63	Tennis Maintenance	2.330.572.34400	697.63			697.63
11/15/2024	Walmart	301.12	Repair and Replacement	34.600.538.64000	150.56	034.600.538.621	150.56	301.12
Totals		\$7,069.58			\$3,159.92		\$3,909.66	\$7,069.58

N

INVOICE NO	DATE	Leppo Rents - Bobcat of Jacksonville	CUSTOMER NO	PAGE
RSA103970-1	11/01/2024	1182 SUEMAC RD JACKSONVILLE FL 32254 904-288-9181	BP0068280	1

PAYMENT TERMS
CASH ON DELIVERY

RENTAL INVOICE

CUSTOMER PO

INVOICE TO:

SHIP TO:

Double Branch Community Development
475 west town pl ste 114
SAINT AUGUSTINE FL 32092

Double Branch Community Development
370 Oakleaf Village Pkwy
ORANGE PARK FL 32065

SALESMAN: Patrick Hine

CONTACT : Jay Soriano 904-342-1441

RENTAL CONTRACT : RSA103970

JOB SITE: Double Branch Community Development 370 Oakleaf Village Pkwy ORANGE PARK FL 32065

SET	UNIT	QTY	PRICE	TOTAL
10	DEL PICKUP DELIVERY AND PICKUP EQ0322937 S/N: M200071848	1	250.00	250.00
20	EQ0322938 SCISSOR LIFT, 26' JLG MODEL:JLG_ES2832A92.20 S/N:M200071843	1	140.00	280.00
BILLING PERIOD : 10/23/2024 THRU: 10/24/2024				
20	Damage Waiver(14.00 %)			39.20

SALES TAX DETAILS:

FL-CLAY -CLAY :

8.54

FL-STATE -FLORIDA STATE :

34.15

TOTAL RENTAL	280.00
MISC CHARGES	289.20
SALES TAX	42.69
	0.00
TOTAL AMOUNT (USD)	611.89

DOLLAR TREE

Store # 1288 (904) 380-6765
 6001 Argyle Forest Blvd
 #61
 Jacksonville FL 32244-6364

DESCRIPTION	QTY	PRICE	TOTAL
HALLOWEEN PENCILS	1	1.25	1.25
HALLOWEEN PENCILS	1	1.25	1.25
HALLOWEEN PENCILS	1	1.25	1.25
HALLOWEEN PENCILS	1	1.25	1.25
HALLOWEEN PENCILS	1	1.25	1.25
HALLOWEEN PENCILS	1	1.25	1.25
HALLOWEEN PENCILS	1	1.25	1.25
HALLOWEEN PENCILS	1	1.25	1.25
MINI PADDLE BALL GCT	1	1.25	1.25
MINI PADDLE BALL GCT	1	1.25	1.25
MINI PADDLE BALL GCT	1	1.25	1.25
CLITTER SPIDER ASTD GCT	1	1.25	1.25
CLITTER SPIDER ASTD GCT	1	1.25	1.25
CLITTER SPIDER ASTD GCT	1	1.25	1.25
MINI PADDLE BALL GCT	1	1.25	1.25
MINI PADDLE BALL GCT	1	1.25	1.25
MINI PARTY FAVORS ASTD 1	1	1.25	1.25
MINI PARTY FAVORS ASTD 1	1	1.25	1.25
MINI PARTY FAVORS ASTD 1	1	1.25	1.25
MINI PARTY FAVORS ASTD 1	1	1.25	1.25
HALLOWEEN 3D ERASER GCT	1	1.25	1.25
HALLOWEEN 3D ERASER GCT	1	1.25	1.25
HALLOWEEN 3D ERASER GCT	1	1.25	1.25
HALLOWEEN 3D ERASER GCT	1	1.25	1.25
HALLOWEEN 3D ERASER GCT	1	1.25	1.25
HALLOWEEN 3D ERASER GCT	1	1.25	1.25
HALLOWEEN 3D ERASER GCT	1	1.25	1.25
HALLOWEEN 3D ERASER GCT	1	1.25	1.25

Sub Total 129.63
 Sales Tax 11.63
 Total 141.26
 American Express 141.26
 #3058
 Archival Chip
 Auth# 8157107006790
 Chip Card ID: A00003001501080
 Mode: Issuer

HOW SHOP ON-LINE AT DOLLARTREE.COM
 2435 01288 02 022 27916395 10/23/24 18 19
 Sales Associate: Christopher



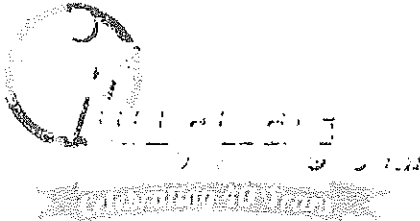
Jay Soriano <jsoriano@gmsnf.com>

Your Full Circle Padding Invoice Confirmation!

1 message

Full Circle Padding <DoNotReply@fullcirclepadding.com>
To: Jay Soriano <jsoriano@gmsnf.com>

Tue, Oct 22, 2024 at 5:37 PM



Invoice #10074162

10/22/2024

Full Circle Padding
P.O. Box 388
253 Mansfield Ave. Unit #3
Norton, MA. 02766

Important Notes about your order:

Thank you for your order from the # 1 manufacturer of replacement padding, cables and parts since 1985...
FullCirclePadding.com

Orders containing pads are currently shipping 4 weeks from date of purchase.

- All pads and cables are **made to order and therefore non-returnable**. If you're not 100% confident with your order email us before it is processed. cs@fullcirclepadding.com
- Your credit card was processed and **this email confirmation contains your invoice**.
- We follow strict credit card regulations and unfortunately **we cannot add to any order once submitted**. However, we can remove items if you wish.
- Orders with **items ending in -DS ship directly from the manufacturer and** may take 2-4 weeks for delivery.
- All in stock part and accessory orders generally ship **within 1-2 business days**.
- Most cable orders placed by 12:00 PM EST will ship **within 24 hours**. Monday-Friday.
- You will be provided a tracking number via the e-mail address used on your order from FullCirclePadding.com **once your order has shipped**.

ORDER CONFIRMATION

Billing Address

Bill To: Jay Soriano
GMS lic
475 west town place
St. Augustine, FL 32092
United States
904-342-1441

Email: jsoriano@gmsnf.com

Payment

Credit Card	
Card Type:	American Express
Cardholder:	Jay Soriano
Card Number:	(not saved)
Expiration:	(not saved)
Security Code:	(not saved)

Myself

Ship To: Jay Soriano
 GMS llc
 370 OAKLEAF VILLAGE PKWY
 ORANGE PARK, FL 32065-4259
 United States
 904-342-1441
 jsoriano@gmsnf.com

Shipping Method: UPS Ground \$36.95

Item/Description	Qty	Price	Total
 <p>Vinyl Color: Black (517420) Brand: Hoist Series: CF Series Model: Vertical Knee Raise / Dip CF-3252 Part #: HT121C Elbow Wear Cover</p>	4	\$12.25	\$49.00
 <p>Brand: True Fitness Series: Bikes Model: LC900 Recumbent Bike Part #: TF105 Seat Pad</p>	2	\$159.60	\$319.20
 <p>Vinyl Color: Black (517420) Brand: Magnum Series: Free Weight and Plate Loaded Model: Adjustable Decline Bench M61 Part #: MAGN075 9-3/4" Roller Pad with Two 2" Washers</p>	2	\$55.71	\$111.42
 <p>Brand: Magnum Series: Free Weight and Plate Loaded Model: Adjustable Decline Bench M61 Part #: MAGN502 Inside Roller End Cap</p>	4	\$19.48	\$77.92
 <p>Vinyl Color: Black (517420) Brand: Tag Fitness Series: Free Weight Benches Model: Dumbbell Bench BNCH-FID Part #: TAG010 Upper Back Pad</p>	1	\$94.27	\$94.27
 <p>Vinyl Color: Black (517420) Brand: Tag Fitness Series: Free Weight Benches Model: Dumbbell Bench BNCH-FID Part #: TAG010C Head Wear Cover</p>	1	\$17.33	\$17.33
 <p>Vinyl Color: Black (517420) Brand: Tag Fitness Series: Free Weight Benches Model: Dumbbell Bench BNCH-FID Part #: TAG011 Lower Back Pad</p>	1	\$64.73	\$64.73

Vinyl Color: Black (517420)

1 \$64.73 \$64.73



Brand: Tag Fitness
Series: Free Weight Benches
Model: Dumbbell Bench BNCH-FID
Part #: TAG012 Seat Pad

Total

Merchandise Subtotal	\$798.80
Shipping & Handling	\$36.95
Tax	\$0.00
Total	\$835.55

WELCOME
DAYBREAK MARKET
820 CANAVERAL TRCE
MIDDLEBURG FL
32068

DATE 11/5/24 10:47
TRAN# 9120589
PUMP# 12
SERVICE LEVEL: SELF
PRODUCT: REGULAR
GALLONS: 30.024
PRICE/G: \$3.199
FUEL SALE \$96.05
CREDIT \$96.05

ENTRY: Insert
AMEX Acct: 3053
Term ID: 21
AUTH: 00-803632
ZIP ENTERED
Batch: 99
Seq: 015
INVOICE: 104248
EMV STAN#: 001812134
7
APP NAME:
AMERICAN EXPRESS
AID:
A000000025010B01
APP CRYPTOGRAM:
ARQC C10C713BEE37F30
1

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your visit for a
chance to win
a gas gift card!
Gasfeedback.com
THANK YOU
HAVE A NICE DAY



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

Invoice		5193763095	
Billing Date 11/13/2024	Ship Date 11/13/2024	Order Date 11/13/2024	Requested Date 11/13/2024
Terms 5% 30 2% 60 NET 61 days			Due Date
Order No. 5103310378	P.O. Number Nov Balls	Order Entered By: OMS3_CPC	
Salesrep: Order Received By: R116		EJS, JEFF	

Sold-to address

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

Customer No. 715220

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

Authorization no.:

102116 24111222692080

Material	Description	Size	Quantity	List Price	Discount %	Unit Price	Extended Price
522102	PRO PENN MARATHON REGULAR-DU Item 10 HS Tariff No.: .. Country of Origin: China		192 CA	3.46	0.000	3.46	664.32
Total Number of Units			192				

Shipping Information

Packing Slip, BOL: 5183614393
Shipping Terms: FOB Origin
Shipment Origin: PHOENIX AZ
Shipped Via: FED EX GROUND (PPA)
Gross Weight: 97.440 LB 44.199 KG

Box Tracking Number

336473670467855

Total Number of Cartons 3

Items total	664.32	USD
Freight Charge	66.53	USD
CC Discount	33.22	USD
Final amount	697.63	USD
Charged to your American Express *****052	697.63	USD
Balance Due	0.00	USD

We recommend all dealers use our Online Management Platform (OMS).

This site allows you to see current stock of goods, place orders,
track orders, and check invoices 24 hours a day!

To receive your login information please email: askus@us.head.com

Please include stub with your payment			
REMIT TO HEAD/Penn Racquet Sports P.O. Box 53232 Phoenix, AZ 85072-3232	Middle Village CDD	Customer No. 715220	For payment by EFT or credit card, please contact the office directly. Thank you.
	Amount Enclosed \$		
For questions regarding your order please contact Customer Service (800)289-7366 Option 2			



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


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

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

Invoice: 202051983088
Invoice Date: 10/26/2024
Customer ID: 270980442
Contract ID: 48060001

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

Your IONOS Personal Consultant:

Tiffany Masters
 2673666050

Invoice

Billing period starting: 10/25/2024

Item	Service	Charges	Usage	Taxable Portion	Total
Contract: 48060001 - IONOS Expert					
1	IONOS Website Builder 10/25/2024-11/25/2024	\$4.00 a month	1 mo.	\$0.00	\$4.00
Net Total					\$4.00
Net (non-taxable portion)					\$4.00
Net (taxable portion)					\$0.00
Tax					\$0.00
Total amount due					\$4.00

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

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

Do you have questions regarding this invoice?
Please refer to your Help Center or log in to my.ionos.com for further information.

Party City

NOBODY HAS MORE PARTY FOR LESS

6001 ARGYLE FOREST BLVD
 JACKSONVILLE, FL 32244
 904-870-9457


	1	99	T
0298338407	16CT FVR HLL	\$9.99	T
16CT FVR HLLWN RUBBER DUCK			
ORIG PRICE (\$9.99 ea)			
PROMO DISCOUN		\$2.50	-
0298338407	16CT FVR HLL	\$9.99	T
16CT FVR HLLWN RUBBER DUCK			
ORIG PRICE (\$9.99 ea)			
PROMO DISCOUN		\$2.50	-
0298338407	16CT FVR HLL	\$9.99	T
16CT FVR HLLWN RUBBER DUCK			
ORIG PRICE (\$9.99 ea)			
PROMO DISCOUN		\$2.50	-
013051372835	6CT POTATO S	\$9.99	T
6CT POTATO SACK HLLWN			
013051372835	6CT POTATO S	\$9.99	T
6CT POTATO SACK HLLWN			
013051287332	SUPER MEGA C	\$39.98	T
ORIG PRICE (\$19.99)			
026634430517	BLLN FMPKN H	\$16.00	T
BLLN FMPKN HEAD GHOST AIRLOOZ			
026634460217	LG AIRLOONZ	\$16.00	T
LG AIRLOONZ CREEPY CRNL CLOWN			
ORIG PRICE (\$16.00 ea)			
PROMO DISCOUN			

02663443003	H63 SS BLLN	\$10.50	T
H63 SS BLLN IRD SKELETON			
026634434003	H63 SS BLLN	\$10.50	T
H63 SS BLLN IRD SKELETON			
026634460231	5PC BLLN BQT	\$20.00	T
5PC BLLN BQT CREEPY EYEBALL			
026634337707	24IN BLLN KI	\$15.50	T
24IN BLLN KTT JACK/LANTERN			
ORIG PRICE (\$15.50 ea)			
PROMO DISCOUN		\$10.50	-
02660187621	HELIUM REMOV	-\$7.00	
HELIUM REMOVAL \$7			
02660187614	HELIUM REMOV	-\$4.00	
HELIUM REMOVAL \$4			
02660187614	HELIUM REMOV	-\$4.00	
HELIUM REMOVAL \$4			
02660187621	HELIUM REMOV	-\$7.00	
HELIUM REMOVAL \$7			

SUBTOTAL	\$177.42
GLN MARCH TAX @ 7.500%	\$13.31
TOTAL	\$190.73
OR AMEX	\$190.73
ITEMS = 18	YOU SAVED \$29.00

XXXXXXXXXXXX3053 CHIP
 ***** 803042
 Replication Label: AMERICAN EXPRESS
 01 7E73B19118A2BC62
 1901 0000008000
 0101 000000025010801
 1011 1800
 0000 00

STORE 1232 TRN 109 REG 1
 10-22-2024 07:01:40 PH

238 1148 001 04DC


PET & FEED STORE
8900 103 RD ST
JACKSONVILLE, FL 32210
9043178888

10/23/2024 17:32:46
Merchant ID: *****1885
Terminal ID: 2528063

Credit Sale:

Transaction #: 37
Card Type: AMEX
Account: *****3053
Entry: Chip

Amount: USD\$8.95

STAN: 39727
Host Ref. Number: 36
Auth. Code: 890555
Batch Number: 682
Response: APPROVAL
TRANS ID: 009052202774321
NETWORK: AMEX

Mode: Issuer
ATD: A000000025010801
TVR: 0000008000
IAD: 06550103210002
TSI: E600
ARC: Z3
AC: C4B383AE4E41C094
ATC: 0132
APPLAB: AMERICAN EXPRESS

Retain this copy for statement
validation

CUSTOMER COPY

PET & FEED STORE
8900 103 RD ST
JACKSONVILLE, FL 32210
9043178888

10/23/2024 17:31:18
Merchant ID: *****1885
Terminal ID: 2528063

Credit Sale:

Transaction #: 36
Card Type: AMEX
Account: *****3053
Entry: Chip

Amount: USD\$179.00

STAN: 39726
Host Ref. Number: 37
Auth. Code: 846082
Batch Number: 682
Response: APPROVAL
TRANS ID: 009052184248326
NETWORK: AMEX

Mode: Issuer
ATD: A000000025010801
TVR: 0000008000
IAD: 06550103210002
TSI: E600
ARC: Z3
AC: 8574EE9B47F5BACD
ATC: 0131
APPLAB: AMERICAN EXPRESS

Retain this copy for statement
validation

CUSTOMER COPY

Your order has been placed!

Your order number is: **000220828**

Your order is on its way! Once it's shipped, you will receive a confirmation email with your **tracking number**.

Order Summary

RubberMaster Smooth 18X9.50-8 4 Ply AS A/S All Season Tire
Quantity: 2
Price: \$99.98

OTR Smooth 18X10.50-8 80A3 4 Ply AS A/S All Season Tire
Quantity: 3
Price: \$245.97

Discount: \$-15.00

Tax: \$24.82

Shipping: Free Shipping

Total: \$355.77

Shipping Address

Jay Soriano
370 OAKLEAF VILLAGE PKWY
ORANGE PARK 32065-4259US

Billing Address:

Jay Soriano
475 W TOWN PL STE 114
SAINT AUGUSTINE, 32092-3649 US

This email was sent to Jay by Priority Tire.
© 2024 Priority Tire. All rights reserved.
1750 Airport Rd STE 102 Jacksonville, FL 32218

Publix

Oak Leaf Commons
1075 Oakleaf Plantation Parkway
Orange Park, FL 32065
Store Manager: Wes Williams
904-297-5108

DELI LEMONADE GAL	3.99 T-F	
DELI LEMONADE GAL	3.99 T F	
DELI LEMONADE GAL	3.99 T F	
DELI LEMONADE GAL	3.99 T F	
DELI LEMONADE GAL	3.99 T F	
DELI LEMONADE GAL	3.99 T F	
PBX DELI TEA SWT G	3.99 T F	
PBX DELI TEA SWT G	3.99 T F	
PBX DELI TEA SWT G	3.99 T F	
SMIROFF LEMONDE 12	19.99 T	
SMIROFF LEMONDE 12	19.99 T	
SMIROFF LEMONDE 12	19.99 T	
VIZZY 12PK	19.99 T	
VIZZY 12PK	19.99 T	
Promotion	19.99 T	
VIZZY 12PK	19.99 T	
VIZZY 12PK	19.99 T	
Promotion	19.99 T	
PUMPKINS MINI BAG	5.99 T	
PUMPKINS MINI BAG	5.99 T	
PUMPKINS MINI BAG	5.99 T	
PUMPKINS MINI BAG	5.99 T	
AMAZON GIFT CARD	30.00	
Account #XXXXXXXXXX3756		
AMAZON GIFT CARD	30.00	
Account #XXXXXXXXXX3608		
STARBUCKS MLTI \$40	40.00	
Account #XXXXXXXXXX4331		
Order Total	259.82	
Sales Tax	11.99	
Grand Total	271.81	
Credit	Payment	271.81
Change	0.00	

CREDIT CARD PURCHASE
A000000025010801 AMERICAN EXPRESS
Entry Method: Chip Read
Mode: Issuer

Cashier Confirmed - Age Over 21

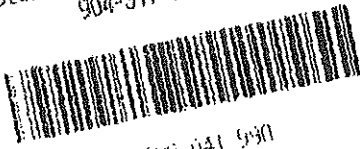
Your cashier was Iyrali

10/24/2024 17:16 51169 R103 4295 C0142

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Publix

Oakleaf Plantation Center
 9518 Aroyle Forest Blvd
 Jacksonville, FL 32222
 Store Manager: Dave Lawson
 904-317-5755



0120 ADP 041 930

125 10 19		09.05 T F
4 #	5.54	
PUB PUNCH DRINK GA		7.16 T F
4 #	1.79	
DELL TEA UNSWI GA		15.90 T F
4 #	3.99	1.79 T F
PUB PUNCH DRINK GA		1.79 T F
Voided Item		
PUB PUNCH DRINK GA		112.97
Order Total		8.47
Sales Tax		121.44
Gross Total		121.44
Payment		
Franch		

Receipt ID: 0120 ADP 041 930

Position:
 Trace #: 043501
 Reference #: 0737751903
 Acct #: XXXXXXXXXX3053
 Purchase: American Express
 Amount: \$121.44
 Auth #: 871117

CREDIT CARD
 A000XXXX25010801
 Entry Method:
 Mode:

PURCHASE
 AMERICAN EXPRESS
 Chip Read
 Issuer

Your Card has been:

10/25/2024 11:15 S0120 RT04 1000 0325

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Publix Super Markets, Inc.



Recurring Statement

Account Information

Account Number: (904) 770-4650
Statement Date: 11/02/2024
Subscription Name: RingEX Standard™
Document #: 14987880002

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

Statement Summary

Total Current Charges **\$176.42**

Your credit card ending in [8052] was charged \$176.42.
This charge will appear as "RINGCENTRAL, INC" on your credit card statement.

Statement Details

Charges and credits

Period	Description	Unit Price	Quantity	Amount
11/02/2024 - 12/01/2024	RingEX Standard™ - Monthly Subscription Fee	\$0.00	1	\$0.00
11/02/2024 - 12/01/2024	DigitalLine Unlimited - (904) 342-1441	\$34.99	1	\$34.99
11/02/2024 - 12/01/2024	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
11/02/2024 - 12/01/2024	DigitalLine Unlimited - (904) 770-4648	\$34.99	1	\$34.99
11/02/2024 - 12/01/2024	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
11/02/2024 - 12/01/2024	DigitalLine Unlimited - (904) 770-4649	\$34.99	1	\$34.99
11/02/2024 - 12/01/2024	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)

11/02/2024 - 12/01/2024	DigitalLine Unlimited - (904) 770-4661	\$34.99	1	\$34.99
11/02/2024 - 12/01/2024	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
11/02/2024 - 12/01/2024	DigitalLine Unlimited - (904) 770-4667	\$34.99	1	\$34.99
11/02/2024 - 12/01/2024	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
Charges after Discounts and Prorates:				\$134.90
Total Charges:				\$134.90
Total Taxes and Fees:				\$41.52
Total Charged to Credit Card:				\$176.42

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RUSSELLS FEED AND FARM SUPPLY

RUSSELLS FEED AND FARM SUPPLY Main
Store

Midway

Clay County

32968

904-291-5725 | russellsfeedandfarm@yahoo.com

Receipt of Purchase: 10/24/2024 5:48:47 pm
(Exc Tax)

Staff: Carrie
Device: TIII1

PRODUCT	PRICE	QTY	TOTAL
Coastal Hay Square Bale	\$9.50	24	\$228.00
Card Fee	\$2.00	1	\$2.00
Total Qty		25	

Sub Total: \$230.00
Tax: \$0.00
Total: **\$230.00**

PAYMENT BY TENDER	AMOUNT
AMERICAN EXPRESS 0000 1234 5678 9010	\$230.00

TAX RATE	TAX TYPE	TAX
----------	----------	-----

Please retain your receipt for 90 days within 7 days
from the date of purchase

Thank you for shopping with us



RECB00021XNOA-111.21.4W

FITTINGS † PLUS

by AMD SUPPLY

Here's something to get excited about - we've received your order and are already working on it, so you can enjoy it in no time! This email is to confirm your order. Your order number is 8343.

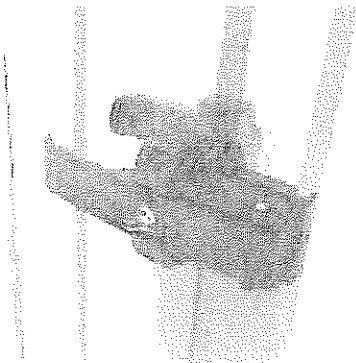
Billing Address:

Jay Soriano
475 west town place
St. Augustine, Florida 32092
United States

Shipping Address:

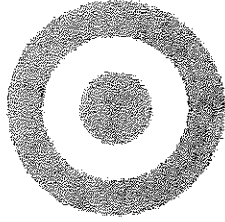
Jay Soriano
370 Oakleaf Village Parkway
Orange Park, Florida 32065 United States

YOUR PURCHASED ITEMS

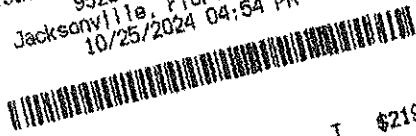


**D&D LOKKLATCH - MAGNETIC - DUAL-SIDED -
PUSH/PULL HANDLE - BLACK**

Quantity: 4.0
Total: 325.19



Jacksonville-West - 904-248-4366
 9525 Crosshill Blvd
 Jacksonville, Florida 32222-8812
 10/25/2024 04:54 PM



SPORTING GOODS
 337015521 RTICoutdoors T \$219.99

	SUBTOTAL	\$219.99
T = FL TAX 7.50000 on \$219.99		\$16.50
	TOTAL	\$236.49
	TOTAL	\$236.49

*3033 AMEX CHARGE AID: A000000025010801
 AUTH CODE: AMERICAN EXPRESS 806320

WHEN YOU RETURN ANY ITEM, YOUR
 RETURN CREDIT WILL NOT INCLUDE ANY
 PROMOTIONAL DISCOUNT OR COUPON
 APPLIED TO THE ORIGINAL ORDER.

REC#2-4299-2233-0172-0173-1

Help make your Target Run better.
 Take a 2 minute survey about today's trip

informtarget.com
 User ID: 7570 0776 7982
 Password: 798 269

CUENTENOS EN ESPAÑOL
 Please take this survey within 7 days



WM Supercenter
 904-365-2555 Mor. BRIAN
 7075 COLLINS RD
 JACKSONVILLE FL 32244
 ST# 06978 OP# 002283 TE# 15 TR# 04125

ITEMS SOLD 52
 TC# 5973 3114 0150 6528 1973 4



GLW DINO	489415212325.	2.00 N
GLW DINO	489415212325	2.00 N
GLW DINO	489415212325	2.00 N
GLW DINO	489415212325	2.00 N
GID TEETH	840266701110	0.98 N
GID TEETH	840266701110	0.98 N
GID TEETH	840266701110	0.98 N
SPIDER RING	840266701120	0.98 N
SPIDER RING	840266701120	0.98 N
SPIDER RING	840266701120	0.98 N
SPIDER RING	840266701120	0.98 N
GID TEETH	840266701110	0.98 N
GID TEETH	840266701110	0.98 N
GID TEETH	840266701110	0.98 N
GID TEETH	840266701110	0.98 N
GID TEETH	840266701110	0.98 N
GID TEETH	840266701110	0.98 N
GID TEETH	840266701110	0.98 N
12 GOOGLY RI	840266701000	1.98 N
12 GOOGLY RI	840266701000	1.98 N
8 BOUNCING	840266700980	1.98 N
8 BOUNCING	840266700980	1.98 N
8 FINGER	840266700990	1.98 N
8 FINGER	840266700990	1.98 N
8 BOUNCING	840266700980	1.98 N
8 BOUNCING	840266700980	1.98 N
8 FINGER	840266700990	1.98 N
8 FINGER	840266700990	1.98 N
8 BOUNCING	840266700980	1.98 N
SPIDER RING	840266701120	0.98 N
CREATURE TOY	840266700120	7.56 N
CREATURE TOY	840266700120	7.56 N
CREATURE TOY	840266700120	7.56 N
CHOCO CANDYA	041376222750 F	9.94 N
CHOCO CANDYA	041376222750 F	9.94 N
HWN KM 400	041420078430 F	89.91 0
3 AT 1 FOR	29.97	
T DR 1 BOC1	042238780180 F	29.82 0
3 AT 1 FOR	9.94	
HW FRANK 215	079200077410 F	124.60 0
5 AT 1 FOR	24.92	
SG WIZ 105CT	022000297450 F	99.85 0
5 AT 1 FOR	19.97	

SUBTOTAL 433.20
 TOTAL 433.20

KEY TEND 433.20
 0.00

Give us feedback @ survey.walmart.com
Thank you! ID # 7TNG2N14TFKV



904-214-9411 Mer: SARA
1580 BRANAN FIELD RD
MIDDLEBURG FL 32068
ST# 03308 OP# 004372 TE# 06 TR# 01118
ITEMS SOLD 40
TC# 9107 1793 9795 1666 6285 8



PUMPKIN 000000004758KP
40 AT 1 FOR 4.60 180.00 0
SUBTOTAL 180.00
TOTAL 180.00
AMEX TEND 180.00

AMERICAN EXPRESS *** *****3 053 I 0

APPROVAL # 863460
REF # 429700309827
TRANS ID - 009063162610329
AID A000000025010801
AAC 92987ER3BFF360E1
TERMINAL # 65161081
*NO SIGNATURE REQUIRED

10/23/24 18:37:02
CHANGE DUE 0.00

10/23/24 18:37:09



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WM Supercenter
904-214-9411 Mer: SARA
1580 BRANAN FIELD RD
MIDDLEBURG FL 32068
ST# 03308 OP# 001401 TE# 02 TR# 00080
ITEMS SOLD 16
TC# 2482 3086 4044 8364 7014 1



HEFTY CUP 001970048377
3 AT 1 FOR 11.18 33.54 0
GV 10 PLT 007874234931
3 AT 1 FOR 13.48 40.44 0
VNTYFAIR NAP 004200035803
4 AT 1 FOR 6.98 27.92 0
TRAIN BALL 076198764316
ZH 16.9-35PK 007343000484 F
4 AT 1 FOR 6.98 27.92 0
SUBTOTAL 140.79
TOTAL 140.79
AMEX TEND 140.79

AMERICAN EXPRESS *** *****3 053 I 0

APPROVAL # 811026
REF # 429800865973
TRANS ID - 009176731319306
AID A000000025010801
AAC F653F1CCC6076DD2
TERMINAL # 65169278
*NO SIGNATURE REQUIRED

10/24/24 14:46:59
CHANGE DUE 0.00



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WM Supercenter
904-214-9411 Mer: SARA
1580 BRANAN FIELD RD
MIDDLEBURG FL 32068
ST# 03308 OP# 000183 TE# 92 TR# 05427
ITEMS SOLD 19
TC# 8405 7650 7680 2771 3593 9



YUENGLING 008992488007 22.94 0
YUENGLING 008992488007 22.94 0
MICHELOB ULT 001820096716 23.94 0
MICHELOB ULT 001820096716 23.94 0
CAYMAN JACK 081682901111 10.98 0
CAYMAN JACK 081682901111 10.98 0
CAYMAN JACK 081682901111 10.98 0
ZH 16.9-35PK 007343000484 F 6.98 0
ZH 16.9-35PK 007343000484 F 6.98 0
BUD LIGHT 001820053168 22.94 0
BUD LIGHT 001820053168 22.94 0
BUD LIGHT 001820053168 22.94 0
COORS LIGHT 007199031600 21.98 0
COORS LIGHT 007199031600 21.98 0
VMC 60 HP 079936645505 68.44 0
VMC 60 HP 079936645505 68.44 0
VMC 60 HP 079936645505 68.44 0
VAHEX BRZ 25 079936648103 28.44 0
VAHEX SYL 60 079936648104 53.94 0

SUBTOTAL 641.14

TOTAL 641.14

AMEX TEND 641.14

AMERICAN EXPRESS *** *****3 053 I 0

APPROVAL # 884334
REF # 429900669704
TRANS ID - 012405369268070
AID A000000025010801
AAC 860987E806098F05
TERMINAL # 65166673
*NO SIGNATURE REQUIRED

10/25/24 13:43:26
CHANGE DUE 0.00

CUSTOMER COPY



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10/25/24 13:43:45

Governmental Management Services, LLC

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

Invoice

Invoice #: 2433

Invoice Date: 1/28/25

Due Date: 1/28/25

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 25, 2025 2.300.369.103	31.25	25.00	781.25

RECEIVED
JAN 28 2025
BY: _____

Total \$781.25

Payments/Credits \$0.00

Balance Due \$781.25

1/28/25
gmo

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>
31.25	Facility Event Staff	\$ 25.00	\$ 781.25

Covers Period End: January 25, 2025

Amenities Revenue # 2.300.369.103

Governmental Management Services, LLC

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

Invoice

Invoice #: 2435
Invoice Date: 2/28/25
Due Date: 2/28/25
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
2.330.572.4100 (MV Phones) -Statement Closing Date 1/20/25		88.16	88.16
2.310.513.49300 (MV Office Supplies) - Statement Closing Date 1/20/25		9.55	9.55
34.600.538.64000 (MV Repair & Replacements) -Statement Closing Date 1/20/25		724.31	724.31
2.330.572.49400 (MV Special Events) - Statement Closing Date 1/20/25		215.38	215.38

RECEIVED
JAN 28 2025
BY: _____

Total \$1,037.40

Payments/Credits \$0.00

Balance Due ~~\$1,037.40~~

\$313.09

**Double Branch / Middle Village American Express Charges
GMS Statement Closing Date – January 20, 2025**

Purchase Date	Vender	Amount	Description	GL Account	Middle Village	GL	Double Branch	Total
12/23/2024	Publix	147	Special Event	2.330.572.49400	73.5	2.320.572.49400	73.5	147
12/23/2024	Panera	283.76	Special Event	2.330.572.49400	141.88	2.320.572.49400	141.88	283.76
12/26/2024	Big Lots	50.72	Repair and Replacement	34.600.538.64000	25.36	034.600.538.621	25.36	50.72
12/27/2024	Ionos	4	Office Supplies	2.330.572.51000	2	2.320.572.51000	2	4
1/2/2025	Ring Central	176.31	Phones	2.330.572.4100	88.16	2.320.572.4100	88.15	176.31
1/3/2025	Marshall Wolf	751.8	Repair and Replacement	34.600.538.64000	375.9	034.600.538.621	375.9	751.8
1/7/2025	DIY concrete	623.69	Repair and Replacement	34.600.538.64000	311.85	034.600.538.621	311.84	623.69
1/8/2025	Ionos	22.4	Repair and Replacement	34.600.538.64000	11.2	034.600.538.621	11.2	22.4
1/12/2025	Amazon	15.09	Office Supplies	2.330.572.51000	7.55	2.320.572.51000	7.54	15.09
Totals		\$2,074.77			\$1,037.40		\$1,037.37	\$2,074.77

Totals by GL

Double Branch: \$1,037.37

2.320.572.4100 (DB Phones) – \$88.15

2.320.572.5100 (DB Office Supplies) – \$9.54

34.600.538.6200 (DB Repair and Replacements) - \$724.30

2.320.572.49400 (DB Special Events) – \$215.38

Middle Village: \$1,037.40

2.330.572.4100 (MV Phones) – \$88.16

2.310.513.49300 (MV Office Supplies) – \$9.55

34.600.538.64000 (MV repair & replacements) – \$724.31

2.330.572.49400 (MV Special Events) – \$215.38

BIG LOTS!

BIG LOTS STORES - #5143
9625 CROSSHILL BLVD STE 119
JACKSONVILLE FL 32222-5826
904-771-0268

12/26/2024 12:36 PM C9489N

SALE



S05143 R002 18303 020241226 X00
COCO LINERS 16IN 2PK 47.18 T C
810678313 7 @ 8.99 Disc (15.75)

Total Discount -15.75

Sub-Total 47.18

FL 7.5% Taxable 47.18

FL 7.5% Tax 3.54

Total Sales Tax 3.54

Total 50.72

AMEX USD\$50.72

Account: 3053

Token: 3053

Authorization Code: 849035

CTroutd: 610200018

Card Entry Mode: ChipRead

CVM:Signature

CVM Results:5E0300

AID:A000000025010801

App Label:AMERICAN EXPRESS

App Cryptogram:D3E22E31D27D9254

Total Tender 50.72

Change Due 0.00

Do It Yourself Orange Park
2742 S 8th Street
Fernandina Beach, FL 32034

4-767089	
Closed Order	
Rent Date:	1/7/2025 4:52 PM
Due Date:	1/14/2025 4:52 PM
Return Date:	1/14/2025 4:52 PM
Order Terms:	Due on Receipt
PO #:	
Job #:	
Processed:	1/14/2025 4:53 PM

Customer Information
 Double Branch Community Development
 475 W Town PL STE 114
 Saint Augustine, FL 32092

Ship VIA		Customer Drivers License		Cell Phone #		Work Phone #		
		S650430772950 FL		(904) 342-1441				
Customer #	Authorized Contact Name	Contact Phone #	Sales Person Name		Employee Name			
53160					JLL			
Description	Qty Out	Qty In	Daily	Weekly	Monthly	Per Unit	Taxable	Extended
Scanner Large, Gas	1	1	\$199.00	\$699.70	\$1799.10	\$599.70	<input checked="" type="checkbox"/>	\$599.70
Item ID: 1-Scar0210		<<< Rental >>>		Return Date: 1/14/2025 4:52 PM				
Rent Date: 1/7/2025 4:52 PM								
Serial: 14341								
Surcharge								
Environmental Surcharge		\$23.99						

FAILURE TO RETURN RENTAL PROPERTY OR EQUIPMENT UPON EXPIRATION OF THE RENTAL PERIOD AND FAILURE TO PAY ALL AMOUNTS DUE (INCLUDING COSTS FOR DAMAGE TO THE PROPERTY OR EQUIPMENT) ARE EVIDENCE OF ABANDONMENT OR REFUSAL TO REDELIVER THE PROPERTY, PUNISHABLE IN ACCORDANCE WITH SECTION 812.155 FLORIDA STATUTES

Order Notes:
 PHILP BRINGING TO OP FOR CUSTOMER TO PICK UP IN OP
 customer states he has tax exempt form with us going to see if he has another account i can find it on, if not customer says he can email to us-ing

Order Terms:
 Scheduled rental rates begin when equipment leaves our store and continues until returned thereto. This authorization will remain in effect until all rental equipment is returned or contract ends. I understand that my information will be saved on file for future transactions.
 I UNDERSTAND THAT I AM RESPONSIBLE FOR ALL TIRE, TRACK, HOSES AND BELT DAMAGE.
 CUSTOMER SIGNATURE:

X

 Customer Signature

 Customer Name (Printed) Date

HOURS:
 Monday - Friday 7:30 am - 5:30 pm
 Saturday 7:30 am - 1:00 pm
 Closed Sunday



Rental Charges:	\$599.70
Surcharge:	\$23.99
Sub Total:	\$623.69
Tax:	\$0.00
Order Total:	\$623.69
Amount Paid:	\$623.69
Amount Due:	\$0.00

Tax Exempt ID: on file

Transaction History:				
Date	Type	Amount	Kind	Number
1/7/2025	AMEX	\$623.69	Payment	3053




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

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

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

Invoice: 202052788827
Invoice Date: 12/26/2024
Customer ID: 270980442
Contract ID: 48060001

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

Your IONOS Personal Consultant:
Tiffany Masters
 2673666050

Invoice

Billing period starting: 12/25/2024

Item	Service	Charges	Usage	Taxable Portion	Total
Contract: 48060001 - IONOS Expert					
1	IONOS Website Builder 12/25/2024-01/25/2025	\$4.00 a month	1 mo.	\$0.00	\$4.00
Net Total					\$4.00
Net (non-taxable portion)					\$4.00
Net (taxable portion)					\$0.00
Tax					\$0.00
Total amount due					\$4.00
Please DO NOT send cash, check or money order					

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

Do you have questions regarding this invoice?
Please refer to your Help Center or log in to my.ionos.com for further information.




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

2 Logan Square, 100 N 18th St. · Suite 400
Philadelphia, PA 19103 · USA
Jay Soriano
370 Oakleaf Village Pkwy
Orange Park, FL 32065-4259
UNITED STATES

Invoice: 202053108906
Invoice Date: 01/07/2025
Customer ID: 270980442
Contract ID: 85644648

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

Your IONOS Personal Consultant:
Tiffany Masters
 2673666050

Invoice

Billing period starting: 01/06/2025

Item	Service	Charges	Usage	Taxable Portion	Total
Contract: 85644648 - IONOS MyWebsite Creator+					
1	Basic Fee 01/06/2025-02/06/2025	\$28.00 a month	1 mo.	\$0.00	\$28.00
2	Special Offer Discount for line-item 1	Special Offer		\$0.00	-\$5.60
Net Total					\$22.40
Net (non-taxable portion)					\$22.40
Net (taxable portion)					\$0.00
Tax					\$0.00
Total amount due					\$22.40

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

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

Do you have questions regarding this invoice?
Please refer to your Help Center or log in to my.ionos.com for further information.



MARSHALL WOLF AUTOMATION

www.wolfautomation.com • 847.858.8130
210 Dawdle St., Ste 1, Algonquin, IL. 80102

Invoice Number

125-155849

Invoice Date: 1/3/2025

132822 GMS LLC

Bill To

GMS LLC
Jay Soriano
370 OAKLEAF VILLAGE PKWY
ORANGE PARK Florida
32065-4259
United States

Ship To

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

Balance Due

\$0.00

Terms	Due Date	PO #	Sales Rep	Shipping Method	Tracking #
Due on receipt	1/3/2025	135827	E47 Web	Free Shipping	1Z6298370376028074

Quantity Billed	Item	Customer Part Number	Unit Price	Amount
1	FRN0047C2S-2U VFD, 15hp, 47 Amp (47A), 230V, 3 Phase, Compact Micro Drive, Easy To Use, IP20 UL Open Type, 10.24 x 8.66 x 7.48" (HWD), Constant Torque (CT) Rated, FRENIC-Mini Series Alternate Part# Frenic-Mini (C2) Compact 2nd Generation		\$699.35	\$699.35

Subtotal	\$699.35
Shipping	\$0.00
Tax Total (%)	\$52.45
Total	\$751.80
BALANCE DUE	\$0.00



125-155849

at home

Store 08

1717 W. 11th St.

Orange Park, FL 32063

8548 VILLA CREAM/NI 199 99 7

886369417238

8548 VILLA CREAM/NI 29 99 1

886369417202

8548 VILLA CREAM/NI 29 99 1

886369417202

8548 VILLA CREAM/NI 29 99 1

886369417202

1717 W. 11th St.
Orange Park, FL 32063

Phone: 352.329.1111

Hours: 10am - 6pm

www.at-home.com

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Area 179.47

Circle 0.00

Work 19.50

1717 W. 11th St. Orange Park, FL 32063

352.329.1111



886369417202

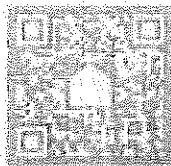
886369417202

For receipt for product delivery of ordered items in original packaging with no damage or loss of 30 days (30 days if you're at Home Depot location) with proof of purchase through your Insider Pass membership, or credit card, or receipt and call 800-433-3333 for more information. See website for details. Offer good while supplies last. See website for details.

Christmas decorations and supplies will be delivered for free with the purchase of the Home Depot Christmas decorations and supplies. All orders shipped via standard shipping. All orders shipped via standard shipping. All orders shipped via standard shipping. All orders shipped via standard shipping.

We Are Hiring!

www.at-home.com



Home Depot is an Equal Opportunity Employer. All qualified applicants will receive consideration for employment without regard to race, color, religion, sex, national origin, age, disability, or protected veteran status.

Home Depot is an Equal Opportunity Employer. All qualified applicants will receive consideration for employment without regard to race, color, religion, sex, national origin, age, disability, or protected veteran status.

12/23/24, 8:34 AM



Cafe Operations
Panera Bread Ordering Detail
Customer Copy

**Thanks for
your order!**

Order Number
6051715837849777

Business
Catering

Order Type
Rapid Pickup

Fulfillment Time
12/23/2024@11:30 AM

Date Received
Dec.23@8:27 AM

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

**Jacksonville - Oakleaf Town
Center**
Cafe #601223
9725 Applecross Road
Jacksonville, FL 32222
(904)771-7191

Customer Information

Ordered By
Jay soriano
Jsoriano@gmsnf.com

Phone Number
(904)342-1441

Order Summary

Pickup/Delivery
Rapid Pickup

People Served
15

Contact Name
Jay Soriano

Pickup Address
9725 Applecross Road
Jacksonville, FL 32222

Cafe Phone
(904)771-7191

Payment Information

Subtotal \$263.96

Discount \$0.00

Tax \$19.80

Tip \$0.00

Total **\$283.76**

Price Per Person \$18.92

Color Tap/Dot: BLUE

Bag/Box Count

**Sandwich Production
Time**

Salad Production Time

Type	Card Number	Name	Amount
American Express	xxxx-xxxx-xxxx-3053	Jay soriano	\$283.76

Tip _____

Signature _____

Total _____

Please consume, or refrigerate promptly

Order Checked By _____ **Bag** _____ **Of** _____

Publix

Oak Leaf Commons
1075 Oakleaf Plantation Parkway
Orange Park, FL 32065
Store Manager: Wes Williams
904-291-5108

AMAZON GIFT CARD	30.00	
Account #XXXXXXXXXX8586		
AMAZON GIFT CARD	30.00	
Account #XXXXXXXXXX4099		
PUB ED PLSTC COMBO	11.99 T	
8PC FRIED CHIX MIX	10.99 T	
20PC H&S WINGS	16.99 T	
20PC PLN NB WING	16.99 T	
COCA-COLA CLASSIC	7.99 T F	
COCA-COLA CLASSIC	7.99 T F	
COCA-COLA CLASSIC	7.99 T F	
Order Total	140.93	
Sales Tax	6.07	
Grand Total	147.00	
Credit	Payment	147.00

Receipt ID: 1169 CNP 036 445

PRESTO!

Trace #: 035702

Reference #: 1031651988

Acct #: XXXXXXXXXXXX3053

Purchase American Express

Amount: \$147.00

Auth #: 827125

CREDIT CARD	PURCHASE
A000000025010801	AMERICAN EXPRESS
Entry Method:	Contactless
Mode:	Issuer

Your cashier was Lillian

12/23/2024 12:10 S1169 R103 6445 C3123

Join the Publix family!
Apply today at apply.publix.jobs.
We're an equal opportunity employer.

Publix Super Markets, Inc.



Recurring Statement

Account Information

Account Number: (904) 770-4650
Statement Date: 01/02/2025
Subscription Name: RingEX Standard™
Document #: 15545715002

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

Statement Summary

Total Current Charges

\$176.31

Your credit card ending in [8052] was charged \$176.31.

This charge will appear as "RINGCENTRAL, INC" on your credit card statement.

Statement Details

Charges and credits

Period	Description	Unit Price	Quantity	Amount
01/02/2025 - 02/01/2025	RingEX Standard™ - Monthly Subscription Fee	\$0.00	1	\$0.00
01/02/2025 - 02/01/2025	DigitalLine Unlimited - (904) 342-1441	\$34.99	1	\$34.99
01/02/2025 - 02/01/2025	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
01/02/2025 - 02/01/2025	DigitalLine Unlimited - (904) 770-4648	\$34.99	1	\$34.99
01/02/2025 - 02/01/2025	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
01/02/2025 - 02/01/2025	DigitalLine Unlimited - (904) 770-4649	\$34.99	1	\$34.99
01/02/2025 - 02/01/2025	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)

01/02/2025 - 02/01/2025	DigitalLine Unlimited - (904) 770-4661	\$34.99	1	\$34.99
01/02/2025 - 02/01/2025	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
01/02/2025 - 02/01/2025	DigitalLine Unlimited - (904) 770-4667	\$34.99	1	\$34.99
01/02/2025 - 02/01/2025	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
Charges after Discounts and Prorates:				\$134.90
Total Charges:				\$134.90
Total Taxes and Fees:				\$41.41
Total Charged to Credit Card:				\$176.31

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Governmental Management Services, LLC

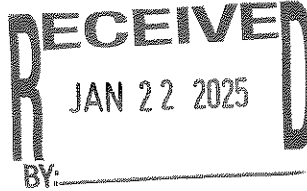
475 West Town Place, Suite 114
 St. Augustine, FL 32092

Invoice

Invoice #: 2424
 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		21,180.08	21,180.08
Code to:			
Middle Village Facility Maintenance 2.320.572.466 - (\$5,500.00)			
Middle Village Facility Maint. Contingency 2.330.572.622 - (\$350.08)			
Middle Village Common Area Maint 2.320.572.46500 - (\$5,567.00)			
Middle Village Lighting repairs 2.320.572.46630- (\$777.00)			
Middle Village Tennis Court Maint. 2.330.572.344 - (\$5,900.00)			
Middle Village Special Events 2.330.572.49400 (\$886.00)			
Middle Village Repair and Replacements 4.466.568.01000 - (\$2,200.00)			
Total			\$21,180.08
Payments/Credits			\$0.00
Balance Due			\$21,180.08

\$18,980.08

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>
12/1/24	3.48	J.M.	Additional court maintenance
12/2/24	4	T.C.	Put up Christmas lights
12/2/24	3.42	J.K.	Worked on plugging up lights and running cords
12/2/24	7.42	C.W.	Removed debris from all common areas and roadways
12/2/24	3.27	J.S.	Additional court maintenance
12/3/24	5	T.C.	Covering and uncovering adult pool training, putting up entrance wreaths for subdivision
12/3/24	8	B.G.	Covering adult swimming pool, installed add on blinds to doors at the fitness center, reapplied pool covers
12/3/24	1.02	J.K.	Covered and uncovered pool
12/3/24	8.02	C.W.	Removed debris from all common areas, park inspections
12/3/24	6.15	J.S.	Additional court maintenance
12/3/24	2.52	J.M.	Additional court maintenance
12/4/24	6	B.G.	Installing add on blinds at fitness center, removed one damaged tire from rim, reapplied pool covers
12/4/24	8.1	C.W.	Removed debris from all common areas
12/4/24	3.1	J.S.	Additional court maintenance
12/5/24	1.45	B.G.	Applied pool covers
12/5/24	2.43	J.K.	Hung up wreaths
12/5/24	8.43	C.W.	Removed debris from all common areas
12/5/24	5	J.S.	Additional court maintenance
12/5/24	4.13	J.M.	Additional court maintenance
12/6/24	4	T.C.	Checking and troubleshooting Christmas lights, putting up Christmas lights
12/6/24	7.25	B.G.	At clock tower hanging up wreaths, removing debris from clock tower area
12/6/24	3	J.K.	Uncover pool, removed debris from common area
12/6/24	3.07	J.S.	Additional court maintenance
12/7/24	2.52	J.M.	Additional court maintenance
12/8/24	2.88	J.M.	Additional court maintenance
12/9/24	8	T.C.	Put up grand banquet Christmas tree and decorated
12/9/24	4	B.G.	Putting up Christmas tree and decorating at grand banquet, laying down more extension cords at front entrance
12/9/24	8.72	C.W.	Covering pool, removing debris in common areas
12/9/24	3.5	J.S.	Additional court maintenance
12/9/24	2.55	J.M.	Additional court maintenance
12/10/24	8	T.C.	Fix grand banquet Christmas tree and decorate, took down televisions in fitness center and installed blinds, reinstalled televisions, picked up supplies
12/10/24	8	B.G.	Fitness center removed two televisions and modified brackets, installed blinds and reinstalled two televisions, added more decorations to tree in grand banquet, laying out covers for the adult pool
12/10/24	7.15	J.K.	Decorated grand banquet tree, hung Christmas lights
12/10/24	7.15	C.W.	Removed debris from all common areas
12/10/24	5.03	J.S.	Additional court maintenance
12/10/24	5.58	J.M.	Additional court maintenance
12/11/24	9	T.C.	Cleaned and organized shop, dismantled and mounted new tires on rims for golf cart, covered pool
12/11/24	8	B.G.	Cleaning maintenance shop and taking out trash, removing damage tires out of rims and installing new tires
12/11/24	5.6	J.K.	Cleaned up shop, took out trash
12/11/24	7.15	C.W.	Removed debris from all common areas
12/11/24	3.12	J.S.	Additional court maintenance
12/11/24	2.55	J.M.	Additional court maintenance
12/12/24	7	T.C.	Dismantled two elliptical machines for parts
12/12/24	8	B.G.	Replacing a fading stop sign with a new one, adding an new PVC board to a sign and spray painted, taking off pool covers, taking apart treadmill machine
12/12/24	6.25	J.K.	Uncovered pool, take apart elliptical machine, put up stop sign, covered pool
12/12/24	6.07	C.W.	Removed debris from all common areas
12/12/24	5.03	J.S.	Additional court maintenance
12/12/24	3.75	J.M.	Additional court maintenance
12/13/24	8	T.C.	Took down CDD meeting, dismantling two elliptical machines for parts
12/13/24	8	B.G.	Took apart a broken treadmill, at entry pillars reset the GFI's
12/13/24	1.87	J.K.	Uncovered pool, starting taking apart two elliptical
12/13/24	3.28	C.W.	Removed debris from all common areas
12/13/24	3.13	J.S.	Additional court maintenance
12/13/24	2.93	J.M.	Additional court maintenance
12/14/24	2.5	J.M.	Additional court maintenance
12/15/24	2.47	J.M.	Additional court maintenance
12/16/24	4	T.C.	Light inspection at entrance and Christmas lights, reset GFI's, covered pool, picked up supplies

GMS

**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>
12/16/24	2	B.G.	Changed GFI by entry pillars, light inspection
12/16/24	4.08	J.K.	Covered pool, light inspection at Deerview and changed a light, reset GFI's by columns, changed out GFI by McDonalds
12/16/24	8.15	C.W.	Removed debris from all common areas
12/16/24	3.03	J.S.	Additional court maintenance
12/16/24	2.52	J.M.	Additional court maintenance
12/17/24	3.53	T.C.	Replaced playground bubble at amenity center, uncovered pool
12/17/24	8	B.G.	Fixed and taped Christmas lights, cut out four by six wood to fix and replace bubble for playground, uncovered pool
12/17/24	6	J.K.	Fixed and taped Christmas lights, replaced bubble at playground, uncovered pool, covered pool
12/17/24	8.15	C.W.	Removed debris from all common areas, covered pool
12/17/24	5.75	J.S.	Additional court maintenance
12/17/24	2.57	J.M.	Additional court maintenance
12/18/24	8	T.C.	Uncover pool, reset GFI's and taped cords, set up for cocoa with Santa, picked up supplies
12/18/24	8	B.G.	Uncovered pool, reset GFI, taped cords, moved containers to banquet hall, set up tables and chairs for cocoa with Santa event
12/18/24	7.3	J.K.	Uncovered pool, reset GFI's, taped cords, assisted with grand banquet hall set up for event
12/18/24	7.28	C.W.	Removed debris from all common areas, covered pool
12/18/24	3.23	J.S.	Additional court maintenance
12/18/24	2.5	J.M.	Additional court maintenance
12/19/24	12	T.C.	Finished setting up for Santa event, moved jump blocks into shop, uncovered pool, assisted with event, cleaned up after event, picked up supplies
12/19/24	6	B.G.	Moving diving boards from pool area to shop, uncovered pool, replaced battery from the tennis cart, covered pool
12/19/24	4	J.K.	Moved diving boards into shop, uncovered pool, took out battery from sweeper cart and took to shop, cleaned out trash from shop
12/19/24	5.72	C.W.	Removed debris from all common areas, lake inspections, park inspections
12/19/24	5.1	J.M.	Additional court maintenance
12/19/24	2.48	J.M.	Additional court maintenance
12/20/24	5.35	T.C.	Cleaned up and took cocoa supplies back to storage
12/20/24	8	B.G.	Putting away blow ups, tables, chairs and decorations after event, taking off pool covers
12/20/24	6.27	J.K.	Uncovered pool, removed debris in back of shop, reset GFI's, cleaned shop
12/20/24	7.33	C.W.	Removed debris from all common areas
12/20/24	1.1	J.M.	Additional court maintenance
12/21/24	2.63	J.M.	Additional court maintenance
12/23/24	4	T.C.	Patched parking lot sinkhole/pothole, picked up supplies
12/23/24	2	J.K.	Worked on covering up pot hole, Christmas light inspection
12/23/24	6.18	C.W.	Removed debris from all common areas, preparing for Christmas
12/23/24	1.17	J.M.	Additional court maintenance
12/26/24	7.27	C.W.	Removed debris from all common areas
12/26/24	3.7	J.M.	Additional court maintenance
12/27/24	8	T.C.	Fixed signs, put backers on and put back out, removed debris in medians
12/27/24	8	B.G.	Put up no through traffic dead end sign, removed debris through out medians and parking lot, cleaned out shop
12/27/24	3.93	C.W.	Removed debris from all common areas
12/27/24	1.5	J.M.	Additional court maintenance
12/28/24	2.5	J.M.	Additional court maintenance
12/30/24	1.77	T.C.	Covered the pool
12/30/24	2.28	J.K.	Cover adult pool
12/30/24	8.32	C.W.	Removed debris from all common areas
12/30/24	3.12	J.S.	Additional court maintenance
12/30/24	4.67	J.M.	Additional court maintenance
12/31/24	1	J.K.	Covered the pool
12/31/24	6.67	C.W.	Removed debris from all common areas
12/31/24	5	J.S.	Additional court maintenance
12/31/24	2.6	J.M.	Additional court maintenance

TOTAL 528.79

MILES 64

*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 #: 2434
Invoice Date: 1/31/25
Due Date: 1/31/25
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
2.330.572.4100 (MV Phones) - Statement Closing Date 12/20/24		88.21	88.21
2.310.513.49300 (MV Office Supplies) - Statement Closing Date 12/20/24		212.48	212.48
2.330.572.64000 (MV Repair & Replacements) - Statement Closing Date 12/20/24		2,797.66	2,797.66
2.330.572.49400 (MV Special Events) - Statement Closing Date 12/20/24		459.86	459.86
2.330.572.34200 (MV Janitorial Supplies) - Statement Closing Date 12/20/24		113.99	113.99
2.330.572.49300 (MV Rec. Passes) - Statement Closing Date 12/20/24		25.00	25.00

RECEIVED
JAN 28 2025
BY: _____

Total \$3,697.20

Payments/Credits \$0.00

Balance Due ~~\$3,697.20~~

\$899.54

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

Totals by GL

Double Branch: \$2,426.65

2.320.572.4100 (DB Phones) – \$88.21
2.320.572.5100 (DB Office Supplies) – \$212.47
34.600.538.6200 (DB Repair and Replacements) - \$1,527.14
2.320.572.49400 (DB Special Events) – \$459.85
2.320.572.62000 (DB Rec. Passes) = \$25.00
2.320.572.34600 (DB Janitorial Supplies) = \$113.98

Middle Village: \$3,697.20

2.330.572.4100 (MV Phones) – \$88.21
2.310.513.49300 (MV Office Supplies) – \$212.48
34.600.538.64000 (MV repair & replacements) – \$2,797.66
2.330.572.49400 (MV Special Events) – \$459.86
2.330.572.34200 (MV Janitorial Supplies) - \$113.99
2.330.572.49300 (MV Rec. Passes) - \$25.00

Final Details for Order #112-3619490-3489802

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

Order Placed: December 7, 2024
Amazon.com order number: 112-3619490-3489802
Order Total: \$889.97

Shipped on December 9, 2024

Items Ordered	Price
2 of: Universal Wireless Bridge Bracket Mount, ULNA Pole and Wall-Mounted Mount for Outdoor Point to Point AP Access Point Client Bridge CPE, Antenna Mounting Pole Bracket (2-Pack) Sold by: ULNA (seller profile) Supplied by: ULNA (seller profile)	\$19.99
Condition: New 1 of: HEYAXA Wireless WiFi Pool Thermometer with Easy-to-Read 4" Digital LCD Display, Perfect Water Thermometer for Indoor & Outdoor Swimming Pool, Hot Tub, Spa, Aquarium, Ponds, and Baths, 2 Sensors Sold by: HEYAXA (seller profile) Supplied by: HEYAXA (seller profile)	\$67.99
Condition: New 2 of: Wireless Bridge NSM5 Pre-Configured, Ubiquiti airMAX NanoStation M5 Point to Point Wi-Fi Bridge Outdoor, Plug and Play 150+ Mbps, 5 GHz, 15+ km Link Range (3PACK) Sold by: SFT Store (seller profile) Supplied by: SFT Store (seller profile)	\$359.95
Condition: New	

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

Shipping Speed:
FREE Shipping

Payment information

Payment Method:
American Express ending in 3053

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

Credit Card transactions

Item(s) Subtotal:	\$827.87
Shipping & Handling:	\$6.99
Free Shipping:	-\$6.99

Total before tax:	\$827.87
Estimated tax to be collected:	\$62.10

Grand Total:	\$889.97
AmericanExpress ending in 3053: December 9, 2024:	\$889.97

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

Final Details for Order #113-5155406-8739411

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

Order Placed: December 9, 2024
Amazon.com order number: 113-5155406-8739411
Order Total: \$126.18

Shipped on December 10, 2024

Items Ordered	Price
4 of: <i>Classy Cooler Covers 5 Gallon Drink Dispenser - Black</i>	\$24.95
Sold by: ClassyCoolerCovers (seller profile)	
Supplied by: Other	
Condition: New	

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

Shipping Speed:
Standard Shipping

Payment information

Payment Method:
American Express ending in 3053

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

Credit Card transactions

Item(s) Subtotal:	\$99.80
Shipping & Handling:	\$18.90

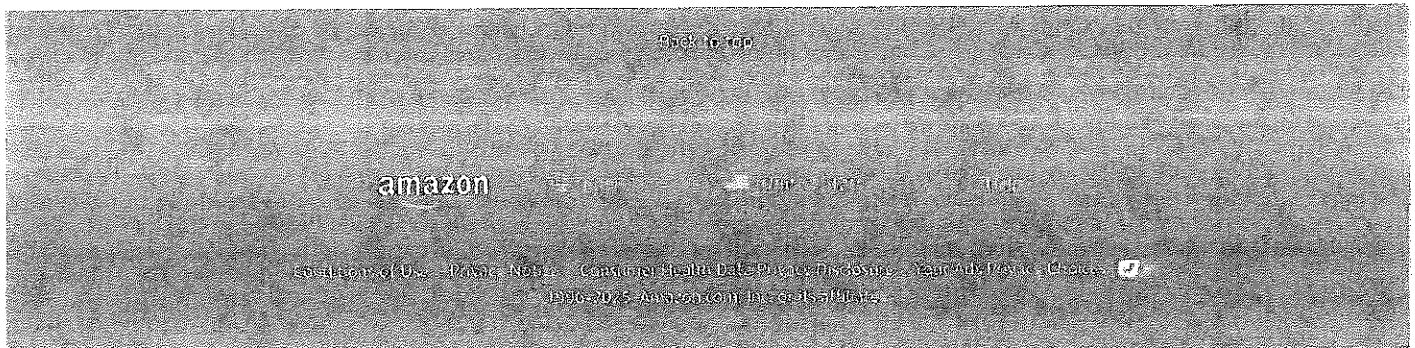
Total before tax:	\$118.70
Estimated tax to be collected:	\$7.48

Grand Total:	\$126.18

AmericanExpress ending in 3053: December 10, 2024: \$126.18

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

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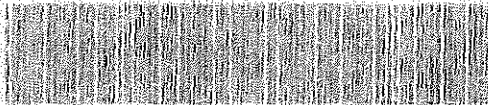


You could win a \$1000 GiftCard!
Visit survey.walmart.com#TP2Y3ZFK8TS
For more details, see back of receipt.



WM Supercenter
904-365-2555 Mgr. BRIAN
7075 COLLINS RD
JACKSONVILLE FL 32244
ST# 06978 UPR 001412 TR# 17 TR# 00931

ITEMS SOLD 39
CR# 5315 5597 0913 2744 0464 0



SN NAVSTR LA 822356594000	57.00 M
MAZORG145 827851009340	8.97 M
BLAKE ALL 04650046020	
5 AT 1 FOR 5.99	35.00 U
GV LINEN KIT 078742023570	
4 AT 1 FOR 6.77	35.08 U
GV HANAI KIT 078742023550	
2 AT 1 FOR 8.77	17.54 U
BT LAV TBU 07092003450	
25 AT 1 FOR 1.34	33.50 U

SUBTOTAL 227.97
TOTAL 227.97

AMEX TEND 227.97
CHANGE DUE 0.00

AMERICAN EXPRESS- 3053 1 0 APPROB50510
227.97 TOTAL PURCHASE
REF # 411000026577
TRANS ID = 009842008927324
AID 400000025010001
TERMINAL # 54727480
No Signature Required
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Get free delivery
from this store
with Walmart+

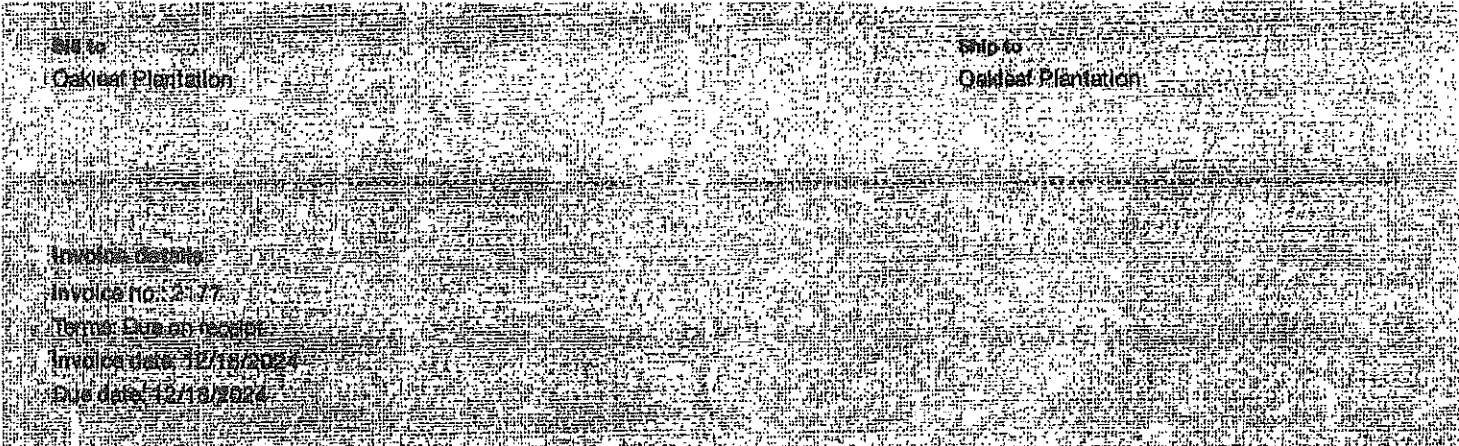
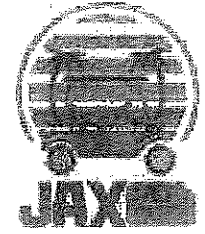
Scan for details

Low Prices You Can Trust. Every Day.
12/05/24 10:11:36

INVOICE

DG Custom Golf Carts
7193 Blanding Blvd
Jacksonville, FL 32244

FreihoferBrothersLLC@gmail.com
+1 (904) 777-4411



Bill to
Oakleaf Plantation

Ship to
Oakleaf Plantation

Invoice Details
Invoice no: 2177
Terms: Due on receipt
Invoice date: 12/18/2024
Due date: 12/18/2024

#	Date	Product or service	SKU	Description	Qty	Rate	Amount
1.		Labor		Install 4 tires	1	\$40.00	\$40.00
2.		10" Steel Wheel		Steel Wheel	4	\$45.00	\$180.00

Total	\$220.00
Payment	-\$220.00
Balance due	\$0.00

Paid in Full




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

2 Logan Square, 100 N 18th St. · Suite 400
Philadelphia, PA 19103 · USA
Jay Soriano
370 Oakleaf Village Pkwy
Orange Park, FL 32065-4259
UNITED STATES

Invoice: 202052510970
Invoice Date: 11/26/2024
Customer ID: 270980442
Contract ID: 48060001

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

Your IONOS Personal Consultant:
Tiffany Masters
 2673666050

Invoice

Billing period starting: 11/25/2024

Item	Service	Charges	Usage	Taxable Portion	Total
Contract: 48060001 - IONOS Expert					
1	IONOS Website Builder 11/25/2024-12/25/2024	\$4.00 a month	1 mo.	\$0.00	\$4.00
Net Total					\$4.00
Net (non-taxable portion)					\$4.00
Net (taxable portion)					\$0.00
Tax					\$0.00
Total amount due					\$4.00

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

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

Do you have questions regarding this invoice?
Please refer to your Help Center or log in to my.ionos.com for further information.




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

2 Logan Square, 100 N 18th St. · Suite 400
Philadelphia, PA 19103 · USA
Jay Soriano
370 Oakleaf Village Pkwy
Orange Park, FL 32065-4259
UNITED STATES

Invoice: 202052466604
Invoice Date: 12/07/2024
Customer ID: 270980442
Contract ID: 85644648

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

Your IONOS Personal Consultant:
Tiffany Masters
 2673666050

Invoice

Billing period starting: 12/06/2024

Item	Service	Charges	Usage	Taxable Portion	Total
Contract: 85644648 - IONOS MyWebsite Creator+					
1	Basic Fee	\$28.00 a month	1 mo.	\$0.00	\$28.00
	12/06/2024-01/06/2025				
2	Special Offer	Special Offer		\$0.00	\$-5.60
	Discount for line-item 1				
Net Total					\$22.40
Net (non-taxable portion)					\$22.40
Net (taxable portion)					\$0.00
Tax					\$0.00
Total amount due					\$22.40
Please DO NOT send cash, check or money order					

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

Do you have questions regarding this invoice?
Please refer to your Help Center or log in to my.ionos.com for further information.



MARSHALL WOLF AUTOMATION

www.wolfautomation.com • 847.658.8130
210 Dowdle St., Ste 1, Algonquin, IL. 60102

Invoice Number

I24-154324

Invoice Date: 12/9/2024

132822 GMS LLC

Bill To

GMS LLC
Jay Soriano
475 W Town Pl Ste 114
Saint Augustine Florida
32092-3649
United States

Ship To

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

Balance Due

\$0.00

Terms	Due Date	PO #	Sales Rep	Shipping Method	Tracking #
Due on receipt	12/9/2024	134719	E47 Web	Free Shipping	1Z6298370375931376

Quantity Billed	Item	Customer Part Number	Unit Price	Amount
1	FRN0020C2S-2U VFD, 5hp, 19.1 Amp (19.1A), 230VAC Three Phase Input, 7.09 x 5.51 x 5.47" HWD, Compact Micro Drive, Easy to Use, IP20, Optional NEMA/UL 1 Kit: NEMA1- C2-301, DIN Rail Mounting Adapter RMA-C1-3.7 and Dynamic Braking DB3.7-2C to Order Separately		\$284.00	\$284.00
	Alternate Part# FRENIC-Mini (C2) Compact 2nd Generation			
1	Extend Protection Plan Alternate Part#		\$69.99	\$69.99

Subtotal	\$353.99
Shipping	\$0.00
Tax Total (%)	\$26.55
Total	\$380.54
BALANCE DUE	\$0.00



I24-154324



NORTHERN[®]
TOOL + EQUIPMENT

Orange Park FL
 291 Blanding Blvd
 Orange Park, FL 32073-4399
 (904) 288-8003

Transaction # 5623-662302-5270
 Receipt # 156230235524001372 Date: 12/20/2024
 Terminal: 602302 Time: 17:57
 Cashier: Sunshine K
 Salesperson: Randy G
 Customer name: JAY SORIANO
 Customer number: 0000088071

We appreciate your business!
 Thank you for shopping with Northern Tool!

ITEM	QTY	PRICE	TOTAL
16 SLOT UNIVERSAL WRENCH POUCH 57546	2	\$14.98	\$25.88
Discounts:			
2X Tiered Free Gift Card Promotion			(\$4.10)
Total discounts:			(\$4.10)
SINGLE DIRECTION PLATE COMPACTOR 62313	1	\$604.99	\$604.09
Discounts:			
2X Tiered Free Gift Card Promotion			(\$85.90)
Total discounts:			(\$85.90)
Promotional Gift Card PromoGC	1	\$100.00	\$100.00
Subtotal			\$729.97
Tax			\$47.25
Total			\$777.22
Cards			\$777.22

AMEX EXPRESS \$777.22
 Broker: Dynamic 385 Payment Connector for Advan
 Date: 12/20/2024
 Time: 10:57 PM

*****3053
 ICC
 APPROVED
 Authorization Code: 858768

 You have saved 100.00 dollars.

Please tell us about your store experience at
www.northerntool.com/storefeedback. You could win
 a \$250 Northern Tool gift card. Valid for
 return/exchange 60 days from purchase date.
 SOLD ITEM COUNT = 4



156230235524001372

Customer Copy

Thank you for your order.

Order Confirmation #77889669

Order Date: Wednesday, December 11, 2024

Order tracking information will be sent when your order ships.

Shipping Address

Jay Soriano, 370 Oakleaf Village Pkwy, orange park, FL 32065

Delivery Option

Discounted Standard Shipping

Order Summary

Item Description	Availability Estimate	Qty	Price
<u>Advantage Membership</u> Item# HL-R	Available to Shop Online within 2 Days Welcome Packet by Mail within 2 Weeks	1	\$39.99

Billing Address

Jay Soriano, 475 W Town Pl suite 114,
St Augustine, FL 32092
manager@oakleafresidents.com

		Advantage	
Payment		1-Year Membership	\$39.99
Payment Method	American Express	Shipping	0.00
		Tax	\$ 0.00
		Order Total	\$39.99
Account	*****6056	Credit Card Payment	-\$39.99

Expiration Date 12/ 2026

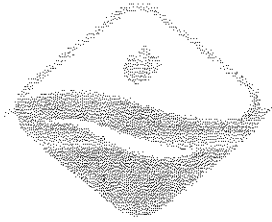
Amount \$39.99

[+] Share feedback about your shopping experience?

If you have any questions regarding your order please contact Northern Tool by phone at [1-800-222-5381](tel:1-800-222-5381) or email at CustomerCare@NorthernTool.com
For immediate assistance with customer service or order related issues please contact customercare@northerntool.com.

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Northern Tool + Equipment Co. | 2800 Southcross Drive West | Burnsville, MN 55337



POOL & HOT TUB ALLIANCE

Invoice #: INV-158470-S5L1Z5

Bill To Address

Invoice Date: 08/13/2024
Invoice #: INV-158470-S5L1Z5
Bill To: Javier Soriano
475 W. Town Place
St. Augustine, FL 32092

Javier Soriano
370 Oakleaf Village Pkwy
Oakleaf
Orange Park, FL 32065-8414
(904) 342-1441

Ship To Address

Javier Soriano
475 W. Town Pl.
Suite 114
St Augustine, FL 32092
US
+1 (904) 342-1441

Description	Quantity	Price	Charges
-------------	----------	-------	---------

12/31/2025 Instructor Reauthorization, Instructor Reauthorization	1.00	\$125.00	\$125.00
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Total Charges: \$125.00
Discount Amount: \$0.00
Sales Tax: \$0.00
Order Amount: \$125.00
Payment & Adjustments: \$125.00

Balance Due \$0.00

K&K White LLC
 DBA Pinch A Penny 242
 9715 Crosshill Boulevard, #105
 Jacksonville, FL 32222



store242@pinchapenny.com

BILLING INVOICE

Jay Soriano
 370 oakleaf village parkway

orange park fl 32065

Invoice Date: 10/28/24

Client Code 1461

Invoice # 10915

Item	Quantity	Description	Price	Amount
Department	40	GAL SODIUM HYPOCHLORITE	2.72	\$108.80
Department	4	ALGAE EATER PLUS 1 GAL	14.99	\$59.96

Terms

Double Branch

Total

\$168.76

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

Client Info:

Rolling Hills HOA

3212 Bradley Creek Pkwy

Green Cove Spring fl 32043

Invoice Date	Client Code	Amount Due
10/28/24	1461	\$168.76
Amount Paid	Check #	

Thank You! We Greatly Appreciate Your Business!!

PINCH A PENNY #242

9715 Crosshill Boulevard, #105

Jacksonville, FL 32222

Publix

Oak Leaf Commons
1075 Oakleaf Plantation Parkway
Orange Park, FL 32065
Store Manager: Wes Williams
904-291-5108



1169 CJP 073 467

CALIFIA HOL NOG	5.99	F
PUB EGG NOG HG	6.49	F
You Saved	0.50	
CHRISTMAS FROST CK	4.99	F
CHRISTMAS FROST CK	4.99	F
SANTA FACE CK 15CT	5.99	F
SANTA FACE CK 15CT	5.99	F
SANTA FACE CK 15CT	5.99	F
BROWNIE TRIO HLDAY	10.99	F
BROWNIE TRIO HLDAY	10.99	F
BROWNIE TRIO HLDAY	10.99	F
Order Total	73.40	
Sales Tax	0.00	
Grand Total	73.40	
Credit	Payment	73.40
Change	0.00	

Savings Summary

Special Price Savings	0.50

* Your Savings at Publix *	
* 0.50 *	

Receipt ID: 1169 CJP 073 467

PRESTO!
Trace #: 073587
Reference #: 1028244955
Acct #: XXXXXXXXXXXX3053
Purchase American Express
Amount: \$73.40
Auth #: 804234

CREDIT CARD	PURCHASE
A00000025010801	AMERICAN EXPRESS
Entry Method:	Chip Read
Mode:	Issuer

Your cashier was Isaah

12/19/2024 18:00 S1169 R107 3467 C0239

Join the Publix family!
Apply today at apply.publix.jobs.
We're an equal opportunity employer.



Recurring Statement

Account Information

Account Number: (904) 770-4650
Statement Date: 12/02/2024
Subscription Name: RingEX Standard™
Document #: 15164663002

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

Statement Summary

Total Current Charges

\$176.42

Your credit card ending in [8052] was charged \$176.42.

This charge will appear as "RINGCENTRAL, INC" on your credit card statement.

Statement Details

Charges and credits

Period	Description	Unit Price	Quantity	Amount
12/02/2024 - 01/01/2025	RingEX Standard™ - Monthly Subscription Fee	\$0.00	1	\$0.00
12/02/2024 - 01/01/2025	DigitalLine Unlimited - (904) 342-1441	\$34.99	1	\$34.99
12/02/2024 - 01/01/2025	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
12/02/2024 - 01/01/2025	DigitalLine Unlimited - (904) 770-4648	\$34.99	1	\$34.99
12/02/2024 - 01/01/2025	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
12/02/2024 - 01/01/2025	DigitalLine Unlimited - (904) 770-4649	\$34.99	1	\$34.99
12/02/2024 - 01/01/2025	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)

12/02/2024 - 01/01/2025	DigitalLine Unlimited - (904) 770-4661	\$34.99	1	\$34.99
12/02/2024 - 01/01/2025	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
12/02/2024 - 01/01/2025	DigitalLine Unlimited - (904) 770-4667	\$34.99	1	\$34.99
12/02/2024 - 01/01/2025	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
Charges after Discounts and Prorates:				\$134.90
Total Charges:				\$134.90
Total Taxes and Fees:				\$41.52
Total Charged to Credit Card:				\$176.42

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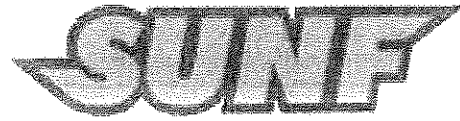
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Staples

Faint, illegible text at the bottom of the page, possibly a footer or additional information.


SUNF Order SF-50639



Thank you for your purchase!

Hi Jay, we're preparing your order. Please allow up to 3 business days for your order to be shipped. In most cases, your order is shipped on the following business day. You will be notified once your order has shipped and a tracking number will be provided.

Order summary

 SunF A021 Tires - 20x10-10 x 2	\$127.98
BFCM24 (-\$12.78)	\$115.20

Subtotal	\$115.20
Shipping	\$0.00
Taxes	\$0.00

Total **\$115.20 USD**

You saved \$12.78

Customer information

Shipping address

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

Billing address

Jay Soriano
GMS LLC
475 W Town Pl
St. 114
St. Augustine FL 32092

Shipping method

Free Standard Shipping

Payment method

Amex



Thanks for your order!

Your order ID is #134684. A summary of your order is shown below.

Your Order Contains...

Commercial Bumper Belt Swing Seat

S115

Color: Black

\$74.94 USD

Qty: 4

\$299.77 USD

Commercial Rubber Full Bucket Swing Seat

S-27-BK

Color: Black

\$104.95 USD

Qty: 2

\$209.89 USD

Bubble Dome Panel for Backyard Playset

BP-10-G

\$339.00 USD

Qty: 1

\$339.00 USD

Subtotal: **\$848.66 USD**

Coupon Code (BLACKFRIDAY24): **-\$75.00 USD**

Shipping: **\$0.00 USD**

Tax: **\$58.00 USD**

Grand total: **\$831.66 USD**

Shipping Address

Jay Soriano
GMS LLC
370 Oakleaf Village Pkwy
Orange Park, Florida 32065

Billing Address

Jay Soriano
475 W Town Pl
suite 114
St Augustine, Florida 32092

United States
9043421441

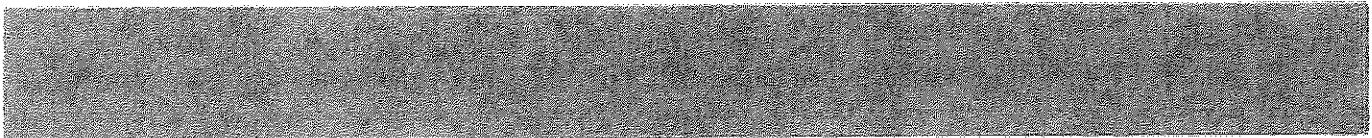
9043421441
manager@oakleafresidents.com

Shipping Method
Free Shipping

Payment Method
Credit Card

Shipping Lead Times

You will receive an automated email after your order ships out. Please check listed lead times for each product on your order before contacting us about your order status. Thank you!



© 2024 SwingSetMall.com | All rights reserved.

www.swingsetmall.com

Walmart

Nov 29, 2024 order
Order# 2000125-39928763



Ocelot Steel Wheel	Qty 2	\$49.94
GTW Mamba Golf Cart Low Profile Street Tire 205/50-10 18" Tall Fits 10" Wheel	Qty 4	\$163.96
Subtotal		\$297.74
Savings		-\$83.84
		\$213.90
Tax		\$16.04
Total		\$229.94

Charge history Your transaction activity for this order >

Payment method

Ending in 3053

You could win a \$1000 GiftCard!
Visit survey.walmart.com#7TP4CV14TQ2G
For more details, see back of receipt.



WM Supercenter
904-214-9411 Mar: SARA
1680 BRANAN FIELD RD
MIDDLEBURG FL 32068
ST# 03308 OP# 007431 TE# 04 TR# 09228
ITEMS SOLD 11
TC# 2735 6686 9012 7218 7979



JUMBO BAG 066774478539 5.98 0
CRAYONS 088492010201 0.86 0
CRAYONS 088492010201 0.86 0
CRAYONS 088492010201 0.86 0
CRAYONS 088492010201 0.86 0
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CRAYONS 088492010201 0.86 0
SUBTOTAL 14.88
TOTAL 14.88
AMEX TEND 14.88

AMERICAN EXPRESS *** **** ***3 053 I 0
APPROVAL # 878233
REF # 435400218046
TRANS ID - 010139419290329
AID A000000026010801
AAC 6CCA753010A88921
TERMINAL # 65156637
*NO SIGNATURE REQUIRED

12/19/24 11:22:02
CHANGE DUE 0.00
CUSTOMER COPY



Scan for 30-day free trial.
12/19/24 11:22:14



WM Supercenter
904-214-9411 Mar: SARA
1680 BRANAN FIELD RD
MIDDLEBURG FL 32068
ST# 03308 OP# 000691 TE# 05 TR# 02730
ITEMS SOLD 50
TC# 1402 5015 7104 8364 4518 1



MC 25 DOTS 079936636492 28.44 0
VHC 60 HP 079936646505 68.44 0
PANERA 46 HP 079936636952 45.00 0
LATTE MUG 081542602685 4.96 0
LATTE MUG 081542602684 4.96 0
KS MUG CAKE 076839554414 1.72 C
TEXTURED MUG 081542602686 4.96 0
MUGS 076839556465 F 4.96 0
BR CHERRY 004142005478 F
12 AT 1 FOR 1.72 20.64 0
BR CHERRY 004142005478 F
6 AT 1 FOR 1.72 10.32 0
HOL COOKIES 019434628266 F 6.47 0
HOL COOKIES 019434628266 F 6.47 0
HOL COOKIES 019434628266 F 6.47 0
GRCH MUG SET 081007409933 4.96 0
HOL COOKIES 007874212334 F 3.98 0
HOL COOKIES 007874212334 F 3.98 0
HOL COOKIES 007874212334 F 3.98 0
MARIO MUG 004137641048 9.97 0
HOL COOKIES 019434613600 F 11.82 0
HOL COOKIES 019434613600 F 11.82 0
HOL COOKIES 007874212139 F 3.98 0
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CKE PLATTER 019434628314 F 11.98 0
CKE PLATTER 019434628314 F 11.98 0
CKE PLATTER 019434628314 F 11.98 0
HOL COOKIES 019434628352 F 4.98 0
HOL COOKIES 019434628352 F 4.98 0
HOL COOKIES 019434628352 F 4.98 0
CR MUG MUG 076839556478 F 9.97 0
TEXTURED MUG 081542602687 4.96 0
HOL COOKIES 019434628266 F 4.46 0
HOL COOKIES 019434628266 F 4.46 0
HOL COOKIES 019434628266 F 4.46 0

SUBTOTAL 358.09
TOTAL 358.09
AMEX TEND 358.09

AMERICAN EXPRESS *** **** ***3 063 I 0
APPROVAL # 804764
REF # 435200238072
TRANS ID - 010263712548306
AID A000000026010801
AAC CA8737278E82B184
TERMINAL # 65156634
*NO SIGNATURE REQUIRED

12/17/24 13:11:04
CHANGE DUE 0.00
CUSTOMER COPY



Scan for 30-day free trial.
12/17/24 13:11:15



WM Supercenter
 904-365-2555 Mgr. BRIAN
 7075 COLLINS RD
 JACKSONVILLE FL 32244
 ST# 06978 OP# 006403 TE# 16 TR# 02409

ITEMS SOLD 109
 TC# 4568 1892 4687 3441 0006 5



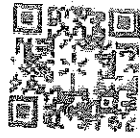
SFT MINT PEP 041420082580 F	5.98 N	
SFT MINT PEP 041420082580 F	5.98 N	
THUMBPRINT 078742442890 F		
4 AT 1 FOR	7.47	29.88 0
GINGERBREAD 194346143160 F		
4 AT 1 FOR	7.47	29.88 0
BITE SZ CKE 194346003830 F		
4 AT 1 FOR	5.87	23.48 0
MILO LMN 128 091475850000 F		
3 AT 1 FOR	4.26	12.78 0
MILO SWT 128 091475041890 F		
3 AT 1 FOR	3.48	10.44 0
NESTLE HCM 050000111870 F		
4 AT 1 FOR	6.62	26.48 0
ASST COOKIE 078742361420 F		
3 AT 1 FOR	6.47	19.41 0
DIP MAD 194346001090 F		
3 AT 1 FOR	6.47	19.41 0
PEPCHOCMAD 697941814000 F	6.47 N	
10Z JP MM M 600699001540 F	1.47 N	
10Z JP MM M 600699001540 F	1.47 N	
10Z JP MM M 600699001540 F	1.47 N	
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10Z JP MM M 600699001540 F	1.47 N	
DESSERT BARS 194346121330 F	11.94 N	
LINZER CKE 078742368150 F		
3 AT 1 FOR	5.82	17.46 0
GV WH ALM 078742241640 F	7.96 N	
GV WAI H P 078742201330 F	12.37 N	
GV PEC HLV 078742201260 F	18.97 N	
GV PEC HLV 078742201260 F	18.97 N	
GV WH ALM 078742241640 F	7.96 N	
HSY STBRY 48 034000313010 F	6.48 N	
HSY 48OZ SYR 034000000470 F	6.48 N	
GV WHIPTOP 078742017110 F		
8 AT 1 FOR	3.48	27.84 0
TABLECOVER 011179986260		
1 AT 1 FOR	1.07	15.76 0

PEZ SNOWMAN 073621325110 F	2.00 N
PEZ SANTA 073621325100 F	2.00 N
PEZ SANTA 073621325100 F	2.00 N
PEZ SNOWMAN 073621325110 F	2.00 N
PEZ SANTA 073621325100 F	2.00 N
PEZ SANTA 073621325100 F	2.00 N
PEZ SNOWMAN 073621325110 F	2.00 N
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PEZ SNOWMAN 073621325110 F	2.00 N
PEZ SNOWMAN 073621325110 F	2.00 N
PEZ SANTA 073621325100 F	2.00 N
CHOC 011228000480 F	3.84 N
CHOC 011228000480 F	3.84 N
FERRERO 009800211520 F	11.97 N
3CT RED TC 011179995530	
5 AT 1 FOR	2.77
SANTACOCOAMG 721776233160	13.85 0
FDDGIFTASSO 721776241460	9.97 N
CR 24 CRAYON 071662000240	9.97 N
9 AT 1 FOR	1.44
16CT CRAYON 071662000160	12.96 0
11 AT 1 FOR	1.47
MUGS 768395569930	16.17 0
CHOCMICKEYMG 055415744010	4.96 N
	9.97 N

SUBTOTAL 473.64
 TOTAL 473.64

AMEX TEND 473.64
 CHANGE DUE 0.00

AMERICAN EXPRESS- 3053 I O APPR#823621
 473.64 TOTAL PURCHASE
 REF # 435300272383
 TRANS ID - 010127155620320
 AID A000000025010801
 TERMINAL # 54808448
 *No Signature Required
 12/18/24 18:07:28

 Get free delivery
 from this store
 with Walmart+

Scan for 30-day free trial.

Low prices You Can Trust. Every Day.
 12/18/24 18:07:32

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

Invoice

Invoice #: 2431
Invoice Date: 2/1/25
Due Date: 2/1/25
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 -February 2025		7,469.83	7,469.83
<p>RECEIVED FEB 06 2025 BY: _____</p> <p><i>Alison Moring</i> 2-6-25</p>			

Total \$7,469.83

Payments/Credits \$0.00

Balance Due \$7,469.83

Governmental Management Services, LLC

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

Invoice

Invoice #: 2432
Invoice Date: 2/1/25
Due Date: 2/1/25
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 -February 2025		22,251.17	22,251.17

RECEIVED
FEB 06 2025
BY: _____

Alison Moring
2-6-25

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

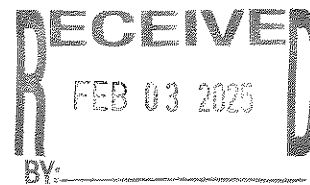
From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - JOHN VILLANUEVA
Date: February 3, 2025 at 7:28 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com



Good evening, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – GRAND BANQUET (SATURDAY) 4:00 P.M. to 12:00 A.M.
 - DATE OF VENUE – FEBRUARY 1, 2025
 - RESIDENT – JOHN VILLANEUVA
 - ADDRESS – 992 Steeple Chase Lane, **ORANGE PARK, FL 32065**
 - AMOUNT OF REFUND - \$500.00
 - BOOKING FEE/DEPOSIT was via MASTERCARD(8805):
 - **GRAND BANQUET:**
 - DATED: 1/6/25
 - SEQ#: 2
 - BATCH#: 1164
 - INVOICE#: 2
 - APPROVAL CODE: 040176
 - 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 FEBRUARY 10-11, 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
venuerentals@oakleafresidents.com
(904) 770-4661 voice email
(904) 375-9285 ext. 3
www.oakleafresidents.com

Governmental Management Services

www.OakLeafResidents.com

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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	2/1/2025	\$1,594.00

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

00000000027159001000000024703100000015940092

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

MIDDLE VILLAGE CDD

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

Invoice Due Date 2/11/2025

Invoice 247031B

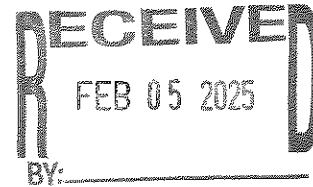
PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
2/1/2025	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.

Credits	\$0.00
Adjustment	\$0.00

AMOUNT DUE

Total Account Balance including this invoice:

\$1594.00

This Invoice Total:

\$1594.00

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

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

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

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

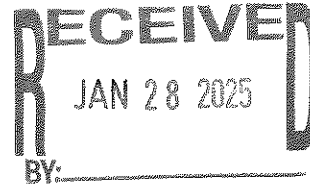
From: Oakleaf Venues venuere rentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - LINDA WOITAS
Date: January 28, 2025 at 6:08 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amosing@gmstnn.com



Good evening, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – GRAND BANQUET (SATURDAY) 11:00 A.M. to 11:00 P.M.
 - DATE OF VENUE – JANUARY 25, 2025
 - RESIDENT – LINDA WOITAS
 - ADDRESS – 871 CAMERON OAKS PLACE, MIDDLEBURG, FL 32068-4179
 - AMOUNT OF REFUND - \$700.00 = (\$500.00 GB DEPOSIT & \$200.00 GL DEPOSIT)
 - BOOKING FEE/DEPOSIT was via check drawn on COMMUNITY FIRST CU:
 - **GRAND BANQUET:**
 - DATED: 7/1/24
 - CHECK#: 104
 - DEPOSITED: 7/1/24
 - AMOUNT: \$500.00
 - **GRAND LAWN:**
 - DATED: 7/1/24
 - CHECK#: 103
 - DEPOSITED: 7/1/24
 - 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 - 31, 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
venuere rentals@oakleafresidents.com
(904) 770-4661 voice email
(904) 375-9285 ext. 3
www.oakleafresidents.com

Governmental Management Services

www.OakLeafResidents.com

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Invoice

Date
Invoice#

2/1/2025
131295626934

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

Terms	Net 20
Due Date	2/21/2025
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

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

Item	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	\$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
JAN 23 2025
BY: _____



131295626934

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

Invoice

Invoice #: 357
Invoice Date: 2/1/2025
Due Date: 2/1/2025
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 - February 2025		4,125.00	4,125.00

RECEIVED
FEB 06 2025
BY: _____

Alison Moring
2-6-25

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



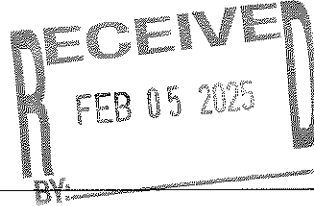
Security Development Group, LLC
8130 Baymeadows Way W., Suite 302
Jacksonville, FL 32256
cathie@sthreeseecurity.com
www.sthreeseecurity.com

INVOICE

BILL TO

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

INVOICE # 10749
DATE 02/01/2025
DUE DATE 02/28/2025
TERMS End of the month



SERVICE MONTH
February

ACTIVITY

QTY

RATE

AMOUNT

296

28.29

8,373.84T

APPROVED

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

SUBTOTAL

8,373.84

TAX

0.00

TOTAL

8,373.84

BALANCE DUE

\$8,373.84



Invoice

Invoice #: 20222

Date: 02/03/25

Customer PO:

DUE DATE: 03/05/2025

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 February 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

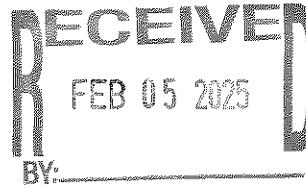
Remit to Address:
VerdeGo Landscape
PO Box 200341
Dallas, TX 75320-0341

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

Credit card convenience fee of 3% will be applied to all transactions

Code to:

2-320-572-462



Middle Village Landscape Maintenance



INVOICE

Oakleaf Tennis

Invoice Date
Oct 15, 2024

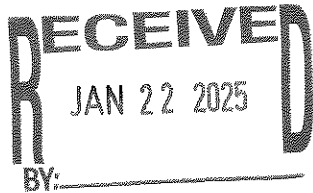
Winning Concepts USA,
Inc.

Invoice Number
43586

950 Blanding Blvd Suite 19
ORANGE PARK FL 32065

Reference
Oakleaf Tennis Stripped
Sleeve Shirts

Delivery Address
950 Blanding Blvd
ORANGE PARK FL 32065
US



Description	Quantity	Unit Price	Tax	Amount USD
Screen print full front one color imprint white Screen print right sleeve one color imprint white	58.00	12.89	7.5%	747.62
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	7.5%	10.00
Screen print full front one color imprint black Screen print right sleeve one color imprint black	21.00	12.89	7.5%	270.69
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

Code to:

Middle Village Tennis Pro

2.330.572.34300

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.



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

General Invoice

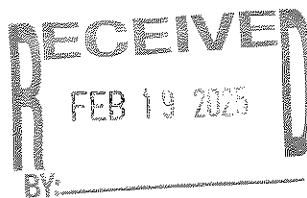
Customer Copy

CUSTOMER	INVOICE DATE	INVOICE NUMBER	AMOUNT PAID	DUE DATE	INVOICE TOTAL DUE
OAKLEAF PLANTATION CDD	02/13/2025	696	\$0.00	02/28/2025	\$1,155.00

LAST PAYMENT DATE	LAST PAYMENT AMOUNT	PAST DUE AMOUNT	ACCOUNT BALANCE
01/03/2025	\$612.50	\$1,165.00	\$1,455.00

DESCRIPTION	QUANTITY	PRICE	UOM	ORIGINAL BILL	ADJUSTED	PAID	AMOUNT DUE
OFF DUTY ADMIN JANUARY 2025	154.00	\$5.000000	EACH	\$770.00	\$0.00	\$0.00	\$770.00
OFF DUTY SCHEDULING FEE	1.00	\$385.000000	EACH	\$385.00	\$0.00	\$0.00	\$385.00
Invoice Total:							\$1,155.00

\$385.00 + \$192.50 = \$577.50



✂ DETACH AND RETURN THE PORTION BELOW WITH YOUR PAYMENT ✂



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

General Invoice

Remit Portion

Invoice Date	02/13/2025
Invoice Number	696
Customer Number	30
Amount Paid	
Due Date	02/28/2025
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

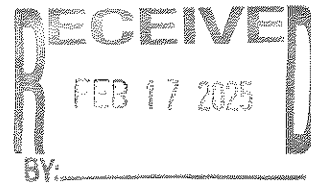
From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - ERMINE BULLS
Date: February 17, 2025 at 1:53 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com



Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – GRAND BANQUET (SATURDAY) 4:00 P.M. to 12:00 A.M.
 - DATE OF VENUE – FEBRUARY 7, 2025
 - RESIDENT – ERMINE BULLS
 - ADDRESS – 1880 OAKCHIME DRIVE, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND - \$500.00
 - BOOKING FEE/DEPOSIT was via VISA(5234):
 - **GRAND BANQUET:**
 - DATED: 1/9/25
 - SEQ#: 3
 - BATCH#: 1167
 - INVOICE#: 3
 - APPROVAL CODE: 455772?
 - 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 FEBRUARY 24-26, 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
venuerentals@oakleafresidents.com
(904) 770-4661 voice email
(904) 375-9285 ext. 3
www.oakleafresidents.com

Governmental Management Services

www.OakLeafResidents.com

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

INVOICE

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

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



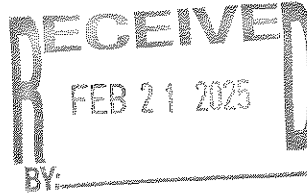
1400 Village Square #3-293
Tallahassee, FL 32312
850-523-8882

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

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

Invoice details

Invoice no.: 34045
Terms: Net 15
Invoice date: 01/28/2025
Due date: 02/12/2025



#	Product or service	SKU	Description	Qty	Rate	Amount
1.			SERVICE REQUEST 42054 - JANUARY PREVENTATIVE MAINTENANCE			
2.	PM		Preventative Maintenance: Cleaned, Lubed, Calibrated, Inspected and Tested. - Middle Village PM	1	\$260.00	\$260.00
			SERVICES PERFORMED 1. Tech checked/updated all equipment in BF. 2. Lubed and dusted all guide rods, weight stacks, and adjustment knobs. 3. Inspected 8x Strength Units and 4x Benches(includes VKR) Inspected all pulleys, cables, attachments, connections, pads, adjustments, and weight stacks. SEE BELOW 4. Inspected 3x Arc Trainer, 1x Recumbent, 1x Upright, 2x Rowers. Checked all pedals, sensors, cup holders, fans, handles, adjustments, buttons and general function. SEE BELOW 5. Inspected 3x Treadmills Checked belt and deck tightness and wear, checked strength and function of motor, checked incline functions, HR sensors, controls, general function. Vacuumed/Dusted for debris around belt and under hoods around motor and electrical components. SEE			

BELOW

ISSUES FOUND

1. Hoist Adjustable Sit up/Decline Bench needs back pad/ Hoist VKR sn: 15-09-A05-001631 needs back pad (Not approved)
2. True Treadmill TCS650A sn: 15-TCS650138C incline motor is very loud. (Sound coming from inside mechanism not threads) Should replace incline motor. (Not approved)
3. Cybex Cyclone Recumbent needs pedals SEE PREVIOUS PM
4. TRUE treadmill TCS650A sn: 15-TCS650138C belt cupping and groaning. Should replace belt and flip deck
5. ALL OTHER UNITS TEST CORRECT

Total

\$260.00

Ways to pay



Code to:

2-330-572-621

Middle Village Preventative contract

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

Invoice

Invoice #: 2440
Invoice Date: 2/18/25
Due Date: 2/18/25
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 January 1 - January 31, 2025 (Tennis) <i>Tennis Ct Maint.</i> <i>2.330.572.3440</i>		1,120.00	1,120.00
RECEIVED FEB 21 2025 BY: _____			

Alison Moring
2-21-25

Total	\$1,120.00
Payments/Credits	\$0.00
Balance Due	\$1,120.00

**MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF JANUARY 2025**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
1/1/25	2	J.S.	Clean and sweep tennis courts.
1/3/25	2	J.S.	Clean and sweep tennis courts.
1/6/25	2	J.S.	Clean and sweep tennis courts.
1/8/25	2	J.S.	Clean and sweep tennis courts.
1/10/25	2	J.S.	Clean and sweep tennis courts.
1/13/25	2	J.S.	Clean and sweep tennis courts.
1/15/25	2	J.S.	Clean and sweep tennis courts.
1/17/25	2	J.S.	Clean and sweep tennis courts.
1/20/25	2	J.S.	Clean and sweep tennis courts.
1/22/25	2	J.M.	Clean and sweep tennis courts.
1/24/25	2	J.M.	Clean and sweep tennis courts.
1/27/25	2	J.M.	Clean and sweep tennis courts.
1/29/25	2	J.M.	Clean and sweep tennis courts.
1/31/25	2	J.S.	Clean and sweep tennis courts.
TOTAL	<u>28</u>		

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

Invoice

Invoice #: 2437
Invoice Date: 2/11/25
Due Date: 2/11/25
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 February 8, 2025 2.300.369.103	18	25.00	450.00

RECEIVED
FEB 11 2025
BY: _____

Total	\$450.00
Payments/Credits	\$0.00
Balance Due	\$450.00

2/11/25
AA

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>
18	Facility Event Staff	\$ 25.00	\$ 450.00

Covers Period End: February 8, 2025

Amenities Revenue # 2.300.369.103

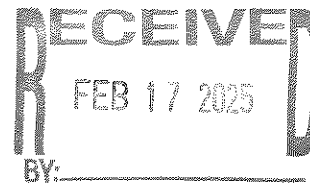
From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - SHIRENA HOBBS-McFADDEN
Date: February 17, 2025 at 3:29 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com



Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – GRAND BANQUET (SATURDAY) 3:00 P.M. to 12:00 A.M.
 - DATE OF VENUE – FEBRUARY 12, 2025
 - RESIDENT – SHIRENA HOBBS-McFADDEN
 - ADDRESS – 4982 PARIS AVENUE, JACKSONVILLE, FL 32209
 - AMOUNT OF REFUND - \$500.00
 - BOOKING FEE/DEPOSIT was via VISA(2968):
 - **GRAND BANQUET:**
 - DATED: 9/30/24
 - SEQ#: 4
 - BATCH#: 1115
 - INVOICE#: 4
 - APPROVAL CODE: 01262D
 - 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 FEBRUARY 24-26, 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
venuerentals@oakleafresidents.com
(904) 770-4661 voice email
(904) 375-9285 ext. 3
www.oakleafresidents.com

Governmental Management Services

www.OakLeafResidents.com

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



GAS CHECK

FIRST CLASS MAIL PERMIT NO. 113295
 FIRST CLASS MAIL PRESORT U.S. POSTAGE PAID PERMIT NO. 113295
 * * * * *
 THIS IS AN ORIGINAL DELIVERY COPY
 WHICH CANNOT BE CHARGED BACK
 TO YOU - IT IS A SERVICE CHARGE BY
 COMPANY OF ORIGINAL RATE SET
 * * * * *
 THIS CHECK IS VALID FOR 90 DAYS
 FROM DATE OF DELIVERY AND MUST BE
 PRESENTED TO US WITHIN 90 DAYS
 OF DELIVERY DATE OR IT WILL BE
 VOID.

ACCOUNT NO. _____ REFERENCE NO. _____ TEMPERATURE COMPENSATED
 (CORRECTION TO 60°F) _____
 DELIVERY DATE _____ P.O. NUMBER _____
 PCT. FUL. _____ SALESMAN _____
 QUANTITY GALS. _____ PRICE _____ AMOUNT _____
 SALES TAX _____
 EXCISE TAX _____
 SPECIAL FRI. ENG. _____
 SPECIAL U.S. CRYL. _____
 AMOUNT DUE \$ _____
 X RECEIVED BY _____

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

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

FIRST CLASS MAIL
 PRESORT
 U.S. POSTAGE PAID
 PERMIT NO. 113295

DATE	DESCRIPTION	QUANTITY	AMOUNT
1/17/25	Balance Forward		\$5,731.38
1/17/25	ROA/PAYMENT - THANK YOU		1145.1000
1/17/25	ROA/PAYMENT - THANK YOU		3186.1000
1/17/25	RESIDENTIAL GALLONS	1083	3844.65
STATEMENT DATE	REFERENCE	ACCOUNT	PLEASE PAY TOTAL AMOUNT DUE (RETURN THIS STUB WITH PAYMENT)
1/31/25	00094	113295	\$3,844.65

Middle Village Home Plan 113295
 Bring Bill To Wpg Office
 370 Gatliff Village Pkwy
 Orange Park FL 32067

Code to:
02-330-572-4350
Middle Village Lap Pool Gas/Heat
\$3,844.65

RECEIVED
 FEB 21 2025
 BY: _____

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/11/25	00009	12/31/24	2430	202411	600	53800	64000		NOV REPAIR & REPLACEMENTS	*	657.33	657.33	000765
									GOVERNMENTAL MANAGEMENT SERVICES				
2/11/25	00009	1/13/25	2425	202501	600	53800	64000		MAINTENANCE SUPPLIES	*	590.21	590.21	000766
									GOVERNMENTAL MANAGEMENT SERVICES				
2/11/25	00009	2/28/25	2435	202501	600	53800	64000		JAN REPAIR & REPLACEMENTS	*	724.31	724.31	000767
									GOVERNMENTAL MANAGEMENT SERVICES				
2/11/25	00009	1/13/25	2424	202412	600	53800	64000		DEC REPAIR & REPLACEMENTS	*	2,200.00	2,200.00	000768
									GOVERNMENTAL MANAGEMENT SERVICES				
2/11/25	00009	1/31/25	2434	202412	600	53800	64000		DEC REPAIR & REPLACEMENTS	*	2,797.66	2,797.66	000769
									GOVERNMENTAL MANAGEMENT SERVICES				
2/11/25	00036	1/15/25	WO7590	202501	600	53800	64000		UNIT SMOKE DETECTOR	*	200.00	200.00	000770
									TOOLE TECHNOLOGIES				
2/28/25	00105	1/28/25	34058	202501	600	53800	64000		REPLACED FITNESS EQUIP	*	572.46	572.46	000771
									ALLWAYS IMPROVING LLC				
2/28/25	00083	1/21/25	JADA-CLU	202501	600	53800	64000		ROOF COATING	*	3,500.00	3,500.00	000772
									JADA ROOFING, LLC				
2/28/25	00103	2/06/25	02062025	202502	600	53800	64000		RPLC ROTTEN WOOD	*	13,400.00	13,400.00	000773
									EDWIN ARCE				
TOTAL FOR BANK C											24,641.97		
TOTAL FOR REGISTER											24,641.97		

Governmental Management Services, LLC

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

Invoice

Invoice #: 2430

Invoice Date: 12/31/24

Due Date: 12/31/24

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
2.330.572.4100 (MV Phones) - Statement Closing Date 11/20/24		88.21	88.21
2.310.513.49300 (MV Office Supplies) - Statement Closing Date 11/20/24		13.20	13.20
34.600.538.64000 (MV Repair & Replacements) - Statement Closing Date 11/20/24		657.33	657.33
2.330.572.49400 (MV Special Events) - Statement Closing Date 11/20/24		1,703.55	1,703.55
2.330.572.34400 (MV Tennis Maintenance) - Statement Closing Date 11/20/24		697.63	697.63

RECEIVED
JAN 24 2025
BY: _____

Total \$3,159.92

Payments/Credits \$0.00

Balance Due ~~\$3,159.92~~

\$657.33

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

Invoice

Invoice #: 2425
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
Maintenance Supplies		590.21	590.21
Code To: Middle Village Repair and Replacements 34-600-536-64000			
RECEIVED JAN 22 2025 BY: _____			
Total			\$590.21
Payments/Credits			\$0.00
Balance Due			\$590.21

MAINTENANCE BILLABLE PURCHASES

Period Ending 1/05/25

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
MV				
MIDDLE VILLAGE				
OAKLEAF	12/10/24	Corner Brace 4pk	9.97	T.C.
	12/10/24	4-1/2" Long Screws 12pk	21.82	T.C.
	12/10/24	30' Measuring Tape	7.46	T.C.
	12/10/24	2x6-8 PT Lumber (2)	17.43	T.C.
	12/16/24	Microfiber Towels 8pk	7.46	T.C.
	12/16/24	Bleach	7.45	T.C.
	12/18/24	Heavy Duty Tape 54 yds	6.76	T.C.
	12/18/24	BLK Nitrile Gloves 20pk	7.46	T.C.
	12/19/24	CLR Command Hooks (2)	22.84	T.C.
	12/19/24	60lb Sakrete Sand (3)	27.95	T.C.
	12/19/24	60lb Sakrete Blacktop Patch (5)	114.25	T.C.
	12/26/24	100L Christmas Lights (5)	86.14	J.S.
	12/30/24	Torx Wrench Set	11.49	T.C.
	12/30/24	500' Yellow Caution Tape	6.31	T.C.
	12/30/24	Trufeul 50:1	13.79	T.C.
	12/30/24	Master Bit Socket Set	24.71	T.C.
	12/30/24	Nifty Naber	11.49	T.C.
	12/31/24	Gas for Equipment	75.00	T.C.
	12/31/24	Mop Head	21.52	T.C.
	12/31/24	BLK Nitrile Gloves 20pk	7.46	T.C.
	12/31/24	Bleach	9.75	T.C.
	12/31/24	Pine Sol	8.61	T.C.
	12/31/24	Motor Oil	4.58	T.C.
	12/31/24	Husky Bit 3/8" DRV T50 TP Torx 6-M	5.03	T.C.
	12/31/24	Avanti Pro 4 1/2 Carbide Wheel Met	5.73	T.C.
	12/31/24	6" 10 TPI Thick Metal Package	9.76	T.C.
	12/31/24	9" 10 TPI Thick Metal Package	12.35	T.C.
	1/3/25	Loclite Heavy Duty 10oz	3.84	T.C.
	1/3/25	Caulk Gun 10oz	2.86	T.C.
	1/3/25	PB Blaster Blg Shot	5.15	T.C.
	1/3/25	Diablo 9" 8TPI Carb THK MTL	8.61	T.C.
	1/3/25	4" Folding Utility Knife	5.16	T.C.

TOTAL 5590.21

Governmental Management Services, LLC

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

Invoice

Invoice #: 2435
Invoice Date: 2/28/25
Due Date: 2/28/25
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
2.330.572.4100 (MV Phones) - Statement Closing Date 1/20/25		88.16	88.16
2.310.513.49900 (MV Office Supplies) - Statement Closing Date 1/20/25		9.55	9.55
34.600.538.64000 (MV Repair & Replacements) -Statement Closing Date 1/20/25		724.31	724.31
2.330.572.49400 (MV Special Events) - Statement Closing Date 1/20/25		215.38	215.38

RECEIVED
JAN 28 2025
BY: _____

Total \$1,037.40

Payments/Credits \$0.00

Balance Due ~~\$1,037.40~~

\$724.31

Governmental Management Services, LLC

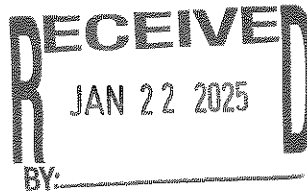
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 2424
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		21,180.08	21,180.08
Code to:			
Middle Village Facility Maintenance			
2 320 572 456 - (\$5,500.00)			
Middle Village Facility Maint. Contingency			
2 330 572 622 - (\$350.00)			
Middle Village Common Area Maint			
2 320 572 46500 - (\$5,567.00)			
Middle Village Lighting repairs			
2 320 572 46600 - (\$777.00)			
Middle Village Tennis Court Maint			
2 330 572 344 - (\$5,000.00)			
Middle Village Special Events			
2 330 572 40400 - (\$800.00)			
Middle Village Repair and Replacements			
34,600,538,64000 - (\$2,200.00)			

Total \$21,180.08

Payments/Credits \$0.00

Balance Due ~~\$21,180.08~~

\$2,200.00

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>
12/1/24	3.48	J.M.	Additional court maintenance
12/2/24	4	T.C.	Put up Christmas lights
12/2/24	3.42	J.K.	Worked on plugging up lights and running cords
12/2/24	7.42	C.W.	Removed debris from all common areas and roadways
12/2/24	3.27	J.S.	Additional court maintenance
12/3/24	5	T.C.	Covering and uncovering adult pool training, putting up entrance wreaths for subdivision
12/3/24	8	B.G.	Covering adult swimming pool, installed add on blinds to doors at the fitness center, reapplied pool covers
12/3/24	1.02	J.K.	Covered and uncovered pool
12/3/24	8.02	C.W.	Removed debris from all common areas, park inspections
12/3/24	6.15	J.S.	Additional court maintenance
12/3/24	2.52	J.M.	Additional court maintenance
12/4/24	6	B.G.	Installing add on blinds at fitness center, removed one damaged tire from rim, reapplied pool covers
12/4/24	8.1	C.W.	Removed debris from all common areas
12/4/24	3.1	J.S.	Additional court maintenance
12/5/24	1.45	B.G.	Applied pool covers
12/5/24	2.43	J.K.	Hung up wreaths
12/5/24	8.43	C.W.	Removed debris from all common areas
12/5/24	5	J.S.	Additional court maintenance
12/5/24	4.13	J.M.	Additional court maintenance
12/6/24	4	T.C.	Checking and troubleshooting Christmas lights, putting up Christmas lights
12/6/24	7.25	B.G.	At clock tower hanging up wreaths, removing debris from clock tower area
12/6/24	3	J.K.	Uncover pool, removed debris from common area
12/6/24	3.07	J.S.	Additional court maintenance
12/7/24	2.52	J.M.	Additional court maintenance
12/8/24	2.88	J.M.	Additional court maintenance
12/9/24	8	T.C.	Put up grand banquet Christmas tree and decorated
12/9/24	4	B.G.	Putting up Christmas tree and decorating at grand banquet, laying down more extension cords at front entrance
12/9/24	8.72	C.W.	Covering pool, removing debris in common areas
12/9/24	3.5	J.S.	Additional court maintenance
12/9/24	2.55	J.M.	Additional court maintenance
12/10/24	8	T.C.	Fix grand banquet Christmas tree and decorate, took down televisions in fitness center and installed blinds, reinstalled televisions, picked up supplies
12/10/24	8	B.G.	Fitness center removed two televisions and modified brackets, installed blinds and reinstalled two televisions, added more decorations to tree in grand banquet, laying out covers for the adult pool
12/10/24	7.15	J.K.	Decorated grand banquet tree, hung Christmas lights
12/10/24	7.15	C.W.	Removed debris from all common areas
12/10/24	5.03	J.S.	Additional court maintenance
12/10/24	5.58	J.M.	Additional court maintenance
12/11/24	9	T.C.	Cleaned and organized shop, dismantled and mounted new tires on rims for golf cart, covered pool
12/11/24	8	B.G.	Cleaning maintenance shop and taking out trash, removing damage tires out of rims and installing new tires
12/11/24	5.6	J.K.	Cleaned up shop, took out trash
12/11/24	7.15	C.W.	Removed debris from all common areas
12/11/24	3.12	J.S.	Additional court maintenance
12/11/24	2.55	J.M.	Additional court maintenance
12/12/24	7	T.C.	Dismantled two elliptical machines for parts
12/12/24	8	B.G.	Replacing a fading stop sign with a new one, adding an new PVC board to a sign and spray painted, taking off pool covers, taking apart treadmill machine
12/12/24	6.25	J.K.	Uncovered pool, take apart elliptical machine, put up stop sign, covered pool
12/12/24	6.07	C.W.	Removed debris from all common areas
12/12/24	5.03	J.S.	Additional court maintenance
12/12/24	3.75	J.M.	Additional court maintenance
12/13/24	8	T.C.	Took down CDD meeting, dismantling two elliptical machines for parts
12/13/24	8	B.G.	Took apart a broken treadmill, at entry pillars reset the GFIs
12/13/24	1.67	J.K.	Uncovered pool, starting taking apart two elliptical
12/13/24	3.28	C.W.	Removed debris from all common areas
12/13/24	3.13	J.S.	Additional court maintenance
12/13/24	2.93	J.M.	Additional court maintenance
12/14/24	2.9	J.M.	Additional court maintenance
12/15/24	2.47	J.M.	Additional court maintenance
12/16/24	4	T.C.	Light inspection at entrance and Christmas lights, reset GFIs, covered pool, picked up supplies

**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>
12/16/24	2	B.G.	Changed GFI by entry pillars, light inspection
12/16/24	4.08	J.K.	Covered pool, light inspection at Deerview and changed a light, reset GFI's by columns, changed out GFI by McDonalds
12/16/24	8.15	C.W.	Removed debris from all common areas
12/16/24	3.03	J.S.	Additional court maintenance
12/16/24	2.52	J.M.	Additional court maintenance
12/17/24	3.53	T.C.	Replaced playground bubble at amenity center, uncovered pool
12/17/24	8	B.G.	Fixed and taped Christmas lights, cut out four by six wood to fix and replace bubble for playground, uncovered pool
12/17/24	6	J.K.	Fixed and taped Christmas lights, replaced bubble at playground, uncovered pool, covered pool
12/17/24	8.15	C.W.	Removed debris from all common areas, covered pool
12/17/24	5.75	J.S.	Additional court maintenance
12/17/24	2.57	J.M.	Additional court maintenance
12/18/24	8	T.C.	Uncover pool, reset GFI's and taped cords, set up for cocoa with Santa, picked up supplies
12/18/24	8	B.G.	Uncovered pool, reset GFI, taped cords, moved containers to banquet hall, set up tables and chairs for cocoa with Santa event
12/18/24	7.3	J.K.	Uncovered pool, reset GFI's, taped cords, assisted with grand banquet hall set up for event
12/18/24	7.28	C.W.	Removed debris from all common areas, covered pool
12/18/24	3.23	J.S.	Additional court maintenance
12/18/24	2.5	J.M.	Additional court maintenance
12/19/24	12	T.C.	Finished setting up for Santa event, moved jump blocks into shop, uncovered pool, assisted with event, cleaned up after event, picked up supplies
12/19/24	6	B.G.	Moving diving boards from pool area to shop, uncovered pool, replaced battery from the tennis cart, covered pool
12/19/24	4	J.K.	Moved diving boards into shop, uncovered pool, took out battery from sweeper cart and took to shop, cleaned out trash from shop
12/19/24	5.72	C.W.	Removed debris from all common areas, lake inspections, park inspections
12/19/24	5.1	J.M.	Additional court maintenance
12/19/24	2.48	J.M.	Additional court maintenance
12/20/24	5.35	T.C.	Cleaned up and took cocoa supplies back to storage
12/20/24	8	B.G.	Putting away blow ups, tables, chairs and decorations after event, taking off pool covers
12/20/24	6.27	J.K.	Uncovered pool, removed debris in back of shop, reset GFI's, cleaned shop
12/20/24	7.33	C.W.	Removed debris from all common areas
12/20/24	1.1	J.M.	Additional court maintenance
12/21/24	2.63	J.M.	Additional court maintenance
12/23/24	4	T.C.	Patched parking lot sinkhole/pothole, picked up supplies
12/23/24	2	J.K.	Worked on covering up pot hole, Christmas light inspection
12/23/24	6.18	C.W.	Removed debris from all common areas, preparing for Christmas
12/23/24	1.17	J.M.	Additional court maintenance
12/26/24	7.27	C.W.	Removed debris from all common areas
12/26/24	3.7	J.M.	Additional court maintenance
12/27/24	8	T.C.	Fixed signs, put backers on and put back out, removed debris in medians
12/27/24	8	B.G.	Put up no through traffic dead end sign, removed debris through out medians and parking lot, cleaned out shop
12/27/24	3.93	C.W.	Removed debris from all common areas
12/27/24	1.5	J.M.	Additional court maintenance
12/28/24	2.5	J.M.	Additional court maintenance
12/30/24	1.77	T.C.	Covered the pool
12/30/24	2.28	J.K.	Cover adult pool
12/30/24	8.32	C.W.	Removed debris from all common areas
12/30/24	3.12	J.S.	Additional court maintenance
12/30/24	4.67	J.M.	Additional court maintenance
12/31/24	1	J.K.	Covered the pool
12/31/24	6.67	C.W.	Removed debris from all common areas
12/31/24	5	J.S.	Additional court maintenance
12/31/24	2.6	J.M.	Additional court maintenance

TOTAL 528.79

MILES 64

*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 #: 2434
Invoice Date: 1/31/25
Due Date: 1/31/25
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
2.330.572.4100 (MV Phones) - Statement Closing Date 12/20/24		88.21	88.21
2.310.513.49300 (MV Office Supplies) - Statement Closing Date 12/20/24		212.48	212.48
34.600.538.64000 (MV Repair & Replacements) -Statement Closing Date 12/20/24		2,797.66	2,797.66
2.330.572.49400 (MV Special Events) - Statement Closing Date 12/20/24		459.86	459.86
2.330.572.34200 (MV Janitorial Supplies) - Statement Closing Date 12/20/24		113.99	113.99
2.330.572.49300 (MV Rec. Passes) - Statement Closing Date 12/20/24		25.00	25.00

RECEIVED
JAN 28 2025
BY: _____

Total	\$3,697.20
Payments/Credits	\$0.00
Balance Due	\$3,697.20

\$2,797.66

Toole Technologies, Inc.

4134 Carriage Crossing Lane
Orange Park, FL 32065

WO7590
01/15/2025
0
01/15/2025

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

Chris Jansson

2 \$100.00 \$200.00

Found the unit's smoke detector was tripped. Contacted facility engineering who reset the fire panel. Returned one the panel was reset, started the unit and checked for proper operation. The smoke detector was probably tripped when the unit energized the aux heat during the defrost mode

Labor Subtotal \$200.00

Subtotal \$200.00

Payment Details

\$200.00

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

\$0.00

\$200.00

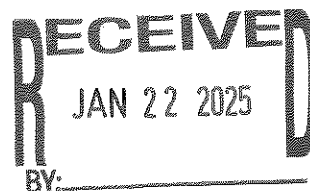
Comments

Recommend purchasing an Annual Seasonal Tuneup

Code To:

Middle Village Repair and Replacements

34-600-538-64000



INVOICE

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

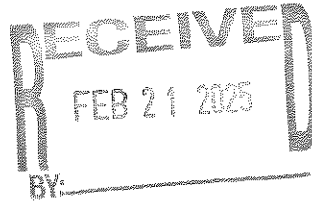
tracy@wearefitnesspro.com
+1 (850) 523-8882
www.wearefitnesspro.com



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

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

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



Invoice details

Invoice no.: 34058
Terms: Net 15
Invoice date: 01/28/2025
Due date: 02/12/2025

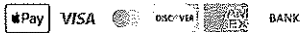
#	Product or service	SKU	Description	Qty	Rate	Amount
1.			SERVICE REQUEST 41757 - REPAIRS IDENTIFIED DURING NOVEMBER PM			
2.	1. Return Labor		Estimated Labor - Tech replaced shock guard for strength machine Tech replaced carriage wheels for recumbent seat Recumbent needs pedals BEFORE replacing straps SEE PREVIOUS PM	1	\$90.00	\$90.00
3.	2b. Shipping/ Handling		Shipping and Handling Estimate: Multiple Boxes	1	\$51.56	\$51.56
4.	2a. Parts		Parts for Repair: WHEEL,RIGHT,TAPERED (Item 5)	2	\$93.60	\$187.20
5.	2a. Parts		Parts for Repair: WHEEL,LEFT,VEE (Item 5)	2	\$93.60	\$187.20
6.	2a. Parts		Parts for Repair: PEDAL STRAP RIGHT,750C 750R (Item 4)	1	\$14.40	\$14.40
7.	2a. Parts		Parts for Repair: PEDAL STRAP LEFT,750C 750R (Item 4)	1	\$14.40	\$14.40
8.	2a. Parts		Parts for Repair: GUARD, SHOCK (Item 2)	1	\$27.70	\$27.70
9.			Service Request Details/Notes: 1. Hoist Adjustable Sit up/Decline Bench needs			

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

Total

\$572.46

Ways to pay



Code to:



Middle Village Repair and Replacements

34-600-538-64000

INVOICE

JADA Roofing, LLC
4137 Pinto Road
Middleburg, FL 32068

invoicing@jadarooing.com
904.606.7663
www.JADARooing.com



Bill to
Middle Village
845 Oakleaf
Plantation pkwy,
32065

Ship to
Jay Soriano

Invoice details

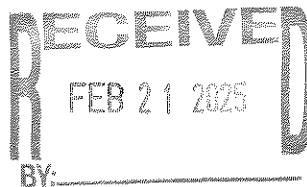
Invoice no.: JADA- Club House
Terms: Net 5
Invoice date: 01/21/2025
Due date: 01/26/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Roof Coating	Roof Coating at: 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065	1	\$3,500.00	\$3,500.00
					Total	\$3,500.00
					Overdue	01/26/2025

Code to:

Middle Village Repair and Replacements

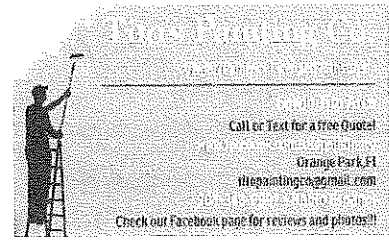
34-600-538-64000



INVOICE

TITO'S PAINTING COMPANY LLC
10309 Scott Mill Rd
Jacksonville, FL 32257-6226

Titopaintingco@gmail.com
904-343-9992
<https://www.facebook.com/Titopaintingco>



Bill to
Oakleaf Management
382 Oakleaf Village Pkwy
Orange Park
FL
32065

Invoice details
Invoice date: 02/06/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Change Order	Wood work - Replacing all rotten wood around windows and doors. Replacement of all soffit vents. Rental equipment- Lift boom.		\$13,400.00	\$13,400.00
2.		Acceptable payment options	Payment accepted: CashApp, Cashier Checks, Cash & Credit cards (Fee associated). NO PERSONAL CHECKS!		\$0.00	\$0.00
					Total	\$13,400.00

Ways to pay



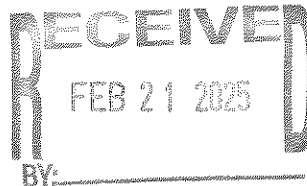
Code to:

Middle Village Repair and Replacements

34-600-538-64000

Note to customer
Thank you for your business.

View and pay



FIFTH ORDER OF BUSINESS

Middle Village Community Development District

Supplemental Operations and Maintenance Assessment Methodology Report

March 10, 2025



Governmental Management Services, LLC

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1.0 Introduction

1.1 The District

The Middle Village Community Development District ("District"), a local unit of special-purpose government, was created by the Clay County Board of County Commissioners by ordinance number 2003-88 on October 16, 2003. The District encompasses approximately 1,015 acres of land located within Clay County, Florida, and was established for the purpose of, among other things, finance and manage the acquisition, construction, maintenance and operation of public infrastructure necessary for development to occur within a portion of the Oakleaf Plantation Community ("Oakleaf").

Oakleaf is a master-planned community located west of I-295 and abuts the Oakleaf Plantation Parkway and Branan Field Chaffee Road. The planned development for the District includes 3,047 residential units and 330,000 square feet of commercial/office space. Oakleaf also encompasses another Community Development District named Double Branch, which has its own development program and infrastructure. Both Districts have entered into an interlocal agreement to share amenity infrastructure. Each District is responsible for the costs associated with its infrastructure and there is no subsidy by either the Double Branch or Middle Village Districts.

1.2 Executive Summary

This Supplemental Operations and Maintenance ("O&M") Assessment Methodology report ("Supplemental O&M Methodology") is structured to allocate the various expenditures of the District to the development types. This Supplemental O&M Methodology supersedes the Operations and Maintenance Methodology dated and adopted September 4, 2012. The general classifications of expenditures that are allocated include the general fund administrative, the recreation fund components including facility administration, common area, recreation facilities and aquatics pool. This report documents the benefits received by development types within each of the expenditure classifications. The development types for the District include single family, multi-family, multi-family high density, multi-family high density with aquatics and commercial / office. Table 1 is a summary of the development types and units. The purpose of the Supplemental O&M Methodology is to change the Assessments allocated to High Density with Aquatics product type.

1.3 Special Benefits and General Benefits

O&M activities and expenditures undertaken by the District create special and peculiar benefits to the property served by such activities. These benefits are different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large. This report documents the benefits and allocations of expenditures to the development types.

1.4 Requirements of a Valid Assessment Methodology

Special Assessments under Florida law, as we understand them, to be valid, must meet two requirements. The first requirement is that the properties assessed must receive a special benefit from the improvements paid for by the assessments. The second requirement is that the assessments must be fairly and reasonably allocated to the properties being assessed.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

2.0 The Operations and Maintenance Expenditures of the District

2.1 General Fund

The General Fund expenditures of the District consist of administrative expenditures such as management, engineering, legal counsel, advertising, insurance, and annual audit are necessary for the ongoing operation of the District. General Fund expenditures benefit all development types equally, as such there is no adjustment for ERU computations. The factor for the commercial/office is based upon the Series 2004A/2008A Bond Assessment Methodology, which established 1,280 square feet as being equivalent to one Residential unit. The total residential units for allocation is 3,047 combined with 258 Equivalent Residential Units ("ERU's") for commercial / office results in a total allocation of 3,305 units. Table 2 contains the allocation percentages for the development types to be applied to the District's budget for General Fund expenditures.

2.2 Facility Administration

The facility administration function provides for the general management of District facilities along with insurance and other general expenses. As

these expenditures benefit all development types, the basis of allocation is determined by the consolidated benefit associated with each product type for transportation, water and sewer facilities and stormwater which is consistent with the Bond Series 2004A / 2008A assessment methodology. Table 3 provides for the benefit associated with transportation, Table 4 provides for the benefit associated with water and sewer facilities while Table 5 provides for the benefit associated with stormwater. All are on a product type basis. The consolidated benefit is contained in Table 6 and the relative percentages for each product type are utilized to allocate the facility administration and common area expenditures budgeted for the District.

2.3 Common Area

The common area maintenance functions provide for general maintenance of District facilities including security, landscaping of common areas and rights of way, stormwater facilities and street lighting. As these expenditures benefit all development types, the basis of allocation is determined in the same manner as facility administration in Section 2.2 above. The consolidated benefit is contained in Table 6 and the relative percentages for each product type are utilized to allocate the common area expenditures budgeted for the District.

2.4 Recreation Facilities

The recreation facilities include the community pool, clubhouse, parks and tennis facilities. As these facilities benefit the residential components of the District and the commercial/office do not have access to the bulk of such amenities they are excluded from any allocation of expenditures. As residential units traditionally impact or utilize such facilities based upon the household members an ERU allocation to the different product types is as follows. Single-family residential, multifamily townhomes, multifamily high-density units, and multifamily high density with aquatics are established as one ERU. The purpose of the Supplemental O&M Methodology is to change the Assessments allocated to multifamily high density with aquatics product type from .7 ERU's to 1 ERU. The multifamily low density is a townhouse type of product while the multifamily high-density product is multistory such as apartments or condominiums. The recreation facilities benefit is contained in Table 7 and the relative percentages for each product type are utilized to allocate the recreation facilities expenditures budgeted for the District.

2.5 Aquatics, Pool

The aquatics pool is the adults-only swim at your own risk facility. Consistent with the other recreation facilities these facilities only benefit the residential components of the District. Consistent with the recreation facilities, the aquatics pool benefit is contained in Table 7 and the relative percentages for each product type are utilized to allocate the aquatics pool costs budgeted for the District.

2.6 Other Revenues

Consistent with prior year allocations, other revenues have been allocated in a manner such that all development type units receive the same percentage increase or decrease in annual assessments. To the extent possible this will continue to be utilized as a stabilizing mechanism.

3.0 Assessment Allocation

3.1 Structure

As noted above in the operations and expenditures section of this report, ERU's have been based upon development type units and benefit. This report does not prescribe to implement a methodology based on specific family members in each household as such a methodology would not only be overly administrative burdensome and costly but also would impact the privacy of the landowners.

3.2 Assessment Allocation

The assessment percentages for General Fund, Facility Administration, Common Area, Recreation Facilities and Aquatics, Pool are summarized on Table 8 of this report. Table 9 provides for the allocation of O&M assessments based upon the assessment allocated percentages and utilizes the adopted budget for FY 2025 as an example.

**TABLE 1
MIDDLE VILLAGE CDD
LAND USE**

DEVELOPMENT TYPE	NUMBER OF UNITS	
RESIDENTIAL SINGLE FAMILY (SF)	1,059	
MULTIFAMILY - TOWNHOME (MF)	1,056	(1)
MULTIFAMILY - HIGH DENSITY (HDMF)	228	(2)
MULTIFAMILY-HIGH DENSITY WITH AQUATICS (HDMFA)	704	(3)
TOTAL RESIDENTIAL	3,047	
RETAIL, OFFICE, COMMERCIAL, LIGHT INDUSTRIAL	330,000	
TOTAL DISTRICT	333,047	

(1) CAMBRIDGE, COVENTRY CHESTNUT RIDGE, BRIAR OAK, TOWERING OAKS, WILLOWBROOK

(2) PRESERVE

(3) MILLSTONE VILLAGE, JENNINGS POINT, FIELDSTONE VILLAGE

TABLE 2
MIDDLE VILLAGE CDD
GENERAL FUND PERCENTAGE ALLOCATIONS BY PRODUCT TYPES

PRODUCT TYPE	# UNITS	TOTAL ERUS	% ALLOCATED
SF	1,059	1,059	32.04%
MF	1,056	1,056	31.95%
HDMF	228	228	6.90%
HDMFA	704	704	21.30%
RETAIL / COMMERCIAL	330,000	258	7.80%
TOTAL	333,047	3,305	100.00%

PER 2004/2008 METHODOLOGY, 1,280 SQ FEET WAS ESTABLISHED FOR AN ERU OR 258 UNITS

**TABLE 3
MIDDLE VILLAGE CDD
DETERMINATION OF BENEFIT TRANSPORTATION**

PRODUCT TYPE	# UNITS	TRIP RATE (1)	TOTAL TRIPS	% TRIPS	ALLOCATION	PER UNIT
SF	1,059	9.57	10,134.63	37.48%	3,680,038.43	3,475.01
MF	1,056	5.86	6,188.16	22.88%	2,247,015.10	2,127.86
HDMF	228	5.86	1,336.08	4.94%	485,150.99	2,127.86
HDMFA	704	5.86	4,125.44	15.26%	1,498,010.07	2,127.86
RETAIL / COMMERCIAL	330,000	15.93	5,256.90	19.44%	1,908,860.42	5.78
TOTAL	333,047		27,041.21		9,819,075.00	

TOTAL TRANSPORTATION COSTS (2) 9,819,075.00

(1) SOURCE: TRIP GENERATION MANUAL 7TH EDITION - INSTITUTE OF TRANSPORTATION ENGINEERS

(2) TOTAL ROADWAY & ENTRY FEATURE CONSTRUCTION COSTS FROM ENGLAND THIMS & MILLER INC
SUPPLEMENTAL ENTINEERS REPORT #5 DATED 8/28/12

**TABLE 4
MIDDLE VILLAGE CDD
DETERMINATION OF BENEFIT WATER SEWER**

PRODUCT TYPE	# UNITS	GALLONS PER DAY (1)	TOTAL GPD	ALLOCATION OF UTILITY COSTS	COST PER UNIT OR 1,000 SQ FT
SF	1,059	350	370,650.00	1,058,452.85	999.48
MF	1,056	250	264,000.00	753,896.00	713.92
HDMF	228	250	57,000.00	162,773.00	713.92
HDMFA	704	250	176,000.00	502,597.33	713.92
RETAIL / COMMERCIAL	<u>330,000</u>	186	<u>61,380.00</u>	<u>175,280.82</u>	0.53
TOTAL	333,047		929,030.00	2,653,000.00	
TOTAL UTILITY CONSTRUCTION COSTS (2)				2,653,000.00	

(1) SOURCE: JEA STANDARDS FOR CONSUMPTION

(2) TOTAL WATER SEWER CONSTRUCTION COSTS FROM ENGLAND THIMS & MILLER INC
SUPPLEMENTAL ENTINEERS REPORT #5 DATED 8/28/12

**TABLE 5
MIDDLE VILLAGE CDD
DETERMINATION OF BENEFIT STORMWATER SYSTEMS**

PRODUCT TYPE	# UNITS	BENEFIT ERU (1)	TOTAL ERUS	AVG RUNOFF COEFFICIENT PER UNIT	TOTAL	ALLOC OF COSTS
SF	1,059	1	1,059	0.21	222.39	3,286,726.74
MF	1,056	0.7	739	0.17	125.664	1,857,202.34
HDMF	228	0.58	132	0.1	13.224	195,438.98
HDMFA	704	0.58	408	0.1	40.832	603,460.71
RETAIL / COMMERCIAL	330,000	2,000	165	0.21	34.65	512,096.23
TOTAL	333,047		2,504		436.76	6,454,925.00

TOTAL STORMWATER CONSTRUCTION COSTS

6,454,925.00

- (1) BASED ON ESTIMATED RUNOFF COEFFICIENT OF .41 PER ACRE WITH A SF HOME WITH A STANDARD LOT BEING .21
OTHER RESIDENTAION PRODUCTS BASED ON REALATIVE DENSITY FOR STANDARD PRODUCTS. RETAIL / COMMERCIAL
SQUARE FOOTAGE IS BASED UPON AN EQUIVALENT OF .21/2000 SQUARE FEET OF SPACE.
- (2) TOTAL STORMWATER CONSTRUCTION COSTS FROM ENGLAND THIMS & MILLER INC
SUPPLEMENTAL ENTINEERS REPORT #5 DATED 8/28/12

TABLE 6
MIDDLE VILLAGE CDD
SUMMARY OF BENEFITS & ALLOCATION FOR FACILITY ADMINISTRATION AND COMMON AREA

PRODUCT TYPE	# UNITS	TRIP BENEFIT	WATER SEWER BENEFIT	STORMWATER BENEFIT	TOTAL FACILITY ADMIN & COMMON AREA BENEFIT	PER UNIT BENEFIT	% O&M ALLOC
SF	1,059	3,680,038.43	1,058,452.85	3,286,726.74	8,025,218.02	7,578.11	42.40%
MF	1,056	2,247,015.10	753,896.00	1,857,202.34	4,858,113.44	4,600.49	25.67%
HDMF	228	485,150.99	162,773.00	195,438.98	843,362.97	3,698.96	4.46%
HDMFA	704	1,498,010.07	502,597.33	603,460.71	2,604,068.10	3,698.96	13.76%
RETAIL / COMMERCIAL	330,000	1,908,860.42	175,280.82	512,096.23	2,596,237.47	7,867.39	13.72%
TOTAL	333,047	9,819,075.00	2,653,000.00	6,454,925.00	18,927,000.00		100.00%

RETAIL / COMMERCIAL UNITS PER 1,000 SQUARE FEET

TABLE 7
MIDDLE VILLAGE CDD
SUMMARY OF BENEFITS & ALLOCATION FOR PARKS AND AQUATICS

PRODUCT TYPE	# UNITS	BENEFIT ERU	TOTAL ERUS	ALLOC OF PARKS AND REC BENEFIT	COST PER UNIT	% O&M ALLOC
SF	1,059	1	1,059	3,965,789.22	3,744.84	34.76%
MF	1,056	1	1,056	3,954,554.69	3,744.84	34.66%
HDMF	228	1	228	853,824.31	3,744.84	7.48%
HDMFA	704	1	704	2,636,369.79	3,744.84	23.10%
RETAIL / COMMERCIAL	330,000	0	0	-	-	0.00%
TOTAL	333,047		3,047	11,410,538.00		100.00%

TOTAL RECREATION & PARK CONSTRUCTION COSTS (1) 11,410,538.00

(1) TOTAL RECREATION CONSTRUCTION COSTS FROM ENGLAND THIMS & MILLER INC
 SUPPLEMENTAL ENTINEERS REPORT #5 DATED 8/28/12

HDMFA INCREASED FROM .7 TO 1 ERU PER BOARD REQUEST

TABLE 8
MIDDLE VILLAGE CDD
ASSESSMENT PERCENTAGE SUMMARY FOR GENERAL FUND, FACILITY ADMINISTRATION,
COMMON AREA, RECREATION FACILITIES AND AQUATICS POOL

CATEGORY	SOURCE	SF	MF	HDMF	HDMFA	RETAIL/COM	TOTAL
GENERAL FUND	TABLE 2	32.04%	31.95%	6.90%	21.30%	7.80%	100.00%
FACILITY ADMIN	TABLE 6	42.40%	25.67%	4.46%	13.76%	13.72%	100.00%
COMMON AREA	TABLE 6	42.40%	25.67%	4.46%	13.76%	13.72%	100.00%
RECREATION FACILITIES	TABLE 7	34.76%	34.66%	7.48%	23.10%	0.00%	100.00%
AQUATICS POOL	TABLE 7	34.76%	34.66%	7.48%	23.10%	0.00%	100.00%

PER FISCAL YEAR 2025 ADOPTED BUDGET:

	EXPENSES		REVENUE
GENERAL FUND	223,749.00	INT REV	(1,000.00)
FACILITY ADMIN	460,578.00	REC REV	(142,022.00)
COMMON AREA	905,868.00		
REC / AQUATICS	956,295.00		
TOTAL BUDGET	2,546,490.00		

ALLOCATION OF BUDGETED COSTS

CATEGORY	SF	MF	HDMF	HDMFA	RETAIL/COM	TOTAL
GENERAL FUND	71,698.53	71,495.42	15,436.51	47,663.61	17,454.94	223,749.00
FACILITY ADMIN	195,289.21	118,219.48	20,522.77	63,368.55	63,177.99	460,578.00
COMMON AREA	384,096.17	232,514.90	40,364.32	124,633.70	124,258.91	905,868.00
REC / AQUATICS	332,365.08	331,423.54	71,557.35	220,949.03	-	956,295.00
TOTAL COSTS	983,448.99	753,653.34	147,880.95	456,614.88	204,891.84	2,546,490.00
ALLOCATE INT INCOME	(320.44)	(319.53)	(68.99)	(213.02)	(78.01)	(1,000.00)
ALLOC REC REV	(55,748.20)	(41,709.96)	(8,098.20)	(25,004.97)	(11,460.67)	(142,022.00)
NET ASSESSMENTS	927,380.35	711,623.84	139,713.76	431,396.88	193,353.16	2,403,468.00

# UNITS	1,059	1,056	228	704	330,000	333,047
UPDATED NET PER UNIT	875.71	673.89	612.78	612.78	0.59	
UPDATED GROSS PER UNIT	931.58	716.88	651.88	651.88	0.62	
FY25 ASMT ROLL GROSS	954.96	740.24	675.20	574.16	0.62	
VARIANCE	(23.37)	(23.36)	(23.32)	77.72	0.00	
% INCREASE	-3%	-3%	-4%	12%	0%	

SEVENTH ORDER OF BUSINESS

**AMENDED AND RESTATED
MAINTENANCE LICENSE AGREEMENT BETWEEN THE
TRINITY BAPTIST CHURCH OF JACKSONVILLE, INC. AND
MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT**

THIS AMENDED AND RESTATED MAINTENANCE LICENSE AGREEMENT (“License Agreement”) is made and entered into as of this ____ day of March, 2025, by and between:

THE TRINITY BAPTIST CHURCH OF JACKSONVILLE, INC. a not-for-profit corporation, whose mailing address is 800 Hammond Boulevard, Jacksonville, Florida 32221 (“Church”); and

MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“District” and, together with the Church, “Parties”).

RECITALS

WHEREAS, for the benefit of the community, both Parties desire to maintain certain landscaping, plant material, and other improvements (“Landscape Improvements”) within the District’s boundaries; and

WHEREAS, the Church owns certain real property within the boundaries of the District, as more particularly described in **Exhibit A** attached hereto and incorporated herein (“Church Tract”); and

WHEREAS, the District desires to maintain Landscape Improvements located within a portion of the Church Tract and certain portions of the Clay County right-of-way commonly referred to as Plantation Oaks Boulevard and Oakleaf Plantation Parkway, as more specifically identified in **Exhibit B** (“District Maintenance Area”), with such maintenance being at no cost to the Church; and

WHEREAS, the Church desires to allow the District access to maintain the Landscape Improvements in the District Maintenance Area located within the Church Tract, with such maintenance being at no cost to the District; and

WHEREAS, the Church and the District warrant and agree that they have all right, power, and authority to enter into and be bound by this License Agreement.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt of which and sufficiency of which is hereby acknowledged, the Church and the District agree as follows:

1. INCORPORATION OF RECITALS. The Recitals stated above are true and correct and are incorporated herein as a material part of this License Agreement.

2. GRANT OF LICENSES. The Church hereby grants to the District a non-exclusive license (“District License”) to access and maintain the Landscape Improvements on those portions of the District Maintenance Area on the Church Tract.

3. CONDITIONS ON THE LICENSE. The License granted herein is subject to the following terms and conditions:

A. Access under the License is limited to reasonable ingress and egress to and from the Landscape Improvements, including access across, over, and upon the Church Tract for maintenance of the Landscape Improvements.

B. As used herein, maintenance of the Landscape Improvements (“Landscape Maintenance Services”) shall include, but is not limited to, lawn mowing, edging, pruning, fertilizing, aerating, removing trash and debris, and maintaining trees, shrubs, and ground cover. Landscape Maintenance Services shall not include the removal or replacement of shrubs or trees, nor asphalt repair, replacement, or resurfacing.

C. The District shall provide the Landscape Maintenance Services consistent with the District’s standards in the District’s sole discretion.

4. EFFECTIVE DATE; TERM. This License Agreement shall become effective as of the day and year first written above and shall continue in full force and effect until revoked or terminated in accordance with Section 5 herein.

5. REVOCATION, SUSPENSION AND TERMINATION. The Church and the District acknowledge and agree that the License granted herein is a mere privilege and may be suspended or revoked, with or without cause, at any time and at the sole discretion of either party. Both the Church and the District may terminate this License Agreement upon thirty (30) days’ written notice. The provisions of Sections 7 and 8, below, shall survive any revocation, suspension or termination of this License Agreement.

6. CARE OF PROPERTY. Both Parties agree to use all due care to protect the property of the other party from damage. The Parties shall assume responsibility for any and all damage to any real or personal property of the other party as a result of the responsible party’s activities under this License Agreement, including any damage caused by its agents, authorized representatives, or contractor. Each Party shall repair any damage resulting from its operations under this License Agreement within a reasonable time and shall use their best efforts to make such repairs within twenty-four (24) hours at the responsible party’s sole expense. In the event that the responsible party does not make the necessary repairs, the other party may, in its sole discretion without creating any obligations to do so, make such repairs and invoice the responsible party for same; such invoices shall be paid promptly. The provisions of this Section 6 shall survive termination of this License Agreement.

7. INDEMNIFICATION.

A. The Church agrees to defend, indemnify, and hold harmless the District and its officers, supervisors, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of the negligence or willful misconduct of the Church or its employees, contractors, subcontractors, or volunteers, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires the Church to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and the Church as jointly liable parties; however, the Church shall indemnify the District for any and all percentage of fault attributable to the Church for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault.

To the extent allowed by law and without waiving any of the protections and immunities afforded to the District under Florida law, District agrees to defend, indemnify, and hold harmless the Church and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the Church, or loss or damage, whether monetary or otherwise, arising out of the negligence or willful misconduct of the District or its employees, contractors, subcontractors, or volunteers including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires District to indemnify the Church for the Church's percentage of fault if the Church is adjudged to be more than 50% at fault for any claims against the District and Church as jointly liable parties; however, District shall indemnify the Church for any and all percentage of fault attributable to District for claims against the Church, regardless whether the Church is adjudged to be more or less than 50% at fault.

The Church further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines or judgements against the District.

B. If to the District : Middle Village Community
Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

Except as otherwise provided in this License Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this License Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the Church and counsel for the District may deliver Notice on behalf of the Church and the District. Any party or other person to whom Notices are to be sent or copied may notify the other party and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the Parties and addressees set forth herein.

15. CONTROLLING LAW AND VENUE. This License Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties agree that the exclusive venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Clay County, Florida.

16. ARM'S LENGTH NEGOTIATION. This License Agreement has been negotiated fully among the Parties as an arm's length transaction. The Parties participated fully in the preparation of this License Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this License Agreement, the Parties are deemed to have drafted, chosen and selected the language and any doubtful language will not be interpreted or construed against any party.

17. THIRD PARTY BENEFICIARIES. This License Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason of, to or for the benefit of, any third party not a formal party to this License Agreement. Nothing in this License Agreement expressed or implied is intended or shall be construed to confer upon any person or legal entity other than the Parties hereto any right, remedy or claim under or by reason of this License Agreement or any of the provisions or conditions of this License Agreement; and all of the provisions, representations, covenants and conditions contained in this License Agreement shall inure to the sole benefit of and be binding upon the Parties hereto and their respective representatives, successors and assigns.

18. AUTHORIZATION. The execution of this License Agreement has been duly authorized by the appropriate body or official of each of the Parties hereto, each of the Parties has complied with all the requirements of law and each of the Parties has full power and authority to comply with the terms and conditions of this License Agreement.

19. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this License Agreement shall not affect the validity or enforceability of the remaining portions of this License Agreement, or any part of this License Agreement not held to be invalid or unenforceable.

20. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this License Agreement are for convenience only and shall not control or affect the meaning or construction of any of the provisions of this License Agreement.

21. COUNTERPARTS. This License Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Parties execute this License Agreement the day and year first written above.

Signed, sealed, and delivered
in the presence of:

**THE TRINITY BAPTIST CHURCH OF
JACKSONVILLE, INC.**

(Signature)

Name: _____

Title: _____

(Print Name)

**MIDDLE VILLAGE COMMUNITY
DEVELOPMENT DISTRICT**

(Signature)

Name: _____

Title: _____

(Print Name)

- Exhibit A:** Church Tract
- Exhibit B:** Map of District Maintenance Area

Exhibit A Church Tract

Parcel 1:

A portion of Section 1, Township 4 South, Range 24 East, Clay County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the centerline of Oakleaf Plantation Parkway, a variable width right of way, with the Westerly prolongation of the centerline of Plantation Oaks Boulevard West, a 100 foot right of way, thence North 84°07'11" West, along said Westerly prolongation, 284.01 feet to a point lying on the Westerly right of way line of said Oakleaf Plantation Parkway; thence South 05°52'49" West, along said Westerly right of way line, 40.12 feet to the Point of Beginning.

From said Point of Beginning, thence continue along said Westerly right of way line the following 5 courses: Course 1, thence continue South 05°52'49" West, 9.88 feet; Course 2, thence South 84°07'11" East, 30.65 feet to a point of curvature of a curve concave Southwesterly, having a radius of 100.00 feet; Course 3, thence Southeasterly, along the arc of said curve, through a central angle of 108°35'08", an arc length of 189.52 feet to a point of compound curvature, said arc being subtended by chord bearing and distance of South 29°49'37" East, 162.40 feet; Course 4, thence Southwesterly along the arc of a curve concave Northwesterly, having a radius of 3150.00 feet, through a central angle of 12°03'16", an arc length of 662.73 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 30°29'35" West, 661.51 feet; Course 5, thence South 36°31'13" West, 73.31 feet to a point lying on the Northerly line of those lands described and recorded in Official Records Book 2490, page 2161 of the Public Records of said County; thence along said Northerly line the following 6 courses: Course 1, thence North 53°28'47" West, departing said Westerly right of way line, 76.50 feet; Course 2, thence South 36°31'13" West, 5.99 feet; Course 3, thence North 53°28'47" West, 13.06 feet to the point of curvature of a curve concave Northeasterly, having a radius of 84.50 feet; Course 4, thence Northwesterly, along the arc of said curve, through a central angle of 26°27'06", an arc length of 39.01 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 40°15'14" West, 38.67 feet; Course 5, thence North 27°01'41" West, 85.69 feet; Course 6, thence North 77°00'00" West, 119.79 feet; thence North 13°17'25" East, departing said Northerly line, 100.00 feet to the point of curvature of a curve concave Southeasterly, having a radius of 975.00 feet; thence Northerly, along the arc of said curve, through a central angle of 04°54'04", an arc length of 83.40 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 15°44'27" East, 83.38 feet; thence North 18°11'29" East, 115.30 feet to the point of curvature of a curve concave Northwesterly, having a radius of 1025.00 feet; thence Northerly, along the arc of said curve, through a central angle of 07°53'37", an arc length of 141.21 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 14°14'41" East, 141.10 feet; thence North 10°17'52" East, 217.88 feet to the point of curvature of a curve concave Southeasterly, having a radius of 30.00 feet; thence Northeasterly, along the arc of said curve, through a central angle of 90°00'00", an arc length of 47.12 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 55°17'52" East, 42.43 feet; thence South 79°42'08" East, 340.57 feet to the Point of Beginning.

Parcel 2:

A portion of Section 1, Township 4 South, Range 24 East, Clay County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the centerline of Oakleaf Plantation Parkway, a variable width right of way, with the Westerly prolongation of the centerline of Plantation Oaks Boulevard West, a 100 foot right of way, thence North 84°07'11" West, along said Westerly prolongation, 284.01 feet to a point lying on the Westerly right of way line of said Oakleaf Plantation Parkway; thence South 05°52'49" West, along said Westerly right of way line, 40.12 feet; thence North 79°42'08" West, departing said Westerly right of way line, 340.57 feet to the point of curvature of a curve concave Southeasterly having a radius of 30.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 90°00'00", an arc length of 47.12 feet to a point on said curve and

the Point of Beginning, said arc being subtended by a chord bearing and distance of South 55°17'52" West, 42.43 feet.

From said Point of Beginning, thence South 10°17'52" West, 217.88 feet to the point of curvature of a curve concave Northwesterly, having a radius of 1025.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 07°53'37", an arc length of 141.21 feet to the point of tangency of said curve, said arc being subtended by chord bearing and distance of South 14°14'41" West, 141.10 feet; thence South 18°11'29" West, 115.30 feet to the point of curvature of a curve concave Southeasterly, having a radius of 975.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 04°54'04", an arc length of 83.40 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 15°44'27" West, 83.38 feet; thence South 13°17'25" West, 100.00 feet to the most Northerly corner of those lands described and recorded in Official Records Book 2490, page 2161 of the public records of said County; thence South 13°00'00" West, along the Northwesterly line of said lands, 113.50 feet; thence South 36°31'04" West, continuing along said Northwesterly line, 45.85 feet to a point lying on the Northeasterly right of way line of Ivory Road Extension, a 70 foot right of way as presently established; thence North 53°28'47" West, along said Northeasterly right of way line, 93.68 feet to a point on a curve concave Northerly, having a radius of 30.00 feet; thence Northeasterly, departing said Northeasterly right of way line and along the arc of said curve through a central angle of 98°31'26", an arc length of 51.59 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of North 77°15'30" East, 45.46 feet; thence Northeasterly along the arc of curve concave Northwesterly having a radius of 388.91 feet, through a central angle of 14°42'21" an arc length of 99.82 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 20°38'36" East, 99.55 feet; thence North 13°17'25" East, 100.00 feet to the point of curvature of a curve concave Southeasterly, having a radius of 1025.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 04°54'04", an arc length of 87.68 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 15°44'27" East, 87.65 feet; thence North 18°11'29" East, 115.30 feet to the point of curvature of a curve concave Northwesterly, having a radius of 975.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 07°53'37", an arc length of 134.33 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 14°14'41" East, 134.22 feet; thence North 10°17'52" East, 217.88 feet; thence South 79°42'08" East, 50.00 feet to the Point of Beginning.

Exhibit B
Map of District Maintenance Area
(as depicted by highlighted areas)



EIGHTH ORDER OF BUSINESS



BERNHARDT RILEY
— ATTORNEYS AT LAW —

February 19, 2025

Sent via certified and electronic mail:

Oakleaf Plantation West Property Owners Association, Inc.
C/O FT Corporate Services, LLC, Registered Agent
501 Riverside Avenue, Suite 700
Jacksonville, Florida 32202
robertpatton@oakleafpoa.com
Tracking No.: 9407111898765456856244

Middle Village Community Development District
Governmental Management Services LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092
manager@oakleafresidents.com
Tracking No.: 9407111898765456856688

The Hutson Companies
c/o Gary F. Hannon, Registered Agent
50 Silver Forest Drive, Suite 200
St. Augustine, Florida 32092
Tracking No.: 9407111898765456856022

**RE: Request for Permission to Encroach on Private Drainage Easement
Property Address: 3941 Deertree Hills Drive, Orange Park, Florida 32065**

Dear Sir/Madam,

Our law firm has been retained to represent Mr. Jacob Buettner (hereinafter "Client") regarding proposed pool construction at his property located at 3941 Deertree Hills Drive, Orange Park, Florida 32065 (hereinafter "Property"). Please direct all future correspondence and related items in this matter to our firm's attention.

Background

Our Client purchased the Property in 2015, subject to recorded covenants, conditions, restrictions, and easements. Now, our Client seeks to construct a pool in his backyard, a project initially approved by the Oakleaf Plantation West Property Owners Association, Inc. (hereinafter "Association") on May 16, 2024.

Personal Injury	Criminal Defense	Debt Defense	Real Estate Litigation	Business Formation
Palm Harbor 2706 Aternate US-19 N. Suite 213 Palm Harbor, FL 34683	Clearwater 13575 58th St N. Clearwater, FL 33760	Tampa 1228 E. 7th Avenue Tampa, FL 33605	Northwest Florida 4458 Legendary Drive Suite 210, #112 Destin, FL 32541	

Following this approval, the pool contractor, Pool Titan LLC, applied for a building permit with Clay County (hereinafter “County”) on June 10, 2024. However, the County denied the application due to a ten-foot drainage easement on the Property, which the pool plans would encroach upon. Unlike a standard setback issue, the County advised that pools are not permitted within drainage easements, and no variances are allowed for properties within a planned unit development.

Recognizing this roadblock, the Association’s ARC Submission Coordinator, Mr. Robert Patton (hereinafter “Patton”), contacted the County to explore potential appeal options or reduced setback allowances. The County reiterated that reconfiguring the pool plans was the only option. On July 12, 2024, our Client followed up with the County, emphasizing that reconfiguration was not feasible and noting that his Survey did not indicate any obstructions. He inquired whether the Association or Developer could authorize an exception.

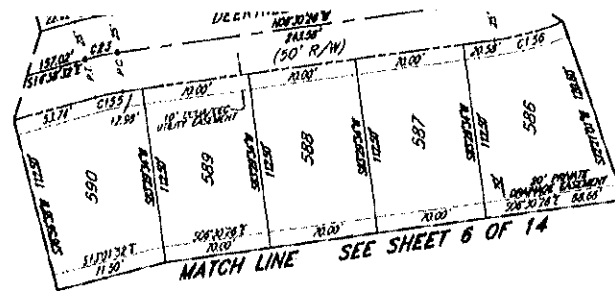
In response, the County clarified that if the easement is privately owned and maintained by an active HOA, the HOA President and ARC representative could sign and notarize an official letter permitting the encroachment. This letter would then be uploaded into the permit for review and public record. **See Exhibit A, County Email, attached hereto.**

As a precaution, our Client reached out to the St. John’s River Water Management District (“SJRWMD”) to clarify ownership and control of the private drainage easement. SJRWMD confirmed that they no longer hold any rights over the easement, as those rights have been transferred to the Association.

Our Client believes that the original Developer, Intracoastal Associates, LLC (hereinafter “Developer”) (now merged with The Hutson Companies), holds the easement but has effectively abandoned it. Given this, our Client is requesting formal approval from the appropriate authority to proceed with the pool construction, as allowed under the County’s stated process.

Legal Authority

The Plat Book for Creekview at Oakleaf Plantation (hereinafter “Plat”) shows a 20’ private drainage easement running along the back of our Client’s Property and the neighboring properties, with 10’ allocated to our Client’s Property and 10’ allocated to the property directly behind:



We understand that a private drainage easement in Florida grants a specific property owner or entity the right to use a portion of another property for managing water flow and stormwater drainage. While the servient estate owner retains full ownership, they must allow the easement holder to use the designated area for its intended purpose without obstruction. Easement rights typically transfer with the property when sold. The easement holder, which may be a homeowners' association or another entity, does not own the land but has the legal right to its use and may be responsible for maintaining drainage infrastructure, depending on the easement terms.

Here, our Client is the owner of the servient estate, or the land burdened by the easement. To determine who the rightful easement holder is, we must look at prior deeds, plat maps, and easement agreements. The timeline of when the Developer acquired the land that now comprises Oakleaf Plantation is unclear; however, they subsequently sold portions of the land, including our Client's Property, to a builder, Coppensbarger Homes (hereinafter "Builder"), on or around July 30, 2004. According to the warranty deed for this transaction, the Developer reserved certain easements:

2. **EASEMENTS RESERVED BY GRANTOR.** Grantor reserves certain easements over and upon the Property as follows:

2.1 Non-exclusive perpetual easements for the benefit of other lands within the DRI and for the benefit of Grantor and its assigns and/or utility companies designated by Grantor for the installation and use of sewer, water, telephone, electricity and CATV service and drainage, across the Property as Grantor may reasonably request, provided, however, that such easements shall not unduly burden Grantee's construction on each Lot.

2.2 Grantor reserves, for itself and its officers, employees, agents, invitees, contractors and subcontractors, and successors and assigns, easements of ingress and egress over and across the common areas of the Property for all purposes. Further, Grantor hereby reserves the right unto itself and its successors and assigns to select the service provider(s) of cable television, telephone, data and other telecommunications services for the Property, and an easement is hereby reserved to Grantor, with the power to assign same to such service provider(s), over, across, under and through the Lots and common areas for purposes of installing, maintaining, repairing, replacing and/or reconstructing all lines and facilities relating, directly or indirectly, to such services provided to the Property or to other adjacent lots and communities. Grantee hereby consents to any such determination of service made by Grantor, the results of which may include payment for such services pursuant to agreement through assessments levied against the Lots.

All transactions after this particular sale were subject to covenants, restrictions and easements of record, if any, including the Declaration of Covenants, Conditions and Restrictions for OakLeaf Plantation West (hereinafter "Declaration").

Based on the above, the Developer reserved certain easement rights, including the private drainage easement. The private drainage easement allows the Developer, their successors, and/or assigns to install, use, and maintain drainage systems like pipes, ditches, or swales on the Property. While our Client is the rightful owner of the land, the Developer, its successors, and assigns, have the legal right to use the area within the easement for drainage purposes.

As mentioned in the background section, the Developer merged with The Hutson Companies. The Hutson Companies is the parent company of AFI Associates, Inc., which is the Declarant per the Association's Declaration. Thus, it is likely that both The Hutson Companies and AFI Associates, Inc.

are either successors and/or assigns of the Developer. If that is the case, then we must look to the Declaration to determine if the Developer, its successor and/or assigns, transferred easement rights to the Association.

Section 4.5 of the Declaration, titled "Easement for Maintenance Purposes," describes the Declaration's easement reservations and states as follows:

Section 4.5 Easement for Maintenance Purposes. *The Declarant hereby reserves for itself, the Association, the CDD and their respective agents, employees, contractors, successors and assigns an easement for access in, on, over and upon those portions of the Property as may be reasonably necessary for the purpose of access to and maintenance of the Common Area, including the Surface Water or Stormwater Management System, or other portions of Property to be maintained by the Association or the CDD, in accordance with the requirements of this Declaration or as provided by law. The easement reserved hereby shall not be exercised by any party in a manner which unreasonably interferes with the use, occupancy, or enjoyment of any improved portion of the Property. Further, in the event that any portion of the Property shall be damaged or altered in any way as the result of the exercise of the easement rights reserved hereby, such portions of the Property shall be immediately restored to the condition that existed immediately prior to such damage or alteration by the party exercising such rights.*

Based on the above, it appears that the easement rights were transferred to the Association upon its establishment; however, the Developer may still have some rights as well.

There are several ways in which a private drainage easement can potentially be released or terminated, including, but not limited to:

- **Voluntary Release by the Easement Holder** - The easement holder can formally relinquish their rights. A legal document, such as a release of easement, must be signed by the easement holder and recorded with the county where the property is located. This is the most straightforward method, often requiring mutual agreement.
- **Abandonment** - An easement can be terminated if the easement holder abandons it. Abandonment requires clear evidence that the easement holder has intentionally given up the right to use the easement. Examples include lack of use for an extended period or physical changes that make the easement unusable (e.g., filling in a drainage ditch).
- **Failure of Purpose** - If the reason for the easement ceases to exist, the easement may terminate. For example, the drainage system the easement was created to support is no longer necessary or functional or the drainage area has been rerouted elsewhere.
- **Mutual Agreement** - Both the servient and dominant estate owners can agree to terminate the easement. This requires the creation and recording of a termination

agreement with the county to ensure the easement is removed from the property records.

Request for Permission

Accordingly, our Client requests written authorization to encroach on the private drainage easement, as recommended by the County. Given the layout of the Property, this encroachment is necessary to position the pool in the most functional and aesthetically suitable location. Notably, the Association has already approved the proposed improvement. **See Exhibit B, Association Approval, attached hereto.**

If the Association is the rightful owner of the easement, our Client requires a notarized letter signed by both the President of the Board of Directors and a representative of the ARC Committee, formally granting permission for the encroachment.

If the CDD is the rightful owner of the easement, our Client requests a similar notarized letter signed by the President of the Board of Directors, confirming ownership and providing formal authorization for the encroachment.

Alternatively, if The Hutson Companies holds ownership of the easement, our Client requests a notarized letter from its President, confirming ownership and providing formal authorization for the encroachment.

Should we fail to receive any response **within ten (10) calendar days from receipt of this letter**, we will assume you intend to reject this demand and will proceed to take necessary legal action afforded to our Client.

Thank you for your prompt attention to this matter and we look forward to your compliance with the above. Please do not hesitate to reach out to our office at (727) 275-9575 or via e-mail at sabrina@brflorida.com and cc: jordan@brflorida.com, should you wish to further discuss.

Sincerely,

/s/ Sabrina Persaud

Sabrina Persaud, Esq.

Division Attorney

Bernhardt Riley, Attorneys at Law, PLLC

Attorneys for Jacob Buettner

cc:

St. John's River Water Management District

P.O. Box 1429

Palatka, FL 32178-1429

clerk@sjrwmmd.com

Exhibit A

Christie Johnson

From: Clay Zoning
Sent: Friday, July 12, 2024 2:56 PM
To: Robert Patton
Cc: Jacob Buettner
Subject: FW: Property Easement

Good afternoon.

I am sending this email to both parties who have reached out in regards to the 10' easement located at 3941 Deertree Hills Drive. Per Nelson Anderson, in our Engineering Department, if the easement on a property is a private easement, as in it is owned and maintained through an active HOA, the HOA representative and HOA President can provide an official signed and notarized letter stating they are ok with a property owner encroaching the easement with projects. That signed, and notarized letter, will need to be uploaded into the permit for future public records.

Again, please make sure it has the President and the HOA rep (usually the ARC rep) sign the letter and notarize it.

Once this is available please upload the letter into the permit and reach out to the Building Department to inquire on placing the pool permit back into review.

I am placing this email into the permit for future reference.

Christie || 904.529.4705
Clay County Economic & Development Services
Zoning Department
477 Houston Street, 3rd Floor
Green Cove Springs, FL 32043
8:00 AM - 4:30 PM

From: Laura Hanson <Laura.Hanson@claycountygov.com>
Sent: Friday, July 12, 2024 11:49 AM
To: Clay Zoning <Clay.Zoning@claycountygov.com>
Subject: FW: Property Easement

From: Jacob Buettner <jdbuettner@yahoo.com>
Sent: Friday, July 12, 2024 10:58 AM
To: Laura Hanson <Laura.Hanson@claycountygov.com>
Subject: Property Easement

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

I live at 3941 Deertree Hills Dr in the Oakleaf area of Orange park. I have a pool permit request submitted (permit number: POOL0624-00085). My property survey shows no obstructions, but county records show a drainage easement that extends 10ft from by back fence, it also extends 10ft into the yard of the neighbor behind me. My back yard is only 23ft from the house to the fence, so this makes a redesign impractical for a pool to be 7ft wide. I was told I could not request a variance for this due to my home being zoned as PUD. I was informed that you had extensive knowledge on the subject and might be able to steer me in the right direction. My first question would be, is it true that I cannot request a variance? If I am unable to request this variance, can the HOA or developer request one on my behalf? Would they be

able to request it for just my home or would more properties have to be involved? Would this be dictated by St Johns Water Management District? Your insight and assistance would be greatly appreciated.

Respectfully,
Jacob Buettner
619-871-8040

From: Robert Patton <robertpatton@oakleafpoa.com>
Sent: Thursday, July 11, 2024 8:21 AM
To: Clay Zoning <Clay.Zoning@claycountygov.com>
Subject: Re: Questions about Property Setback/BRL Appeal

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks Christie. I appreciate the additional info. The survey he provided me showed a dashed line but did not reflect whether that was a platted drainage easement(Public or Private?) or simply a reflection of the BRL (10' rear, 5' sides, 20' on street side corner lot) here in Oakleaf.

Are you saying that in absence of a platted drainage easement, a person would be held to the minimum setback to the coping of the pool being the deepest point of the pool, plus one additional foot?

Best

Robert

Good Morning,

My name is Robert Patton and I am with the homeowners association here in Oakleaf. I had an owner indicate that his in-ground pool application was denied at the county level due to the request exceeding the rear setback/bri line here in oakleaf, which is 10' off the rear line. I was curious if there is an appeals process that an owner can go through to get approval for a reduced setback allowance and if so, what that process is.

Any information you can share would be helpful.

I appreciate your time in advance.

Regards

Robert Patton

ARB Submission Coordinator Oakleaf POA

✉ robertpatton@oakleafpoa.com

📍 518 Hollyberry Ln Ste 108 Orange Park FL 32065

🌐 oakleafpoa.com

☎ 904.806.2006



Exhibit B

Oakleaf Plantation West Property Owners Association, Inc.
PO Box 440549
Jacksonville FL 32222
Customer Care: 904-806-2006
Website: www.oakleafpoa.com

Date: May 16, 2024
Project Ref: [67823944] 3941 Deertree Hills Dr

Jacob & Kristine Buettner
3941 Deertree Hills Dr
Orange Park FL 32065

Dear **Jacob & Kristine Buettner**,

I am pleased to inform you that the Oakleaf Plantation West Property Owners Association, Inc. Architectural Committee has approved your application for the listed project item(s):

Pool & Deck

The approval is contingent upon compliance with the specifications set forth in the approved application. If your change or addition requires a county, city or state permit, it is the responsibility of the homeowner to obtain this before starting construction.

Please retain this letter in your property files. If you have any questions regarding this matter, please contact the Association at 904-806-2006 or by using the Contact Us form found at www.oakleafpoa.com .

Sincerely,
Oakleaf Plantation West Property Owners Association, Inc.
ARB Review Coordinator

NINTH ORDER OF BUSINESS

D.

Middle Village Community Development District (CDD)

845 Plantation Oaks Parkway, Orange Park, FL 32065

904-375-9285; manager@oakleafresidents.com

Memorandum

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

Community:

Special Events

- Spring Break at Pools
- Coordination of dates for resident run spring event
- Upcoming – Spring Garage Sale, Virtual Egg Hunt, 1st Dive in

Aquatics

- MV lap pool is swim at own risk for adults only
- Heaters (at MV) resume for March
- Year round swim resume March 5th, calendar for summer swim, swim lessons
- CPR, first- aid, baby-sitters class, community class schedule

Amenity Usage

- *Total Facilities Usage – 5217*
- *Average daily usage – 186*

Card counts:

MV Owners	35
MV Renters	38
MV Replacements	8
MV Updated	10

Total cards printed: 184 (both districts)

Rentals

- *14 of 28 days rented in February , 3 of 4 weekends rented*
- *18 Grand Ballroom rentals, 3 Grand Lawn rental, 3 Bridal Suite rentals, 0 patio rentals*
- *29 tours (approx. 65 hours)/ 81 hours used for scheduling, administrative, etc.*

Middle Village Community Development District (CDD)

845 Plantation Oaks Parkway, Orange Park, FL 32065

904-375-9285; manager@oakleafresidents.com

Memorandum

Operations: Open Items

- Update of playground repairs
- Update on Fire system repairs and planning

MAINTENANCE

- Coordinate paver work at Tennis viewing patios
- Coordinated warranty work along with next set of chair and lounge repairs
- Coordinate inspection of Golf Cart – blown engine, awaiting quote for rebuild
- Coordinated walkthrough for elevator door programming, obtained new keys
- Walkthrough with electrician – possible install of fans at second story of Amenity building
- Paver repair at pool deck , coordinate repairs at lap pool
- Re-install dive blocks at lap pool
- Multiple locations – Sidewalk pressure washing
- Pressure wash curbing throughout Amenity Center front parking lot
- Pressure washing of wedding lawn and rear walkways at Amenity Center
- Complete Bridal room flooring repair/replacement, add trim to room and paint
- Golf cart – starter repair second attempt (originally replaced brushes)
- Repair of toilet flush valves at Women’s downstairs bathrooms
- Replacement of toilet bowl and flush valves at Women’s Grand banquet bathrooms
- Tree trunk and branch cutting and removal at boardwalk
- Repair multiple planks at boardwalk due to tree roots
- Touch up painting on decorative street poles in neighborhood (ongoing)
- Dispose of multiple large electronics equipment (hazardous waste refuse)
- Multiple drop off trips for refuse removal (rosemary hill)
- Audit of access cards – ongoing (to include audit of adult family members in household)
- Data collection for Florida Department of Labor
- Continual Lake Inspections – 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 2/14 Forest Brook, Creekview, Oakpoint, and Timberlake completed 2/21

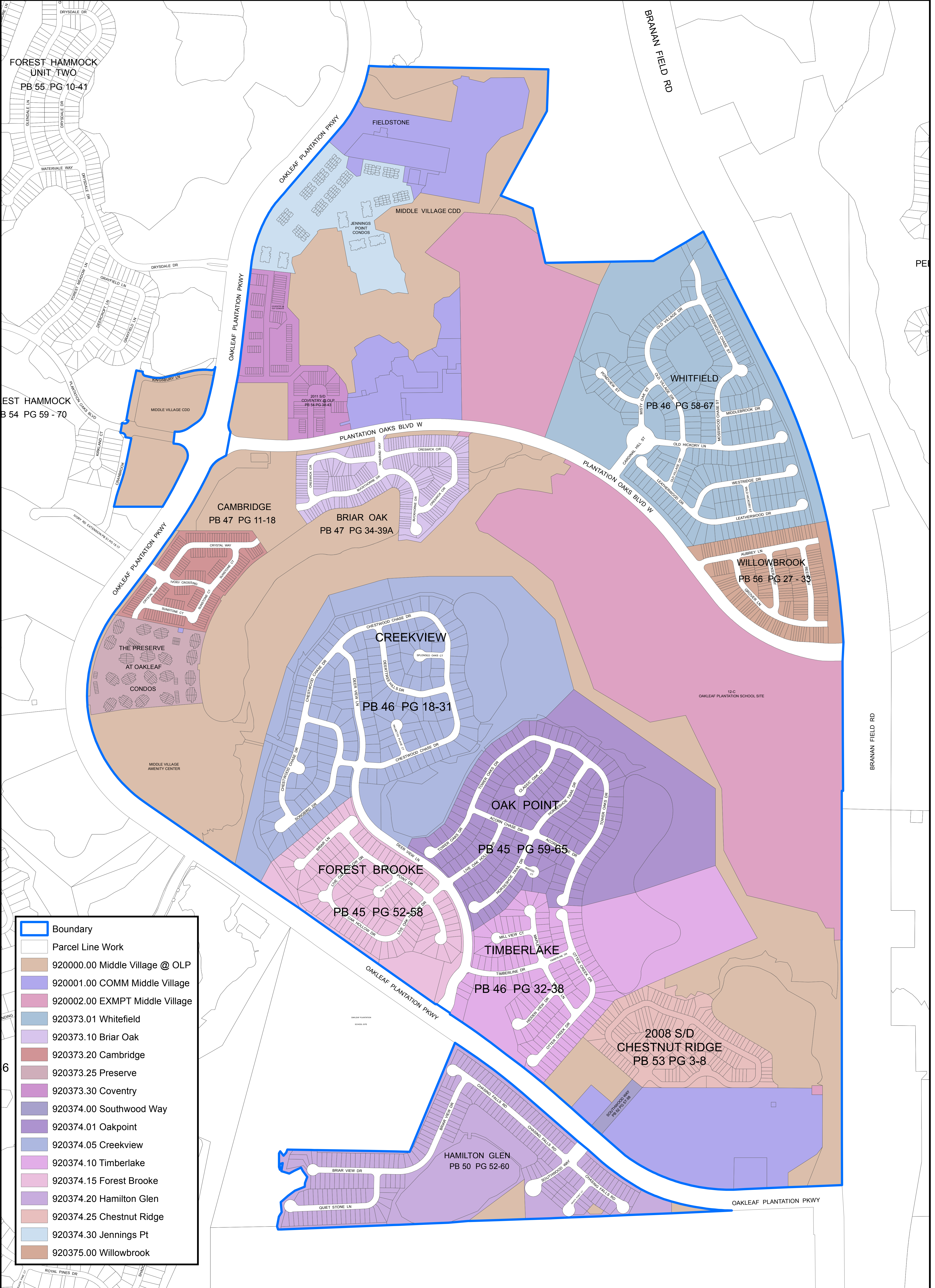
Landscaping

- Tree removal and stump grinding completed
- Mulch replenishments at beds, replenishments started at playground areas
- Well inspections at Cambridge (filter install, inspect for correct repairs from past vendor)
- Monthly report for February. submitted and filed at Operations office

For questions, comments, or clarification, please contact:

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

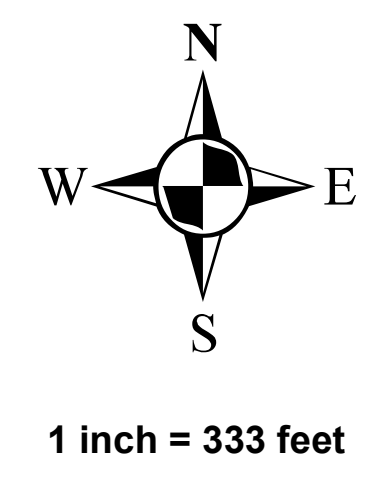
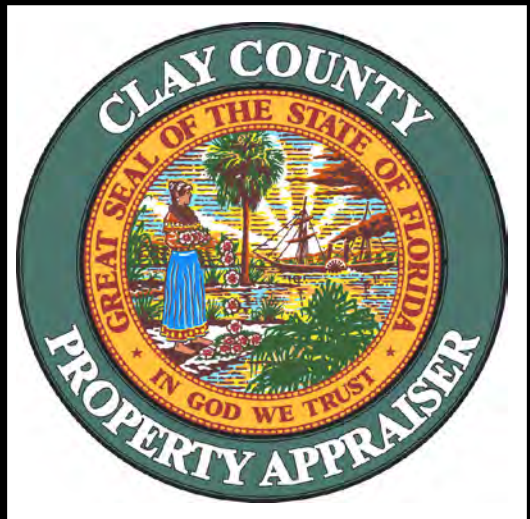
jsoriano@gmsnf.com



FOREST HAMMOCK
UNIT TWO
PB 55 PG 10-41

EST HAMMOCK
B 54 PG 59 - 70

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



Middle Village 2013 CDD

Clay County, Florida

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

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